

Prepared By and Return To:  
THOMAS R. SLATEN, JR., ESQ.  
LARSEN & ASSOCIATES, P.A.  
300 S. Orange Ave., Suite 1200  
Orlando, FL 32801  
(407) 841-6555

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Martha O. Haynie, Comptroller  
Orange County, FL  
MB - Ret To: LARSEN & ASSOCIATES PA



**AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF THE VUE AT LAKE EOLA, A CONDOMINIUM**

WHEREAS, the Declaration of Condominium of The Vue at Lake Eola, A Condominium was recorded at Official Records Book 9444, Page 3009, Public Records of Orange County, Florida (hereinafter referred to as "Declaration");

WHEREAS, pursuant to Article VII, Section 7.7 of the Declaration, as long as the Developer owns any portion of the Condominium Property and holds Units out for sale, the Developer may amend the Declaration without the consent of any other party;

WHEREAS, the Developer owns Units in the Condominium Property which it is currently holding out for sale;

NOW, THEREFORE, the Developer, The Vue-Orlando, LLC, hereby amends Article XVIII, Section 18.1 to read as follows:

18.1 Leases. Leasing of the Units shall not be subject to the prior written approval of the Association; provided, however, that each Unit Owner must conduct a reasonable investigation into the criminal history of any prospective lessee of its Unit and shall not lease its Unit to any individual who, in the opinion of a prudent person, would, because of their criminal history, present a potential danger to other residents of the Building. ~~Every lease of a Unit shall specifically require a deposit in an amount equivalent to one (1) month's rent (the "Deposit") to be held by the Association, provided, however, that the Deposit shall not be required for any Unit which is rented or leased directly by the Developer. Such lease may require additional deposits which may be held by the Unit Owner.~~ No lease shall be for a term of less than seven (7) months. Regardless of whether expressed in the applicable lease, if any, a Unit Owner shall be jointly and severally liable to the Association for the acts and omissions of its tenant(s) and occupant(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all rules and regulations of the Association. All leases shall be in writing, in a standard form adopted by the Board, and shall provide that the Condominium Association shall have the right (i) to terminate the lease upon default by the tenant in observing any of the provisions of the Declaration of Condominium, the Articles of Incorporation or By-Laws, the rules and regulations of the Association, or any other applicable provisions of any agreement, document or instrument governing the Condominium or administered by the Condominium Association, and (ii) to

Document recorded as presented.  
Orange County, FL Comptroller

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collect all rental payments due to the Owner and to apply same against unpaid Assessments if, and to the extent that, the Unit Owner is in default in the payment of Assessments. This Section 18.1 shall also apply to subleases, assignments and renewals of leases, and to any "roommate lease" by an Owner of a two or three bedroom Unit to a tenant who will occupy the Unit contemporaneously with the Unit Owner.

All leases shall also be in writing and shall provide that the Association shall have the right (i) to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation, the By-Laws, the rules and regulations of the Association or any other applicable provisions of any other agreement, document or instrument governing the Condominium or administered by the Condominium Association or any other applicable governmental law, rule or regulation upon any Unit Owner's failure to cure such default within ten (10) days after receiving written notice of such default from the Association and (ii) to collect all rental payments due to the Owner and to apply same against unpaid Assessments if, and to the extent that, the Unit Owner is in default in the payment of Assessments.

Except as otherwise provided in the public records of the Orange County, Florida, there shall be no restrictions on the frequency of the leasing of the Commercial Units, or the duration of any tenancy or license thereof, nor on the persons to whom a Commercial Unit may be leased. All, a portion, or more than one portion of a Commercial Unit may be rented.

When a Unit is leased, the tenant shall have all of the Unit Owner's use rights to all Association Property, Common Elements, and the Owner of the leased Unit shall not have such rights, except as a guest. Nothing herein shall interfere with the access rights of the Unit Owner as a landlord pursuant to Chapter 83, Florida Statutes.

WHEREFORE, we set our hand to this Amendment on this 16 day of December, 2008.

## WITNESSES:

[Signature]  
 Print Name: Val Salgado

THE VUE-ORLANDO, LLC, a Delaware  
 limited liability company

BY: LIBERTY PLACE-ORLANDO, LLC, an Illinois  
 limited liability company, its managing member

BY: WESTMINSTER-ORLANDO, LLC and  
 WESTMINSTER PARTNERS, LLC, its managing  
 members

[Signature]  
 Print Name: JASON M. WISNIEWSKI

BY: [Signature]  
 Print Name: Charles D. Johnson  
 Address: 920 S. Wacker  
Lake Forest IL 60045  
 Date: 12/16/08

STATE OF IL  
 COUNTY OF Lake

THE FOREGOING instrument was acknowledged before me this 16<sup>th</sup> day of December, 2008,  
 by Charles D. Johnson of Westminster Partners who is  
 personally known to me or produced identification (type of identification produced) \_\_\_\_\_ and who did/did  
 not take an oath.

[Signature]  
 Notary Signature  
 Notary Stamp or Seal:

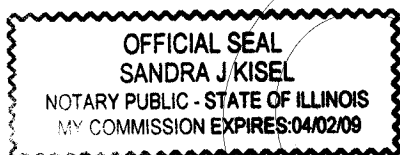


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THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:

William S. Vanos, Esquire  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
215 North Eola Drive  
Post Office Box 2809  
Orlando, FL 32802-2809  
(407) 843-4600

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**DECLARATION OF CONDOMINIUM  
OF  
THE VUE AT LAKE EOLA, A CONDOMINIUM**

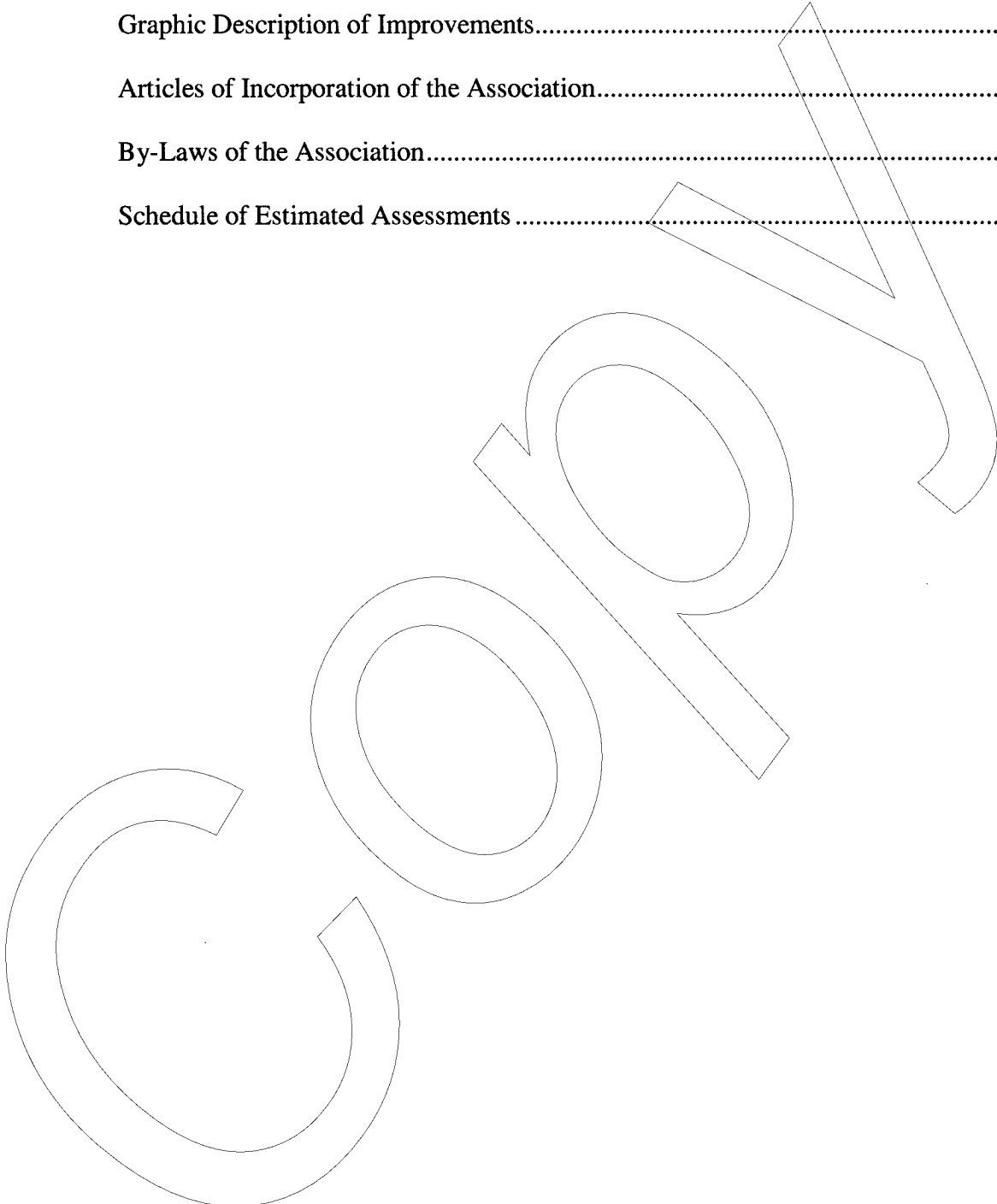
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**DECLARATION OF CONDOMINIUM  
OF  
THE VUE AT LAKE EOLA, A CONDOMINIUM**

The Vue-Orlando, LLC, a Delaware limited liability company, hereby declares:

1. Introduction and Submission.

- 1.1. The Land. The Developer owns the fee simple title to certain land located in Orange County, Florida, more particularly described as Lot 1, THE VUE AT LAKE EOLA, according to the plat thereof as recorded in Plat Book 62, Page 123, of the Public Records of Orange County, Florida (the "Land").
- 1.2. Submission Statement. The Developer hereby submits the Land and all improvements erected or to be erected thereon [but excluding all public or private utility installations (e.g., cable and satellite television and other "Community Systems") therein or thereon] to the condominium form of ownership and use in the manner provided for in the Act, as hereafter defined.
- 1.3. Name. The name by which this condominium is to be identified is THE VUE AT LAKE EOLA, A CONDOMINIUM (hereinafter called the "Condominium").

2. Definitions. The following terms when used in this Declaration and in its exhibits, and as it and they may hereafter be amended, shall have the respective meanings ascribed to them in this Section, except where the context clearly indicates a different meaning.

- 2.1. "Act" means the Florida Condominium Act (Chapter 718 of the Florida Statutes) as it exists on the date hereof and as it may be hereafter amended.
- 2.2. "Articles" or "Articles of Incorporation" mean the Articles of Incorporation of the Association, as amended from time to time.
- 2.3. "Assessment" means a share of the funds required for the payment of Common Expenses which from time to time are assessed against a Unit Owner.
- 2.4. "Association" or "Condominium Association" means THE VUE AT LAKE EOLA CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, the entity responsible for the operation of the Condominium.
- 2.5. "Association Property" means that property, real and personal, which is owned or leased by, or is dedicated by a recorded plat to, the Association for the use and benefit of its members.
- 2.6. "Board" or "Board of Directors" means the board of directors and the members of the board of directors, from time to time, of the Association.
- 2.7. "Building" means the structure in which the Units are located.

- 2.8. "By-Laws" means the By-Laws of the Association, as amended from time to time.
- 2.9. "Charge" means the funds required for the payment of expenses, other than Common Expenses, which from time to time are charged against a Unit Owner (but not necessarily against all Unit Owners).
- 2.10. "Commercial Unit" means and refers to Units 1-A, 1-B, 1-C, 1-D, 1-E and 1-F, as identified on Exhibits "A" and "B" attached hereto, which may be used for any purpose permitted by applicable zoning ordinances, including for providing any such Community Systems as the owner thereof and its designees may, from time to time, elect to offer or provide to the Units. References herein to "Units" or "Parcels" shall include the Commercial Units unless the context would prohibit or it is otherwise expressly provided.
- 2.11. "Committee" means a group of members of the Board or Unit Owners, or members of the Board and Unit Owners, appointed by the Board, or by a member of the Board, to make recommendations to the Board or to take action on behalf of the Board.
- 2.12. "Common Elements" means and includes:
- (a) The portions of the Condominium Property which are not a part of or included within the Units,
  - (b) Easements through the Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility and other services to the Units and to the Common Elements,
  - (c) An easement of support in every portion of a Unit which contributes to the support of the Building,
  - (d) The property and installations required for the furnishing of utilities and other services to more than one Unit or to the Common Elements,
  - (e) The Surface Water or Stormwater Management System, and
  - (f) Any other parts of the Condominium Property designated as Common Elements in this Declaration.
- 2.13. "Common Expenses" means all expenses incurred by the Association for the operation, maintenance, repair, replacement or protection of the Condominium Property, the costs of carrying out the powers and duties of the Association, and any other expense, whether or not included in the foregoing, designated as a Common Expense by the Act, the Declaration, the Articles or the Bylaws. For all purposes of this Declaration, "Common Expenses" shall also include (i) all expenses incurred by the Association for the maintenance, repair or replacement of those portions of the Units for which it is responsible pursuant to Section 8.1 of this Declaration, (ii) all reserves required by the Act or otherwise established by

the Association, regardless of when reserve funds are expended, (iii) if applicable, the cost of a master antenna television system or duly franchised cable or satellite television service obtained pursuant to a bulk contract; (iv) if applicable, costs relating to reasonable transportation services, insurance for directors and officers, road maintenance and operation expenses, in-house communications and surveillance and restricted access systems which are reasonably related to the general benefit of the Unit Owners, and (v) any unpaid Assessments extinguished by foreclosure of a superior lien or by a deed in lieu of foreclosure thereof. Common Expenses shall not include any other separate obligations of individual Unit Owners.

- 2.14. "Common Surplus" means the excess of all receipts of the Association collected on behalf of the Association, including, but not limited to, Assessments, rents, profits and revenues on account of the Common Elements, but excluding funds collected for reserves, over the amount of Common Expenses.
- 2.15. "Community Systems" shall have the meaning ascribed to such term in Section 26 hereof.
- 2.16. "Condominium Parcel" means a Unit together with the Limited Common Elements appurtenant to said Unit and the undivided share in the Common Elements which is appurtenant to said Unit, and when the context permits, the term includes all other appurtenances to the Unit.
- 2.17. "Condominium Property" means the Land, Improvements and other property described in Section 1.2 hereof, subject to the limitations thereof and exclusions therefrom.
- 2.18. "County" means the County of Orange, State of Florida.
- 2.19. "Declaration" or "Declaration of Condominium" means this instrument and all exhibits attached hereto, as the same may be amended from time to time.
- 2.20. "Developer" means The Vue-Orlando, LLC, a Delaware limited liability company, its successors and such of its assigns as to which the rights of Developer hereunder are specifically assigned. Developer may assign all or any portion of its rights hereunder, or all or any portion of such rights in connection with specific portions of the Condominium. In the event of any partial assignment, the assignee shall not be deemed the Developer, but may exercise such rights of the Developer as are specifically assigned to it. Any such assignment may be made on a nonexclusive basis. In the event the holder of any mortgage executed by the Developer, or any subsidiary or affiliate of the holder, obtains title to all or any portion of the Condominium Property by foreclosure, or deed in lieu thereof, or other conveyance, such holder, or subsidiary or affiliate of the holder, shall become the Developer only if it so elects by written notice to the Board, except as otherwise provided by the Act or the rules promulgated thereunder, but regardless of such election the holder, or subsidiary or affiliate of

the holder, shall have the right to assign any of the rights of the Developer as provided herein to any third party who acquires title to all or a portion of the Condominium Property from the holder, or subsidiary or affiliate of the holder. In any event, any subsequent Developer shall not be liable for any defaults or obligations incurred by any prior Developer, except as same are expressly assumed by the subsequent Developer.

- 2.21. "Dispute", for purposes of Section 20.1, means any disagreement between two or more parties that involves, (a) the authority of the Board under any law, rule or regulation or under this Declaration, the Articles or the By-Laws to: (i) require any Owner to take any action, or not to take any action, involving that Owner's Unit, or (ii) alter or add to a common area or Common Element; or (b) the failure of the Association, when required by law, rule or regulation or this Declaration, the Articles or By-Laws to (i) properly conduct elections, (ii) give adequate notice of meetings or other actions, (iii) properly conduct meetings, or (iv) allow inspection of books and records. "Dispute" shall not include any disagreement that primarily involves title to any Unit, Limited Common Elements or Common Elements, the interpretation or enforcement of any warranty; the levy of a fee or Assessment, or the collection of an Assessment levied against a party; the eviction or other removal of a tenant from a Unit, alleged breaches of fiduciary duty by one or more directors of the Association, or claims for damages to a Unit based upon an alleged failure of the Association to maintain the Common Elements or Condominium Property.
- 2.22. "Division" means the Division of Florida Land Sales, Condominiums and Mobile Homes of the Department of Business and Professional Regulation, State of Florida.
- 2.23. "Institutional First Mortgagee" means a bank, savings and loan association, insurance company, real estate or mortgage investment trust, pension fund, an agency of the United States Government, mortgage banker, the Federal National Mortgage Association ("FNMA"), the Federal Home Loan Mortgage Corporation ("FHLMC") or any other lender generally recognized as an institutional lender, or the Developer, holding a first mortgage on a Unit or Units. A "Majority of Institutional First Mortgagees" shall mean and refer to Institutional First Mortgagees of Units to which at least fifty-one percent (51%) of the voting interests of Units subject to mortgages held by Institutional First Mortgagees are appurtenant.
- 2.24. "Limited Common Elements" means those Common Elements, the exclusive use and enjoyment of which is reserved to the Owners and occupants of a certain Unit or Units to the exclusion of the Owners and occupants of other Units, as specified in this Declaration. References herein to Common Elements also shall include all Limited Common Elements unless the context would prohibits or unless otherwise expressly provided.

- 2.25. "Primary Institutional First Mortgagee" means the institutional First Mortgagee which owns, at the relevant time, first mortgages on Units securing a greater aggregate indebtedness than is owed to any other Institutional First Mortgagee.
- 2.26. "Residential Unit" means and refers to a Unit which is designed and used or initially intended to be used for residential purposes. All Units other than the Commercial Unit shall be deemed Residential Units. References herein to "Units" or "Parcels" shall include Residential Units unless the context prohibits or it is otherwise expressly provided.
- 2.27. "Surface Water or Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges.
- 2.28. "Turnover" means the date the Developer no longer has the right to elect or appoint a majority of the Board of Directors at which time the Unit Owners shall assume control of the Association.
- 2.29. "Unit" or "Units" means those portions of the Condominium Property which are subject to exclusive ownership.
- 2.30. "Unit Owner" or "Owner of a Unit" or "Owner" means a record owner of legal title to a Condominium Parcel.

3. Description of Condominium.

- 3.1. Identification of Units. Each Unit is identified by a separate numerical or alpha-numerical designation. The designation of each of such Units is set forth on Exhibit "B" attached hereto. Exhibit "B" consists of a survey of the Land, a graphic description of the Improvements located thereon, including, but not limited to, the Building, and a plot plan thereof. Said Exhibit "B", together with this Declaration, is sufficient in detail to identify the Common Elements, Limited Common Elements and each of the Units and their relative locations and dimensions. There shall pass with the Units as appurtenances thereto (a) an undivided share in the Common Elements and Common Surplus as set forth herein, (b) the exclusive right to use such portion of the Common Elements and Limited Common Elements as may be provided in this Declaration; (c) an exclusive easement for the use of the airspace occupied by the Unit as it exists at any particular time and as the Unit may lawfully be altered or reconstructed from time to time, provided that an easement in airspace which is vacated shall be terminated automatically; (d) membership in the Association with the full voting rights appurtenant thereto, and (e) any other appurtenances as may be provided by this Declaration.



3.2. Unit Boundaries. Each Unit shall include that part of the Building that lies within the following boundaries.

(a) Upper and Lower Boundaries. The upper and lower boundaries of the Unit shall be the following boundaries extended to their planar intersections with the perimetrical boundaries.

(i) Upper Boundaries. The horizontal plane of the unfinished lower surface of the ceiling (which will be deemed to be the ceiling of the top story of the Unit if the Unit contains more than one story), provided that in multi-story Units, if any, where the lower boundary extends beyond the upper boundary, the upper boundary shall include that portion of the ceiling of the lower floor for which there is no corresponding ceiling on the upper floor directly above such bottom floor ceiling.

(ii) Lower Boundaries. The horizontal plane of the unfinished upper surface of the floor of the Unit (which will be deemed to be the floor of the first story of the Unit if the Unit is a multi-story Unit), provided that in multi-story Units, if any, where the upper boundary extends beyond the lower boundary, the lower boundary shall include that portion of the floor of the upper floor for which there is no corresponding floor on the bottom floor directly below the floor of such top floor.

(iii) Interior Divisions. Except as provided in subsections (i) and (ii) above, no part of the floor of the top floor, ceiling of the bottom floor, stairwell adjoining the floors of a multi-floor Unit, or nonstructural interior walls shall be considered a boundary of the Unit.

(iv) Boundaries Further Defined. The boundaries of the Unit shall not include all of those spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of the perimeter walls and floors, and those surfaces above the undecorated and/or inner surfaces of the ceilings of each Unit and, further, shall not include those spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions and, further, shall exclude all pipes, ducts, wires, conduit and other facilities running through any interior wall or partition for utility services to other Units and/or for Common Elements. No part of the interior non-boundary walls within a Unit shall be considered a boundary of the Unit.

(b) Perimetrical Boundaries. The perimetrical boundaries of the Units shall be the vertical planes of the unfinished interior surfaces of the walls

bounding the Unit extended to their planar intersections with each other and with the upper and lower boundaries.

- (c) Apertures. Where there are apertures in any boundary, including, but not limited to, windows, doors, bay windows and skylights, such boundaries shall be extended to include the windows, doors and other fixtures located in such apertures including all frameworks, window casings and weather stripping thereof, together with exterior surfaces made of glass or other transparent materials, provided however, that the curtain wall which serves as a window for each Unit, the door frames and exteriors of doors facing interior Common Element hallways shall not be included in the boundaries of the Unit and shall be Common Elements.
- (d) Exceptions and Conflicts. In the case of any conflict between the boundaries of the Unit as above described and the dimensions of the Unit shown on Exhibit "B," the above provisions describing the boundary of a Unit shall control, it being the intention of this Declaration that the actual as-built boundaries of the Unit as above described shall control over any erroneous dimensions contained in Exhibit "B" attached hereto, and in the event it shall appear that any dimension shown on Exhibit "B" attached hereto is erroneous the Developer or the President of the Association shall have the right to unilaterally amend the Declaration to correct such survey, and any such amendment shall not require the joinder of any Unit Owner or mortgagee so long as the purpose of the amendment is merely to correct an error and correctly describe the boundaries of a Unit. In the case of Unit boundaries not adequately described as provided above, the survey of the Units contained in Exhibit "B" shall control in determining the boundaries of a Unit. In the case of any conflict between the language of this Declaration describing the boundaries of any Unit, and in the language contained on Exhibit "B" describing the boundaries of a Unit, the language of this Declaration shall control.

3.3. Limited Common Elements. Each Unit may have, to the extent applicable and subject to the provisions of this Declaration, as Limited Common Elements appurtenant thereto:

- (a) Patios, Balconies and Terraces. Any patio, balcony or terrace (and all improvements thereto and walls facing same) as to which direct and exclusive access shall be afforded to any particular Unit or Units to the exclusion of others shall be a Limited Common Element of such Unit(s).
- (b) Roof-Top Terraces. Any roof-top terrace (and all improvements thereto and walls facing same) as to which direct and exclusive access shall be afforded to any particular Unit or Units to the exclusion of others shall be a Limited Common Element of such Unit(s).

- (c) Miscellaneous Areas, Equipment. Any fixtures or equipment (e.g., an air conditioning compressor or hot water heater) serving a Unit or Units exclusively, and any area (e.g., a closet or ground slab) upon/within which such fixtures or equipment are located, which are outside the Unit(s), shall be Limited Common Elements of such Unit(s).
- (d) Vehicle Parking Spaces. The Common Elements include parking areas for vehicles. The Developer for so long as is permissible under the Condominium Act, and thereafter the Association, may assign any parking space for the exclusive use of a Unit, which assignment shall be part of the official records of the Association but shall not be recorded. For so long as the Developer is entitled to do so under the Condominium Act, the Developer shall be entitled to receive compensation in exchange for assignments of parking spaces and thereafter the Association shall be entitled to receive compensation therefor. Any parking space so assigned will be a Limited Common Element of the Unit to which it is assigned. No Unit Owner or resident of any Unit, and none of their guests and invitees, shall park in a parking space assigned to another Unit without the permission of the applicable Unit Owner. A Unit may be assigned one or more Limited Common Element parking spaces appurtenant to the Unit, provided, however, that each Residential Unit shall at all times have at least one Limited Common Element parking space. A Unit Owner may assign the Limited Common Element parking space appurtenant to his Unit to another Unit by written instrument delivered to (and held by) the Association, provided, however, that no Unit may be left without at least one Limited Common Element parking space. While the maintenance of each space so assigned shall be the responsibility of the Association, the insurance of all contents therein shall be the sole responsibility of the Owner of the Unit to which it is assigned.

The Developer, for so long as it owns any Unit and is offering Units for sale in the ordinary course of business, or until turnover of control of the Association, whichever comes first, and thereafter, the Association, may temporarily allow any parking space designated for handicapped use to be utilized exclusively by a Unit Owner during any time in which said Unit Owner is in possession of a current and valid handicapped parking permit issued by the applicable governmental agency. Any such parking space shall become a Limited Common Element of such person's Unit, on a temporary basis, and all rights thereto shall be automatically withdrawn upon the earlier of (i) the handicapped parking permit becoming invalid or otherwise terminating for any reason whatsoever; (ii) the sale of such person's Unit, or (iii) the Owner no longer residing in the Unit. Any assignments of handicapped parking spaces shall be subject to, and conditioned upon requirements, limitations and prohibitions, if any, imposed under all applicable governmental laws, regulations, ordinances and codes, as amended from time to time, and shall only be effective to the extent permitted thereunder.

The Association shall have the right, but not the obligation, to enforce the provisions of this subsection through all legal means, including, without limitation, having vehicles which are not in compliance with the terms of this Declaration towed from the Condominium Property at the expense of the vehicle owner.

- (e) Storage Facilities. The Common Elements include various storage rooms and facilities. The Developer for so long as is permissible under the Condominium Act, and thereafter the Association, may assign any storage bin, facility or room for the exclusive use of a Unit, which assignment shall be part of the official records of the Association but shall not be recorded. For so long as the Developer is entitled to do so under the Condominium Act, the Developer, and thereafter the Association, shall be entitled to receive compensation in exchange for assignments of storage spaces. Any storage space so assigned will be a Limited Common Element of the Unit it is assigned to. No Unit Owner or resident of any Unit, and none of their guests and invitees, shall store any personal property in a storage space assigned to another Unit without the permission of the applicable Unit Owner. A Unit may be assigned one or more Limited Common Element storage spaces appurtenant to the Unit by the Association or by the Developer. The maintenance of any space so assigned, as well as the insurance of its contents, shall be the sole responsibility of the Owner of the Unit to which it is assigned.
- (f) Roof-Tops. Other than as provided for in Section 3.3(b) above, the Common Elements include that portion of the roof of the Building lying and existing directly above the Units on the uppermost floor of the Condominium, as depicted on the Survey set forth in Exhibit "B" hereof, within the vertical dimensions of such Units (as extended upward). The Developer may assign the rooftops as limited common elements for the exclusive use of any Commercial Unit which is used to provide Community Systems, if any, or to any other entity providing such Community Systems, which assignment is part of the official records of the Association but shall not be recorded. The Developer shall be entitled to reassign such limited common elements and shall be entitled to receive compensation for any such assignments. The Association shall be responsible for the maintenance of the structural and mechanical elements of all such roof-top areas, with the owner of the Unit to which they are appurtenant responsible for the general maintenance and appearance of such areas, as well as the insurance of all contents thereon. The cost and expense of such maintenance shall be charged to all Unit Owners as a Common Expense, except to the extent arising from or necessitated by the negligence, misuse or neglect of specific Unit Owners, in which case such cost and expense shall be paid solely by such Unit Owners. The approval requirements set forth in Section 10.1 of this Declaration shall not be applicable to any proposed improvements to such roof-top areas.

- (g) Riser Cables. As indicated in Exhibit "B", the riser cables in the electrical rooms on each floor of the Building shall be limited common elements of the Commercial Unit which is used to provide Community Systems, if any, or to any other entity providing such Community Systems, . The Owner of said Unit may reassign such limited common elements and shall be entitled to receive compensation for any such assignments.

4. Easements. The following easements are hereby created (in addition to any easements created under the Act):

- (a) Support. Each Unit, the Building and the Improvements shall have an easement of support and of necessity and shall be subject to an easement of support and necessity in favor of all other Units, the Common Elements, and any other structure or improvement which abuts any Unit, Building or Improvements.
- (b) Utility and Other Services, Drainage. Non-exclusive easements are reserved under, through and over the Condominium Property as may be required from time to time for utility, cable television, communications and security systems, and other services and drainage in order to serve the Condominium. A Unit Owner shall do nothing within or outside his Unit that interferes with or impairs, or may interfere with or impair the provision of such utility cable television communications and security systems or other service or drainage facilities or the use of these easements. The Association shall have an irrevocable right of access to each Unit and to the Limited Common Elements to maintain, repair or replace the pipes, wires, ducts, vents, cables, conduits and other utility, cable television, communications and similar systems, hot water heaters, service and drainage facilities and Common Elements, contained in the Unit or elsewhere in the Condominium Property, and to remove any improvements interfering with or impairing such facilities or easements herein reserved, provided such right of access, except in the event of an emergency, shall not unreasonably interfere with the Unit Owner's permitted use of the Unit and Limited Common Elements, and except in the event of an emergency, entry shall be made on not less than one (1) days' notice (which notice shall not, however, be required if the Unit Owner is absent when the giving of notice is attempted).
- (c) Surface Water or Stormwater Management System. The Association shall have a perpetual non-exclusive easement over all areas of the Surface Water or Stormwater Management System for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any lot which is a part of the Surface Water or Stormwater Management System as required by the St. Johns River Water Management District permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire Surface Water or Stormwater Management System. No person shall alter

the drainage flow of the Surface Water or Stormwater Management System, including buffer areas or swales, without the prior written approval of the St. Johns River Water Management District.

- (d) Encroachments. If (a) any portion of the Common Elements encroaches upon any Unit (or Limited Common Element appurtenant thereto), (b) any Unit (or Limited Common Element appurtenant thereto) encroaches upon any other Unit or upon any portion of the Common Elements, (c) any encroachment shall hereafter occur as a result of: (i) construction of the improvements, (ii) settling or shifting of the Improvements, (iii) any alteration or repair to the Common Elements made by or with the consent of the Association or the Developer, as appropriate, (iv) any repair or restoration of the Improvements (or any portion thereof) or any Unit after damage by fire or other casualty or any taking by condemnation or eminent domain proceedings of all or any portion of any Unit or the Common Elements, or (v) any non-purposeful or non-negligent act of a Unit Owner, then, in any such event, a valid easement shall exist for such encroachment and for the maintenance of same so long as any such improvements shall stand.
- (e) Ingress and Egress. A non-exclusive easement in favor of each Unit Owner and occupant, their guests and invitees, shall exist (i) for pedestrian traffic over, through and across sidewalks, streets, paths, walks, and other portions of the Common Elements as from time to time may be intended and designated for such purpose and use, and (ii) for vehicular and pedestrian traffic over, through and across such portions of the Common Elements as from time to time may be paved and intended for such purposes. None of the easements specified in this subparagraph shall be encumbered by any leasehold or lien other than those on the Condominium Parcels. Any such lien encumbering such easements (other than those on Condominium Parcels) automatically shall be subordinate to the rights of Unit Owners and the Association with respect to such easements.
- (f) Construction Maintenance. The Developer (including its designees, contractors, successors and assigns) shall have the right, in its (and their) sole discretion from time to time, to enter the Condominium Property and take all action necessary or convenient for the purpose of construction of any Improvements or Units located or to be located thereon, and for repair, replacement and maintenance purposes where the Association fails to do so or where the Developer, in its sole discretion, determines that it is necessary or desirable to do so.
- (g) Sales and Development Activities. For as long as Developer owns any portion of the Condominium Property and is offering Units for sale in the ordinary course of business, Developer, its designees, successors and assigns, shall have (i) the right to use any Units owned or leased by

Developer, and any other part of the Common Elements or Association Property, for guest accommodations, models and sales and construction offices, to show model Units and the Common Elements to prospective purchasers and lessees of Units in the Condominium, to host parties and offer Units for marketing, sales or charitable activities and to erect on the Condominium Property and Association Property signs and other promotional materials to advertise Units for sale or lease, (ii) such easements over, upon, across and under the Condominium Property as may be reasonably required in connection with the development, construction, marketing, sale or leasing of any Unit within the Condominium Property.

- (h) Community Systems. The Developer, for as long as Developer holds Units out for sale, hereby reserves and retains to itself, its successors, assigns contractors, designees and nominees, (a) an easement over, under, through and across the Condominium Property for the placement, installation, servicing, maintenance, repair, replacement and removal of any and all "Community Systems", as defined in Section 26 of this Declaration, (b) the right to connect the Community Systems, or any parts thereof, to whatever receiving source the owner of the Community Systems deems appropriate, including, without limitation, companies licensed to provide CATV service in the County, for which service the Developer shall have the right to charge any users a reasonable fee (which shall not exceed any maximum allowable charge provided for in the Ordinances of the County) and to utilize such receiving or intermediary transmission source(s) as Developer or designees may in its sole discretion deem appropriate, (c) the right to enter the Units upon reasonable notice to the Unit Owner, for the purpose of maintaining, inspecting, repairing removing or replacing any portion of any of the Community Systems of which it (or one of its successors, assigns, designees or nominees) has retained ownership, and (d) the exclusive right to provide (or cause to be provided), to the fullest extent permitted under applicable law, as amended from time to time, mandatory or non-mandatory services to Units through the Community Systems, or any parts thereof (and related, ancillary services to Units, including, but not limited to, access, control and safety services) at charges not to exceed those normally paid for like services to residents of single-family homes or condominium units within the general vicinity of the Condominium Property, and to retain or assign all such charges. The cost of any master systems, or duly franchised service provided in connection therewith, which is obtained pursuant to a bulk contract, or any costs designated as "Common Expenses" in a written contract between the provider of such services and the Board of Directors, shall be deemed Common Expenses.

- (i) Easements in Favor of Unit Used to Provide Community Services. To the extent necessary, an easement is hereby established in favor of the Developer, for as long as Developer holds Units out for sale, and

thereafter the Association, as applicable, for providing such Community Services as it may now or hereafter provide to any or all of the Units in the Condominium. The Developer or Association, as applicable, is hereby granted an easement in and to the air space arising above the level of the roof of the Condominium Property and in and to the surface of the roof of the structure constructed upon the Condominium Property having the exterior dimensions of the perimeter walls of the building and extending vertically into infinity.

- (j) Support of Adjacent Structures. In the event that any structure(s) is constructed so as to be connected in any manner to the Building, then there shall be (and there is hereby declared) an easement of support for such structure(s) as well as for the installation, maintenance, repair and replacement of all utility lines, pipes, and equipment serving the adjacent structure which are necessarily or conveniently located within the Condominium Property (provided that the use of this easement shall not unreasonably interfere with the structure, operation or use of the Condominium Property, or the Building),
- (k) Communications Systems. A non-exclusive easement over those areas more particularly shown on Exhibit "B" attached hereto, and by this reference incorporated herein, in favor of the City of Orlando is hereby created for the purpose of allowing the City of Orlando to install, access and maintain such emergency services communications equipment as it may reasonably require.
- (l) Additional Easements. The Developer, for as long as it owns any Units in the Condominium and holds Units out for sale, and thereafter the Association, through the Board, acting on the Association's behalf and on behalf of all Unit Owners (each of whom hereby appoints the Developer and/or the Association, as applicable, as its attorney-in-fact for this purpose), shall have the right to grant such additional general ("blanket") and specific electric, gas or other utility, cable television, security systems, communications, service or drainage easements (and appropriate bills of sale for equipment, conduits, pipes, lines and similar installations pertaining thereto), or to relocate any such existing easements or drainage facilities, in any portion of the Condominium Property, and to grant access easements or relocate any existing access easements in any portion of the Condominium Property, as the Board shall deem necessary or desirable for the proper operation and maintenance of the Units, or any portions thereof, or for the general health or welfare of the Unit Owners, or for the purpose of carrying out any provisions of this Declaration, provided that such easements or the relocation of existing easements will not prevent or unreasonably interfere with the reasonable use of the Units for dwelling purposes.



5. Restraint Upon Separation and Partition of Common Elements. The undivided share in the Common Elements and Common Surplus which is appurtenant to a Unit, and the exclusive right to use all appurtenant Limited Common Elements, shall not be separated therefrom and shall pass with the title to the Unit, whether or not separately described. The appurtenant share in the Common Elements and Common Surplus, and the exclusive right to use all Limited Common Elements appurtenant to a Unit, except as elsewhere herein provided to the contrary, cannot be conveyed or encumbered except together with the Unit. The respective shares in the Common Elements appurtenant to the Units shall remain undivided, and no action may be brought for partition of the Common Elements, the Condominium Property, or any part thereof, except as provided herein with respect to termination of the Condominium.
6. Ownership of Common Elements and Common Surplus and Share of Common Expenses, Voting Rights.
- 6.1. Fractional Ownership and Shares. The undivided share in the Common Elements and Common Surplus, and the share of the Common Expenses, appurtenant to each Unit, which is based upon the total square footage of each Unit in uniform relationship to the total square footage of each other Unit in the Condominium, is as set forth on Exhibit "A" attached hereto.
- 6.2. Voting. Each Unit shall be entitled to one (1) vote to be cast by its Owner in accordance with the provisions of the By-Laws and the Articles of Incorporation. Each Unit Owner shall be a member of the Association.
7. Amendments. Except as elsewhere provided herein, amendments may be effected as follows.
- 7.1. By the Association. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than one-third (1/3) of the members of the Association. Except as may be elsewhere provided, approvals must be by an affirmative vote representing at least 67% of the voting interests of Unit Owners. Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that such approval is delivered to the Secretary of the Association at or prior to the meeting.
- 7.2. By the Board. Except as elsewhere provided herein or by the Act, the Board of Directors, upon the unanimous vote of all the directors, shall have the right, without the consent of the Unit Owners, to make the following amendments to this Declaration: (i) amendments made to conform to the requirements of any institutional First Mortgagee so that such mortgagee will make, insure, or guarantee first mortgage loans on the Units, (ii) amendments required by any governmental authority, or (iii) amendments made to conform with the provisions of this Declaration to any provisions of the Act or any rule promulgated

thereunder, or any other applicable statute or regulation now or hereafter adopted or amended, provided however that no such amendment shall be effective to impose any additional liability or obligation on the Developer.

- 7.3. Material Amendments. No amendment shall change the configuration or size of any Unit in any material fashion, materially alter or modify the appurtenances to any Unit, or change the proportion or percentage by which the Owner of a Unit shares the Common Expenses and owns the Common Elements and Common Surplus (any such change or alteration being a "Material Amendment"), unless the record Owner(s) thereof, and all record owners of mortgages or other liens thereof, join in the execution of the amendment, and unless the record owners of all other Units approve the Amendment.
- 7.4. Material Alterations or Substantial Additions. The Association shall not make any material alterations or substantial additions to the Common Elements or to real property which is Association Property, without the approval of a majority of the voting interests of the Unit Owners.
- 7.5. Mortgagee's Consent. No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to mortgagees of Units without the consent of 66.67% of such mortgagees in each instance. Except as specifically provided herein or if required by FNMA or FHLMC, the consent and/or joinder of any lien or mortgage holder on a Unit shall not be required for the adoption of an amendment to this Declaration and, whenever the consent or joinder of a lien or mortgage holder is required, such consent or joinder shall not be unreasonably withheld.
- 7.6. St. Johns River Water Management District Consent. Any amendment which alter any provision relating to the Surface Water or Stormwater Management System, beyond maintenance in its original condition, including the water management portions of the Common Elements, must have the prior written approval of the St. Johns River Water Management District.
- The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Surface Water or Stormwater Management System.
- 7.7. By the Developer. Notwithstanding anything herein contained to the contrary, as long as the Developer owns any portion of the Condominium Property and holds Units out for sale, this Declaration, the Articles of Incorporation or the By-Laws may be amended by the Developer alone, without requiring the consent of any other party, to effect any change whatsoever, except for an amendment, (i) to permit time-share estates (which must be approved, if at all by all Unit Owners and mortgagees on Units), or (ii) to effect a "Material Amendment" (as defined in Section 7.3 above) or (iii) to effect changes or amendments prohibited to be made

by the Developer or by the Association pursuant to the Act. No amendment to this Declaration, the Articles or the By-Laws may be adopted which would eliminate, modify, alter, prejudice abridge or otherwise adversely affect, in any manner, any rights, benefits, privileges or priorities granted or reserved to the Developer, without the prior written consent of the Developer in each instance. No such amendment shall be effective unless recorded among the public records of the County.

- 7.8. Execution and Recording. An amendment, other than amendments made by the Developer alone pursuant to the Act or this Declaration, shall be evidenced by a certificate of the Association, executed either by the President of the Association or a majority of the members of the Board of Directors, which shall include recording information identifying this Declaration and shall be executed with the same formalities required for the execution of a deed. An amendment of this Declaration is effective when the applicable certificate is properly recorded in the public records of Orange County. No provision of this Declaration shall be revised or amended by reference to its title or number only. Proposals to amend existing provisions of this Declaration shall contain the full text of the provision to be amended, new words inserted in the text shall be underlined, and deleted words shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language. "Substantial rewording of Declaration. See provision for present text." Nonmaterial errors or omissions in the amendment process shall not invalidate an otherwise properly adopted amendment.

8. Maintenance and Repairs.

- 8.1. Units and Limited Common Elements. The following shall be performed by the Unit Owner at the Unit Owner's sole cost and expense, except as otherwise expressly provided to the contrary herein, all maintenance, repairs and replacements of, in or to any Unit and Limited Common Elements appurtenant thereto, whether structural or nonstructural, ordinary or extraordinary, including, without limitation, maintenance, repair and replacement of windows, the entrance door and all other doors within or affording access to a Unit (except for the exterior portions of doors facing interior Common Element hallways) and the electrical (including wiring), plumbing (including fixtures and connections), heating and air-conditioning equipment, fixtures and outlets, appliances, carpets and other floor coverings, all interior surfaces and the entire interior of the Unit lying within the boundaries of the Unit or the Limited Common Elements or other property belonging to the Unit Owner.
- 8.2. Common Elements. Except to the extent (i) expressly provided to the contrary herein, (i.e., as to Limited Common Elements) or (ii) proceeds of insurance are made available therefor, all maintenance, repairs and replacements in or to the

Common Elements (other than Limited Common elements as provided above) shall be performed by the Association and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense, except to the extent arising from or necessitated by the negligence, misuse or neglect of specific Unit Owners, in which case such cost and expense shall be paid solely by such Unit Owners.

- 8.3. Specific Unit Owner Responsibility. The obligation to maintain and repair the following specific items shall be the responsibility of the Unit Owners individually, and not the Association, without regard to whether such items are included within the boundaries of the Units or are Limited Common Elements: (i) where a Limited Common Element consists of a balcony or terrace the Unit Owner who has the right to the exclusive use of said balcony or terrace and shall be responsible for the maintenance, care and preservation of the surfaces of the walls, floors and ceilings within said areas, if any, and the fixed and/or sliding glass door(s) in the entrance way(s) or other portions of said area, if any, and the wiring, electrical outlet(s) and fixture(s) thereon, if any and the replacement of light bulbs, if any; and (ii) interior space of storage space, if applicable,
- 8.4. No Unit Owner shall operate, maintain, repair or replace any portion of the Condominium Property to be operated, maintained, repaired and/or replaced by the Association, or the Association Property, without first obtaining written approval from the Association. Each Unit Owner shall promptly report to the Association or any applicable management company any defects or need for repairs, maintenance, or replacements, the responsibility for which is that of the Association.
- 8.5. Whenever it is necessary to enter any Unit for the purpose of performing any maintenance, repair or replacement of any Common Elements or any other Unit, or for making emergency repairs necessary to prevent damage to any Common Elements or to any other Unit, the owner of the Unit shall permit the Association entry, provided that such entry may be made only at reasonable times and with reasonable advance notice, except that in the case of an emergency no advance notice will be required. Any damage resulting from any such entry shall be a Common Expense, except where such entry is required in order to repair a Unit, in which event the Unit Owner will be responsible for such damage. To facilitate entry in the event of any emergency, the owner of each Unit shall be required to deposit a key to such Unit with the Association.
- 8.6. Each Unit Owner and resident shall be liable for any damage to the Common Elements, or any Limited Common Elements, or any other Unit, caused by the Unit Owner or by any resident of his Unit, or by any guest or invitee thereof, or caused by fire, leaking water, or other cause emanating from the Unit Owner's Unit, to the extent the cost of repairing any such damage is not paid by insurance obtained by the Association. Any maintenance, repair or replacement which was necessitated by the failure of a Unit Owner or by any of its family, tenants, guests or invitees, to abide by their obligations hereunder, or was caused by the willful or negligent act of a Unit Owner, its family, tenants, guests or invitees, shall be

effected by the Association at said Unit Owner's sole expense and a Special Charge therefor shall be made against its Unit, and (b) if the Association determines the Unit Owner has failed to abide by its obligations hereunder and to the extent necessary to prevent damage to the Common Elements or to any Unit, the Association may, but shall not be obligated to, perform any maintenance, repair or replacement to any portions of a Unit or the Improvements thereon for which the Unit Owner is responsible, at said Unit Owner's sole expense, and a Special Charge therefor shall be made against such Unit.

8.7. Common Elements and Association Property. Except to the extent (i) expressly provided to the contrary herein, or (ii) where proceeds of insurance are made available therefor, all maintenance, repairs and replacements in or to the Common Elements (other than those Limited Common Elements to be maintained by the Unit Owners as provided above) and Association Property shall be performed by the Association and the cost and expense thereof shall be assessed to all Unit Owners as a Common Expense, except to the extent arising from or necessitated by the negligence, misuse or neglect of specific Unit Owners, in which case such cost and expense shall be a special charge against such units pursuant to Section 14.2(a). No Unit Owner shall operate, maintain, repair or replace any portion of the Condominium Property to be operated, maintained, repaired and/or replaced by the Association, or the Association Property, without first obtaining written approval from the Association. Each Unit Owner shall promptly report to the Association, or to any applicable management company, any defects or need for repair, maintenance, or replacements, the responsibility for which is that of the Association.

8.8. Exception for Casualty Damage. Notwithstanding anything in this Section 8 to the contrary, in the event any portion of a Unit, Limited Common Element or Common Element required to be maintained by the Association is damaged or destroyed by fire, hurricane or other casualty covered by property insurance which the applicable Unit Owner maintains and which actually covers such damage or destruction, the Association may require the Unit Owner to be responsible for payment of the costs incurred by the Association in repairing and restoring any such damage.

9. Additions, Improvements or Alterations by the Association. Whenever in the judgment of the Board of Directors, the Common Elements, the Association Property, or any part of either, shall require capital additions, alterations or improvements (as distinguished from repairs and replacements) costing in excess of \$100,000 in the aggregate in any calendar year, the Association may proceed with such additions, alterations or improvements only if the making of such additions, alterations or improvements shall have been approved by a majority of the Unit Owners represented at a meeting at which a quorum is attained. Any such additions, alterations or improvements to such Common Elements or Association Property shall constitute a part of the Common Expenses and shall be assessed to the Unit Owners as Common Expenses. For purposes of this section, "aggregate in any calendar year" shall include the total debt incurred in that year, if such

debt is incurred to perform the above-stated purposes, regardless of whether the repayment of any part of that debt is required to be made beyond that year.

The Association may condition any such proposed improvement upon, among other things, (i) a reasonable damage deposit being posted with the Association, by the party authorizing work to be done, for protection against damage which may result to the Common Elements or other Units, and/or (ii) a certificate of liability and worker's compensation insurance being provided to the Association, naming the Association as an insured thereunder, as to each party to perform such work.

10. Additions, Alterations or Improvements by Unit Owners.

10.1. Consent of the Board of Directors. No Unit Owner shall make any addition alteration or improvement in or to his Unit or to any Limited Common Element, the Common Elements or the Association Property, which alters the exterior appearance thereof, which could in any way affect the structural, electrical, plumbing or mechanical systems of the Building, or which otherwise requires the approval of the Association pursuant to Section 18 of this Declaration, without the prior written consent of the Board of Directors. The Board shall have the obligation to answer any written request by a Unit Owner for approval of any such addition, alteration or improvement within thirty (30) days after such request and all additional information requested is received, and the failure to do so within the stipulated time shall constitute the Board's consent. The proposed additions, alterations and improvements by the Unit Owners shall be made in compliance with all laws, rules, ordinances and regulations of all governmental authorities having jurisdiction, and with any conditions imposed by the Association with respect to design, structural integrity, aesthetic appeal, construction details, lien protection or otherwise. Once approved by the Board of Directors, such approval may not be revoked. A Unit Owner making or causing to be made any such additions, alterations or improvements agrees, and shall be deemed to have agreed for such Owner, and his heirs, personal representatives, successors and assigns, as appropriate, to hold the Association, the Board of Directors, or any officer, agent or Committee thereof, the Developer and all other Unit Owners, harmless from and to indemnify them for, any liability or damage to the Condominium Property and expenses arising therefrom.

Without limiting the generality of the foregoing, any Unit Owner proposing to install a similar improvement within his Unit or the Limited Common Elements shall, if required by the Board of Directors, submit to it a summary of the liability insurance coverage to be obtained for such improvement. From and after the time the installation of the improvement is commenced, and if required by the Board of Directors, the Unit Owner and his heirs, successors and assigns shall at all times maintain such insurance coverage under the same terms and in the same amounts as those originally approved by the Board of Directors. Without limiting the generality of Section 12.2 hereof, neither the Association, the Board of Directors, any Committee, member, director, officer, agent or employee thereof, the Developer or manager nor any of their respective directors, officers Committees,

employees, contractors, agents or affiliates, shall be liable for any injury or damage caused by any defects, unsafe conditions or other matters arising from the use (be it authorized or unauthorized) of the aforesaid improvements, notwithstanding any approvals given by any of the aforesaid parties as to the installation of such improvements. In the event that the foregoing sentence is ultimately held to be unenforceable or otherwise not effective, the Unit Owner, his lessees and/or successors in title shall indemnify and hold harmless the Association, its Board of Directors, and the Developer, and all of their respective directors, committee members, officers employees, contractors, agents and affiliates, for and from all manners of action, claims, judgments, and other liabilities in any way whatsoever connected with any such improvements contemplated herein. The foregoing insurance and indemnity provisions shall also apply to each Owner and occupant of the applicable Unit other than the Developer even if any such improvement is installed by the Developer.

10.2. Improvements, Additions or Alterations by Developer. The foregoing restrictions of this Section 10 shall not apply to Developer-owned Units or to the Commercial Unit. The Developer shall have the additional right, without the consent or approval of the Board of Directors or other Unit Owners, to make alterations, additions or improvements, structural and non-structural, interior and exterior, ordinary and extraordinary, in, to and upon any Developer-owned Unit and Limited Common Elements appurtenant thereto (including, without limitation, the removal of walls, floors, ceilings and other structural portions of the improvements). Any amendment to this Declaration required by a change made by the Developer pursuant to this Section 10.2 shall be adopted in accordance with Section 17.7 and Section 11 of this Declaration.

11. Changes in Developer-Owned Units. Without limiting the generality of the provisions of Section 10.2 above, the Developer shall have the absolute and unfettered right, without the vote or consent of the Association or Unit Owners, to (i) change the configuration or size of Developer-owned Units, including combining separate Developer-owned Units into a single Unit (although being kept as separate legal Units), or otherwise, (ii) reapportion among the Developer-owned Units affected by such change in size pursuant to the preceding clause their appurtenant interests in the Common Elements and share of the Common Surplus and Common Expenses provided, however that the percentage interest in the Common Elements and share of the Common Surplus and Common Expenses of any Units (other than the affected Developer-owned Units) shall not be changed by reason thereof unless the Owners of such Units shall consent thereto and, provided further, that Developer shall comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction in so doing. In making the above alterations, additions and improvements, the Developer may relocate and alter Common Elements adjacent to or near such Units, incorporate portions of the Common Elements into adjacent Units and incorporate Units into adjacent Common Elements provided that such relocation and alteration does not materially adversely affect the market value or ordinary use of Units owned by Unit Owners other than the Developer, and (iii) relocate, alter or modify the appurtenances to the Unit, Common Elements adjacent to such Units, incorporate portions of the Common Elements into adjacent Units and incorporate Units

into adjacent Common Elements, provided that any such change, relocation, alteration or modification does not materially alter, modify or change the size or configuration of the Unit or materially alter or modify the appurtenances to the Unit. If Developer combines any separate Developer-owned Units into a single Unit, the Association shall assess such Unit as a single Unit and the Unit Owner of such Unit shall have only one vote in the Association with respect to such Unit, notwithstanding the fact that such Unit may legally comprise more than one Unit. Any amendments to this Declaration required by changes of the Developer made pursuant to this Section 11, shall be effected by the Developer alone pursuant to Section 7.6. Without limiting the generality of Section 7.6 hereof, the provisions of this Section may not be added to, amended or deleted without the prior written consent of the Developer.

Without limiting the generality of the foregoing, the Developer shall have the power to combine two or more Developer-owned Units into one Unit, provided that no change in the Common Elements or change in the percentage ownership of the Common Elements as set forth in Exhibit "A" results therefrom. Following such a combination by the Developer, the combined Unit shall be designated by both/all of the Unit designation numbers which existed prior to the combination and shall be assessed as a single Unit for purposes of regular and special assessments, the amount of such assessments being equal to the sum of assessments as would previously have been attributable to the separate Units. The undivided percentage ownership of the Common Elements and percentage of the Common Expenses and Common Surplus attributable to such combined Unit shall be exactly equal to the sum of the undivided percentage ownership interests and percentage of the Common Expenses and Common Surplus of the previously separate Units. Such combination of multiple Units shall be subject to the express prior written approval of any parties holding liens or mortgages encumbering any involved Unit, whether or not such mortgage holder is an Institutional Mortgagee. The Developer shall record, at the Developer's expense, an amendment to this Declaration, which shall contain: (i) the legal description of the Units being combined; (ii) the name(s) of the Owner(s) owning each Unit; (iii) the new undivided percentage interests attributable to the combined Unit; and (v) the joinder of any mortgagee(s) holding mortgages encumbering any involved Building Units.

12. Operation of the Condominium by the Association.

12.1. Powers and Duties. The Association shall be the entity responsible for the operation of the Condominium and the Association Property. The powers and duties of the Association shall include those set forth in the Articles of Incorporation and the By-Laws, respectively (Exhibits "C" and "D" attached hereto and by this reference incorporated herein), as amended from time to time. In addition, the Association shall have all the powers and duties set forth in the Act, as well as all powers and duties granted to or imposed upon it by this Declaration, including, without limitation:

- (a) The irrevocable right to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any Common Elements, Limited Common Elements or any



portions of a Unit to be maintained by the Association, or at any time and by force, if necessary, to prevent damage or to make emergency repairs to the Common Elements, the Association Property or to a Unit or Units.

- (b) The power to make and collect Assessments, Charges and other levies against Unit Owners and to require, administer, lease, maintain, repair and replace the Common Elements and Association Property. Assessments shall also be used for the maintenance and repair of the Surface Water or Stormwater Management System, including but not limited to work within retention areas, drainage structures and drainage easements.
- (c) The duty to maintain accounting records pursuant to accepted accounting practices, which shall be open to inspection by Unit Owners or their authorized representatives at reasonable times upon prior request.
- (d) The duty to maintain, operate and repair the Surface Water or Stormwater Management System. Maintenance of the Surface Water or Stormwater Management System shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted or, if modified, as approved in writing by the St. Johns River Water Management District.
- (e) The power to contract for the management and maintenance of the Condominium Property and to authorize a management agent (who may or may not be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments and Charges, preparation of records, enforcement of rules and maintenance, repair and replacement of Common Elements with such funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted in this Declaration, the Articles, By-laws, rules and regulations and the Act, including, but not limited to, the making of Assessments, promulgation of rules and regulations and execution of contracts on behalf of the Association.
- (f) Subject to the provisions of Section 9, the power to borrow money, execute promissory notes and other evidences of indebtedness and to give as security therefor mortgages and security interests in property owned by the Association, if any, provided that such actions are approved by a majority of the entire membership of the Board of Directors and a majority of the Units represented at a meeting at which a quorum has been attained, or by such greater percentage of the Board or Unit Owners as may be specified in the By-Laws with respect to certain borrowing, provided that

no such action shall be permitted while the Developer owns any Unit and holds Units out for sale without the prior written consent of the Developer.

- (g) The power to adopt and amend rules and regulations concerning the details of the operation and use of the Condominium Property.
- (h) The power to acquire, convey, lease and encumber real and personal property. Personal property shall be acquired, conveyed, leased or encumbered upon a majority vote of the Board of Directors, subject to Section 9 hereof. Real property shall be acquired upon a majority vote of the Board of Directors provided that the requirements of Section 9 pertaining to the Unit Owners' approval of costs in excess of the threshold amount stated therein (including the proviso regarding the debt incurred) shall also apply to the acquisition of real property; provided, further, however, that the acquisition of a Unit as a result of a foreclosure of the lien for Assessments or Charges (or by deed in lieu of foreclosure) shall be made upon the majority vote of the Board, regardless of the price for same and the Association, through its Board, has the power to hold, lease, mortgage or convey the acquired Unit without requiring the consent of Unit Owners.
- (i) All of the powers which a corporation not for profit in the State of Florida may exercise pursuant to this Declaration, the Articles of Incorporation, the By-Laws, Chapters 607 and 617, Florida Statutes and the Act, in all cases except as may be expressly limited or restricted therein.

In the event of conflict among the powers and duties of the Association or the terms and provisions of this Declaration, this Declaration shall take precedence over the Articles of Incorporation, By-Laws and applicable rules and regulations, all as amended from time to time. Notwithstanding anything in this Declaration to the contrary, the Association shall at all times be the entity having ultimate control over the Condominium, consistent with the Act.

- 12.2. Limitation Upon Liability of Association. Notwithstanding the duty of the Association to maintain and repair parts of the Condominium Property, the Association shall not be liable to Unit Owners for injury or damage, other than for the cost of maintenance and repair required hereunder, caused by any latent condition of the Condominium Property. Further, the Association shall not be liable for any such injury or damage caused by defects in design or workmanship or any other reason connected with any additions, alterations or improvements or other activities done by or on behalf of any Unit Owners regardless of whether or not same shall have been approved by the Association pursuant to Section 10.1 hereof. The Association's rights of review and approval of plans and other submissions under this Declaration are intended solely for the benefit of the Association. Neither the Association nor any of its officers, directors, committees, employees, agents, contractors, consultants or attorneys shall be liable to any Owner or any other person by reason of mistake in judgment, failure

to point out or correct deficiencies in any plans or other submissions, negligence or any other misfeasance, malfeasance or non-feasance arising out of or in connection with the approval or disapproval of any plans or submissions. Anyone submitting plans hereunder, by the submission of same, and any Owner, by acquiring title to his Unit, agrees not to seek damages from the Association arising out of the Association's review of any plans hereunder. Without limiting the generality of the foregoing, the Association shall not be responsible for reviewing (nor shall its review of any plans be deemed approval of) any plans from the standpoint of structural safety, soundness, workmanship, materials, usefulness, conformity with building or other codes or industry standards or compliance with governmental requirements. Further, each Owner (including the successors and assigns) agrees to indemnify and hold the Association harmless from and against any and all costs, claims (whether rightfully or wrongfully asserted), damages, expenses and liabilities whatsoever (including, without limitation, reasonable attorneys' fees and court costs at all trial and appellate levels), arising out of any review of plans by the Association hereunder. The Association also shall not be liable to any Unit Owner or lessee or to any other person or entity for any property damage, personal injury, death or other liability on the grounds that the Association did not obtain or maintain insurance (or carried insurance with any particular deductible amount) for any particular matter where (i) such insurance is not required hereby; or (ii) the Association could not obtain such insurance at reasonable costs or upon reasonable terms.

- 12.3. Restraint Upon Assignment of Shares in Assets. The share of a Unit Owner in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit.
- 12.4. Approval or Disapproval of Mailers. Whenever the decision of a Unit Owner is required as to any matter, whether or not the subject of an Association meeting, that decision shall be expressed by the same person who would cast the vote for that Unit if at an Association meeting, unless the joinder of all record Owners of the Unit is specifically required by this Declaration, the Articles, the By-Laws or under applicable law.
- 12.5. Acts of the Association. Unless the approval or action of Unit Owners, and/or a certain specific percentage of the Board of Directors, is specifically required in this Declaration, the Articles or By-Laws, applicable rules and regulations or applicable law, all approvals or actions permitted to be given or taken by the Association shall be given or taken by the Board of Directors, without the consent of Unit Owners, and the Board may so approve and act through the proper officers of the Association without a specific resolution. When an approval or action of the Association is permitted to be given or taken hereunder or thereunder, such action or approval may be conditioned in any manner the Association deems appropriate or the Association may refuse to take or give such action or approval without the necessity of establishing the reasonableness of such conditions or refusal.

12.6. Effect on Developer. Notwithstanding anything herein to the contrary, if the Developer holds one or more Units for sale in the ordinary course of business, none of the following actions may be taken without the prior written approval of Developer.

- (a) Assessment of the Developer as a Unit Owner for capital improvements, or for transitional engineers or attorneys or for legal expenses incurred in any action brought by the Association against the Developer or any affiliate of the Developer.
- (b) Any action by the Association that would, in the Developer's sole and exclusive opinion, be detrimental to the construction, marketing, decorating or sale of Units by the Developer, provided, however, that an increase in Assessments for Common Expenses without discrimination against the Developer shall not be deemed to be detrimental to the sale of Units.

13. Determination of Common Expenses and Fixing of Assessments Therefor. The Board of Directors shall from time to time, and at least annually, prepare a budget for the Condominium, determine the amount of Assessments payable by the Unit Owners to meet the Common Expenses and allocate and assess such expenses among the Unit Owners in accordance with the provisions of this Declaration and the By-laws. The Board of Directors shall advise all Unit Owners promptly in writing of the amount of the Assessments payable by each of them as determined by the Board of Directors as aforesaid and shall furnish copies of the budget, adopted from time to time on which such Assessments are based, to all Unit Owners and (if requested in writing) to their respective mortgagees. The Common Expenses shall include the expenses of and reserves for (if and to the extent required by, and not waived in accordance with, applicable law or established by the Association), the operation, maintenance, repair and replacement of the Condominium Property and/or Association Property, costs of carrying out the powers and duties of the Association and any other expenses designated as Common Expenses by the Act, this Declaration, the Articles or By-Laws, applicable rules and regulations or by the Association. Incidental income to the Association, if any, may be used to pay regular or extraordinary Association expenses and liabilities, to fund reserve accounts, or otherwise as the Board shall designate, subject to change, to cover actual expenses at any time. Any such change shall be adopted consistent with the provisions of this Declaration and the By-Laws.

14. Collection of Assessments.

14.1. Liability for Assessments and Charges. A Unit Owner, regardless of how title is acquired, including a purchaser at a judicial sale, shall be liable for all Assessments coming due while he is the Unit Owner. The grantee shall be jointly and severally liable with the grantor for all unpaid Assessments and Charges against the grantor for his share of the Common Expenses up to the time of the conveyance, without prejudice to any right the grantee may have to recover from the grantor any amounts paid by the grantee. The liability for Assessments may

not be avoided by waiver of the use or enjoyment of any Common Elements or by the abandonment of the Unit for which the Assessments are made or otherwise.

14.2. Special and Capital Improvement Assessments and Charges. In addition to Assessments levied by the Association to meet the Common Expenses of the Condominium and the Association, the Board of Directors may levy "Special Assessments" and "Capital Improvement Assessments" upon the following terms and conditions:

- (a) "Special Assessments" shall mean and refer to a charge against each Owner and his Unit, representing a portion of the costs incurred by the Association for specific purposes of a nonrecurring nature which are not in the nature of capital improvements or representing funds otherwise required by the Association and not produced by the regular Assessments received by the Owners. "Special Charges" shall be charges for expenses charged against one or more Owners.
- (b) "Capital Improvement Assessments" shall mean and refer to a charge against each Owner and his Unit, representing a portion of the costs incurred by the Association for the acquisition, installation, construction or replacement (as distinguished from repairs and maintenance) of any capital improvements located or to be located within the Limited Common Elements or Association Property.

14.3. Default in Payment of Assessments for Common Expenses and Charges. Assessments and Charges, and installments thereof, not paid within ten (10) days from the first day of the period in which they become due shall bear interest at the rate of eighteen percent (18%) per annum, or the highest rate permitted by law, whichever is less. The Association may also charge an administrative late fee, in addition to such interest, in an amount of twenty-five dollars (\$25.00) or the highest amount provided for in the Act (as it may be amended from time to time), whichever is greater. The Association has a lien on each Condominium Parcel to secure the payment of Assessments and Charges thereon, together with interest and reasonable attorney's fees and costs incurred by the Association incident to the collection of the Assessments or Charges or enforcement of the lien. Except as otherwise provided in the Act, and as set forth below, the lien for Assessments is effective from, and shall relate back to the recording of this Declaration. However, as to first mortgages of record, the lien for Assessments is effective from and after recording of a claim of lien in the Public Records of Orange County, Florida. The lien for Charges does not arise pursuant to the Act and is effective only from and after recording of a claim of lien. The lien shall be evidenced by the recording of a claim of lien in the Public Records of the County, stating the description of the Condominium Parcel, the name of the record Unit Owner, the name and address of the Association, the amount due and the due dates, and shall be executed and acknowledged by an officer or authorized agent of the Association. The claim of lien shall not be released until all sums secured by it (or such other amounts as to which the Association shall agree by way of

settlement) have been fully paid or until it is barred by law. No such lien shall be effective longer than one (1) year after the claim of lien was recorded unless within that time an action to enforce the lien is commenced. The one year period shall automatically be extended for any length of time during which the Association is prevented from filing a foreclosure action by an automatic stay resulting from a bankruptcy petition filed by the Unit Owner or any other person claiming an interest in the Unit. The claim of lien shall secure (whether or not slated therein) all unpaid Assessments, Charges, interest thereon, if permitted under applicable law, and costs and attorneys' fees which are due and which may accrue subsequent to the recording of the claim of lien and prior to the entry of a certificate of title, as well as interest and all reasonable costs and attorneys' fees incurred by the Association incident to the collection process. A claim of lien shall be signed and acknowledged by an officer or agent of the Association. Upon payment, the person making the payment is entitled to a satisfaction of the lien in recordable form. The Association may bring an action in its name to foreclose a lien for unpaid Assessments or Charges in the manner a mortgage of real property is foreclosed and may also bring an action at law to recover a money judgment for the unpaid Assessments and Charges without waiving any claim of lien.

Additionally, each Owner of any Unit by acceptance of a deed therefor or any other conveyance thereof, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to have assigned all rents, issues and profits (the "Collateral Assignment of Rents") on each such Unit to the Association, which Collateral Assignment of Rents shall become absolute upon any default of such Unit Owner hereunder.

As an additional right and remedy of the Association, upon default in the payment of Assessments as aforesaid and after thirty (30) days' prior written notice to the applicable Unit Owner and the recording of a claim of lien, the Association may declare the remaining Assessment installments for the remainder of the budget year in which the claim of lien was filed to be accelerated and immediately due and payable. In the event that the amount of such installments changes during the remainder of the budget year, the Unit Owner or the Association, as appropriate, shall be obligated to pay or reimburse to the other the amount of increase or decrease within ten (10) days of same taking effect.

- 14.4. Notice of Intention to Foreclose Lien. No foreclosure judgment may be entered until at least thirty (30) days after the Association gives written notice to the Unit Owner of its intention to foreclose its lien to collect the unpaid Assessments or Charges. If this notice is not given at least thirty (30) days before the foreclosure action is filed, and if the unpaid Assessments or Charges, including those coming due after the claim of lien is recorded, are paid before the entry of a final judgment of foreclosure, the Association shall not recover attorneys' fees or costs. The notice must be given by delivery of a copy of it to the Unit Owner or by certified or registered mail, return receipt requested, addressed to the Unit Owner at the last known address, and upon such mailing, the notice shall be deemed to have been given. If after diligent search and inquiry the Association cannot find

the Unit Owner or a mailing address at which the Unit Owner will receive the notice, the court may proceed with the foreclosure action and may award attorneys' fees and costs as permitted by law. The notice requirements of this subsection are satisfied if the Unit Owner records a Notice of Contest of Lien as provided in the Act.

- 14.5. Appointment of Receiver to Collect Rental. If the Unit Owner remains in possession of the Unit after a foreclosure judgment has been entered, the court in its discretion may require the Unit Owner to pay a reasonable rental for the Unit. If the Unit is rented or leased during the pendency of the foreclosure action, the Association is entitled to the appointment of a receiver to collect the rent. The expense of such receiver shall be paid by the party which does not prevail in the foreclosure action.
- 14.6. First Mortgagees. Any first mortgagee or its successors or assignees who acquire title to a Unit by foreclosure or by deed in lieu of foreclosure is liable for the unpaid Assessments and Charges that become due prior to the mortgagee's acquisition of title. Notwithstanding the foregoing or anything else herein to the contrary, in no event shall the first mortgagee be liable for more than the Unit's unpaid Assessments which accrued or come due during the six (6) months immediately preceding the acquisition of title to the Unit by the first mortgagee, and for which payment in full has not been received by the Association, or by one percent (1%) of the original mortgage debt, whichever amount is less. The provisions of this paragraph shall not apply unless the first mortgagee joins the Association as a defendant in the foreclosure action. Joinder of the Association is not required if, on the date the complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location which was known to or reasonably discoverable by the mortgagee. The person acquiring title shall pay the amount owed to the Association within thirty (30) days after the transfer of title. Failure to pay the amount owed to the Association when due shall entitle the Association to record a claim of lien against the Unit and proceed in the same manner as provided in this Section for unpaid assessments. The foregoing limitation of liability shall apply to any purchase at a foreclosure sale of a first mortgage regardless of whether the purchaser is the holder of the foreclosed mortgage. A first mortgagee acquiring title to a Unit as a result of foreclosure or deed in lieu thereof may not, during the period of ownership of such Unit, whether or not such Unit is unoccupied, be excused from the payment of some or all of the Assessments coming due during the period of such ownership.
- 14.7. Developer's Liability for Assessments. During the period from the date of recording of this Declaration until the earlier of (i) one (1) year following the closing of the first Unit in the Condominium, or (ii) the date on which control of the Association is transferred to Unit Owners other than the Developer, or (iii) the date the Developer no longer owns any Units in the Condominium (the "Guarantee Expiration Date"), the Developer shall not be obligated to pay the share of the Common Expenses and Assessments of the Condominium Association attributable to Units it is offering for sale, provided that the regular

monthly Assessments for Common Expenses of the Condominium Association imposed on each Unit Owner other than the Developer shall not increase during such period over the amount set forth in the Schedule attached as Exhibit "E" to this Declaration, and provided further that the Developer shall be obligated to pay any amount of Common Expenses of the Condominium Association actually incurred during such period and not produced by the Assessments at the guaranteed level. After the Guarantee Expiration Date, the Developer shall have the option of extending the guarantee, on the same terms and paying the share of Common Expenses and Assessments, by written notice to the Association prior to the expiration of the original period of the guarantee, which extension will be until the earlier of (i) two (2) years following the Closing of the first Unit in the Condominium, or (ii) the date on which control of the Association is transferred to Unit Owners other than the Developer, or (iii) the date the Developer no longer owns any Units in the Condominium. No funds receivable from Unit purchasers or Owners payable to the Association or collected by the Developer on behalf of the Condominium Association, other than regular periodic Assessments for Common Expenses as provided in this Declaration and disclosed in the Estimated Operating Budget referred to above, shall be used for the payment of Common Expenses prior to the Guarantee Expiration Date. Notwithstanding the above, and as provided in Section 718.116(9)(a)(2) of the Act, in the event of an Extraordinary Financial Event (as hereinafter defined), the costs necessary to effect restoration shall be assessed against all Unit Owners owning Units on the date of such natural disaster or Act of God, and their successors and assigns, including the Developer (with respect to Units owned by the Developer). As used in this subsection, an "Extraordinary Financial Event" shall mean a casualty loss affecting the Condominium resulting from a natural disaster or Act of God, which is not covered by insurance proceeds from the insurance maintained by the Association as required by Section 718.111(11)(a) of the Act.

- 14.8. Certificate of Unpaid Assessments. Within fifteen (15) days after request by a Unit Owner or mortgagee of a Unit, the Association shall provide a certificate stating whether all Assessments, Charges and other monies owed to the Association by the Unit Owner with respect to his Unit have been paid. Any person other than the Unit Owner who relies upon such certificate shall be protected thereby.
- 14.9. Installments. Regular Assessments shall be collected monthly or quarterly, in advance, at the option of the Association. Initially, Assessments will be collected monthly.
- 14.10. Application of Payments. Any payments received by the Association from a delinquent Unit Owner shall be applied first to any interest accrued on the delinquent installment(s), as aforesaid, then to any administrative late fee(s), then to any costs and reasonable attorneys' fees incurred in collection, then to the delinquent Charges and then to delinquent Assessments and to any accelerated Assessments. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment.



15. Insurance. Insurance covering the Condominium Property shall be governed by the following provisions.

15.1. Purchase Custody and Payment.

- (a) Purchase. All insurance policies described herein covering portions of the Condominium Property shall be purchased by the Association and shall be issued by an insurance company authorized to do business in Florida.
- (b) Approval. Each insurance policy, the agency and company issuing the policy and the Insurance Trustee (if appointed) hereinafter described shall be subject to the approval of the Primary Institutional First Mortgagee in the first instance, if requested thereby.
- (c) Named Insured. The named insured shall be the Association, individually, and as agent for the Unit Owners covered by the policy, without naming them, and as agent for their mortgagees, without naming them. In addition, to the extent economically reasonable, the Association may seek to have any management company engaged to operate the Condominium Property named as an additional insured under such insurance policies obtained by the Association as the Association may reasonably deem appropriate. The Unit Owners and their mortgagees shall be deemed additional insureds.
- (d) Custody of Policies and Payment of Proceeds. All policies shall provide that payments for losses made by the insurer shall be paid to the Insurance Trustee (if appointed), and all policies and endorsements thereto shall be deposited with the Insurance Trustee (if appointed).
- (e) Copies to Mortgagees. One copy of each insurance policy, or a certificate evidencing such policy, and all endorsements thereto, shall be furnished by the Association upon request to each Institutional First Mortgagee who holds a mortgage upon a Unit covered by the policy. Copies or certificates shall be furnished not less than ten (10) days prior to the beginning of the term of the policy, or not less than ten (10) days prior to the expiration of each preceding policy that is being renewed or replaced, as appropriate.
- (f) Personal Property and Liability. Except as specifically provided herein or by the Act, the Association shall not be responsible to Unit Owners to obtain insurance coverage upon the property lying within the boundaries of their Unit, including, but not limited to, their personal property, or for their personal liability and living expenses and for any other risks not otherwise insured in accordance herewith.

- 15.2. Coverage. The Association shall use its best efforts to maintain insurance covering the following:

- (a) Casualty. The Condominium Property and all Association Property shall be insured in an amount not less than 100% of the full insurable replacement value thereof, excluding foundation and excavation costs. Such policy shall cover, among other things, all Common Elements and all of the Units within the Condominium including, but not limited to, partition walls, doors, windows, and stairways. Such policy shall not include hurricane shutters, unit floor coverings, wall coverings, ceiling coverings, electrical fixtures, appliances, air conditioner or heating equipment, water heaters, built-in cabinets or personal property. Such policy may also exclude any other property permitted to be excluded from the Condominium's insurance policy pursuant to the Act, as amended from time to time and may contain reasonable deductible provisions as determined by the Board of Directors. Such coverage shall afford protection against loss or damage by fire and other hazards covered by a standard extended coverage endorsement, and such other risks as from time to time are customarily covered with respect to buildings and improvements similar to the Condominium in construction, location and use, including, but not limited to, vandalism and malicious mischief.
- (b) Liability. Comprehensive general public liability and automobile liability insurance, if applicable covering loss or damage resulting from accidents or occurrences on or about or in connection with the Insured Property or adjoining driveways and walkways, or any work, matters or things related to the Insured Property, with such coverage as shall be required by the Board of Directors of the Association, but with combined single limit liability of not less than \$1,000,000 for each accident or occurrence, \$100,000 per person and \$50,000 property damage, and with a cross liability endorsement to cover liabilities of the Unit Owners as a group to any Unit Owner, and vice versa. The Association may also obtain and maintain liability insurance for its directors and officers and for the benefit of the Association's employees.
- (c) Workers' Compensation and other mandatory insurance, when applicable.
- (d) Flood Insurance covering the Common Elements, Association Property and Units if required by the Primary Institutional First Mortgagee or FNMA/FHLMC, or if the Association so elects.
- (e) Fidelity Insurance or fidelity bonding, covering all persons who control or disburse Association funds, such insurance or bonding to be paid for by the Association and to be in an amount not less than the greater of (i) the maximum funds that will be in the custody of the Association or its management agent at any onetime or (ii) such amounts as may be required, from time to time, under the Act.
- (f) Association Property. Appropriate additional policy provisions, policies or endorsements extending the applicable portions of the coverage

described above to all Association Property, where such coverage is available.

- (g) Such Other Insurance as the Board of Directors of the Association shall determine from time to time to be desirable.

When appropriate and obtainable, each of the foregoing policies shall waive the insurer's right to: (i) subrogation against the Association and against the Unit Owners individually and as a group, (ii) to pay only a fraction of any loss in the event of coinsurance or if other insurance carriers have issued coverage upon the same risk, and (iii) avoid liability for a loss that is caused by an act of the Board of Directors of the Association, a member of the Board of Directors of the Association, one or more Unit Owners or as a result of contractual undertakings. Additionally, each policy shall provide that any insurance trust agreement will be recognized, that the Insurance provided shall not be prejudiced by any act or omissions of individual Unit Owners that are not under the control of the Association, and that the policy shall be primary, even if a Unit Owner has other insurance that covers the same loss.

Every casualty insurance policy obtained by the Association, if required by FNMA/FHLMC, shall have the following endorsements: (i) agreed amount and inflation guard, and (ii) steam boiler coverage (providing at least \$50,000 coverage for each accident at each location), if applicable.

- 15.3. Additional Provisions. All policies of insurance shall provide that such policies may not be canceled or substantially modified without endeavoring to provide at least thirty (30) days' prior written notice to all of the named insureds, including all mortgagees of Units. Prior to obtaining any policy of casualty insurance or any renewal thereof, the Board of Directors shall obtain an appraisal from a fire insurance company, or other competent appraiser, of the full insurable replacement value of the Insured Property (exclusive of foundations), without deduction for depreciation, for the purpose of determining the amount of insurance to be effected pursuant to this Section.
- 15.4. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association as a Common Expense, except that the costs of fidelity bonding for any management company employee may be paid by such company pursuant to its contract with the Association. Premiums may be financed in such a manner as the Board of Directors deems appropriate.
- 15.5. Insurance Trustee, Share of Proceeds. All insurance policies obtained by or on behalf of the Association shall be for the benefit of the Association, the Unit Owners and their mortgagees, as their respective interests may appear, and shall provide that all proceeds covering property losses shall be paid to the Insurance Trustee which may, but need not, be designated by the Board of Directors and which, if so appointed, shall be a bank or trust company in Florida with trust powers, with its principal place of business in the State of Florida. References

herein to the Insurance Trustee shall be deemed to apply to the Board of Directors if it fails, or determines not to appoint an Insurance Trustee as provided in Section 15.10 below. The Insurance Trustee shall not be liable for payment of premiums, nor for the renewal or the sufficiency of policies, nor for the failure to collect any insurance proceeds. The duty of the Insurance Trustee shall be to receive such proceeds as are paid and to hold the same in trust for the purposes elsewhere stated herein, and for the benefit of the Unit Owners and their respective mortgagees in the following shares, but shares need not be set forth on the records of the Insurance Trustee.

- (a) Insured Property. Proceeds on account of damage to the Insured Property shall be held in undivided shares for each Unit Owner, such shares being the same as the undivided shares in the Common Elements appurtenant to each Unit, provided that if the Insured Property so damaged includes property lying within the boundaries of specific Units, that portion of the proceeds allocable to such property shall be held as if that portion of the Insured Property were Optional Property as described in paragraph (b) below.
- (b) Optional Property. Proceeds on account of damage solely to Units and/or certain portions or all of the contents thereof not included in the Insured Property (all as determined by the Association in its sole discretion) (collectively the "Optional Property"), if any, is collected by reason of optional insurance which the Association elects to carry thereon (as contemplated herein), shall be held for the benefit of Owners of Units or other portions of the Optional Property damaged in proportion to the cost of repairing the damage suffered by each such affected Owner, which cost and allocation shall be determined in the sole discretion of the Association.
- (c) Mortgagees. No mortgagee shall have any right to determine or to participate in the determination as to whether or not any damaged property shall be reconstructed or repaired, and no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds, except for actual distributions thereof made to the Unit Owner and mortgagee pursuant to the provisions of this Declaration.

15.6. Distribution of Proceeds. Proceeds of insurance policies received by the Insurance Trustee shall be distributed to or for the benefit of the beneficial owners thereof in the following manner:

- (a) Expenses of the Trust. All expenses of the Insurance Trustee shall be first paid or provision shall be made therefor.
- (b) Reconstruction or Repair. If the damaged property for which the proceeds are paid is to be repaired or reconstructed, the remaining proceeds shall be paid to defray the cost thereof as elsewhere provided herein. Any proceeds remaining after defraying such costs shall be distributed to the

beneficial owners thereof, remittances to Unit Owners and their mortgagees being payable jointly to them.

- (c) Failure to Reconstruct or Repair. If it is determined in the manner elsewhere provided that the damaged property for which the proceeds are paid shall not be reconstructed or repaired, the remaining proceeds shall be allocated among the beneficial owners as provided in Section 15.5 above, and distributed first, to all Institutional First Mortgagees in an amount sufficient to pay off their mortgages, second, to the Association for any due and unpaid Assessments or Charges, and third, the balance, if any, to the beneficial owners.
- (d) Certificate. In making distributions to Unit Owners and their mortgagees, the Insurance Trustee (if appointed) may rely upon a certificate of the Association made by its President and Secretary as to the names of the Unit Owners and their mortgagees and their respective shares of the distribution.

- 15.7. Association as Agent. The Association is hereby irrevocably appointed as agent and attorney-in-fact for each Unit Owner and for each owner of a mortgage or other lien upon a Unit and for each owner of any other interest in the Condominium Property to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims.
- 15.8. Unit Owners' Personal Coverage. Unless the Association elects otherwise, the insurance purchased by the Association shall not cover claims against an Owner due to accidents occurring within his Unit, or casualty or theft loss to the contents of an Owner's Unit. It shall be the obligation of the individual Unit Owner, if such Owner so desires, to purchase and pay for all insurance as to all such risks and as to any other risks not covered by insurance carried by the Association, including insurance for personal belongings located on Limited Common Elements.
- 15.9. Benefit of Mortgagees. Certain provisions in this Section 15 entitled "Insurance" are for the benefit of mortgagees of Units and may be enforced by such mortgagees.
- 15.10. Appointment of Insurance Trustee. The Board of Directors shall have the option in its discretion of appointing an Insurance Trustee hereunder. If the Association fails or elects not to appoint an Insurance Trustee, the Association will perform directly all obligations imposed upon the Insurance Trustee by this Declaration Fees and expenses of any Insurance Trustee are Common Expenses.
- 15.11. Presumption as to Damaged Property. In the event of a dispute or lack of certainty as to whether damaged property constitutes a Unit(s), Limited Common

Elements or Common Elements, such property shall be presumed to be Common Elements.

16. Reconstruction or Repair After Fire or Other Casualty.

16.1. Determination to Reconstruct or Repair. Subject to the remainder of this Section 16.1, in the event of damage to or destruction of the Insured Property (and the Optional Property, if insurance has been obtained by the Association with respect thereto) as a result of fire or other casualty, the Board of Directors shall arrange for the prompt repair and restoration of the Insured Property (and the Optional Property, if insurance has been obtained by the Association with respect thereto) and the Insurance Trustee (if appointed) shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. If 75% or more of the Insured Property (and the Optional Property if insurance has been obtained by the Association with respect thereto) is substantially damaged and if Unit Owners owning 80% of the applicable interests in the Common Elements duly and promptly resolve not to proceed with the repair or restoration thereof, and a Majority of Institutional First Mortgagees approve such resolution the Condominium Property will not be repaired and shall be subject to an action for partition instituted by the Association, any Unit Owner, mortgagee or lienor, as if the Condominium Property were owned in common, in which event the net proceeds of insurance resulting from such damage or destruction shall be first applied to demolish any remaining improvements, and shall thereafter be divided among all the Unit Owners in proportion to their respective interests in the Common Elements (with respect to proceeds held for damage to the Insured Property other than that portion of the Insured Property lying within the boundaries of the Unit), and among affected Unit Owners in proportion to the damage suffered by each such affected Unit Owner as determined in the sole discretion of the Association (with respect to proceeds held for damage to the Optional Property, if any, and/or that portion of the Insured Property lying within the boundaries of the Unit), provided, however, that no payment shall be made to a Unit Owner until there has first been paid off out of his share of such fund all mortgages, liens and Assessments and Charges on his Unit in the order of priority of such mortgages, liens, Assessments and Charges.

Whenever in this Section the words "promptly repair" are used, it shall mean that repairs are to begin not more than sixty (60) days from the date the Insurance Trustee (if appointed) or the Association notifies the Board of Directors and Unit Owners that it holds proceeds of insurance on account of such damage or destruction sufficient to pay the estimated cost of such work, or not more than ninety (90) days after the Insurance Trustee (if appointed) or the Association notifies the Board of Directors and the Unit Owners that such proceeds of insurance are insufficient to pay the estimated costs of such work, provided however, that the Board may, in its sole discretion, grant written extensions for such periods as the Board determines. The Insurance Trustee (if appointed) may

rely upon a certificate of the Association made by its President and Secretary to determine whether or not the damaged property is to be reconstructed or repaired.

16.2. Plans and Specifications. Any reconstruction or repair must be made substantially in accordance with the plans and specifications for the original improvements and then applicable building and other codes, or if not, then in accordance with the plans and specifications approved by the Board of Directors or the Association and then applicable building and other codes, and, if the damaged property which is to be altered is the Optional Property, by the Owners of not less than 80% of the applicable interests in the Common Elements, as well as the Owners of all Units and other portions of the Optional Property (and their respective mortgagees) the plans for which are to be altered.

16.3. Special Responsibility. If the damage is only to those parts of the Optional Property for which the responsibility of maintenance and repair is that of the respective Unit Owners then the Unit Owners shall be responsible for all necessary reconstruction and repair, which shall be effected promptly and in accordance with guidelines established by the Board of Directors (unless insurance proceeds are held by the Association with respect thereto by reason of the purchase of optional insurance thereon, in which case the Association shall have the responsibility to reconstruct and repair the damaged Optional Property, provided the respective Unit Owners shall be individually responsible for any amount by which the cost of such repair or reconstruction exceeds the insurance proceeds held for such repair or reconstruction on a Unit by Unit basis, as determined in the sole discretion of the Association) in all other instances, the responsibility for all necessary reconstruction and repair shall be that of the Association.

(a) Disbursement. The proceeds of insurance collected on account of a casualty, and the sums collected from Unit Owners on account of such casualty, shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the following manner and order.

(i) Association - Lesser Damage. If the amount of the estimated cost of reconstruction and repair which are the responsibility of the Association is less than \$100,000, then the construction fund shall be disbursed in payment of such costs upon the order of the Board of Directors, provided, however, that upon request to the insurance Trustee (if appointed) by an institutional First Mortgagee which is a beneficiary of an insurance policy, the proceeds of which are included in the construction fund, such fund shall be disbursed in the manner provided below for the reconstruction and repair of major damage.

(ii) Association - Major Damage. If the amount of the estimated cost of reconstruction and repair which are the responsibility of the

Association is more than \$100,000, then the construction fund shall be disbursed in payment of such costs in the manner contemplated by subparagraph (i) above, but then only upon the further approval of an architect or engineer qualified to practice in Florida and employed by the Association to supervise the work.

(iii) Unit Owners. If there is a balance of insurance proceeds after payment of all costs of reconstruction and repair that are the responsibility of the Association this balance may be used by the Association to effect repairs to the Optional Property (if not insured or if under-insured), or may be distributed to Owners of the Optional Property who have the responsibility for reconstruction and repair thereof. The distribution shall be in the proportion that the estimated cost of reconstruction and repair of such damage to each affected Unit bears to the total of such estimated costs to all affected Unit Owners, as determined by the Board, provided, however, that no Unit Owner shall be paid an amount in excess of the estimated costs of repair for his portion of the Optional Property. All proceeds must be used to effect repairs to the Optional Property and if insufficient to complete such repairs, the Unit Owners shall pay the deficit with respect to their portion of the Optional Property and promptly effect the repairs. Any balance remaining after such repairs have been effected shall be distributed to the affected Unit Owners and their mortgagees jointly as elsewhere herein contemplated.

(iv) Surplus. It shall be presumed that the first monies disbursed in payment of costs of reconstruction and repair shall be from insurance proceeds. If there is a balance in a construction fund after payment of all costs relating to the reconstruction and repair for which the fund is established, such balance shall be distributed to the beneficial owners of the fund in the manner elsewhere stated, except, however, that part of the distribution to an Owner which is not in excess of Assessments and Charges paid by such Owner into the construction fund shall not be made payable jointly to any mortgagee.

(v) Certificate. Notwithstanding the provisions herein, the Insurance Trustee shall not be required to determine whether or not sums paid by Unit Owners upon Assessments and Charges shall be deposited by the Association with the Insurance Trustee, or to determine whether the disbursements from the construction fund are to be made upon the order of the Association alone or upon the additional approval of an architect, engineer or otherwise, or whether a disbursement is to be made from the construction fund, or to determine whether surplus funds to be distributed are less than the Assessments and Charges paid by Owners, or to determine



the payees or the amounts to be paid. The Insurance Trustee may rely upon a certificate of the Association, made by its President and Secretary, as to any or all of such matters and stating that the sums to be paid are due and properly payable, and stating the names of the payees and the amounts to be paid.

16.4. Assessments and Charges. If the proceeds of the insurance are not sufficient to defray the estimated costs of reconstruction and repair to be effected by the Association, or if at any time during reconstruction and repair, or upon completion of reconstruction and repair, the funds for the payment of the costs of reconstruction and repair are insufficient, Assessments or Charges shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Assessments on account of damage to the insured Property shall be in proportion to all of the Owners' respective shares in the Common Elements and Charges on account of damage to the Optional Property, shall be in proportion to the cost of repairing the damage suffered by each Owner thereof, as determined by the Association.

16.5. Benefit of Mortgagees. Certain provisions in this Section 16 are for the benefit of mortgagees of Units and may be enforced by any of them.

17. Condemnation.

17.1. Deposit of Awards with Insurance Trustee. The taking of portions of the Condominium Property or Association Property by the exercise of the power of eminent domain shall be deemed to be a casualty, and the awards for that taking shall be deemed to be proceeds from insurance on account of the casualty and shall be deposited with the Insurance Trustee. Even though the awards may be payable to Unit Owners, the Unit Owners shall deposit the awards with the Insurance Trustee, and in the event of a failure to do so, in the discretion of the Board of Directors, a Special Charge shall be made against a defaulting Unit Owner in the amount of his award, or the amount of such award shall be set off against any sums hereafter made payable to that Owner.

17.2. Determination Whether to Continue Condominium. Whether the Condominium will be continued after condemnation will be determined in the manner provided for determining whether damaged property will be reconstructed and repaired after casualty. For this purpose, a taking by eminent domain also shall be a casualty.

17.3. Disbursement of Funds. If the Condominium is terminated after condemnation, the proceeds of the awards and Special Assessments will be deemed to be insurance proceeds and shall be owned and distributed in the manner provided with respect to the ownership and distribution of insurance proceeds, if the Condominium is terminated after a casualty. If the Condominium is not terminated after condemnation, the size of the Condominium will be reduced and the property damaged by the taking will be made usable in the manner provided

below. The proceeds of the awards and Special Assessments shall be used for these purposes and shall be disbursed in the manner provided for disbursement of funds by the Insurance Trustee (if appointed) after a casualty, or as elsewhere in this Section 17 specifically provided.

17.4. Unit Reduced but Habitable. If the taking reduces the size of a Unit and the remaining portion of the Unit can be made habitable (in the sole opinion of the Association), the award for the taking of a portion of the Unit shall be used for the following purposes in the order stated and the following changes shall be made to the Condominium.

- (a) Restoration of Unit. The Unit shall be made habitable if the cost of the restoration exceeds the amount of the award, the additional funds required shall be charged against the Owner of the Unit.
- (b) Distribution of Surplus. The balance of the award with respect to the Unit, if any, shall be distributed to the Owner of the Unit and to each mortgagee of the Unit, the remittance being made payable jointly to the Unit Owner and such mortgagees.
- (c) Adjustment of Shares in Common Elements. If the floor area of the Unit is reduced by the taking, the percentage representing the share in the Common Elements and of the Common Expenses and Common Surplus appurtenant to the Unit shall be reduced by multiplying the percentage of the applicable Unit prior to reduction by a fraction, the numerator of which shall be the area in square feet of the Unit after the taking and the denominator of which shall be the area in square feet of the Unit before the taking. The shares of all Unit Owners in the Common Elements, Common Expenses and Common Surplus shall then be restated as follows:
  - (i) add the total of all percentages of all Units after reduction as aforesaid (the "Remaining Percentage Balance"), and
  - (ii) divide each percentage for each Unit after reduction as aforesaid by the Remaining Percentage Balance.

The result of such division for each Unit shall be the adjusted percentage for such Unit.

17.5. Unit Made Uninhabitable. If the taking is of the entire Unit or reduces the size of a Unit so that it cannot be made habitable (in the sole opinion of the Association), the award for the taking of the Unit shall be used for the following purposes in the order stated and the following changes shall be made to the Condominium:

- (a) Payment of Award. The awards shall be paid first to the applicable Institutional First Mortgagees in amounts sufficient to pay off their mortgages in connection with each Unit which is not so habitable second, to the Association for any due and unpaid Charges and Assessments, third,

jointly to the affected Unit Owners and other mortgagees of their Units. In no event shall the total of such distributions with respect to a specific Unit exceed the market value of such Unit immediately prior to the taking. The balance, if any, shall be applied to repairing and replacing the Common Elements. Any awards attributable to more than one Unit shall be divided among the affected Unit Owners in proportion to the damage or impairment suffered by each such Unit Owner, as determined by the Association in its sole discretion.

- (b) Addition to Common Elements. The remaining portion of the Unit, if any, shall become part of the Common Elements and shall be placed in a condition allowing, to the extent possible, for use by all of the Unit Owners in the manner approved by the Board of Directors, provided that if the cost of the work therefor shall exceed the balance of the fund from the award for the taking, such work shall be approved in the manner elsewhere required for capital improvements to the Common Elements.
- (c) Adjustment of Shares. The shares in the Common Elements Common Expenses and Common Surplus appurtenant to the Units that continue as part of the Condominium shall be adjusted to distribute the shares in the Common Elements, Common Expenses and Common Surplus among the reduced number of Unit Owners (and among reduced Units). This shall be effected by restating the shares of continuing Unit Owners as follows:
  - (i) add the total of all percentages of all Units of continuing Unit Owners prior to this adjustment, but after any adjustments made necessary by subsection 17.4(c) hereof (the "Percentage Balance"), and
  - (ii) divide the percentage of each Unit of a continuing Unit Owner prior to this adjustment, but after any adjustments made necessary by subsection 17.4(c) hereof, by the Percentage Balance.

The result of such division for each Unit shall be the adjusted percentage for such Unit.

- (d) Assessments. If the balance of the award (after payments to the Unit Owners and such Owner's mortgagees as above provided) for the taking is not sufficient to alter the remaining portion of the Unit for use as a part of the Common Elements, the additional funds required for such purposes shall be raised by Assessments against all of the Unit Owners who will continue as Owners of Units after the changes in the Condominium effected by the taking. The Assessments shall be made in proportion to the applicable percentage shares of those Unit Owners after all adjustments to such shares effected pursuant hereto by reason of the taking.

(e) Arbitration. If the market value of a Unit prior to the taking cannot be determined by agreement between the Unit Owner and mortgagees of the Unit and the Association within 30 days after notice of a dispute by any affected party, such value shall be determined by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be two appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the Unit. A judgment upon the decision rendered by the arbitrators may be entered in any court of competent jurisdiction in accordance with the Florida Arbitration Code. The cost of arbitration proceedings shall be assessed against all Units Owners, including Owners who will not continue after the taking, in proportion to the applicable percentage shares of such Owners as they exist prior to the adjustments to such shares effected pursuant hereto by reason of taking.

17.6. Taking of Common Elements. Awards for the taking of Common Elements shall be used to render the remaining portion of the Common Elements usable in the manner approved by the Board of Directors, provided, that if the cost of such work shall exceed the balance of the funds from the awards for the taking, the work shall be approved in the manner elsewhere required for capital improvements to the Common Elements. The balance of the awards for the taking of Common Elements, if any, shall be distributed to the Unit Owners in the shares in which they own the Common Elements after adjustments to these shares effected pursuant hereto by reason of the taking. If there is a mortgage on a Unit, the distribution shall be paid jointly to the Unit Owner and the mortgagees of the Unit.

17.7. Amendment of Declaration. The changes in Units, in the Common Elements and in the ownership of the Common Elements and shares in the Common Expenses and Common Surplus that are effected by the taking shall be evidenced by an amendment to this Declaration of Condominium that is only required to be approved by, and executed upon the direction of, a majority of the Board of Directors.

18. Occupancy and Use Restrictions. In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions.

18.1. Leases. Leasing of the Units shall not be subject to the prior written approval of the Association; provided, however, that each Unit Owner must conduct a reasonable investigation into the criminal history of any prospective lessee of its Unit and shall not lease its Unit to any individual who, in the opinion of a prudent person, would, because of their criminal history, present a potential danger to other residents of the Building. Every lease of a Unit shall specifically require a deposit in an amount equivalent to one (1) month's rent (the "Deposit") to be held by the Association, provided, however, that the Deposit shall not be required for

any Unit which is rented or leased directly by the Developer. Such lease may require additional deposits which may be held by the Unit Owner. No lease shall be for a term of less than seven (7) months. Regardless of whether expressed in the applicable lease, if any, a Unit Owner shall be jointly and severally liable to the Association for the acts and omissions of its tenant(s) and occupant(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all rules and regulations of the Association. All leases shall be in writing, in a standard form adopted by the Board, and shall provide that the Condominium Association shall have the right (i) to terminate the lease upon default by the tenant in observing any of the provisions of the Declaration of Condominium, the Articles of Incorporation or By-Laws, the rules and regulations of the Association, or any other applicable provisions of any agreement, document or instrument governing the Condominium or administered by the Condominium Association, and (ii) to collect all rental payments due to the Owner and to apply same against unpaid Assessments if, and to the extent that, the Unit Owner is in default in the payment of Assessments. This Section 18.1 shall also apply to subleases, assignments and renewals of leases, and to any "roommate lease" by an Owner of a two or three bedroom Unit to a tenant who will occupy the Unit contemporaneously with the Unit Owner.

All leases shall also be in writing and shall provide that the Association shall have the right (i) to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation, the By-Laws, the rules and regulations of the Association or any other applicable provisions of any other agreement, document or instrument governing the Condominium or administered by the Condominium Association or any other applicable governmental law, rule or regulation upon any Unit Owner's failure to cure such default within ten (10) days after receiving written notice of such default from the Association and (ii) to collect all rental payments due to the Owner and to apply same against unpaid Assessments if, and to the extent that, the Unit Owner is in default in the payment of Assessments.

Except as otherwise provided in the public records of the Orange County, Florida, there shall be no restrictions on the frequency of the leasing of the Commercial Units, or the duration of any tenancy or license thereof, nor on the persons to whom a Commercial Unit may be leased. All, a portion, or more than one portion of a Commercial Unit may be rented.

When a Unit is leased, the tenant shall have all of the Unit Owner's use rights to all Association Property, Common Elements, and the Owner of the leased Unit shall not have such rights, except as a guest. Nothing herein shall interfere with the access rights of the Unit Owner as a landlord pursuant to Chapter 83, Florida Statutes.

18.2. Children. Children shall be permitted to reside in the Units.

18.3. Pets. Except as hereafter provided, no animals of any kind shall be raised, bred, or kept on any portion of the Condominium Property. There may not be more than two (2) household pets maintained within any Unit and the Limited Common Elements appurtenant thereto, to be limited to a dog or a cat, which shall not be kept, bred or maintained for any commercial purpose and shall not become a nuisance or annoyance to neighbors. Those pets which, in the sole discretion of the Association, endanger health, have the propensity for dangerous or vicious behavior (such as pit bulldogs or other similar breeds or mixed breeds), make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or to the owner of any other portion of the Condominium Property shall be removed upon request of the Board. In no event shall any pet, which when fully grown would exceed 80 pounds, be kept on any portion of the Condominium Property. Notwithstanding the foregoing, the Developer, in its sole and absolute discretion, may grant written exemptions from the 80 pound pet restriction. Any subsequent pet owned by a Unit Owner who received such an exemption from the Developer shall be subject to the 80 pound pet restriction as provided herein. Unit Owners must pick up all solid wastes of their pets and dispose of such wastes appropriately. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times or must be carried, when outside the Unit. Pets shall be allowed in the service elevator only and shall under no circumstances be allowed in the main elevators. No pet may be kept on a balcony or terrace when its owner is not in the Unit. Without limiting the generality of Section 20 hereof, any violation of the provisions of this Section 18.3 shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property.

18.4. Use of Common Elements and Association Property. Owners of Commercial Units shall be entitled to the use and enjoyment of only those Common Elements which are (i) located on the first floor of the Building and (ii) reasonably necessary for the use of the Commercial Units for commercial purposes. The Owners of Commercial Units, by taking title to their Unit, agree and acknowledge that the aforementioned use restriction is reasonable and necessary to protect the residential character of the Condominium Property and that such Owner is purchasing its Commercial Units for the purpose of conducting a commercial enterprise within its Commercial Unit and not for the use and enjoyment of the Common Elements except as stated above.

The Common Elements and Association Property shall be used only for furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the Units. The Common Elements shall not be obstructed, littered, defaced, or misused in any manner. In no event shall any Unit Owner or occupant place, or permit the placement of any item which obstructs, or otherwise impedes access to, any portion of the Condominium Property which are either designated or used as delivery and receiving areas.

- 18.5. Nuisances. No portion of the Units, Limited Common Elements or Common Elements shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious or unsightly to the eye, nor shall any substance, thing, or material be kept on any portion of the Units or the Limited Common Elements appurtenant thereto that will emit foul or obnoxious odors or cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding properties. No noxious or offensive activity shall be carried on in any Units, Limited Common Elements, Common Elements or other portions of the Condominium Property, nor shall anything be done therein which may be or become an unreasonable annoyance or nuisance to any Owner. The Board of Directors shall have the right to determine if any equipment fixture, improvement materials or activity producing such noise or odor constitutes a nuisance. In particular, during the hours from 11:00 p.m. through 8:00 a.m. no Unit Owner shall play (or permit to be played in its Unit, or in the Limited Common Elements or Common Elements) any musical instrument, phonograph, television, radio or the like in a way that unreasonably disturbs or annoys other Unit Owners or occupants. Additionally, there shall not be maintained therein any plants, animals, devices or things of any sort whose activities or existence is in any way noxious, dangerous, unsightly, unpleasant, or of a nature that may diminish or destroy the enjoyment of the Units, or any other portions of the Condominium Property. No outside burning of wood, leaves, trash, garbage, or household refuse shall be permitted within the Condominium Property. No activity specifically permitted by this Declaration shall be deemed a nuisance.
- 18.6. Outside Items. No rubbish, garbage, refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Condominium Property, except within designated trash receptacles. No linens, clothing, household fabrics, curtains, rugs, or laundry of any kind shall be hung, shaken, dried or aired from any windows, doors, balconies, terraces or other portions of the Condominium Property. No articles shall be placed on balconies, patios or similar areas, including without limitation, planters and tile or other treatments for the patio surfaces. The foregoing shall not prevent temporarily placing and using patio-type furniture in such areas if the same are normally and customarily used for a residential balcony, patio or terrace area. In the event of any doubt or dispute as to whether a particular item is permitted hereunder, the decision of the Board of Directors shall be final and dispositive.
- 18.7. Firearms. The discharge of firearms within the Condominium is prohibited. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types, regardless of size.
- 18.8. No Improper Uses. No improper, offensive, hazardous or unlawful use shall be made of the Condominium Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations or

requirements of any governmental agency having jurisdiction thereover, relating to any portion of the Condominium Property, shall be corrected by, and at the sole expense of, the party obligated to maintain or repair such portion of the Condominium Property, as elsewhere herein set forth. Notwithstanding the foregoing and any provisions of this Declaration, the Articles of Incorporation or the By-Laws, the Association shall not be liable to any person(s) for its failure to enforce the provisions of this Section 18.8. No activity specifically permitted by this Declaration shall be deemed to be a violation of this Section.

- 18.9. Alterations. Without limiting the generality of Section 10.1 hereof, but subject to the provisions of Section 12 hereof, no Unit Owner shall cause or allow improvements or changes to his Unit, or to any Limited Common Elements, Common Elements, or Association Property, which alters the exterior appearance thereof, or which could in any way affect the structural, electrical, plumbing or mechanical systems of the Building without obtaining the prior written consent of the Association (in the manner specified in Section 10.1 hereof). No spas, hot tubs, whirlpools or similar improvements shall be permitted on any patio or balcony.

Drilling into or otherwise perforating any aluminum supports for the window or curtain wall which comprises the exterior wall of each Unit is prohibited.

- 18.10. Floor Coverings. Hard and/or heavy surface floor coverings in any area of a Unit, including, without limitation, tile, marble or wood may not be installed in any part of a Unit, without the prior written consent of the Association (in the manner specified in Section 10.1 hereof). The Association shall not approve the installation of hard and/or heavy surface floor coverings (for which approval is required) unless the aggregate sound isolation and acoustical treatment carries a minimum Sound Transmission Classification (STC) of 42 and a minimum Impact Isolation Classification (IIC) of 48. The installation of the foregoing materials shall be performed in a manner that provides proper mechanical isolation of the flooring materials for any ridged part of the building structure, whether of the concrete sub-floor (vertical transmission) or adjacent walls and fittings (horizontal transmission). Notwithstanding the foregoing, the Association shall not be liable to any person(s) for its failure to enforce the provisions of this Section 18.10.

- 18.11. Exterior Improvements. Without limiting the generality of Section 10.1 or 18.9 hereof, but subject to the provisions of this Declaration specifically permitting same, no Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Units or the Limited Common Elements appurtenant thereto (including, but not limited to awnings, canopies, shutters, window coverings, signs, screens, window tinting, fixtures and equipment), without the prior written consent of the Association. No painting or changes in the exterior colors of any Units or the Limited Common Elements appurtenant thereto shall be permitted.



- 18.12. Signs. No sign, poster, display, billboard or other advertising device of any kind including, without limitation, "FOR SALE", "FOR RENT", security service or construction signs (together, "Signage") shall be displayed to the public view on any portion of the Units, Limited Common Elements or Common Elements, without the prior written consent of the Association, except (a) Signage, regardless of size, used by the Developer, its successors or assigns or a party developing or marketing any portion of the Condominium Property, including Signage used for construction or repairs, advertising, marketing, promotion, sales or leasing activities, (b) Signage installed as part of the initial construction of the Units or other improvements and replacements of such Signage (similar or otherwise) and (c) bulletin boards, entrance, directional, informational and similar signs used by the Association. The Association's consent to the use of Signage in connection with Commercial Units shall not be withheld, conditioned or delayed if such Signage is substantially similar to existing Signage relating to any Commercial Unit and, in any event, shall not be unreasonably withheld, conditioned or delayed.
- 18.13. Lighting. Except for seasonal decorative lights, which may be displayed between December 1 and January 10 only, all exterior lights and exterior electrical outlets must be approved in accordance with Section 10 of this Declaration.
- 18.14. Exterior Sculpture and Similar Items. Exterior sculpture, flags, and similar items must be approved in accordance with Section 10 of the Declaration, provided, however, that nothing herein shall prohibit the appropriate display of the American flag. On Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, any Unit Owner may display in a respectful way portable removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.
- 18.15. Air Conditioning Units. No window or wall mounted air conditioning units may be installed in any Unit.
- 18.16. Outside Installations. No radio station or shortwave operations of any kind shall operate from any Units, Limited Common Elements or Common Elements. To the extent permitted by law, no exterior satellite dish, radio antenna, television antenna or other antenna of any type shall be erected or maintained on the Limited Common Elements, Common Elements or in the Units, except that a master antenna or antennae and other equipment, or cable television antenna or antennae or satellite dish or dishes, may be provided for the use of Owners as part of the Community Systems, and the Developer and the Association may grant and hereby reserve easements for such purposes.
- 18.17. Window and Door Treatments. No screen doors, reflective film, tinting or window coverings shall be installed on any windows or glass doors unless approved by the Association in accordance with Section 10.1 of this Declaration. Curtains, drapes and other window coverings (including their linings) which are visible from the exterior of the Building, shall be white or off-white in color,

unless otherwise specifically approved by the Board of Directors. No aluminum foil may be placed in any window or glass door of a Unit, and no reflective substance may be placed on any glass in a Unit, except for any substance previously approved by the Board of Directors for energy conservation or hurricane protection purposes. No unsightly materials may be placed on any window or glass door or shall be visible through such window or glass door. Any screen door must be of a uniform type approved by the Association.

- 18.18. Hazardous Substances. No flammable, combustible or explosive fluids, chemicals or other substances may be kept in any Unit, Limited Common Elements or Common Elements, except such as are generally used for normal household purposes. No electric, gas, charcoal or other cooking devices, or outside cooking, is permitted on any patio or balcony.
- 18.19. Play Equipment, Strollers, Etc. Bicycles, tricycles, scooters, skateboards, and other play equipment, baby strollers and similar items shall not at any time be left in the hallways or other Common Elements or in the Limited Common Elements (including balconies, terraces and patios), except for those areas specifically designated by the Association as a storage area for such items.
- 18.20. Parking and Prohibited Vehicles. No person shall park any vehicle so as to obstruct or otherwise impede ingress or egress to any parking spaces, including, without limitation, to a parking space assigned to any other Unit. Parking in the Condominium shall be restricted to private automobiles and passenger-type vans, jeeps and pick-up trucks not exceeding three-quarter ton, motorcycles and motor scooters (all of which are collectively referred to herein as "vehicles"). The Board shall have the authority to prohibit any vehicle, including any motorcycle or motor scooter, which it determines constitutes a nuisance due to its noise level, particularly where such vehicle is operated in the early morning or late evening hours. No vehicle is permitted on the Condominium Property which leaks oil, brake fluid transmission fluid or other fluids. No Owner, occupant or other person shall conduct repairs or restorations on any motor vehicle, or other vehicle, or race the engine of any vehicle, upon any portions of the Condominium Property. Up to two (2) motorcycles or motor scooters may be parked in a single space, provided, however, that in no event shall a motorcycle or a motor scooter be parked in the same parking space as another vehicle or between any parking spaces.

The prohibitions on parking contained in this section shall not apply to temporary parking of (a) commercial vehicles, such as for construction use or providing pick-up and delivery and other commercial services, (b) any vehicles of the Declarant, or its affiliates or designees, used for construction, maintenance, sales or marketing purposes, (c) service vehicles operated in connection with the Association, or its management company.

Subject to applicable laws and ordinances, any vehicle, boat, motorcycle or trailer parked in violation of these or other restrictions contained herein or in the rules

and regulations may be towed by the Association at the sole expense of the owner of such vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor shall it be guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

- 18.21. Insurance Rates. Nothing shall be done or kept in the Common Elements or within the Units or the Limited Common Elements which will increase the rate of insurance on any property insured by the Association without the approval of the Board, nor shall anything be done or kept in the Units, or on the Limited Common Elements or Common Elements, which would result in the cancellation of insurance on any property insured by the Association or which would be in violation of any law.
- 18.22. Association Access to Units. In order to facilitate access to the Units by the Association for the purposes enumerated in Section 12.1 hereof, it shall be the responsibility of all Unit Owners to deliver a set of keys to their Unit to the Association to use in the performance of its functions. No Owner shall change the locks to its Unit without so notifying the Association and delivering to the Association a new set of keys to such Unit.
- 18.23. Rules and Regulations. As provided in the By-Laws, the Board of Directors may adopt rules and regulations applicable to all portions of the Condominium Property other than the property owned by the Declarant. In the event that such rules or regulations are adopted, they may be enforced in the same manner as the restrictions set forth in this Section and may be modified, added to or revoked, in whole or in part, by the Board of Directors and as provided in the By-Laws.
- 18.24. Effect on Developer. The restrictions and limitations set forth in this Section 18 shall not apply to the Developer or to Units owned by the Developer except that the Developer shall be subject to the lease approval requirements and pet restrictions set forth in Sections 18.1 and 18.3 respectively, and the restrictions on types of vehicles allowed to park on the Condominium Property or on any Association Property, set forth in Section 18.20, however the Developer and its designees shall be exempt from any such restrictions if the vehicle is engaged in any activity relating to construction, decorating, maintenance, sale, rental or marketing of Units.
19. Selling and Mortgaging of Units. No Unit Owner other than the Developer may sell their Unit except by complying with the following provisions.
- 19.1. One Year Limitation. By accepting the deed to its Unit, each Unit Owner acknowledges that Developer has a legitimate interest maintaining continuity of ownership in the Project. Accordingly, except as specifically permitted pursuant to this Section 19, no Unit Owner may convey any Unit until one (1) year after

the date on which such Unit Owner takes title to said Unit, except as provided herein. This limitation shall be in effect until the second anniversary of the date on which this Declaration is recorded in the public records of Orange County, Florida.

Any purported sale of a Unit in violation of this Section shall be voidable at any time at the election of the Association and if the Board of Directors shall so elect, the Unit Owner shall be deemed to have authorized and empowered the Association to institute legal proceedings to void the conveyance. Said Unit Owner shall reimburse the Association for all expenses (including attorneys' fees and disbursements) incurred in connection with such proceedings.

The foregoing restrictions regarding sales of Units shall not apply to Units sold by or to the Developer or by or to any Institutional First Mortgagee acquiring title by foreclosure or by a deed in lieu of foreclosure or in satisfaction of debt.

Notwithstanding anything herein contained to the contrary, the Board of Directors, in exercising its rights as provided in this Section 19.1, shall not make any decision in a discriminatory manner, and no decision shall be made on the basis of race, gender, religion, national origin or physical or mental handicap.

- 19.2. No Severance of Ownership. No part of the Limited Common Elements or Common Elements may be sold, conveyed or otherwise disposed of, except as an appurtenance to the Unit in connection with a sale, conveyance or other disposition of the Unit to which such interest is appurtenant, and any sale, conveyance or other disposition of a Unit shall be deemed to include that Unit's appurtenant interest in the Limited Common Elements and Common Elements whether or not explicitly stated.
- 19.3. Waiver by the Association of One Year Limitation. The one (1) year limitation contained in Section 19.1 may be waived by the Association only in the manner provided in Section 19.5. In the event the Association shall waive this one year limitation on conveyances as to any Unit, such Unit may be sold and conveyed free and clear of the provisions of Section 19.1.
- 19.4. Certificate of Waiver of One Year Limitation. A certificate executed and acknowledged by an officer of the Association stating that the provisions of Section 19.1 have been satisfied by a Unit Owner, or stating that the one (1) year limitation contained therein has been duly waived by the Association, and that, as a result thereof, the rights of the Association thereunder have terminated, shall be conclusive with respect to all persons who rely on such certificate in good faith. The Board of Directors shall furnish such certificate upon request to any Unit Owner with respect to whom the provisions of such Section have in fact been waived. No fee shall be charged by the Association in connection with the furnishing of such certificate in excess of the charges reasonably required for same, and such charges shall not exceed the maximum amount allowed under the Act.

19.5. Exceptions.

- (a) The provisions of Section 19.1 shall not apply with respect to any sale or conveyance of any Unit by (i) the Unit Owner thereof to his spouse, adult children, parents, parents-in-law, adult siblings or a trust, corporation or other entity where the Unit Owner or the aforementioned related persons are and continue to be the sole beneficiary or equity owner of such trust, corporation or other entity, or to any one or more of the above, (ii) the Developer, (iii) the Association, (iv) any proper officer conducting the sale of a Unit in connection with the foreclosure of a mortgage or other lien covering such Unit or the delivery of a deed in lieu of foreclosure, (v) the owner of the Commercial Unit, or (vi) an Institutional First Mortgagee (or its designee) deriving title by virtue of foreclosure of its mortgage or acceptance of a deed in lieu of foreclosure or in satisfaction of debt, provided, however, that each succeeding Unit Owner shall be bound by, and his Unit subject to, the provisions of this Section 19. The Association shall be given prior written notice of any such conveyance or transfer, including the name and address of the intended grantee.
- (b) In addition to the conveyances contemplated by subparagraph (a) above, the Association, through the Board of Directors, is authorized and shall waive the one (1) year limitation of Section 19.1 if, in its reasonable discretion, it determines that the enforcement of the provisions of Section 19.1 would result in a material financial hardship on a Unit Owner; provided, however, a Unit Owner forgoing a profit on the sale of its Unit shall not alone constitute financial hardship.

19.6. Gifts and Devises, etc. Any Unit Owner shall be free to convey or transfer his Unit by gift, to devise his Unit by will, or to have his Unit pass by intestacy, without restriction, provided, however, that each succeeding Unit Owner shall be bound by, and his Unit subject to, the provisions of this Section 19. The Association shall be given prompt written notice of any such conveyance or transfer, including the name and address of the intended grantee.

19.7. Mortgage of Units. Each Unit Owner shall have the right to mortgage his Unit without restriction.

20. Compliance and Default. The Association, each Unit Owner, occupant of a Unit, tenant, guest and other invitee of a Unit Owner, shall be governed by and shall comply with the terms of this Declaration and all exhibits attached hereto, and the rules and regulations adopted pursuant to those documents, as the same may be amended from time to time, and the provisions of all of such documents shall be deemed incorporated into any lease of a Unit whether or not expressly stated in such lease. The Association (and Unit Owners, if appropriate) shall be entitled to the following relief in addition to the remedies provided by the Act.

20.1. Mandatory Nonbinding Arbitration and Mediation of Disputes.

Prior to the institution of court litigation, a party to a Dispute shall petition the Division for nonbinding arbitration. The petition must be accompanied by a filing fee in the amount of \$50. Filing fees collected under this section must be used to defray the expenses of the alternative dispute resolution program. The petition must recite, and have attached thereto, supporting proof that the petitioner gave the respondents:

- (1) Advance written notice of the specific nature of the Dispute,
- (2) A demand for relief and a reasonable opportunity to comply or to provide the relief, and
- (3) Notice of the intention to file an arbitration petition or other legal action in the absence of a resolution of the Dispute.

Failure to include the allegations or proof of compliance with these prerequisites requires dismissal of the petition without prejudice. Upon receipt, the petition shall be promptly reviewed by the Division to determine the existence of a dispute and compliance with the requirements of paragraphs (1) and (2). If emergency relief is required and is not available through arbitration, a motion to stay the arbitration may be filed. The motion must be accompanied by a verified petition alleging facts that, if proven, would support entry of a temporary injunction, and if an appropriate motion and supporting papers are filed, the Division may abate the arbitration pending a court hearing and disposition of a motion for temporary injunction. Upon determination from the Division that a Dispute exists and that the petition substantially meets the requirements of paragraphs (1) and (2) and any other applicable rules, a copy of the petition shall forthwith be served by the Division upon all respondents. Either before or after the filing of the respondents' answer to the petition, any party may request that the arbitrator refer the case to mediation under this section and any rules adopted by the Division. Upon receipt of a request for mediation, the Division shall promptly contact the parties to determine if there is agreement that mediation would be appropriate if all parties agree, the Dispute must be referred to mediation. Notwithstanding a lack of an agreement by all parties, the arbitrator may refer a Dispute to mediation at any time.

Upon referral of a case to mediation, the parties must select a mutually acceptable mediator. To assist in the selection, the arbitrator shall provide the parties with a list of both volunteer and paid mediators that have been certified by the Division under section 718.501. If the parties are unable to agree on a mediator within the time allowed by the arbitrator, the arbitrator shall appoint a mediator from a list of certified mediators. If a case is referred to mediation the parties shall attend a mediation conference as scheduled by the parties and the mediator, if any party fails to attend a duly noted mediation conference, without permission or approval of the arbitrator or mediator, the arbitrator must impose sanctions against the party including the striking of any pleading filed, the entry of an order of dismissal or default if appropriate, and the award of costs and attorney's fees incurred by the other parties. Unless otherwise agreed to by the parties or as provided by order of the arbitrator, a party is deemed to have appeared at a mediation conference by the physical presence of the party or its representative having full authority to settle without further consultation, provided that the Association may comply by having one or more representatives present with full authority to negotiate a settlement and recommend that the board ratify and approve such a settlement within five (5) days from the date of the mediation conference. The parties shall share equally the expense of mediation, unless otherwise agreed.

The purpose of mediation as provided for by this section is to present the parties with an opportunity to resolve the underlying dispute in good faith, and with a minimum expenditure of time and resources.

Mediation proceedings must generally be conducted in accordance with Florida Rules of Civil Procedure, and these proceedings are privileged and confidential to the same extent as court-ordered mediation. Persons who are not parties to the dispute are not allowed to attend the mediation conference without the consent of all parties, with the exception of counsel for the parties and corporate representatives designated to appear for a party. If the mediator declares an impasse after a mediation conference has been held, the arbitration proceeding terminates unless all parties agree in writing to continue the arbitration proceeding, in which case the arbitrator's decision shall be either binding or nonbinding, as agreed upon by the parties, in the arbitration proceeding, the arbitrator shall not consider any evidence relating to the unsuccessful mediation conference. If the parties do not agree to continue arbitration, the arbitrator shall enter an order of dismissal, and either party may institute a suit in a court of competent jurisdiction. The parties may seek to recover any costs and attorney's fees that may be recovered by the prevailing party in any subsequent litigation.

The arbitration shall be conducted according to rules promulgated by the Division. The filing of a petition for arbitration shall toll the applicable statute of limitations. At the request of any party to the arbitration, such arbitrator shall issue subpoenas for the attendance of witnesses and the production of books, records, documents, and other evidence and any party on whose behalf a

subpoena is issued may apply to the court for orders compelling such attendance and production. Subpoenas shall be served and shall be enforceable in the manner provided by the Florida Rules of Civil Procedure. Discovery may, in the discretion of the arbitrator, be permitted in the manner provided by the Florida Rules of Civil Procedure Rules adopted by the Division may authorize any reasonable sanctions except contempt for a violation of the arbitration procedural rules of the Division or for failure of a party to comply with a reasonable non-final order issued by an arbitrator which is not under judicial review.

The arbitration decision shall be presented to the parties in writing. An arbitration decision is final in those Disputes in which the parties have agreed to be bound. An arbitration decision is also final if a complaint for trial de novo is not filed in a court of competent jurisdiction in the County within thirty (30) days. The right to file for a trial de novo entitles the parties to file a complaint in the appropriate trial court for a judicial resolution of dispute. The prevailing party in the arbitration proceeding shall be awarded the costs of the arbitration and reasonable attorneys' fees in an amount determined by the arbitrator. Such an award shall include the costs and reasonable attorneys fees incurred in the arbitration proceeding as well as the costs and reasonable attorneys fees incurred in preparing for and attending any scheduled mediation. The party who files a complaint for a trial de novo shall be assessed the other party's arbitration costs, court costs and other reasonable costs, including, attorney's fees, investigation expenses and expenses for expert or other testimony or evidence incurred after the arbitration decision if the judgment upon the trial de novo is not more favorable than the arbitration decision. If the judgment is more favorable, the party who filed a complaint for trial de novo shall be awarded reasonable court costs and attorney's fees.

Any party to an arbitration proceeding may enforce an arbitration award by filing a petition in a court of competent jurisdiction in the County. A petition may not be granted unless the time for appeal by the filing of a complaint for a trial de novo has expired. If a complaint for a trial de novo has been filed, a petition may not be granted with respect to an arbitration award that has been stayed. If the petition for enforcement is granted, the petitioner shall recover reasonable attorney's fees and costs incurred in enforcing the arbitration award. A mediation settlement may also be enforced through the county or circuit court, as applicable, and any costs and fees incurred in the enforcement of a settlement agreement reached at mediation must be awarded to the prevailing party in any enforcement action.

- 20.2. Negligence and Compliance. A Unit Owner and/or lessee of a Unit shall be liable for the expense of any maintenance, repair or replacement made necessary by his negligence or by that of any member of his family or his or their guests, employees, agents or Lessees, but only to the extent such expense is not met by the proceeds of insurance actually collected by the Association with respect to such negligence. In the event a Unit Owner, tenant or occupant fails to maintain a Unit or fails to cause such Unit to be maintained, or fails to observe and perform all of the provisions of the Declaration, the By-Laws, the Articles of



Incorporation, applicable rules and regulations, or any other agreement, document or instrument affecting the Condominium Property or administered by the Association, in the manner required, the Association shall have the right to proceed in a court of equity to require performance and/or compliance, to impose any applicable fines, to sue in a court of law for damages and to impose a Charge on the Unit Owner for the sums necessary to do whatever work is required to put the Unit Owner or Unit in compliance. In any proceeding arising because of an alleged failure of a Unit Owner, a tenant or the Association to comply with the requirements of the Act, this Declaration, the exhibits attached hereto, or the rules and regulations adopted pursuant to said documents, as the same may be amended from time to time, to the extent permitted by law, each party shall bear its own costs and attorneys' fees (including appellate attorneys' fees).

21. Termination of Condominium. The Condominium shall continue until (i) terminated by casualty loss, condemnation or eminent domain, as more particularly provided in this Declaration, or (ii) such time as withdrawal of the Condominium Property from the provisions of the Act is authorized by a vote of Owners owning at least 80% of the applicable interests in the Common Elements and by the Primary Institutional First Mortgagee. In the event such withdrawal is authorized as aforesaid, the Condominium Property shall be subject to an action for partition by any Unit Owner, mortgagee or lienor, as if owned in common, in which event the net proceeds of sale shall be divided among all Unit Owners in proportion to their respective interests in the Common Elements, or, if authorized by a vote of a majority of the Unit Owners, in proportion to the appraised value of each Unit as determined by an appraisal to be obtained by the Board. No payment shall be made to a Unit Owner until there has first been paid off out of his share of such net proceeds all mortgages and liens on his Unit in the order of their priority. The termination of the Condominium, as aforesaid, shall be evidenced by a certificate of the Association executed by its President and Secretary, certifying as to the basis of the termination and said certificate shall be recorded among the public records of the County. Upon recordation of said certificate, the Association, within thirty (30) business days, shall notify the Division of the termination and the date the document was recorded, and the official records book and page number of the public records where the document was recorded, and shall provide the Division a copy of the recorded termination notice certified by the clerk.

This Section may only be amended with the prior written consent of the Primary Institutional First Mortgagee and the Developer as long as it owns any Unit.

22. Additional Rights of Mortgagees and Others.

- 22.1. Availability of Association Documents. The Association shall have current and updated copies of the following available for inspection by Institutional First Mortgagees during normal business hours or under other reasonable circumstances as determined by the Board (a) this Declaration, (b) the Articles, (c) the By-Laws, (d) the rules and regulations of the Association, and (e) the books, records and financial statements of the Association.

- 22.2. Amendments. No amendment may change the configuration or size of any Unit in any material fashion, materially alter or modify the appurtenances to the Unit, change the proportion or percentages by which the Unit Owner shares the common expenses and owns the common surplus, or permit timeshare estates to be created in any Unit, unless such amendment is also approved by a Majority of Institutional First Mortgagees, which approval shall not be unreasonably withheld. The approval of a Majority of Institutional First Mortgagees, which shall not be unreasonably withheld, shall also be required if such an approval is required under the rules, regulations or requirements of the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation.
- 22.3. Notices. Any holder, insurer or guarantor of a mortgage on a Unit shall have, if first requested in writing, the right to timely written notice of:
- (a) any condemnation or casualty loss affecting a material portion of the Condominium Property or the affected mortgaged Unit;
  - (b) a sixty (60) day delinquency in the payment of the Assessments or any Charges on a mortgaged Unit;
  - (c) the occurrence of a lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association;
  - (d) any proposed action which requires the consent of a specified number of mortgage holders.
- 22.4. Additional Rights. Institutional First Mortgagees shall have the right, upon written request to the Association, to, (a) receive a copy of the financial statements of the Association for the immediately preceding fiscal year, and (b) receive notices of and attend Association meetings.
23. Covenant Running With the Land. All provisions of this Declaration, the Articles, By-Laws and applicable rules and regulations of the Association, shall, to the extent applicable and unless otherwise expressly herein or therein provided to the contrary, be perpetual and be construed to be covenants running with the Land and with every part thereof and interest therein, and all of the provisions hereof and thereof shall be binding upon and shall inure to the benefit of the Developer and subsequent owner(s) of the Land or any part thereof, or interest therein, and their respective heirs personal representatives, successors and assigns, but the same are not intended to create nor shall they be construed as creating any rights in or for the benefit of the general public. All present and future Unit Owners, tenants and occupants of Units shall be subject to and shall comply with the provisions of this Declaration and such Articles, By-Laws and applicable rules and regulations, as they may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into occupancy of any Unit, shall constitute an adoption and ratification of the provisions of this Declaration, and the Articles By-Laws and applicable rules and regulations of the Association, as they may be

amended from time to time, including, but not limited to, a ratification of any appointments of attorneys-in-fact contained herein.

24. Notices. All notices to the Association required or desired hereunder or under the Articles or By-Laws, shall be sent by certified mail (return receipt requested) to the Association in care of its office at the Condominium, or to such other address as the Association may hereafter designate from time to time by notice in writing to all Unit Owners. Except as provided specifically in the Act, all notices to any Unit Owner shall be sent by first class mail to the address of such Owner's Unit, or such other address as may have been designated by him from time to time, in writing, to the Association. All notices to mortgagees of Units shall be sent by first class mail to their respective addresses, or to such other address as may be designated by them from time to time, in writing to the Association. All notices shall be deemed to have been given when mailed in a postage prepaid sealed envelope, except notices of a change of address, which shall be deemed to have been given when received, or five (5) business days after proper mailing, whichever shall first occur.

25. Additional Provisions.

- 25.1. Interpretation. The Board of Directors shall be responsible for interpreting the provisions hereof and of any of the Exhibits attached hereto. Such interpretations shall be binding upon all parties unless wholly unreasonable and an opinion of legal counsel engaged by the Association for such purpose that any interpretation adopted by the Association is not unreasonable shall conclusively establish the validity of such interpretation.
- 25.2. Mortgagees. Anything herein to the contrary notwithstanding, the Association shall not be responsible to any mortgagee or lienor of any Unit, and may assume the Unit is free of any such mortgages or liens, unless written notice of the existence of such mortgage or lien is received by the Association.
- 25.3. Exhibits. There is hereby incorporated in this Declaration all materials contained in the Exhibits attached hereto, except that as to such Exhibits, any conflicting provisions set forth therein as to their amendment, modification, enforcement and other matters shall control over the provisions hereof.
- 25.4. Signature of President and Secretary. Wherever the signature of the President of the Association is required hereunder, the signature of a vice-president may be substituted therefor, and wherever the signature of the Secretary of the Association is required hereunder, the signature of an assistant secretary may be substituted therefor provided that the same person may not execute any single instrument on behalf of the Association in two separate capacities.
- 25.5. Governing Law. Should any dispute or litigation arise between any of the parties whose rights or duties are affected or determined by this Declaration, the Articles, the By-Laws or applicable rules and regulations adopted pursuant to such

documents, as the same may be amended from time to time, said dispute or litigation shall be governed by the laws of the State of Florida.

- 25.6. Severability. The invalidity in whole or in part of any covenant or restriction, or any section, subsection, sentence, clause, phrase or word, or other provision of this Declaration, the Articles and By-Laws, or applicable rules and regulations adopted pursuant to such documents, as the same may be amended from time to time, shall not affect the validity of the remaining portions thereof which shall remain in full force and effect.
- 25.7. Waiver; Modifications. No provisions contained in this Declaration shall be deemed to have been waived by reason of any failure to enforce the same, without regard to the number of violations or breaches which may occur.

Each Unit Owner, by reason of having acquired ownership (whether by purchase, gift, operation of law or otherwise), and each occupant of a Unit, by reason of his occupancy, shall be deemed to have acknowledged and agreed (i) that all of the provisions of this Declaration, and the Articles and By-Laws, and applicable rules and regulations, are fair and reasonable in all material respects, and (ii) to automatically consent to any rezoning, replatting, covenant in lieu of unity of title, revised site plan, change, addition or deletion made in, on or to the Condominium Property by the Developer or Declarant and in such regard, each Owner, or occupant of a Unit, hereby designates the Association to act on behalf of the Unit Owner, as agent and attorney-in-fact to consent to any such rezoning, replatting, covenant, revision, change, addition or deletion. If requested by the Developer or the Declarant, each Owner shall evidence their consent to a rezoning, replatting, covenant, revision, change, addition or deletion in writing (provided, however that the refusal to give such written consent shall not obviate the automatic effect of this provision). The foregoing Power of Attorney is irrevocable and is coupled with an interest.

- 25.8. Execution of Documents, Attorney-in-Fact. Without limiting the generality of other Sections of this Declaration and without such other Sections limiting the generality hereof, each Owner, by reason of the acceptance of a deed to such Owner's Unit, hereby agrees to execute, at the request of the Developer, all documents or consents which may be required by all governmental agencies to allow the Developer and its affiliates to complete the plan of development as such plan may be hereafter amended, and each such Owner further appoints hereby and thereby the Developer as such Owner's agent and attorney-in-fact to execute, on behalf and in the name of such Owners, any and all of such documents or consents. This Power of Attorney is irrevocable and coupled with an interest. The provisions of this Section may not be amended without the consent of the Developer.
- 25.9. Litigation/Waiver of Jury Trial. As to any claim arising from or connected with the Developer's construction, development, repair, replacement or maintenance of the Condominium Property or the Developer's operation of the Association (the

"Development Matters"), then, in addition to any requirement under Section 558.004 of the Florida Statutes, or any successor provision or other provision of the Florida Statutes, if applicable, it shall be a material condition precedent to the institution of any proceeding regarding Development Matters that (i) the party or parties bringing same shall have first given notice to the Developer or other party against whom/which relief or recovery is sought (the "Defendant") of the specific Development Matters complained of and what actions are necessary to cure or correct same, and (ii) the Defendant shall have been given at least forty-five (45) days (subject to reasonable extension by reason of matters beyond the control of the Defendant or because of the nature of the applicable Development Matter(s) and the time necessary to cure or correct same; provided, however, that if such extension were to extend beyond any applicable statute of limitations, Developer shall be obligated to enter into an agreement tolling the statute of limitations) in which to cure or correct the applicable Development Matter(s) and shall have materially failed to do so **THE DEVELOPER, THE ASSOCIATION, AND ALL OWNERS AND OTHER PERSONS ACQUIRING ANY RIGHT, TITLE OR INTEREST IN OR TO ANY UNIT, EACH HEREBY WAIVES TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM PERTAINING TO ANY DEVELOPMENT MATTERS.** Without limiting the general binding effect of this Declaration, each Owner and other person acquiring any right, title or interest in or to any Unit shall be deemed, by virtue of the acceptance of the conveyance, grant, transfer or assignment thereof, to be fully bound by the provisions of this Section 25.9, as shall the Developer and the Association.

- 25.10. Gender; Plurality. Wherever the context so permits the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all or no genders.
- 25.11. Captions. The captions herein and in the Exhibits attached hereto are inserted only as a matter of convenience and for ease of reference and in no way define or limit the scope of the particular document or any provision thereof.
- 25.12. Liability. Notwithstanding anything contained herein or in the Articles of Incorporation, Bylaws, any rules or regulations of the Association or any other document governing or binding the association (collectively, the "Association Documents"), the Association, except to the extent specifically provided to the contrary herein, shall not be liable or responsible for or in any manner as a guarantor or insurer of, the health, safety or welfare of any Owner, occupant or user of any portion of the Condominium Property and/or Association Property including, without limitation, Owners and their guests, invitees, agents, servants, contractors or subcontractors or for any property of any such persons. Without limiting the generality of the foregoing,

24.12.1 it is the express intent of the Association Documents that the various provisions thereof which are enforceable by the Association and which govern or regulate the uses of the properties have been written, and are to

be interpreted and enforced, for the sole purpose of enhancing and maintaining the enjoyment of the properties and the value thereof,

24.12.2 the Association is not empowered, and has not been created, to act as an entity which enforces or ensures the compliance with the laws of the United States, State of Florida, County and/or any other jurisdiction or the prevention of tortious activities, and

24.12.3 the provisions of the Association Documents setting forth the uses of assessments which relate to health, safety and/or welfare shall be interpreted and applied only as limitations on the uses of assessment funds and not as creating a duty of the Association to protect or further the health safety or welfare of any person(s), even if assessment funds are chosen to be used for any such reason.

Each Unit Owner (by virtue of his acceptance of title to his Unit) and each other person having an interest in or lien upon, or making use of, any portion of the properties (by virtue of accepting such interest or lien or making such use) shall be bound by this provision and shall be deemed to have automatically waived any and all rights, claims, demands and causes of action against the Association arising from or connected with any matter for which the Liability of the Association has been disclaimed hereby. As used herein, "Association" shall include within its meaning all of the Association's directors, officers, committee and board members, employees, agents, contractors (including management companies), subcontractors, successors and assigns, and any persons designated, from time to time, by the Association or by the Unit Owners to act on their behalf as directors, voting members or otherwise. The provisions hereof shall also inure to the benefit of the Developer, which shall be fully protected hereby.

26. Community Systems.

26.1. Ownership of Community Systems. The Developer reserves unto itself, its successors, assigns, contractors, designees and nominees, ownership of the following systems (including any and all related equipment such as, for example, conduits, wires, amplifiers, antennas, satellite receivers and transmitters, towers and other apparatus, installations and fixtures, including those based on, containing or serving future technological advances not now known): (i) video communications and distribution systems, including, but not limited to, cable television systems (private or franchised, wired or wireless), closed circuit systems, pay TV systems, master antenna TV (MATV) systems, satellite master antenna television (SMATV) systems, satellite receiving or transmitting systems, and all other multi-channel video distribution systems, and the like which it (or one of its successors, assigns, designees or nominees) installs or causes to be installed in part or whole on the Condominium Property (any such system or device and its related equipment being hereinafter referred to as "Video Communications System"), (ii) communication systems, digital satellite systems and/or other devices which are used, in part or in whole to provide internet access

or related services, internet website communication or the future equivalent which it (or one of its successors, assigns, designees or nominees) installs or causes to be installed in part or in whole on the Condominium Property (any such system or device and its related equipment being hereinafter referred to as the "Internet System"), (iii) telecommunications systems or devices including, but not limited to, telephone, voice, data, information, and the like which it (or one of its successors, assigns, designees or nominees) installs or causes to be installed in part or in whole on the Condominium Property (any such system or device and its related equipment being hereinafter referred to as the "Telecommunications System"), (iv) monitoring/alarm systems or devices including, but not limited to, access control devices, and the like which it (or one of its successors, assigns, designees or nominees) installs or causes to be installed in part or in whole on the Condominium Property (any such system or device and its related equipment being hereinafter referred to as the "Monitoring System"). The Video Communications System, Internet System, Telecommunications System and Monitoring System, and any and all parts thereof, are referred to collectively, the "Community Systems".

- 26.2. Right to Transfer Community Systems. Developer shall have the right, but not the obligation, to convey, transfer, sell, lease or assign all or any portion of the Community Systems located within the Property, or all or any portion of the rights, duties or obligations with respect thereto to the Association or any other person or entity (including an Owner, as to any portion of a Community System located on/in his Unit). Without limiting the generality of Section 26.1, if and when any of the aforesaid entities receives such a conveyance, sale transfer or assignment, such entity shall automatically be deemed vested with such rights of Developer with regard thereto as are assigned by Developer in connection therewith, provided however, that if the Association is the applicable entity then any Community Systems or portions thereof shall be deemed Common Areas hereunder and the Association's rights, duties and obligations with respect thereto shall be the same as those applicable to other Common Areas unless otherwise provided by Developer. Any conveyance, transfer, sale or assignment made by Developer pursuant to this Section 26.2: (i) may be made with or without consideration, (ii) shall not require the consent or approval of the Association or any Owner and (iii) if made to the Association, shall be deemed to have been automatically accepted (with all rights duties obligations and liabilities with respect thereto being deemed to have been automatically assumed) in recognition of the intended increased effectiveness and potentially decreased installation and maintenance costs and user fees arising from the connection of all Units to the applicable Community Systems, each Owner and occupant of a Unit shall by virtue of the acceptance of the deed or other right of occupancy thereof, be deemed to have consented to and ratified any and all agreements to which the Association is a party which is based upon (in terms of pricing structure or otherwise) a requirement that all Units be so connected. The foregoing shall not, however, prohibit the Association or Community Systems provider from making exceptions to any such 100% use requirement in its reasonable discretion. WITH RESPECT TO COMMUNITY SYSTEMS, ALL PERSONS ARE REFERRED

TO SECTION 26.3 HEREOF, WHICH SHALL AT ALL TIMES APPLY TO THIS SECTION.

- 26.3. NOTICES AND DISCLAIMERS AS TO COMMUNITY SYSTEMS. THE DEVELOPER, THE ASSOCIATION, OR THEIR SUCCESSORS, ASSIGNS OR FRANCHISEES AND ANY APPLICABLE CABLE, TELECOMMUNICATIONS OR OTHER OPERATOR (AN "OPERATOR"), MAY ENTER INTO CONTRACTS FOR THE PROVISION OF COMMUNITY SERVICES THROUGH ANY COMMUNITY SYSTEMS. DEVELOPER, THE ASSOCIATION, OPERATORS AND THEIR FRANCHISEES, DO NOT GUARANTEE OR WARRANT, EXPRESSLY OR IMPLIED, THE MERCHANTABILITY OR FITNESS FOR USE OF ANY SUCH ACCESS CONTROL SYSTEM OR SERVICES, OR THAT ANY SYSTEM OR SERVICES WILL PREVENT INTRUSIONS, FIRES OR OTHER OCCURRENCES, OR THE CONSEQUENCES OF SUCH OCCURRENCES, REGARDLESS OF WHETHER OR NOT THE SYSTEM OR SERVICES ARE DESIGNED TO MONITOR SAME, AND EVERY OWNER OR OCCUPANT OF PROPERTY SERVICED BY THE COMMUNITY SYSTEMS ACKNOWLEDGES THAT DEVELOPER, THE ASSOCIATION OR ANY SUCCESSOR, ASSIGN OR FRANCHISEE OF THE DEVELOPER OR ANY OF THE OTHER AFORESAID ENTITIES AND ANY OPERATOR, ARE NOT INSURERS OF THE OWNER OR OCCUPANTS PROPERTY OR OF THE PROPERTY OF OTHERS LOCATED ON THE PREMISES AND WILL NOT BE RESPONSIBLE OR LIABLE FOR LOSSES, INJURIES OR DEATHS RESULTING FROM SUCH OCCURRENCES. IT IS EXTREMELY DIFFICULT AND IMPRACTICAL TO DETERMINE THE ACTUAL DAMAGES, IF ANY WHICH MAY PROXIMATELY RESULT FROM A FAILURE ON THE PART OF AN ACCESS CONTROL SERVICE PROVIDER TO PERFORM ANY OF ITS OBLIGATIONS WITH RESPECT TO COMMUNITY SERVICES AND THEREFORE, EVERY OWNER OR OCCUPANT OF PROPERTY RECEIVING COMMUNITY SERVICES THROUGH THE COMMUNITY SYSTEMS AGREES THAT DEVELOPER, THE ASSOCIATION OR ANY SUCCESSOR, ASSIGN OR FRANCHISEE THEREOF AND ANY OPERATOR ASSUMES NO LIABILITY FOR LOSS OR DAMAGE TO PROPERTY OR FOR PERSONAL INJURY OR DEATH TO PERSONS DUE TO ANY REASON, INCLUDING, WITHOUT LIMITATION, FAILURE IN TRANSMISSION OF AN ALARM, INTERRUPTION OF ANY COMMUNITY SERVICE OR FAILURE TO RESPOND TO AN ALARM BECAUSE OF (A) ANY FAILURE OF THE OWNER'S COMMUNITY SYSTEM, (B) ANY DEFECTIVE OR DAMAGED EQUIPMENT, DEVICE, LINE OR CIRCUIT, (C) NEGLIGENCE, ACTIVE OR OTHERWISE, OF THE ACCESS CONTROL SERVICE PROVIDER OR ITS OFFICERS, AGENTS OR EMPLOYEES, OR (D) FIRE, FLOOD, RIOT, WAR, ACT OF GOD OR OTHER SIMILAR CAUSES WHICH ARE BEYOND THE CONTROL OF THE ACCESS CONTROL SERVICE PROVIDER. EVERY OWNER OR OCCUPANT OF PROPERTY OBTAINING ACCESS CONTROL SERVICES THROUGH THE COMMUNITY SYSTEMS FURTHER AGREES FOR



HIMSELF, HIS GRANTEEES, TENANTS, GUESTS, INVITEES, LICENSEES, AND FAMILY MEMBERS THAT IF ANY LOSS OR DAMAGE SHOULD RESULT FROM A FAILURE OF PERFORMANCE OR OPERATION, OR FROM DEFECTIVE PERFORMANCE OR OPERATION, OR FROM IMPROPER INSTALLATION, MONITORING OR SERVICING OF THE SYSTEM, OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE OF THE ACCESS CONTROL SERVICE PROVIDER OR ITS OFFICERS, AGENTS, OR EMPLOYEES, THE LIABILITY, IF ANY, OF DEVELOPER, THE ASSOCIATION, ANY FRANCHISEE OF THE FOREGOING AND THE OPERATOR OR THEIR SUCCESSORS OR ASSIGNS, FOR LOSS, DAMAGE, INJURY OR DEATH SUSTAINED SHALL BE LIMITED TO A SUM NOT EXCEEDING TWO HUNDRED FIFTY AND NO/100 (\$250.00) U.S. DOLLARS, WHICH LIMITATION SHALL APPLY IRRESPECTIVE OF THE CAUSE OR ORIGIN OF THE LOSS OR DAMAGE AND NOTWITHSTANDING THAT THE LOSS OR DAMAGE RESULTS DIRECTLY OR INDIRECTLY FROM NEGLIGENT PERFORMANCE, ACTIVE OR OTHERWISE OR NON-PERFORMANCE BY AN OFFICER, AGENT OR EMPLOYEE OF DEVELOPER, THE ASSOCIATION OR ANY FRANCHISEE, SUCCESSOR OR DESIGNEE OF ANY OF SAME OR ANY OPERATOR. FURTHER, IN NO EVENT WILL DEVELOPER, THE ASSOCIATION, ANY OPERATOR OR ANY OF THEIR FRANCHISEES, SUCCESSORS OR ASSIGNS, BE LIABLE FOR CONSEQUENTIAL DAMAGES, WRONGFUL DEATH, PERSONAL INJURY OR COMMERCIAL LOSS IN RECOGNITION OF THE FACT THAT INTERRUPTIONS IN CABLE TELEVISION AND OTHER COMMUNITY SYSTEMS SERVICES WILL OCCUR FROM TIME TO TIME. NO PERSON OR ENTITY DESCRIBED ABOVE SHALL IN ANY MANNER BE LIABLE, AND NO USER OF ANY COMMUNITY SYSTEM SHALL BE ENTITLED TO ANY REFUND, REBATE, DISCOUNT OR OFFSET IN APPLICABLE FEES, FOR ANY INTERRUPTION IN COMMUNITY SYSTEMS SERVICES, REGARDLESS OF WHETHER OR NOT SAME IS CAUSED BY REASONS WITHIN THE CONTROL OF THE THEN-PROVIDER(S) OF SUCH SERVICES.

27. **DISCLAIMER OF WARRANTIES.** DEVELOPER HEREBY DISCLAIMS ANY AND ALL EXPRESS OR IMPLIED WARRANTIES AS TO DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF THE CONDOMINIUM PROPERTY, EXCEPT AS MAY BE REQUIRED IN SECTION 718.203 OF THE ACT, TO THE EXTENT APPLICABLE. AS TO SUCH WARRANTIES WHICH CANNOT BE DISCLAIMED, AND AS TO OTHER CLAIMS, IF ANY, WHICH CAN BE MADE AS TO THE AFORESAID MATTERS, ALL INCIDENTAL AND CONSEQUENTIAL DAMAGES ARISING THEREFROM ARE HEREBY DISCLAIMED. ALL UNIT OWNERS, BY VIRTUE OF ACCEPTANCE OF TITLE TO THEIR RESPECTIVE UNITS (WHETHER FROM THE DEVELOPER OR ANOTHER PARTY), SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ALL OF THE AFORESAID DISCLAIMED WARRANTIES AND CLAIMS FOR INCIDENTAL AND CONSEQUENTIAL DAMAGES.

IN WITNESS WHEREOF, the Developer has caused this Declaration to be duly executed and its corporate seal to be hereunto affixed this 12 day of September, 2007.

Witnessed by:

THE VUE-ORLANDO, LLC, a Delaware limited liability company

By: Liberty Place-Orlando, LLC, an Illinois limited liability company, its managing member By: Westminster-Orlando, LLC, Manager

By: Westminster Partners LLC, Manager

By: [Signature]

Name: Erik Moskowitz

Title: Managing Member

Address: 920 S. Watergan Rd.  
Lake Forest, IL 60045

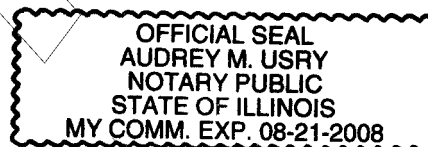
(Corporate Seal)

[Signature]  
Print Name Charles A. Johnson  
Valerie Salgado  
Print Name Valerie Salgado

STATE OF IL  
COUNTY OF Lake

The foregoing Declaration was acknowledged before me, this 12<sup>th</sup> day of Sept, 2007, by Erik Moskowitz Managing Member Liberty Place-Orlando, LLC, an Illinois limited liability company, as the managing member of The Vue-Orlando, LLC, Delaware limited liability company, on behalf of the company. He is personally known to me or produced a driver's license as identification.

[Signature]  
Name: Audrey M. Usry  
Notary Public, State of Florida IL  
My Commission Expires: 08-21-08  
Serial Number (if any)  
Notary Seal



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## JOINDER

THE VUE AT LAKE EOLA CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this Declaration and Exhibits attached hereto.

IN WITNESS WHEREOF, THE VUE AT LAKE EOLA CONDOMINIUM ASSOCIATION, INC. has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed this 12 day of Sept., 2007.

Witnessed by:

[Signature]  
Print Name Charles Johnson

[Signature]  
Print Name MARTA PODSEK

THE VUE AT LAKE EOLA  
CONDOMINIUM ASSOCIATION, INC., a  
not-for-profit corporation

By: [Signature]

Name: Erik Moskowitz

Title: President of the Association

Address:

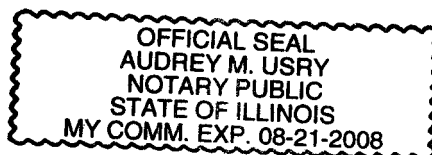
426 Central Ave.  
Orlando FL 32801

(Corporate Seal)

STATE OF IL )  
COUNTY OF Lake ) SS:

The foregoing joinder was acknowledged before me this 12th day of Sept, 2007, by Erik Moskowitz, as \_\_\_\_\_ of THE VUE AT LAKE EOLA CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of said corporation. He/She is personally known to me or produced a driver's license as identification.

[Signature]  
Name: Audrey M. Usry  
Notary Public, State of Florida IL  
My Commission Expires: 08-21-08  
Serial Number (if any)  
Notary Seal



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## JOINDER OF FIRST MORTGAGEE

The undersigned KEYBANK NATIONAL ASSOCIATION hereby joins in the foregoing Declaration of Condominium for The VUE at Lake Eola, a Condominium, and all of its covenants, conditions, easements, restrictions, terms and provisions, the lien of its Mortgage described and restated in that certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded on September 30, 2005 in Official Records Book 8222, Page 4293 in the Public Records of Orange County, Florida.

Witnessed by:

Joan M. Scraper  
Print Name Joan M. Scraper

Alexander Bolser  
Print Name ALEXANDER BOLSER

KEYBANK NATIONAL ASSOCIATION

By: Patrick Fitzgerald

Name: PATRICK FITZGERALD

Title: VICE PRESIDENT

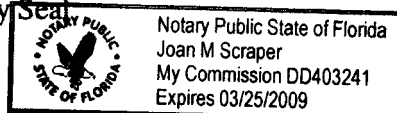
(Corporate Seal)

Date: 9-20-07

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF ORANGE )

The foregoing Joinder of First Mortgagee was acknowledged before me this 20<sup>th</sup> day of September, 2007, by PATRICK FITZGERALD, as Vice President of KEYBANK NATIONAL ASSOCIATION, on behalf of the Bank. He/She is personally known to me or produced a driver's license as identification.

Joan M. Scraper  
Name: Joan M. Scraper  
Notary Public, State of Florida  
My Commission Expires: 03-25-09  
Serial Number (if any)  
Notary Seal



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**Exhibit "A"**

**Common Element Ownership Interests**

COPY

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**THE**  
**VUE**  
AT LAKE EOLA  
Unit Information

**Retail Units**

Floor	Unit Number	Unit ID	Size (sf.)	Percent of Condominiums Assessment	Elevation (ft.)	Type
<b>FLOOR 1</b>	1A	A	2655	0.571%	101.00	1 story units
	1B	B	1282	0.276%	101.00	1 story units
	1C	C	1083	0.233%	101.00	1 story units
	1D	D	1068	0.230%	101.00	1 story units
	1E	E	922	0.198%	101.00	1 story units
	1F	F	756	0.163%	101.00	1 story units

Total Floor Area (sf):

**7,766**

**Residential Units**

Floor	Unit Number	Unit ID	Size (sf.)	Percent of Condominiums Assessment	Elevation (ft.)	Type
<b>FLOORS 2 and 3</b>	2A-1	A	1541	0.331%	117.67	2 story units
	2A-2	B	950	0.204%	117.67	2 story units
	2A-3	C	943	0.203%	117.67	2 story units
	2A-4	D	943	0.203%	117.67	2 story units
	2A-5	E	951	0.204%	117.67	2 story units
	2A-6	F	951	0.204%	117.67	2 story units
	2A-7	G	939	0.202%	117.67	2 story units
	2A-8	H	939	0.202%	117.67	2 story units
	2A-9	I	925	0.199%	117.67	2 story units
	2A-10	I	925	0.199%	117.67	2 story units
	2A-11	J	925	0.199%	117.67	2 story units
	2A-10	J	925	0.199%	117.67	2 story units
	2A-13	K	957	0.206%	117.67	2 story units
	2A-14	L	963	0.207%	117.67	2 story units
	2A-15	M	1008	0.217%	117.67	2 story units
	2A-16	N	1134	0.244%	117.67	2 story units

Total Floor Area (sf):

**15,919**

# THE VUE

## AT LAKE EOLA Unit Information

### Residential Units

Floor	Unit Number	Unit ID	Size (sf.)	Percent of Condominiums Assessment	Elevation (ft.)	Type
FLOOR 4 and 5	4A-1	A	1541	0.331%	137.67	2 story units
	4A-2	B	950	0.204%	137.67	2 story units
	4A-3	C	943	0.203%	137.67	2 story units
	4A-4	D	943	0.203%	137.67	2 story units
	4A-5	E	951	0.204%	137.67	2 story units
	4A-6	F	951	0.204%	137.67	2 story units
	4A-7	G	939	0.202%	137.67	2 story units
	4A-8	H	939	0.202%	137.67	2 story units
	4A-9	I	925	0.199%	137.67	2 story units
	4A-10	J	925	0.199%	137.67	2 story units
	4A-11	K	925	0.199%	137.67	2 story units
	4A-12	L	927	0.199%	137.67	2 story units
	4A-13	M	957	0.206%	137.67	2 story units
	4A-14	N	963	0.207%	137.67	2 story units
	4A-15	O	1007	0.216%	137.67	2 story units
	4A-16		1134	0.244%	137.67	2 story units

Total Floor Area (sf): **15,920**

# THE WUE

## AT LAKE EOLA Unit Information

### Residential Units

Floor	Unit Number	Unit ID	Size (sf.)	Percent of Condominiums Assessment	Elevation (ft.)	Type
FLOOR 6	6-S1	A	891	0.192%	157.67	One story units
	6-S2	B	532	0.114%	157.67	One story units
	6-S3	C	527	0.113%	157.67	One story units
	6-S4	D	527	0.113%	157.67	One story units
	6-S5	E	532	0.114%	157.67	One story units
	6-S6	B	532	0.114%	157.67	One story units
	6-S7	F	520	0.112%	157.67	One story units
	6-S8	G	520	0.112%	157.67	One story units
	6-S9	F	520	0.112%	157.67	One story units
	6-S10	G	520	0.112%	157.67	One story units
	6-S11	F	520	0.112%	157.67	One story units
	6-S12	G	520	0.112%	157.67	One story units
	6-S13	H	539	0.116%	157.67	One story units
	6-S14	I	548	0.118%	157.67	One story units
	6-S15	J	564	0.121%	157.67	One story units
	6-S16	K	694	0.149%	157.67	One story units
	6-S17	L	525	0.113%	157.67	One story units
	6-S18	M	525	0.113%	157.67	One story units
	6-S19	L	525	0.113%	157.67	One story units
	6-S20	M	525	0.113%	157.67	One story units
	6-S21	L	525	0.113%	157.67	One story units
	6-S22	N	659	0.142%	157.67	One story units

Total Floor Area (sf): **12,290**



**THE  
VUE**  
AT LAKE EOLA  
Unit Information

**Residential Units**

Floor	Unit Number	Unit ID	Size (sf.)	Percent of Condominiums Assessment	Elevation (ft.)	Type
<b>FLOOR 7</b>	7-S1	A	520	0.112%	173.00	One story units
	7-S2	B	520	0.112%	173.00	One story units
	7-S3	A	520	0.112%	173.00	One story units
	7-S4	B	520	0.112%	173.00	One story units
	7-S5	C	539	0.116%	173.00	One story units
	7-S6	D	548	0.118%	173.00	One story units
	7-S7	E	564	0.121%	173.00	One story units
	7-S8	F	694	0.149%	173.00	One story units
	7-S9	G	525	0.113%	173.00	One story units
	7-S10	H	525	0.113%	173.00	One story units
	7-S11	G	525	0.113%	173.00	One story units
	7-S12	H	525	0.113%	173.00	One story units
	7-S13	G	525	0.113%	173.00	One story units
	7-S14	I	659	0.142%	173.00	One story units

Total Floor Area (sf):

**7,709**

# THE WUE

## AT LAKE EOLA Unit Information

### Residential Units

Floor	Unit Number	Unit ID	Size (sf.)	Percent of Condominiums Assessment	Elevation (ft.)	Type
FLOORS 8-9, 10-11, 12-13 and 14-15						
	8A-1	A	1374	0.295%	189.00	2 story unit
	8A-2	B	915	0.197%	189.00	2 story unit
	8A-3	C	985	0.212%	189.00	2 story unit
	8A-4	D	967	0.208%	189.00	2 story unit
	8A-5	E	966	0.208%	189.00	2 story unit
	8A-6	F	1000	0.215%	189.00	2 story unit
	8A-7	G	921	0.198%	189.00	2 story unit
	8A-8	H	921	0.198%	189.00	2 story unit
	8A-9	G	921	0.198%	189.00	2 story unit
	8A-10	I	990	0.213%	189.00	2 story unit
	8A-11	J	996	0.214%	189.00	2 story unit
	8A-12	K	1051	0.226%	189.00	2 story unit
	8A-13	L	1195	0.257%	189.00	2 story unit
	8A-14	M	1381	0.297%	189.00	2 story unit
	8A-15	N	923	0.198%	189.00	2 story unit
	8A-16	O	1186	0.255%	189.00	2 story unit
	8A-17	P	1210	0.260%	189.00	2 story unit
	8A-18	Q	932	0.200%	189.00	2 story unit
	8A-19	R	932	0.200%	189.00	2 story unit
	8A-20	Q	932	0.200%	189.00	2 story unit
	8A-21	S	933	0.201%	189.00	2 story unit
	8A-22	T	928	0.200%	189.00	2 story unit
	8A-23	U	928	0.200%	189.00	2 story unit
	8A-24	V	1142	0.246%	189.00	2 story unit

Total Floor Area (sf): **24,629**

**THE  
VUE**  
AT LAKE EOLA  
Unit Information

**Residential Units**

Floor	Unit Number	Unit ID	Size (sf.)	Percent of Condominiums Assessment	Elevation (ft.)	Type
FLOOR 16 THRU 23	16-C1	A	2009	0.432%	272.00	One story unit
	16-B1	B	1132	0.243%	272.00	One story unit
	16-B2	C	1132	0.243%	272.00	One story unit
	16-B3	B	1132	0.243%	272.00	One story unit
	16-B4	D	1226	0.264%	272.00	One story unit
	16-B5	E	1442	0.310%	272.00	One story unit
	16-C2	F	2156	0.464%	272.00	One story unit
	16-B6	G	1265	0.272%	272.00	One story unit
	16-B7	H	1134	0.244%	272.00	One story unit
	16-B8	I	1134	0.244%	272.00	One story unit
	16-B9	J	1285	0.276%	272.00	One story unit

Total Floor Area (sf): **15,047**

# THE VUE

## AT LAKE EOLA Unit Information

### Residential Units

Floor	Unit Number	Unit ID	Size (sf)	Percent of Condominiums Assessment	Elevation (ft.)	Type
FLOOR 24-28, 33 AND 34	24-C1	A	2011	0.432%	360.00	One story unit
	24-B1	B	1140	0.245%	360.00	One story unit
	24-B2	C	1140	0.245%	360.00	One story unit
	24-B3	B	1140	0.245%	360.00	One story unit
	24-B4	D	1229	0.264%	360.00	One story unit
	24-B5	E	1444	0.310%	360.00	One story unit
	24-C2	F	2159	0.464%	360.00	One story unit
	24-B6	G	1268	0.273%	360.00	One story unit
	24-B7	H	1138	0.245%	360.00	One story unit
	24-B8	I	1138	0.245%	360.00	One story unit
	24-B9	J	1287	0.277%	360.00	One story unit

Total Floor Area (sf): **15,094**

**THE  
VUE**  
AT LAKE EOLA  
Unit Information

Residential Units

Floor	Unit Number	Unit ID	Size (sf.)	Percent of Condominiums Assessment	Elevation (ft.)	Type
FLOOR 29 THRU 32	29-B1	B	3172	0.682%	415.00	One story unit
	29-B2	C	1140	0.245%	415.00	One story unit
	29-B3	B	1140	0.245%	415.00	One story unit
	29-B4	D	1237	0.266%	415.00	One story unit
	29-B5	E	1444	0.310%	415.00	One story unit
	29-C2	F	2159	0.464%	415.00	One story unit
	29-B6	G	1268	0.273%	415.00	One story unit
	29-B7	H	1138	0.245%	415.00	One story unit
	29-B8	I	1138	0.245%	415.00	One story unit
	29-B9	J	1287	0.277%	415.00	One story unit

Total Floor Area (sf): **15,123**

**THE  
VUE**  
AT LAKE EOLA  
Unit Information

Residential Units

Floor	Unit Number	Unit ID	Size (sf)	Percent of Condominiums Assessment	Elevation (ft.)	Type
FLOOR 35 AND ROOF TOP	35-B1	A	4246	0.913%	481.00	2 story unit
	35-B2	B	3199	0.688%	481.00	2 story unit
	35-B3	C	3432	0.738%	481.00	2 story unit
	35-B4	D	3133	0.674%	481.00	2 story unit
	35-B5	E	3303	0.710%	481.00	2 story unit
	35-B6	F	3187	0.685%	481.00	2 story unit

Total Floor Area (sf):

**20,500**

**Exhibit "B"**

**Graphic Description of Improvements**

COPY

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# EXHIBIT "B"

## CONDOMINIUM DOCUMENTS FOR

# THE VOUE

## AT LAKE EOLA

Located at the Corner of:  
Rosalind Ave. and Robinson Street  
A Condominium  
Downtown Orlando, Florida

### INDEX OF SHEETS

DRAWING/TABLE NUMBER	DESCRIPTION
1.0	COVER SHEET
2.0	1ST FLOOR SCHEMATIC
3.0	2ND FLOOR SCHEMATIC
3.1	3RD FLOOR SCHEMATIC
3.X.X	2ND & 3RD FLOOR ROOM "X" LAYOUT
4.0	4TH FLOOR SCHEMATIC
4.1	5TH FLOOR SCHEMATIC
4.X.X	4TH & 5TH FLOOR ROOM "X" LAYOUT
5.0	6TH FLOOR SCHEMATIC
5.0.X	6TH FLOOR ROOM "X" LAYOUT
6.0	7TH FLOOR SCHEMATIC
6.0.X	7TH FLOOR ROOM "X" LAYOUT
7.0	8TH, 10TH, 12TH & 14TH FLOOR SCHEMATIC
7.1	9TH, 11TH, 13TH & 15TH FLOOR SCHEMATIC
7.X.X	8TH THRU 15TH FLOOR ROOM "X" LAYOUT
8.0	16TH THRU 23RD FLOOR SCHEMATIC
8.X.X	16TH THRU 23RD FLOOR ROOM "X" LAYOUT
9.0	24TH THRU 28TH, 33RD & 34TH FLOOR SCHEMATIC
9.X.X	24TH THRU 28TH, 33RD & 34TH FLOOR ROOM "X" LAYOUT
10.0	29TH THRU 32TH FLOOR SCHEMATIC
10.0.X	29TH THRU 32TH FLOOR ROOM "X" LAYOUT
11.0	35TH FLOOR SCHEMATIC
11.1	ROOF SCHEMATIC
11.X.X	35TH FLOOR & ROOF ROOM "X" LAYOUT
12.0	UNIT INFORMATION FLOORS 1, 2 & 3
13.0	UNIT INFORMATION FLOORS 4 & 5
14.0	UNIT INFORMATION FLOORS 6
15.0	UNIT INFORMATION FLOORS 7
16.0	UNIT INFORMATION FLOORS 8 thru 15
17.0	UNIT INFORMATION FLOORS 16 thru 23
18.0	UNIT INFORMATION FLOORS 24 thru 32
19.0	UNIT INFORMATION FLOORS 29 thru 32
20.0	UNIT INFORMATION FLOORS 35 & Roof Top
21.0	NORTH BUILDING ELEVATION
21.1	WEST BUILDING ELEVATION
22.0	BOUNDARY SURVEY and CERTIFICATION
22.1	BOUNDARY SURVEY and CERTIFICATION
22.2	BOUNDARY SURVEY and CERTIFICATION

**OWNER/DEVELOPER**  
LIBERTY PLACE-ORLANDO, LLC  
2171 W. WINDY HILL BLVD.  
ORLANDO, FL 32804-1023  
PHONE: 407-244-0089

**ENGINEER**  
WOLF DICK AND ENGINEERING, INC.  
200 NORTH WINDY HILL BLVD.  
ORLANDO, FLORIDA 32804

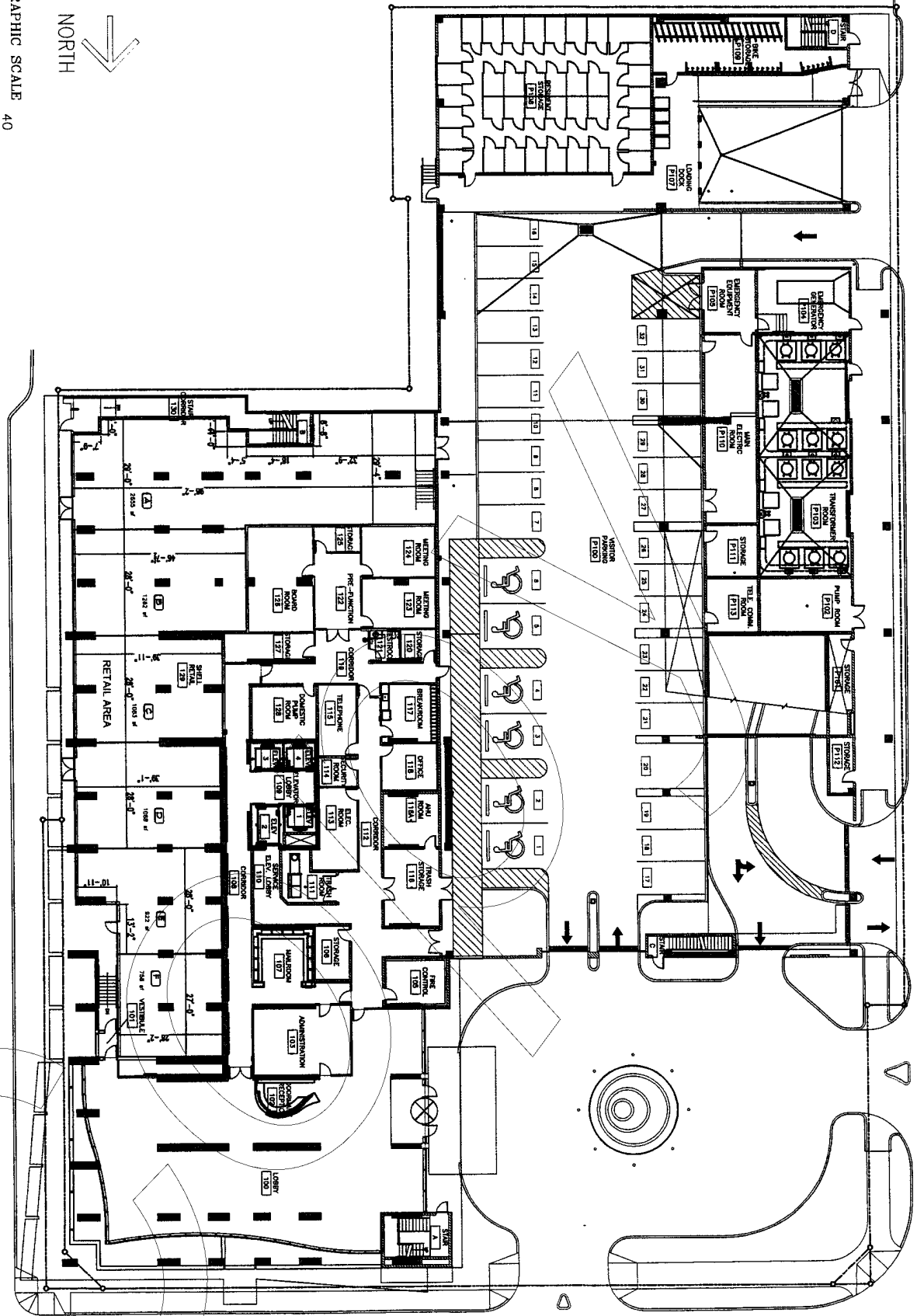
**ARCHITECT**  
TOMAS STUDIO  
2171 W. WINDY HILL BLVD. SUITE 200  
ORLANDO, FLORIDA 32804  
PHONE: 314-429-1010

**SURVEYOR**  
WATKINS ENGINEERING AND CONSULTING  
1400 W. WINDY HILL BLVD. SUITE 200  
ORLANDO, FLORIDA 32804  
PHONE: 407-222-7570

**MACTEC**  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-4350  
PHONE: (407) 522-7570 FAX: (407) 522-7578  
Certificate of Accreditation No. 16 8899

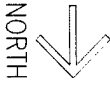
SCALE: N.T.S.  
DATE: 08/31/07  
DESIGN: FBB  
DRAWN: FEW  
CHECKED: MRL  
PROJECT NO: 6371-04-0095  
SHEET 1.0  
SHEET 101 OF 102





ROBINSON STREET

GRAPHIC SCALE  
0 40  
( IN FEET )  
1 inch = 40 ft.



ROSALIND AVENUE

LEGEND:

FC = FAN COIL UNIT  
WH = WATER HEATER  
W/D = WASHER/DRYER  
L.C.E. = LIMITED COMMON ELEMENT  
S.F. = SQUARE FEET  
COMMON ELEMENT

NOTE:  
These plans were developed for a 1/2" x 11" format and any reduction or increase in size will affect map scale.

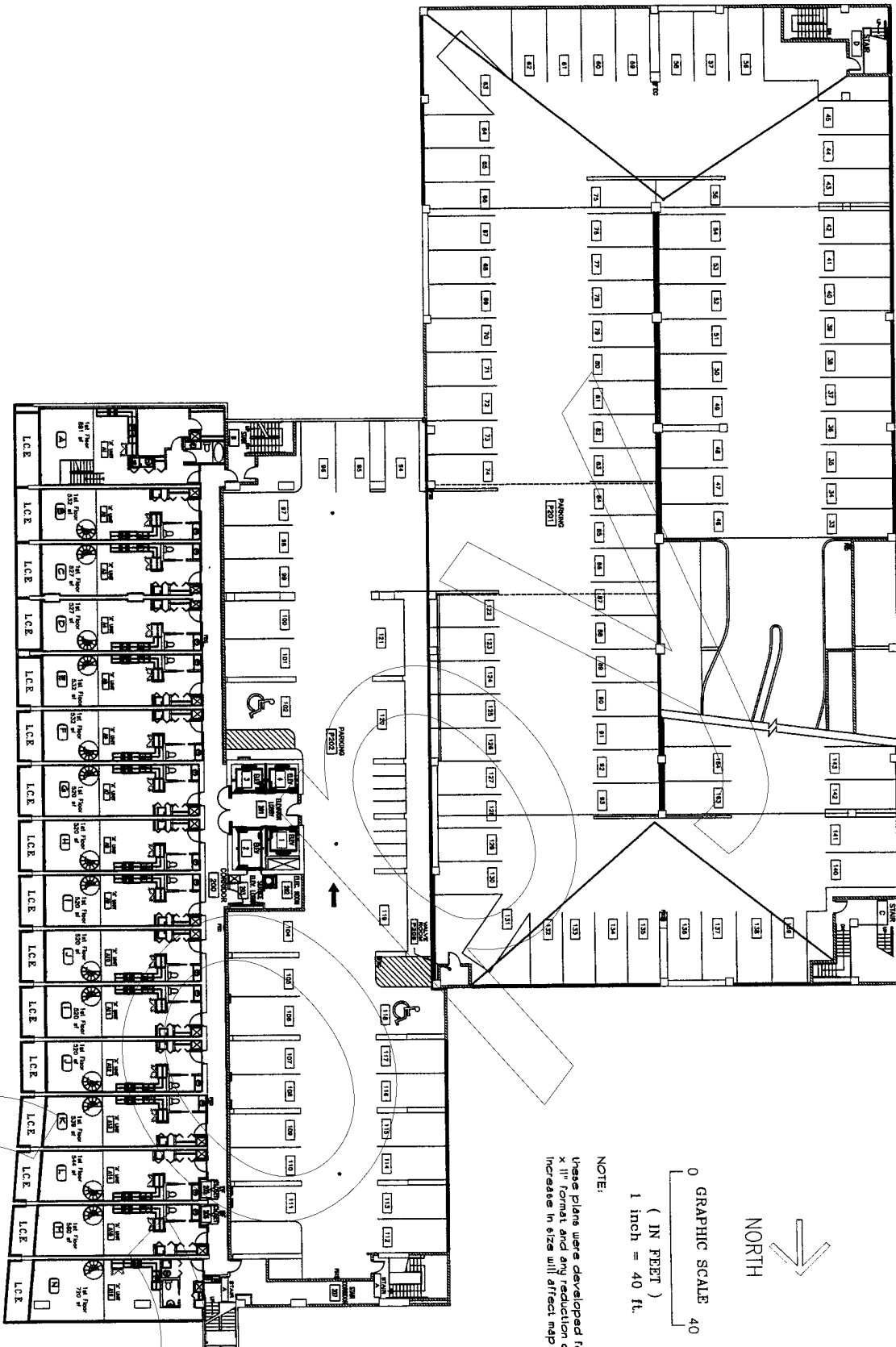
1ST FLOOR SCHEMATIC  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

PREPARED FOR  
THE VUE  
AT LAKE EOLA  
CONDOMINIUMS  
Located at the Corner of  
Rosalind Ave. and Robinson Street  
Orlando, Florida  
Developed by  
WESTMINSTER PARTNERS  
ARCHITECTS

MACTEC  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6959

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised

SCALE: NTS  
DATE: 08/31/07  
DESIGN: TBB  
DRAWN: FEW  
CHECKED: ARJ  
PROJECT No.  
6371-04-0095  
SHEET  
2.0  
SHEET 2 of 182



0 GRAPHIC SCALE 40

( IN FEET )  
1 inch = 40 ft.

NOTE:

These plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

**LEGEND:**

FC = FAN COIL UNIT  
WH = WATER HEATER  
W/D = WASHER/DRYER  
L.C.E. = LIMITED COMMON ELEMENT  
S.F. = SQUARE FEET  
COMMON ELEMENT

2nd FLOOR SCHEMATIC  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

PREPARED FOR

**THE VUE**  
AT LAKE EOLA

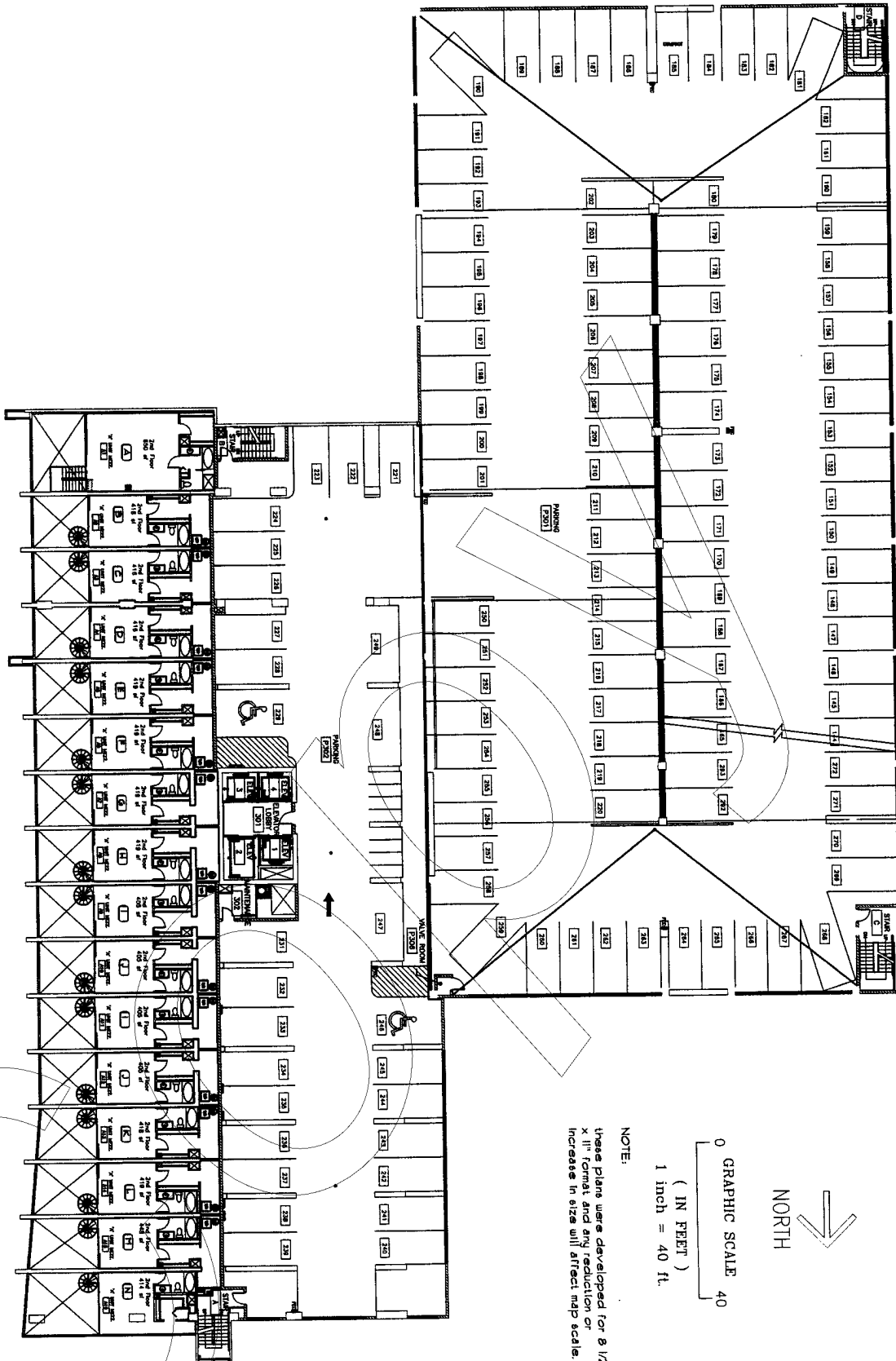
Located at the Corner of:  
Balsam Ave. and Robinson Street  
Orlando, Florida  
Developed by:  
**ORCHARD WESTMAN**

**MACTEC**

4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620

PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6569

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised



GRAPHIC SCALE 40  
( IN FEET )  
1 inch = 40 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

**LEGEND:**

- FC = FAN COIL UNIT
- WH = WATER HEATER
- W/D = WASHER/DRYER
- L.C.E. = LIMITED COTTON ELEMENT
- S.F. = SQUARE FEET
- COTTON ELEMENT

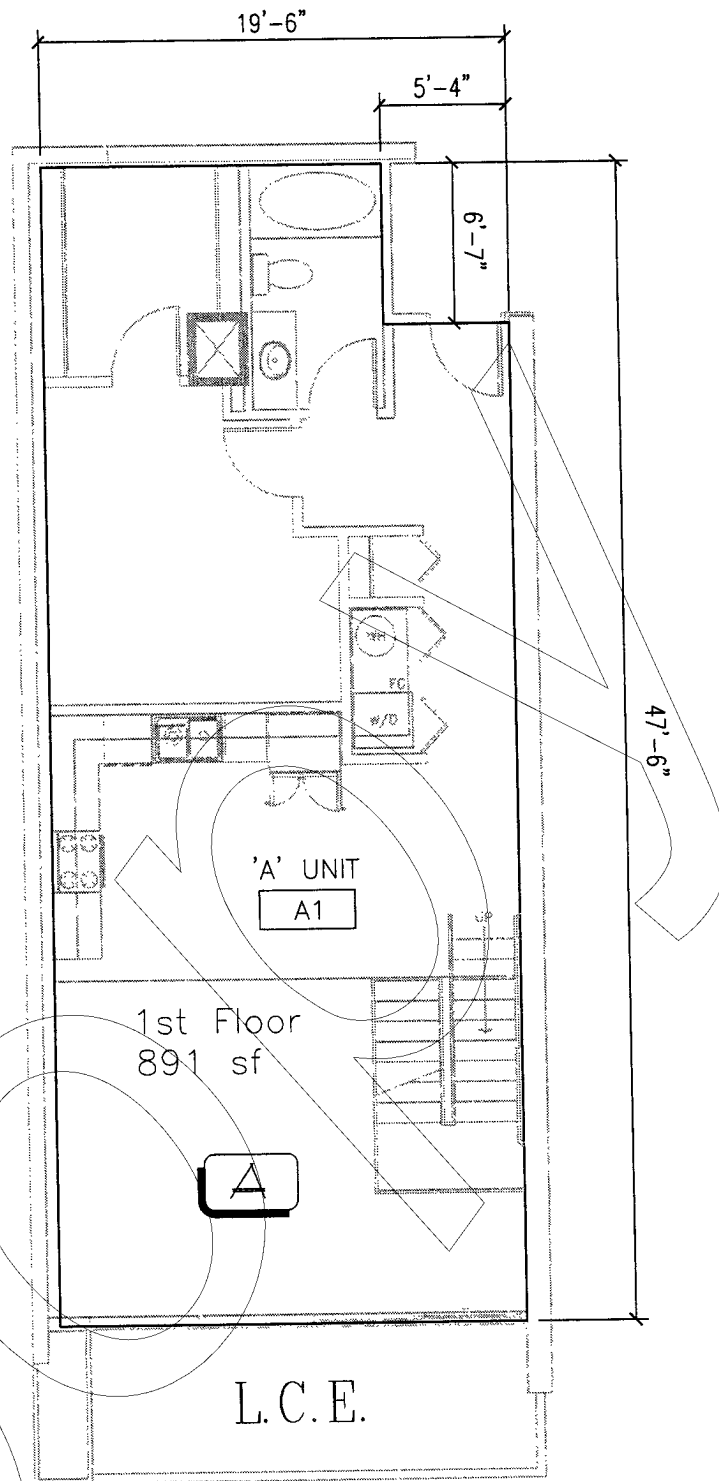
3rd FLOOR SCHEMATIC  
2nd Level MEZZANINE  
**THE VUE AT LAKE EOLA**  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

PREPARED FOR  
**THE VUE AT LAKE EOLA**  
Located at the Corner of:  
Hospital Ave. and Robinson Street  
Orlando, Florida  
Developed by:  
**CHURCHILL WESTMINSTER PARTNERS**

**MACTEC**  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6959

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised



SCALE: NTS  
DATE: 08/31/07  
DESIGN: FBB  
DRAWN: PEW  
CHECKED: MRJ  
PROJECT NO: 6371-04-0095  
SHEET  
3.1  
SHEET 4 of 182

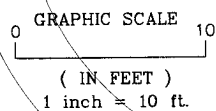
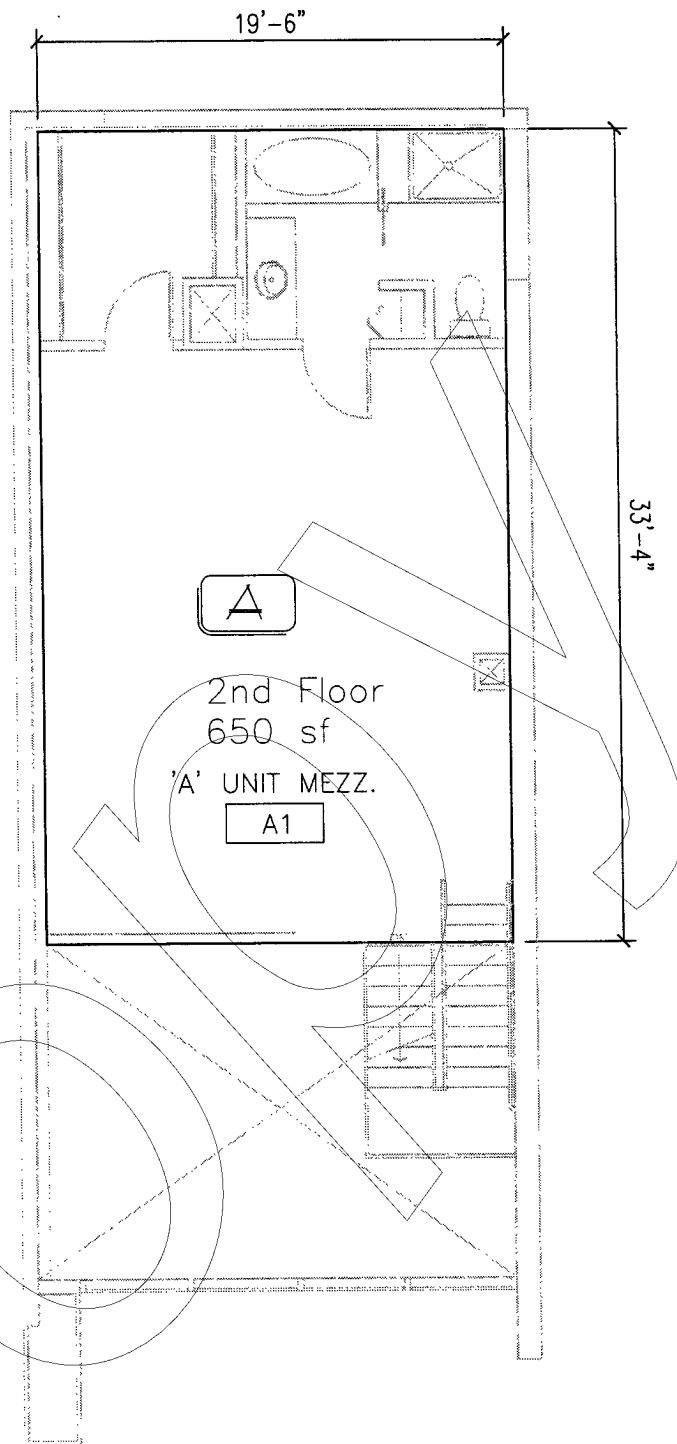


GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

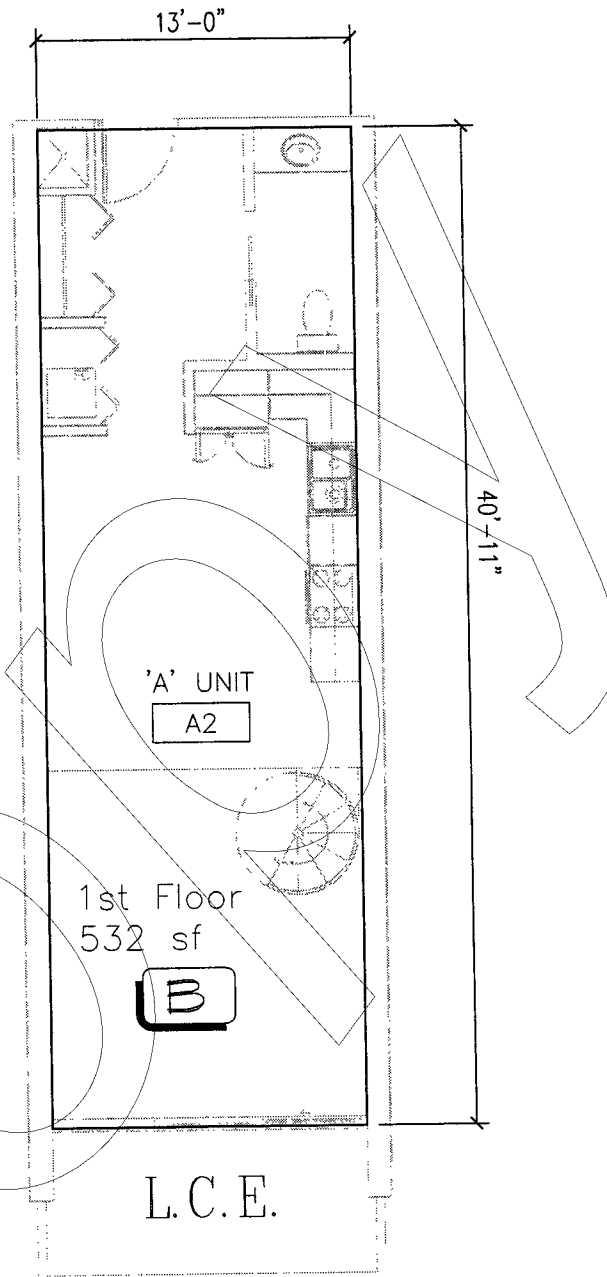
1st Floor = 891 sf  
2nd Floor = 650 sf  
Total = 1541 sf

3.0.A SHEET 5 of 182	SCALE: NTS DATE: 08/31/04 DESIGN: FBG DRAWING: PEW CHECKED: MRJ PROJECT NO: 6371-04-00090 SHEET	2ND FLOOR ROOM A	PREPARED FOR	 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6959	REV. DATE DESCRIPTION
		THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida Developed by:  <b>CRUISE SHIP WESTMINSTER PARTNERS</b>		P.E.W. 08/14/04 Floor Plan
					P.E.W. 05/16/05 Floor Plan totally revised



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<b>THE VUE</b> AT LAKE EOLA CITY OF ORLANDO, FLORIDA		<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6959		REV.	DATE	DESCRIPTION
				P.E.W.	09/14/04	Floor Plan
				P.E.W.	05/16/05	Floor Plan totally revised
PROJECT No. 6371-04-0095 SCALE: NTS DATE: 08/31/07 DESIGN: FBS DRAWN: FEW CHECKED: MJU		PREPARED FOR Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCHILL WESTMINSTER</b> PARTNERS				




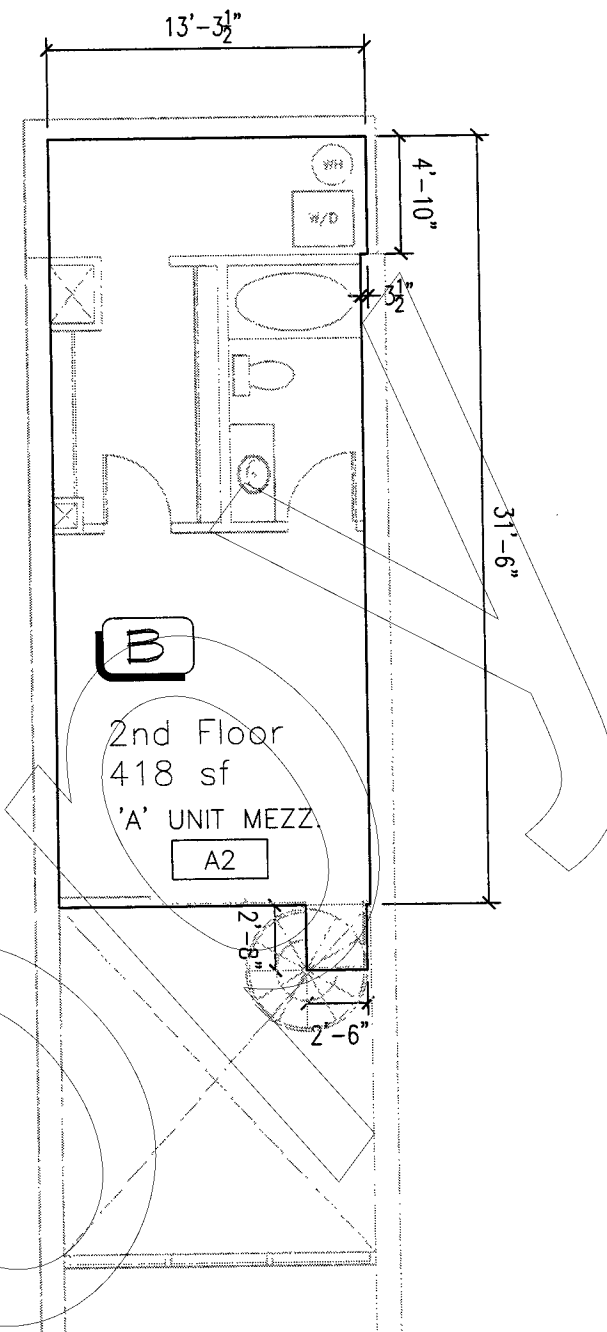
NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

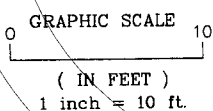
NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 532 sf  
2nd Floor = 418 sf  
Total = 950 sf


SHEET 7 of 18 3.0.B SHEET	SCALE: NTS DATE: 08/21/07 DESIGN: FSB DRAWN: FEW CHECKED: MRJ PROJECT No. 6371-04-0095	2ND FLOOR ROOM B THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Woodland Ave and Robinson Street Orlando, Florida Developed by: CHURCH & DWIGHT PARTNERS	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION
					P.E.W. 09/14/04 Floor Plan
					P.E.W. 05/16/05 Floor Plan totally revised

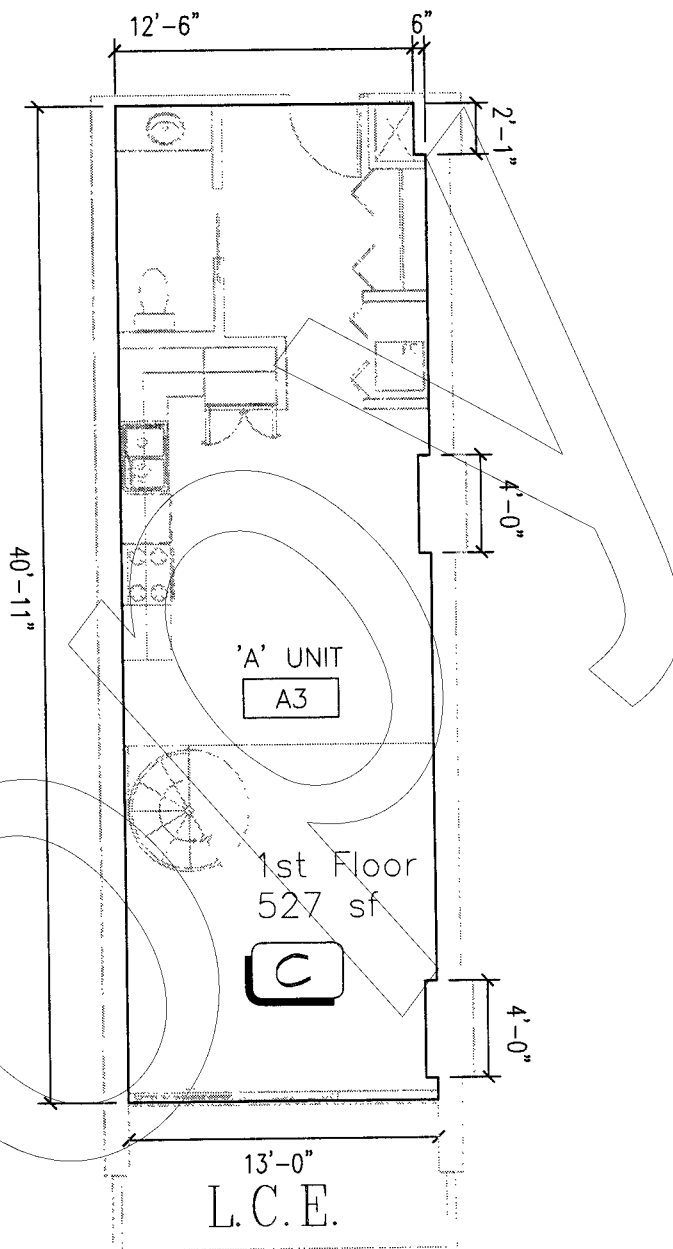


NORTH



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.


SHEET 3.1.B SHEET 3 of 4		2ND FLOOR ROOM B MEZZANINE THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR  The <b>VUE</b> AT LAKE EOLA  Located at the Corner of: Reynolds Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCH &amp; DWIGHT PARTNERS</b>		 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6959		REV.	DATE	DESCRIPTION
								P.E.W.	09/14/04	Floor Plan
SCALE: NTS DATE: 08/20/07 DESIGN: FBB DRAWN: FEW CHECKED: MRL PROJECT No. 6371-04-0095		CITY OF ORLANDO, FLORIDA		The <b>VUE</b> AT LAKE EOLA		MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6959		P.E.W.	05/16/05	Floor Plan totally revised



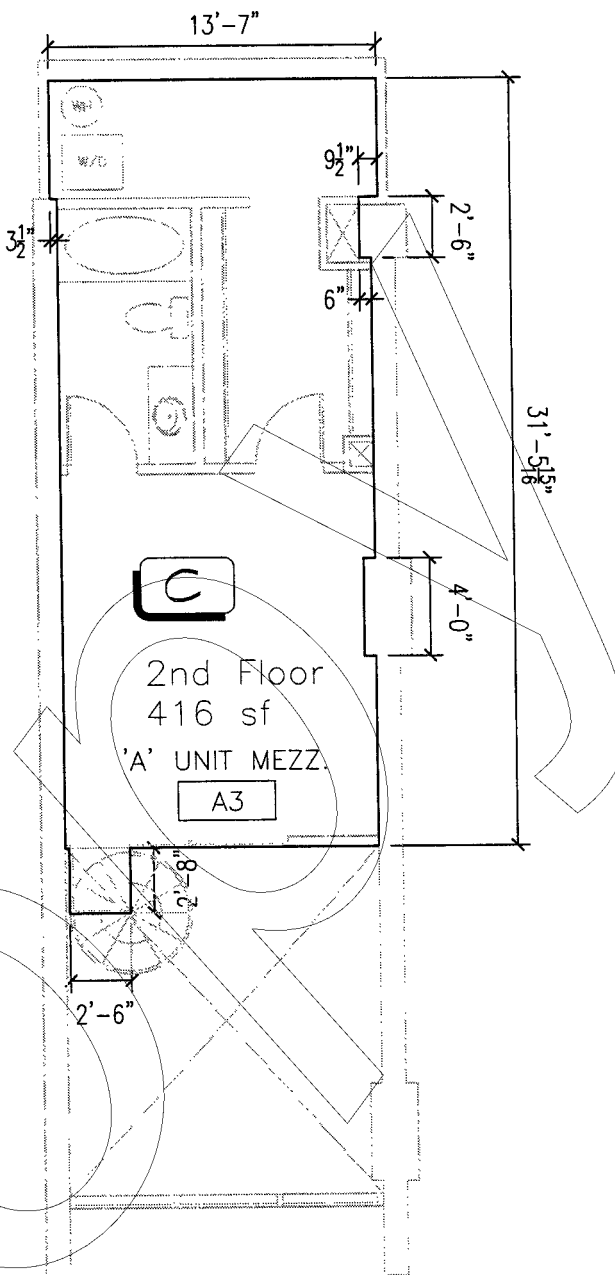
1st Floor = 527 sf  
2nd Floor = 416 sf  
Total = 943 sf

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SCALE: NTS		2ND FLOOR ROOM C		PREPARED FOR		 MACTEC		REV.	DATE	DESCRIPTION
DATE: 08/31/07		THE VUE AT LAKE EOLA CONDOMINIUMS		Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida		4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620		P.E.W.	09/14/04	Floor Plan
DESIGN: TBS				Developed by:		PHONE: (407) 522-7570 FAX: (407) 522-7576		P.E.W.	05/16/05	Floor Plan totally revised
DRAWN: PEM				CEUTICAL WESTMINSTER PARTNERS						
CHECKED: MJK				AT LAKE EOLA						
PROJECT No. 6311-04-0095		CITY OF ORLANDO, FLORIDA				Certificate of Authorization No. LB 6969				
SHEET 9 of 12										





NORTH

0 GRAPHIC SCALE 10

( IN FEET )

1 inch = 10 ft.

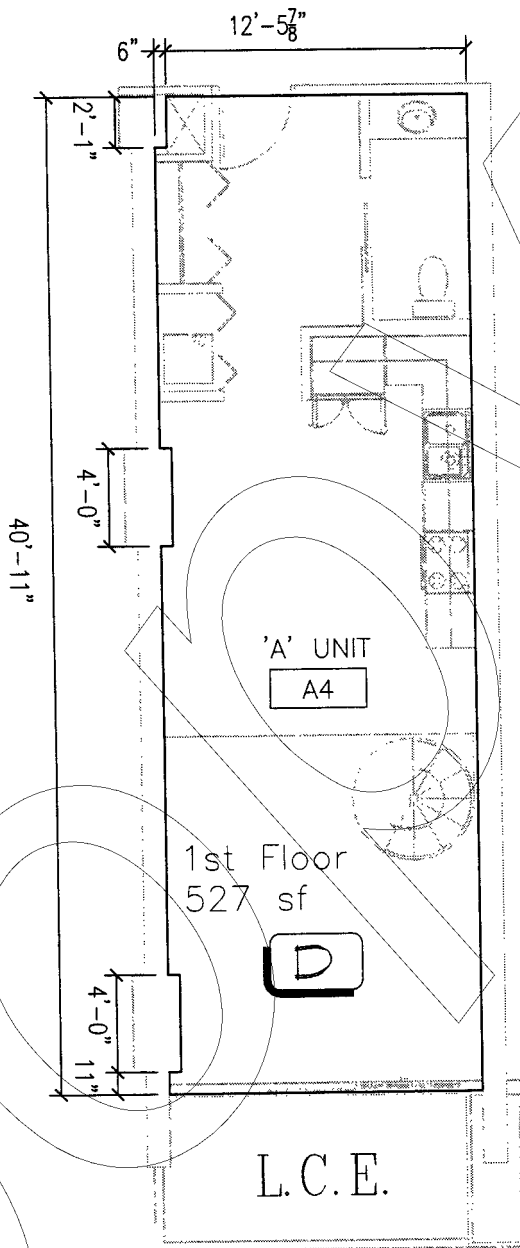
NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised



  

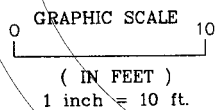
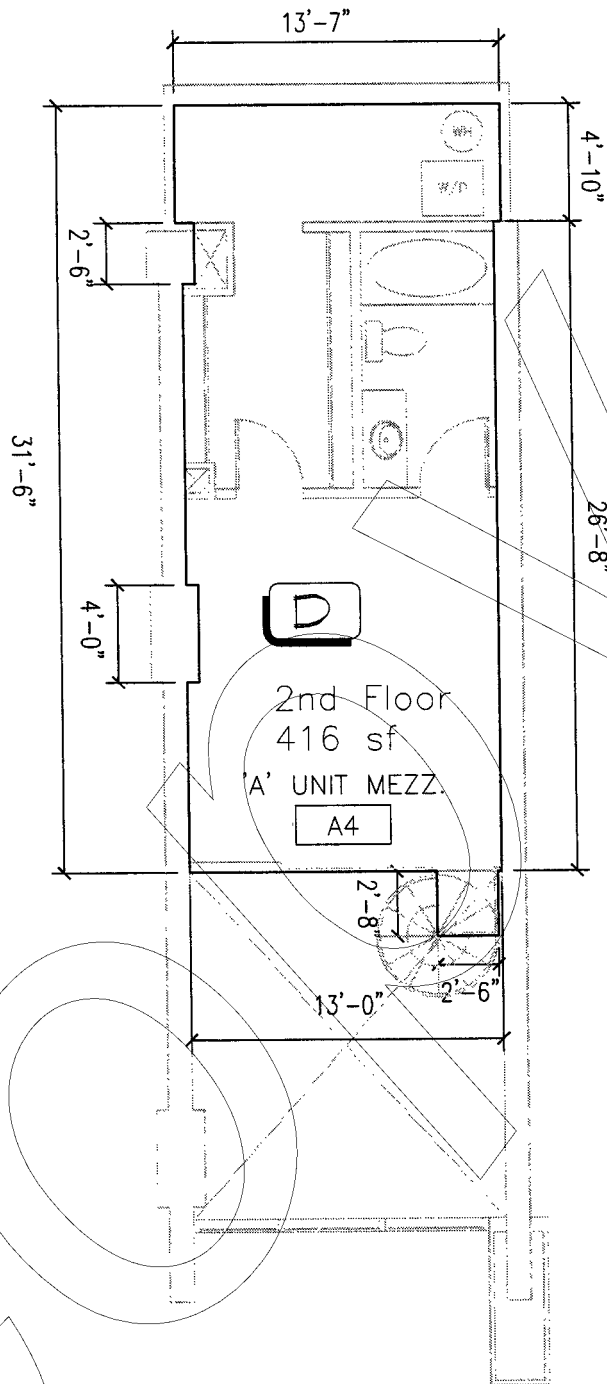
<b>THE VUE</b> AT LAKE EOLA CITY OF ORLANDO, FLORIDA	PREPARED FOR Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCHILL WESTMINSTER</b> PARTNERS	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6569
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1st Floor = 527 sf  
 2nd Floor = 416 sf  
 Total = 943 sf

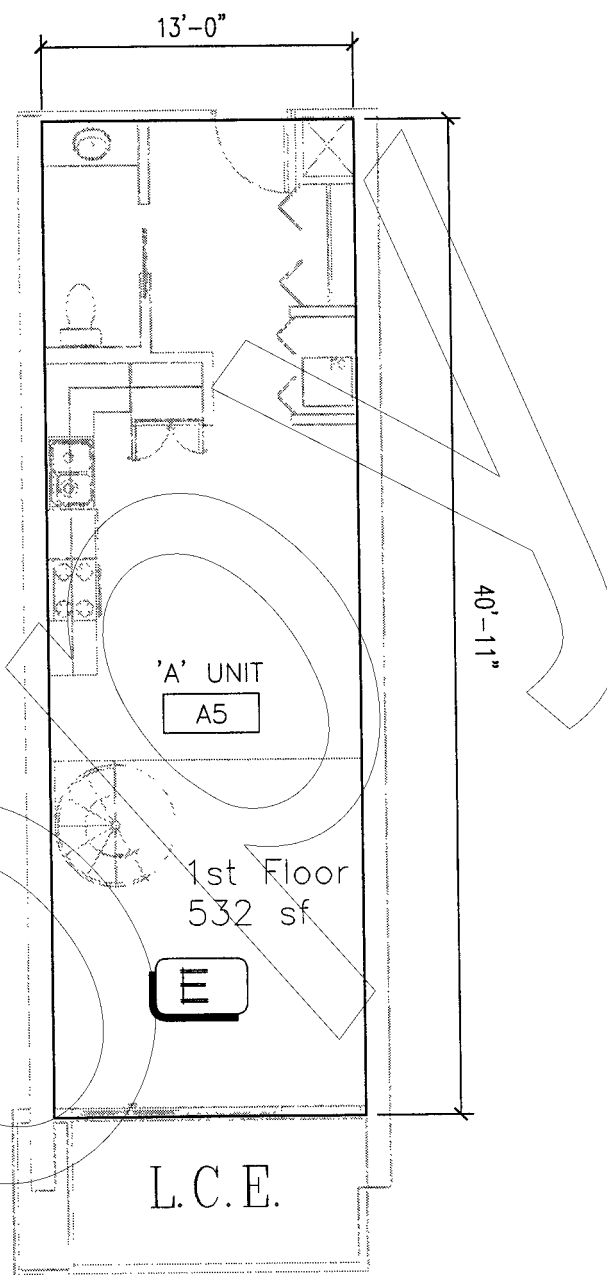
NOTE:  
 these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 11 of 182 <b>3.0.D</b> SHEET	PROJECT NO. 6371-04-0095	SCALE: NTS DATE: 08/21/07 DESIGN: FBH DRAWN: FEW CHECKED: MRL	2ND FLOOR ROOM D		PREPARED FOR		 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV.	DATE	DESCRIPTION
			THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA		THE VUE AT LAKE EOLA Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by:  <b>CHURCHILL WESTMINSTER PARTNERS</b>			P.E.W.	09/14/04	Floor Plan
								P.E.W.	05/16/05	Floor Plan totally revised



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.


SHEET 31.D 12 of 183	SCALE: NTS DATE: 08/21/07 DESIGN: FB8 DRAWN: PEW CHECKED: MRJ PROJECT NO. 6371-04-0095	2ND FLOOR ROOM D MEZZANINE THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER DEVELOPMENT PARTNERS	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV.	DATE	DESCRIPTION
					P.E.W.	08/14/04	Floor Plan
					P.E.W.	05/16/05	Floor Plan totally revised

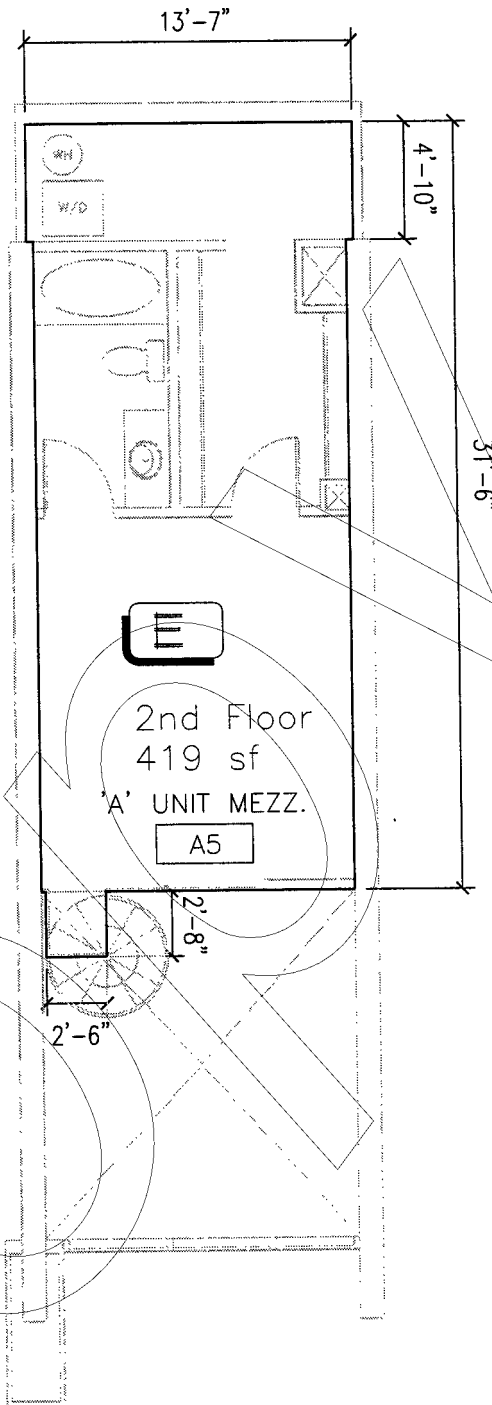


GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2' x  
11' format and any reduction or increase in  
size will affect map scale.

1st Floor = 532 sf  
2nd Floor = 419 sf  
Total = 951 sf

SCALE: 1/8" = 1'-0"		2ND FLOOR ROOM E		PREPARED FOR				REV. DATE		DESCRIPTION	
DATE: 06/21/07	DESIGN: FBS	THE VUE AT LAKE EOLA		Located at the Corner of: Hawland Ave. and Roberson Street Orlando, Florida		4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620		P.E.W. 09/14/04		Floor Plan	
DRAWN: PEW	CHECKED: MRJ	CONDOMINIUMS		Developed by: <b>CHUBB HILL WESTMINSTER PARTNERS</b>		PHONE: (407) 522-7570 FAX: (407) 522-7576		P.E.W. 05/16/05		Floor Plan totally revised	
PROJECT NO. 6371-04-0099		CITY OF ORLANDO, FLORIDA		AT LAKE EOLA		Certificate of Authorization No. LR 6969					
SHEET 13 OF 182		3.0.F									






2nd Floor  
419 sf  
'A' UNIT MEZZ.  
A5

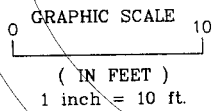
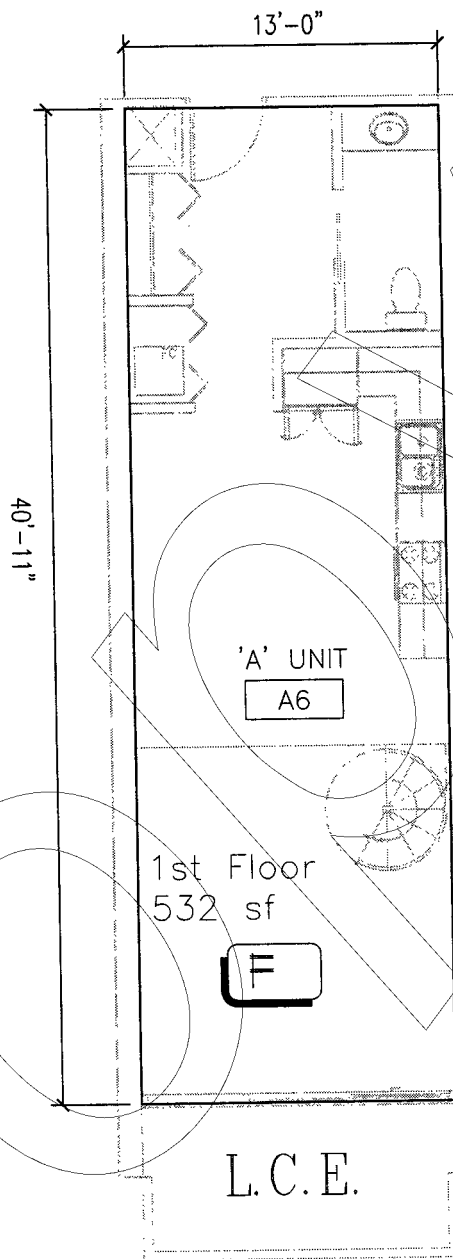


NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.


NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

3.1.E SHEET 14 of 182	SCALE: NTS DATE: 08/31/04 DESIGN: FB8 DRAWN: FEW CHECKED: MRJ PROJECT NO. 6371-04-00-0099	2ND FLOOR ROOM E MEZZAINE THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR		 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6969	REV.	DATE	DESCRIPTION	
			 THE VUE AT LAKE EOLA	Located at the Corner of: Kinsland Ave. and Robinson Street Orlando, Florida		 Developed by: CRUTCHFIELD WESTMONASTER PARTNERS	P.E.W.	09/14/04	Floor Plan
							P.E.W.	05/16/05	Floor Plan totally revised

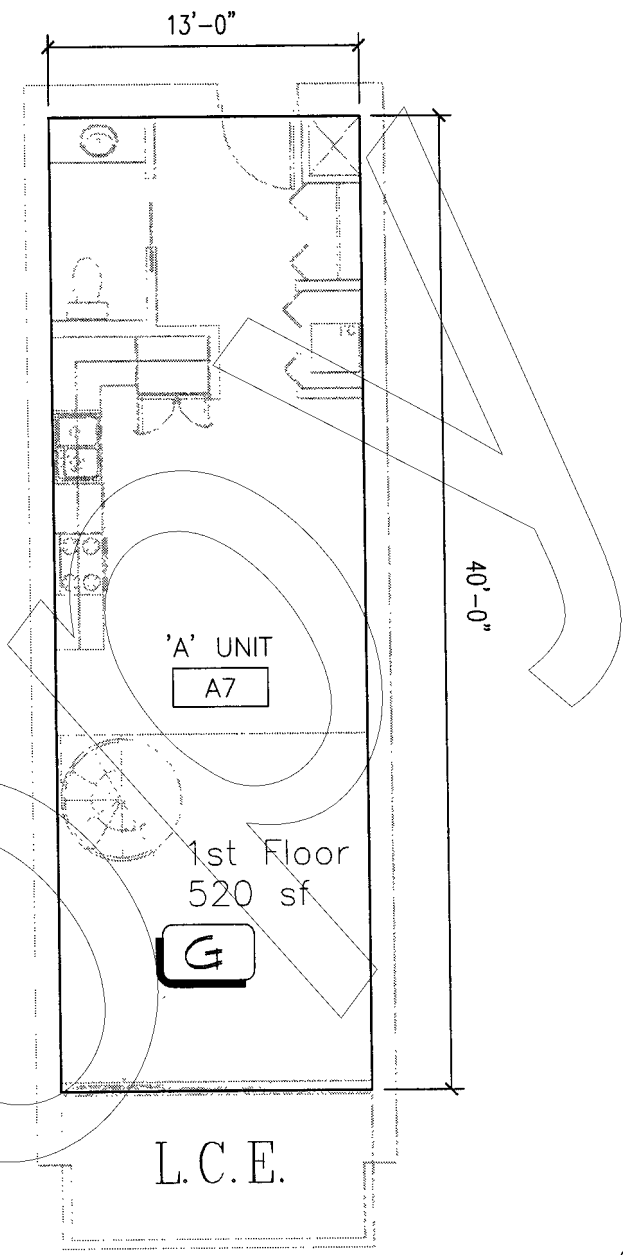


NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 532 sf  
2nd Floor = 419 sf  
Total = 951 sf

<p>2ND FLOOR ROOM F THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA</p>		<p>PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rosedale Ave. and Roberson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS</p>		<p> <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LR 6969</p>		<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																						
P.E.W.	09/14/04	Floor Plan																						
P.E.W.	05/16/05	Floor Plan totally revised																						
<p>SCALE: N.T.S. DATE: 08/31/07 DESIGN: FEB DRAWN: FEW CHECKED: MJJ PROJECT No. 6371-04-0095 SHEET 3 OF 3 SHEET 15 of 162</p>																								






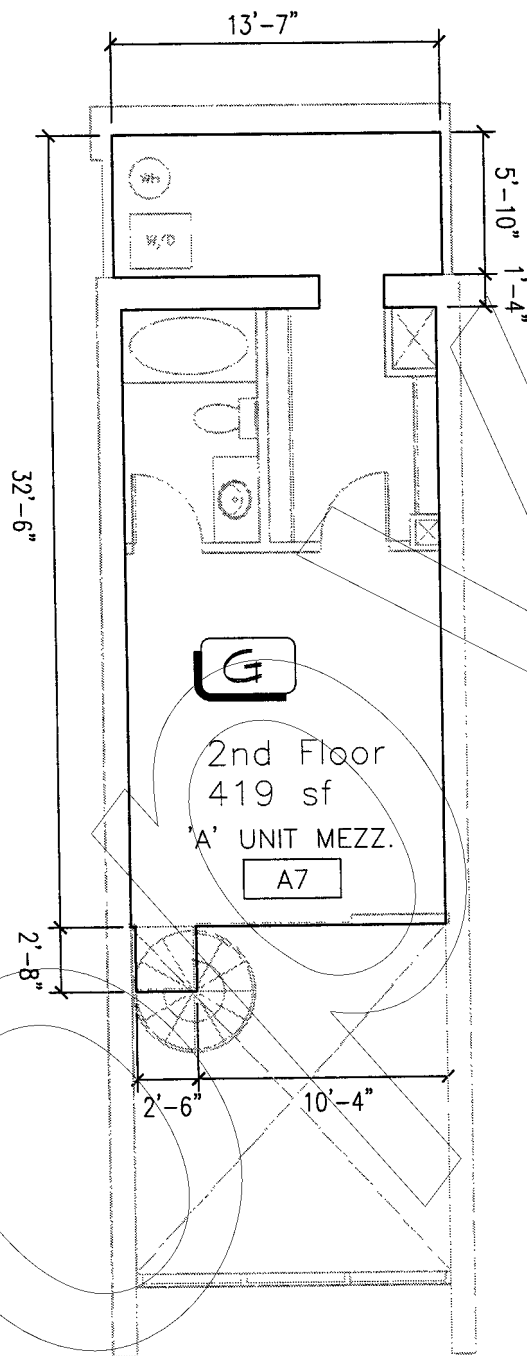
1st Floor = 520 sf  
 2nd Floor = 419 sf  
 Total = 939 sf

GRAPHIC SCALE  
 0 10  
 ( IN FEET )  
 1 inch = 10 ft.

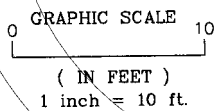
NOTE:  
 these plans were developed for 8 1/2' x  
 11' format and any reduction or increase in  
 size will affect map scale.

SHEET 17 of 182	3.0.G	SHEET	PROJECT No. 6371-04-0095	CHECKED: MJI	DRAWN: FEW	DESIGN: FB8	DATE: 08/31/07	SCALE: NTS	2ND-FLOOR ROOM G THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: <b>THE VUE AT LAKE EOLA</b> CHURCHILL WESTMINSTER PARTNERS	 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION
												P.E.W. 09/14/04 Floor Plan
												P.E.W. 05/16/05 Floor Plan totally revised



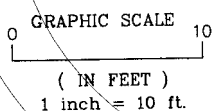
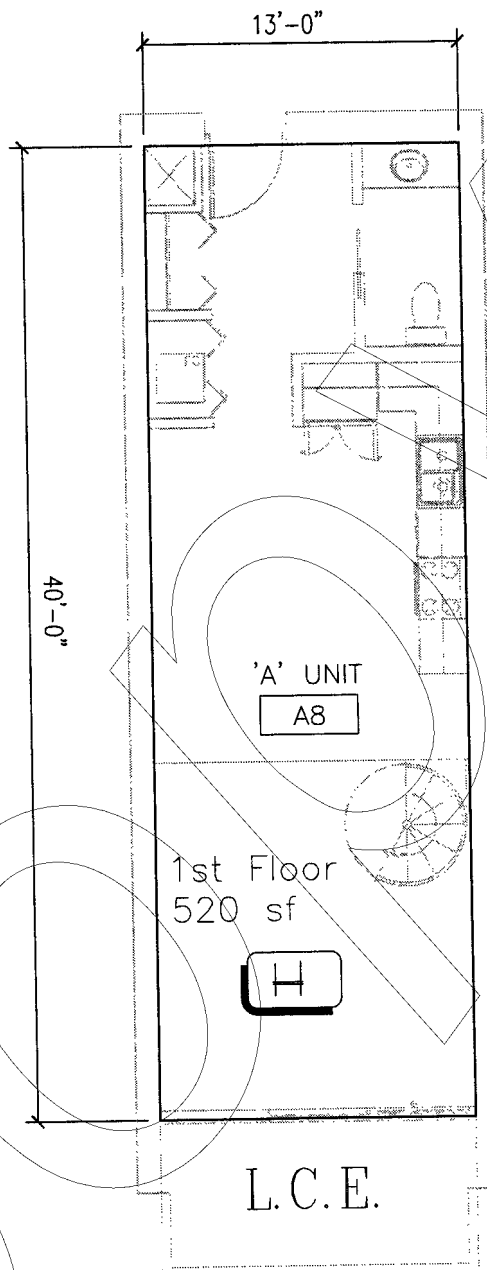


NORTH



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

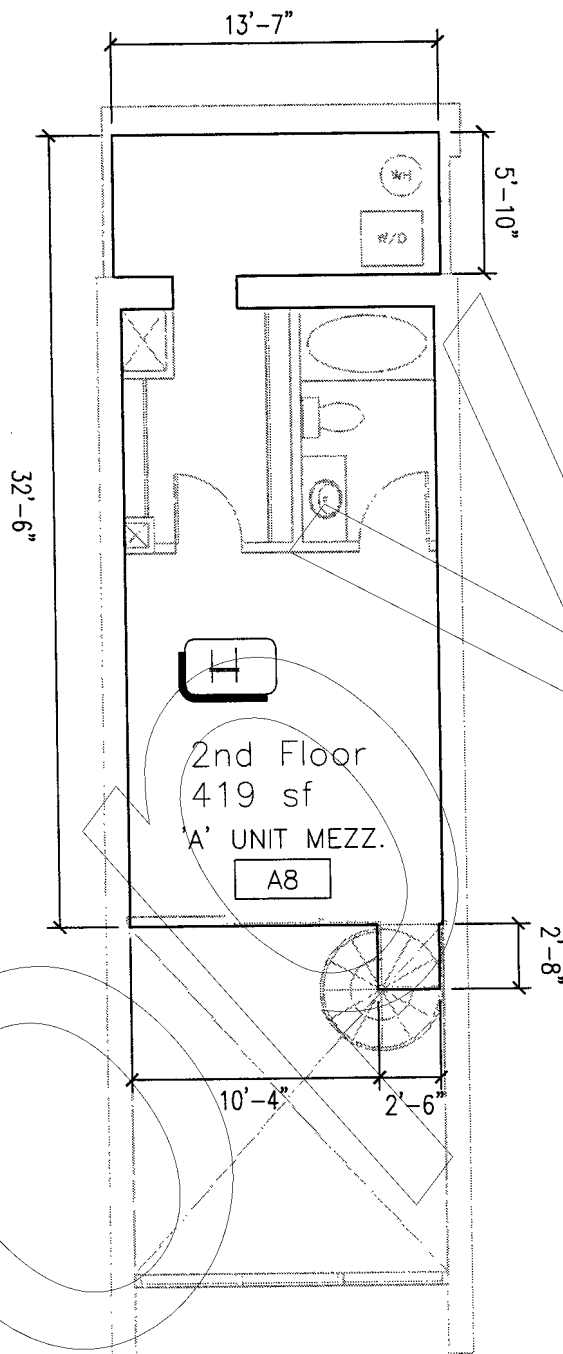
SHEET 18 of 182	3.1.G	SHEET	PROJECT No. 6371-04-0095	CHECKED: MRL	DATE: 08/31/07	DESIGN: TBB	DRAWN: FEW	SCALE: NTS	2ND FLOOR-ROOM G MEZZANINE THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: CRITCHFIELD WESTMINSTER PARTNERS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6959	REV.	DATE	DESCRIPTION
												P.E.W.	09/14/04	Floor Plan
												P.E.W.	05/16/05	Floor Plan totally revised




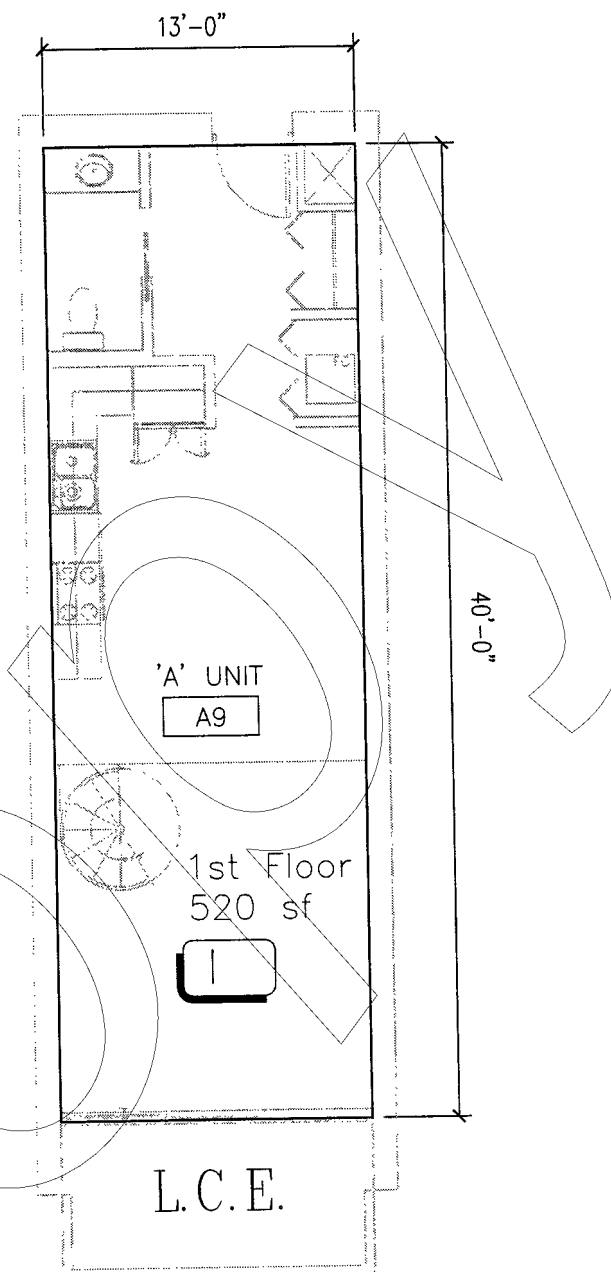
NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 520 sf  
2nd Floor = 419 sf  
Total = 939 sf

3.0.H SHEET 19 of 16		SCALE: NTS		DATE: 08/21/07		DESIGN: FBB		DRAWN: FEW		CHECKED: WJH		PROJECT No. 6371-04-0095		2ND FLOOR ROOM H		THE VUE AT LAKE EOLA CONDOMINIUMS		CITY OF ORLANDO, FLORIDA		PREPARED FOR		THE VUE AT LAKE EOLA		Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida		Developed by: CHURCHILL WESTMINSTER PARTNERS		MACTEC		4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620		PHONE: (407) 522-7570 FAX: (407) 522-7576		Certificate of Authorization No. 18 6969		REV. DATE DESCRIPTION		P.E.W. 09/14/04 Floor Plan		P.E.W. 05/16/05 Floor Plan totally revised																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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SHEET 20 of 182  3.1.H  SHEET	PROJECT No. 6371-04-0095	SCALE: NTS DATE: 08/31/07 DESIGN: FBB DRAWN: PEW CHECKED: MRSJ	2ND FLOOR ROOM H MEZZANINE  THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida  Developed by: CRITCHFIELD WESTMINSTER PARTNERS	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV.	DATE	DESCRIPTION
						P.E.W.	09/14/04	Floor Plan
						P.E.W.	05/16/05	Floor Plan totally revised



1st Floor = 520 sf  
 2nd Floor = 405 sf  
 Total = 925 sf



NORTH

GRAPHIC SCALE  
 0 10  
 ( IN FEET )  
 1 inch = 10 ft.

NOTE:  
 these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

REV.		DATE	DESCRIPTION
P.E.W.	09/14/04		Floor Plan
P.E.W.	05/16/05		Floor Plan totally revised

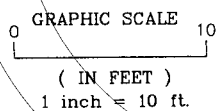
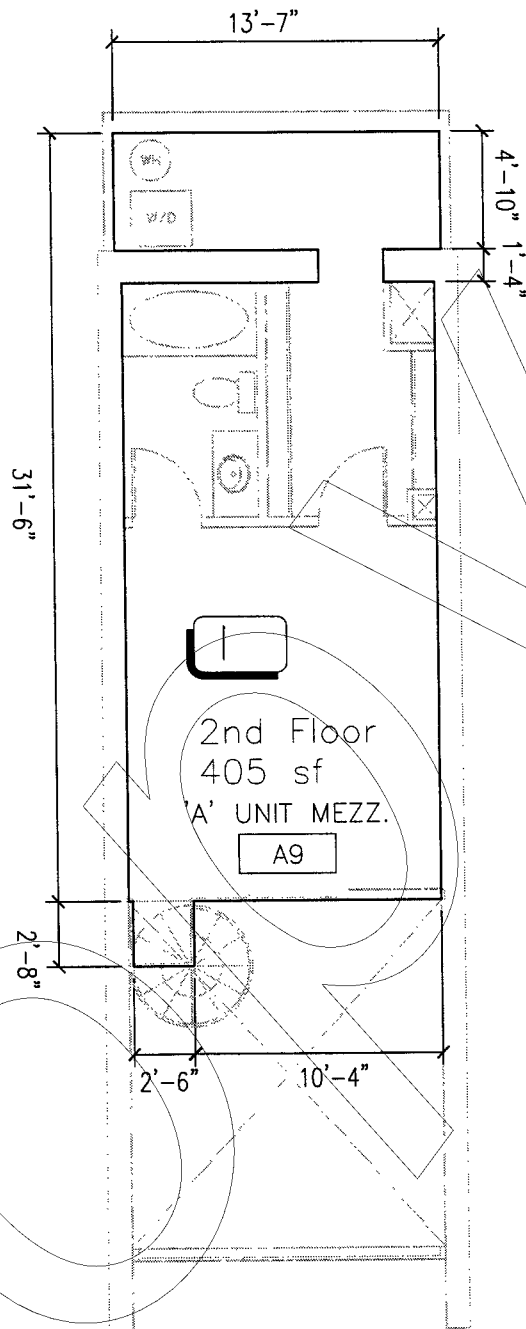
<b>THE VUE</b> AT LAKE EOLA CITY OF ORLANDO, FLORIDA		PREPARED FOR Located at the Corner of Roseland Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCHILL WESTMINSTER</b> PARTNERS	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969
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SCALE: N.T.S. DATE: 08/31/07 DESIGN: TBB DRAWN: FSW CHECKED: MMS	2ND FLOOR ROOM I <b>THE VUE AT LAKE EOLA</b> CONDOMINIUMS CITY OF ORLANDO, FLORIDA
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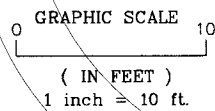
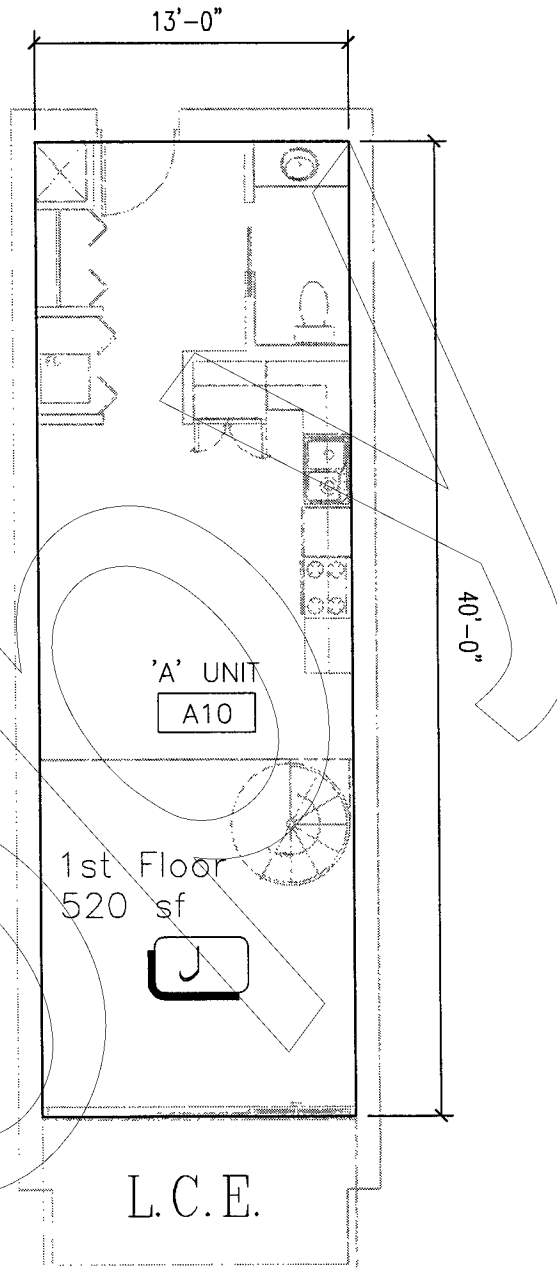
  

SHEET <b>3.01</b> SHEET 214 OF 221	PROJECT No. 6371-04-0095
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NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<div>SCALE: NIS</div> <div>DATE: 08/31/07</div> <div>DESIGN: FBB</div> <div>DRAWN: FEW</div> <div>CHECKED: MRJ</div> <div>PROJECT NO: 6331-04-00090</div> <div>SHEET 3.1.1</div> <div>SHEET 22 of 18</div>	<div>2ND FLOOR ROOM 1 MEZZANINE</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>	<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Hawland Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CHURCHILL WESTMINSTER PARTNERS</div>	<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 6969</div>	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
	REV.	DATE	DESCRIPTION																			
	P.E.W.	09/14/04	Floor Plan																			
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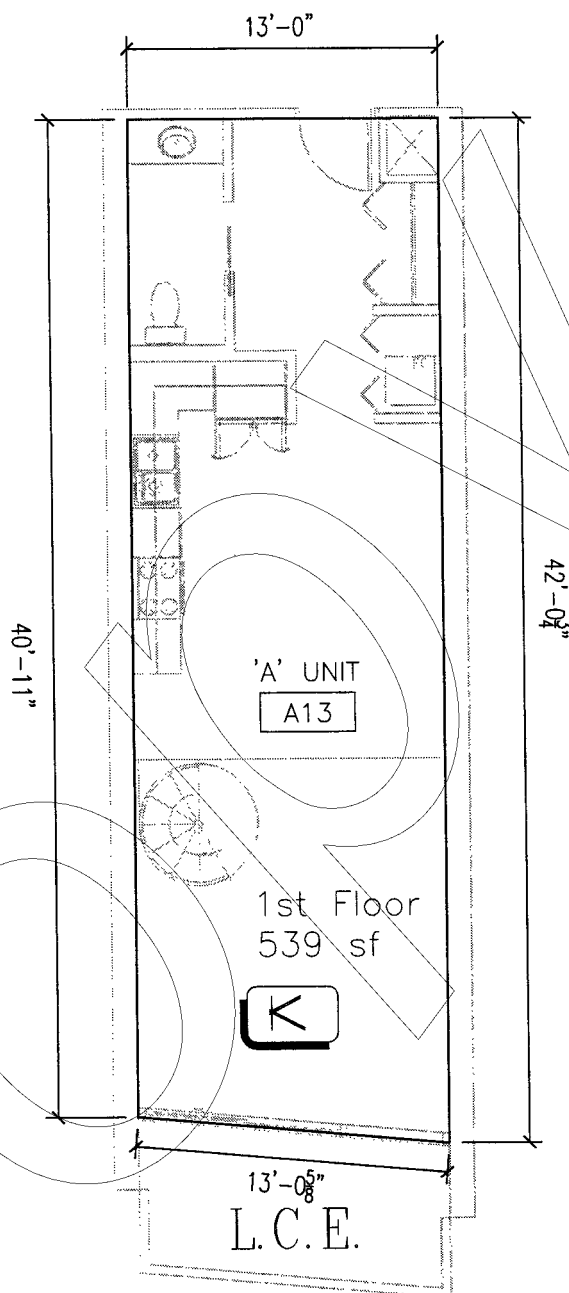


NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 520 sf  
2nd Floor = 405 sf  
Total = 925 sf

<p>3.0.J SHEET 21 of 183</p>		<p>2ND FLOOR ROOM J THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA</p>	<p>PREPARED FOR THE VUE AT LAKE EOLA</p>	<p>MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6959</p>	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
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<p>SCALE: NTS DATE: 08/31/07 DESIGN: PEB DRAWN: MMS CHECKED: MMS PROJECT NO. 6371-01-0095</p>																							





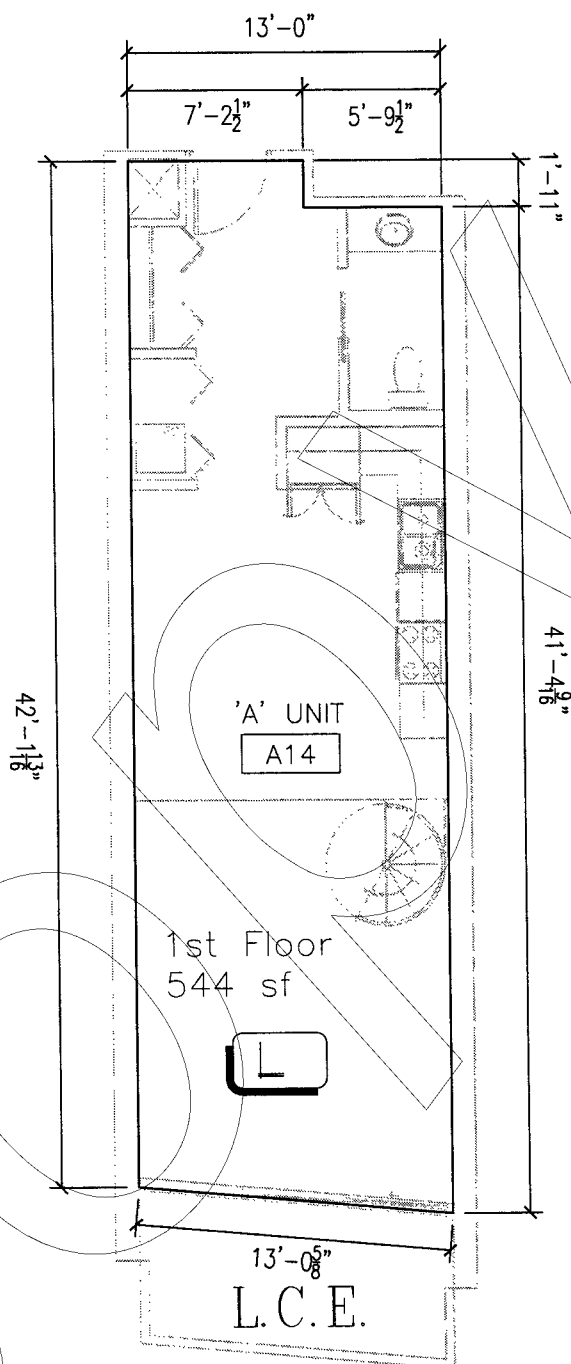
1st Floor = 539 sf  
2nd Floor = 418 sf  
Total = 957 sf

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SCALE: NTS DATE: 08/11/07 DESIGN: FBS CHECKED: PEW PROJECT NO. 6371-04-0095		2ND-FLOOR ROOM K THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rasmund Ave. and Robinson Street Orlando, Florida Developed by: GEORGE HILL WESTMINSTER PARTNERS		MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6989		REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised	
SHEET 30.K SHEET 25 of 182									




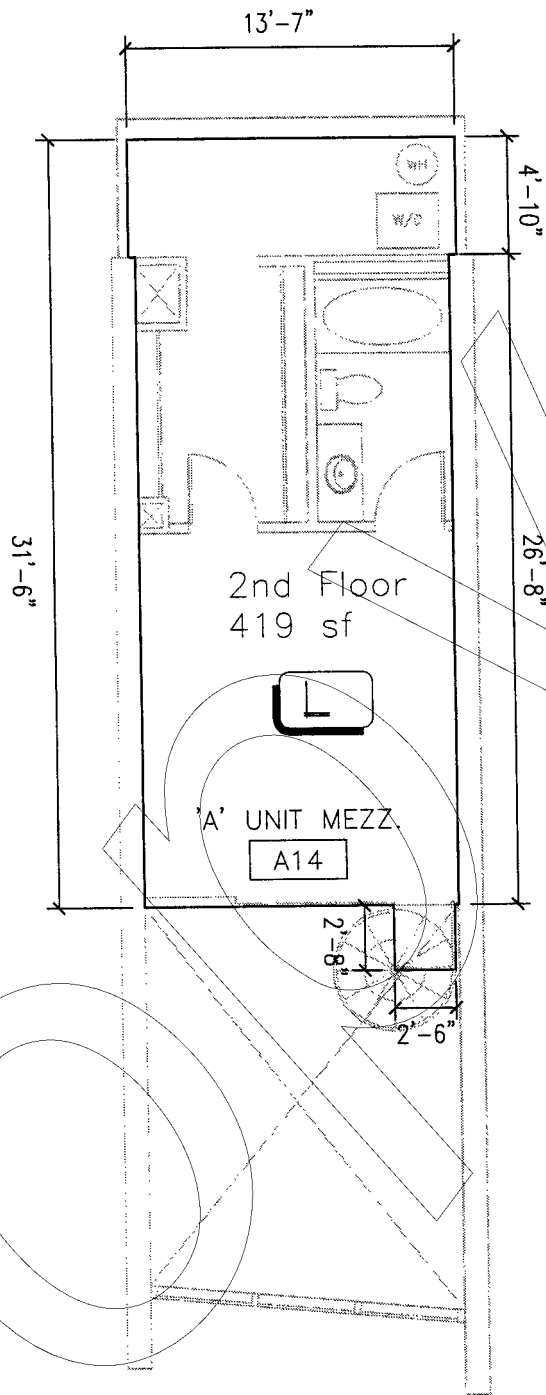




1st Floor = 544 sf  
2nd Floor = 419 sf  
Total = 963 sf

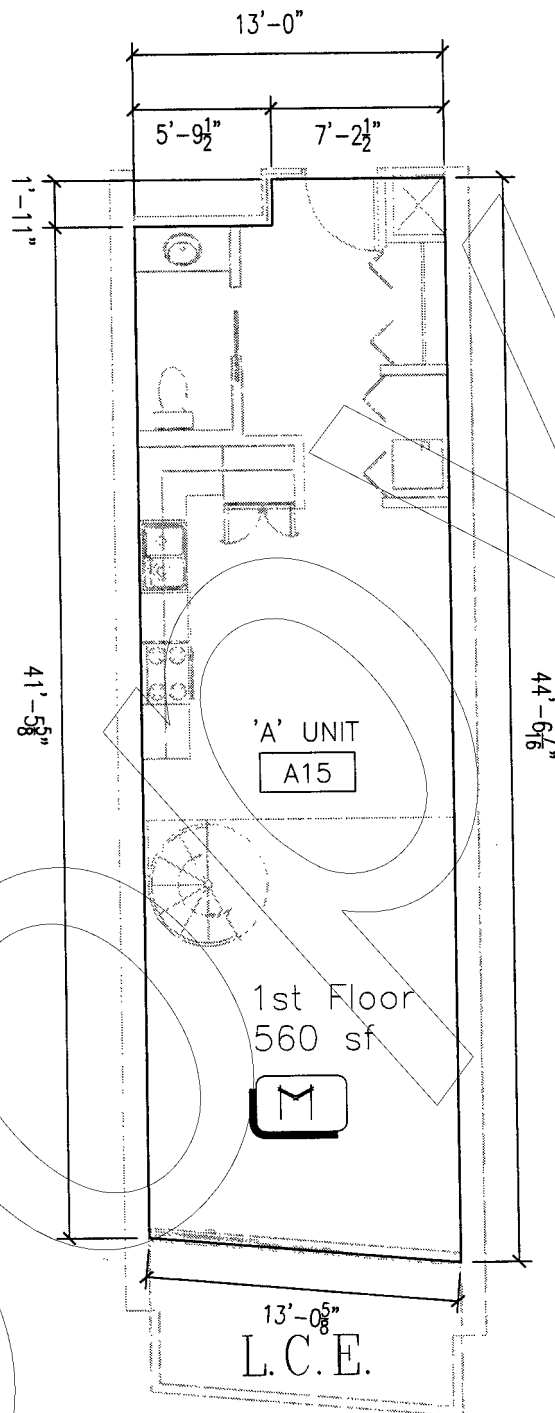
NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<div>PROJECT No 6371-04-0009</div> <div>SHEET 30 L</div> <div>SHEET 27 of 18</div>		<div>2ND FLOOR ROOM L</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>	<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of Rowland Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CHURCHILL WESTMINSTER PARTNERS</div>	<div> MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 6959</div>	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised						
REV.	DATE	DESCRIPTION																		
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NOTE:  
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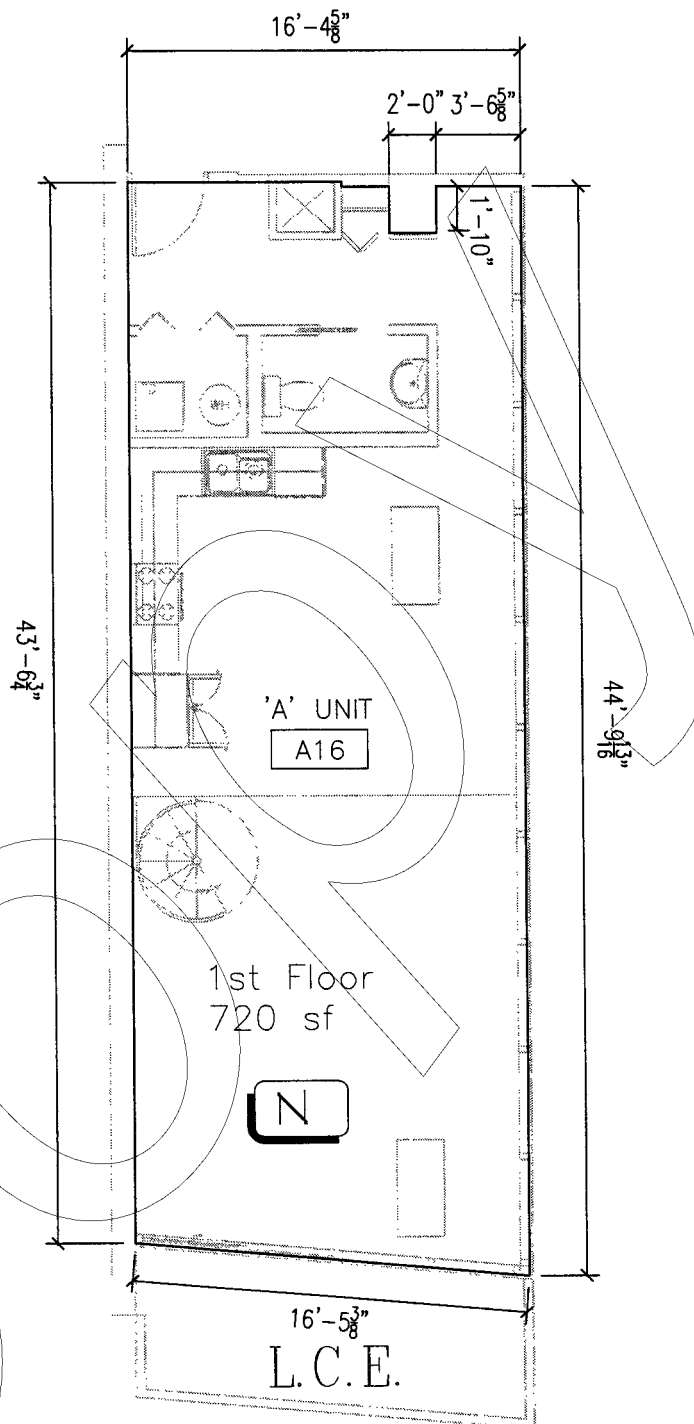
SHEET 28 of 182		SHEET		3.1.L		SCALE: NTS		DATE: 08/31/07		DESIGN: TBB		DRAWN: PEM		CHECKED: MRC		PROJECT NO: 6371-04-00095		2ND FLOOR ROOM L MEZZANINE		THE VUE AT LAKE EOLA CONDOMINIUMS		CITY OF ORLANDO, FLORIDA		PREPARED FOR		THE VUE AT LAKE EOLA		Located at the Corner of: Kendall Ave. and Robinson Street Orlando, Florida		Developed by: CHURCHILL WESTMINSTER PARTNERS		MACTEC		4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620		PHONE: (407) 522-7570 FAX: (407) 522-7576		Certificate of Authorization No. LB 6959		REV. DATE DESCRIPTION		P.E.W. 05/14/04 Floor Plan		P.E.W. 05/16/05 Floor Plan totally revised																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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1st Floor = 560 sf  
 2nd Floor = 448 sf  
 Total = 1008 sf

SHEET 30.M 29 of 182	PROJECT NO. 0371-04-00195 SHEET	SCALE: NTS DATE: 08/11/07 DESIGN: FRB DRAWN: PCW CHECKED: MRL	2ND FLOOR ROOM M  THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Rosewood Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 5969	REV.	DATE	DESCRIPTION
						P.E.W.	09/14/04	Floor Plan
						P.E.W.	05/16/05	Floor Plan totally revised




$$2'-0'' \quad 3'-6\frac{5}{8}''$$
 $1'-10''$ 

43'-6 $\frac{3}{4}$ "

~~44'-9 $\frac{13}{16}$ "~~

'A' UNIT  
A16

~~1st Floor  
720 sf~~

N

16'-5 $\frac{3}{8}$ "  
L. C. E.

L.C.E.

1st Floor = 720 sf  
2nd Floor = 414 sf  
Total = 1134 sf



NORTH

GRAPHIC SCALE

0 10

( IN FEET )

1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

2ND FLOOR ROOM N  
E VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

**PREPARED FOR**

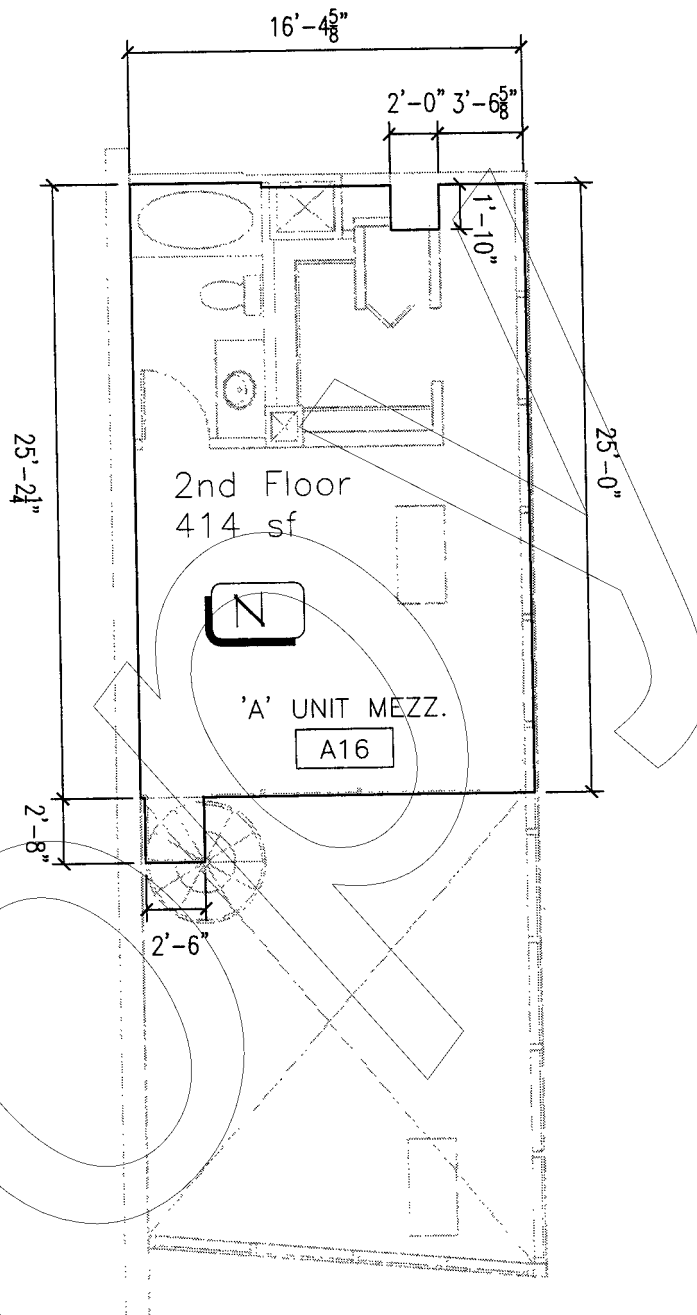
**THE VUE**  
AT LAKE EOLA

Located at the Corner of:  
Rusland Ave. and Robinson Street  
Orlando, Florida

Developed by:  
**CHURCHILL WESTMINSTER**  
DEVELOPMENT PARTNERS

**MACTEC**  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6969

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

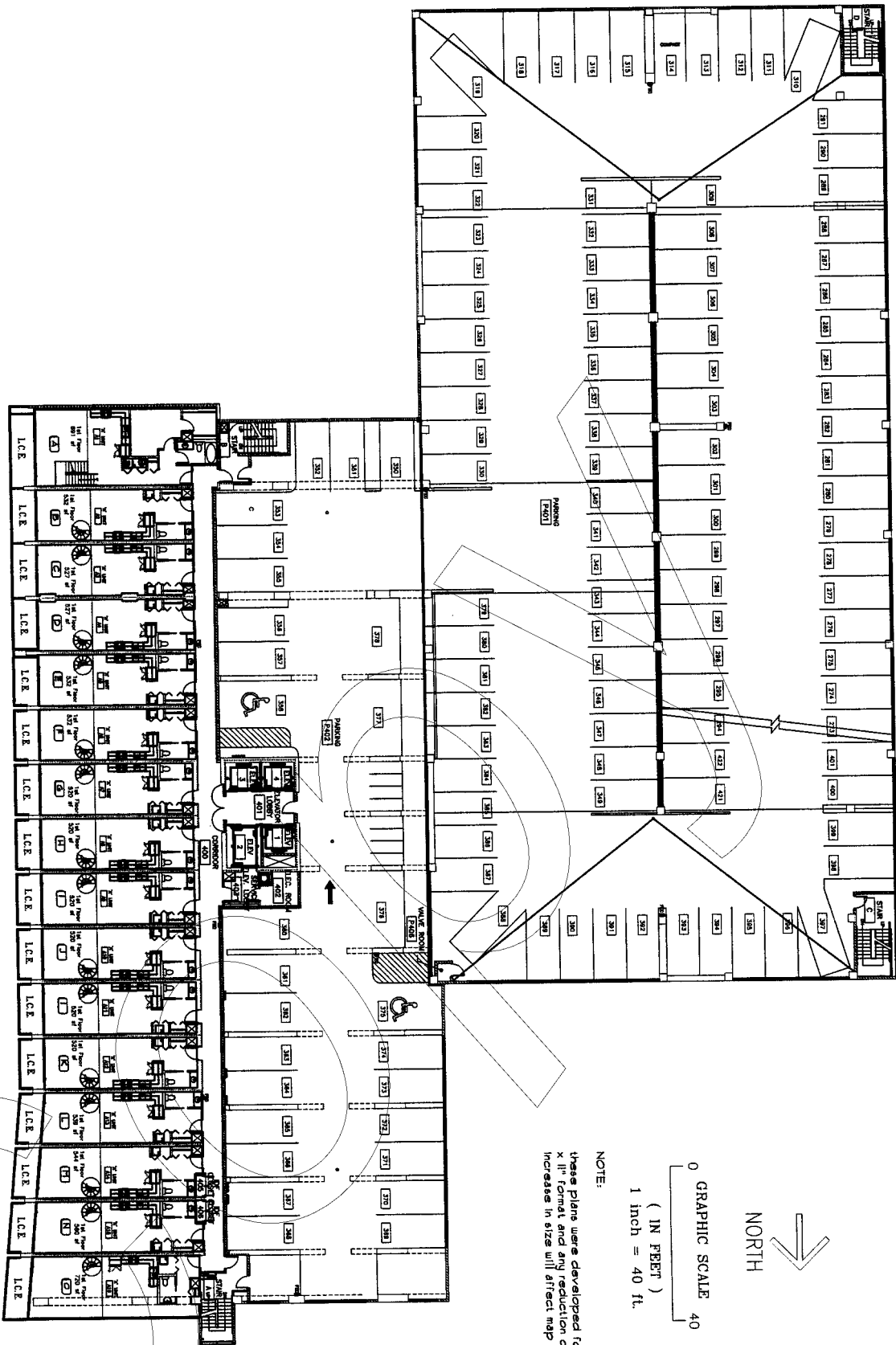
REV		DATE	DESCRIPTION
P.F.W.	08/14/04		Floor Plan
P.F.W.	05/16/05		Floor Plan totally revised

<b>THE VUE</b> AT LAKE EOLA CITY OF ORLANDO, FLORIDA		PREPARED FOR Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCHILL WESTMINSTER</b> PARTNERS	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6959
--	--	---	---

SCALE: N.T.S. DATE: 08/17/07 DESIGN: RLB DRAWING: RLB CHECKED: AND	PROJECT NO. 6371-04-0095	SHEET 3.1 N OF 182
--	-----------------------------	--------------------------



FC = FAN COIL UNIT  
 WH = WATER HEATER  
 W/D = WASHER/DRYER  
 LCE = LIMITED COMMON ELEMENT  
 SF = SQUARE FEET  
 COTTON ELEMENT

**LEGEND:**

4TH FLOOR SCHEMATIC  
 THE VUE AT LAKE EOLA  
 CONDOMINIUMS  
 CITY OF ORLANDO, FLORIDA

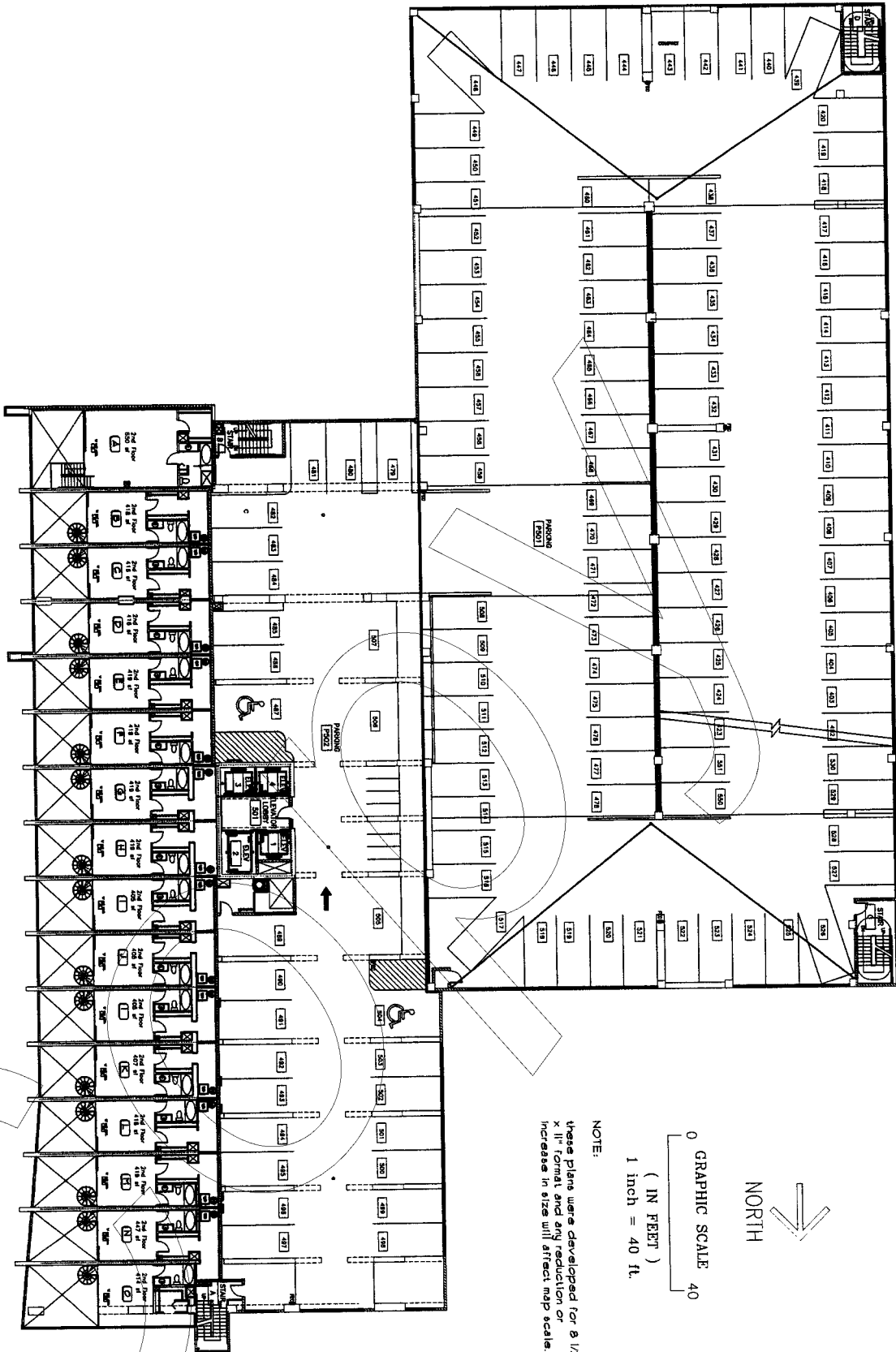
PREPARED FOR  
**THE VUE**  
 AT LAKE EOLA  
 Located at the Corner of:  
 Roseland Ave. and Robinson Street  
 Orlando, Florida  
 Developed by:  
**CHICKEN & WESTMINSTER**

**MACTEC**  
 4150 NORTH JOHN YOUNG PARKWAY  
 ORLANDO, FL 32804-2620  
 PHONE: (407) 522-7570 FAX: (407) 522-7576  
 Certificate of Authorization No. LB 6969

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised

SCALE: NTS  
 DATE: 08/21/07  
 DESIGN: 198  
 DRAWN: FEW  
 CHECKED: MRJ  
 PROJECT No.  
 6371-04--0095  
 SHEET  
 4.0  
 SHEET 33 of 182

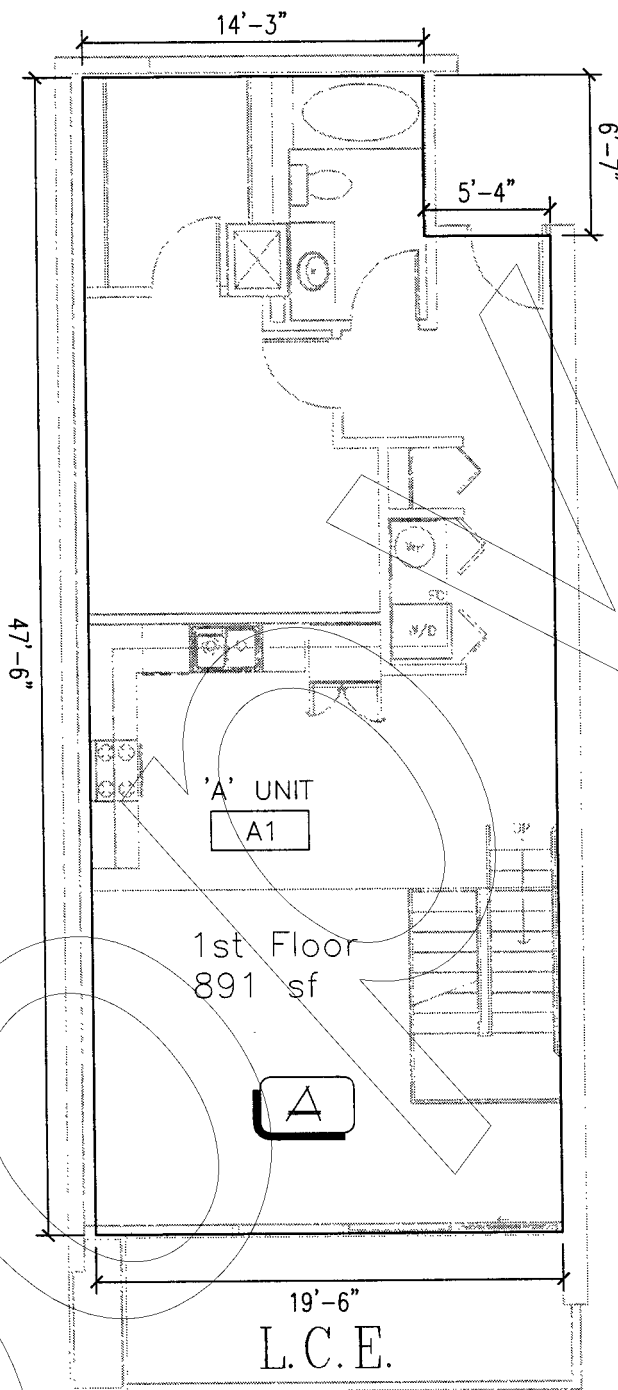




FC = FAN COIL UNIT  
 WH = WATER HEATER  
 W/D = WASHER/DRYER  
 L.C.E. = LIMITED COMMON ELEMENT  
 S.F. = SQUARE FEET  
 C.E. = COMMON ELEMENT

# LEGEND:

<div> <div>SHEET 34 of 182</div> <div>4.1</div> <div>SHEET</div> </div>	<div> <div>SCALE: NTS</div> <div>DATE: 08/31/07</div> <div>DESIGN: FBB</div> <div>DRAWN: PEW</div> <div>CHECKED: MRJ</div> <div>PROJECT NO. 6.371-04-0095</div> </div> <div> <div>4TH FLOOR-SCHEMATIC MEZZANINE</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div> </div>	<div> <div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CHURCHILL WESTMINSTER PARTNERS</div> </div>	<div> <div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 6969</div> </div>	<table> <tr> <th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr> <td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr> <tr> <td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr> </table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised
REV.	DATE	DESCRIPTION											
P.E.W.	09/14/04	Floor Plan											
P.E.W.	05/16/05	Floor Plan totally revised											




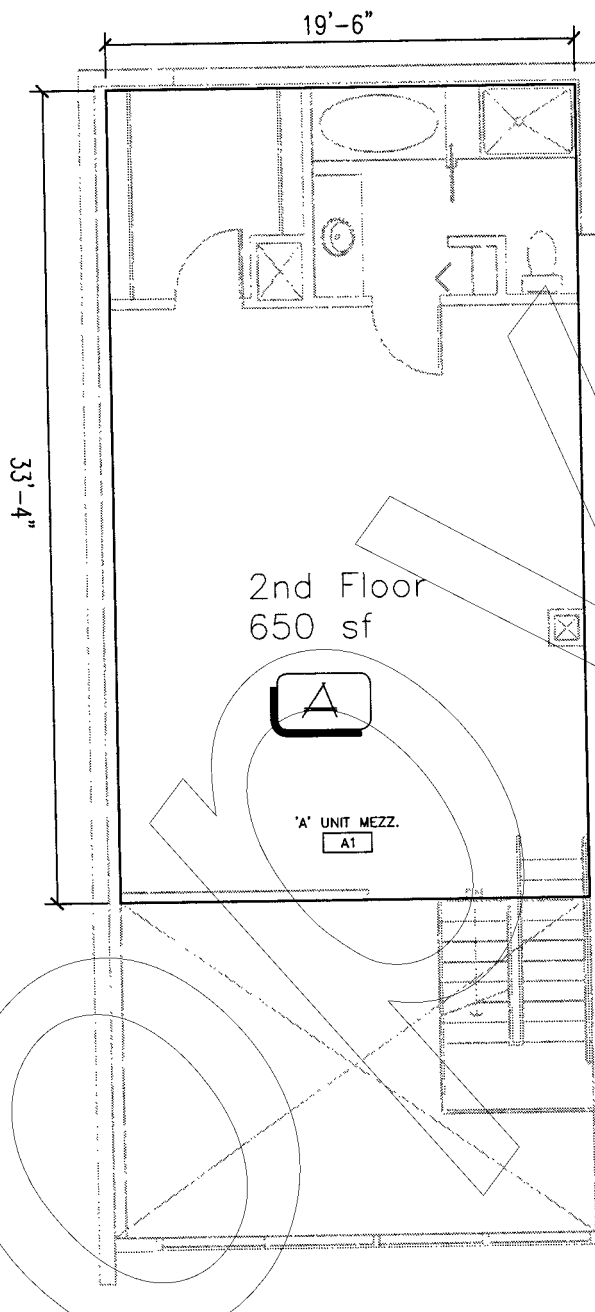
NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

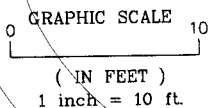
NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 891 sf  
2nd Floor = 650 sf  
Total = 1541 sf



<div>4th FLOOR ROOM A</div> <div>THE VUE AT LAKE EOLA</div> <div>CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>		<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: <div>CHITRA HILL WESTMINSTER PARTNERS</div></div>	<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 5959</div>	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																				
P.E.W.	09/14/04	Floor Plan																				
P.E.W.	05/16/05	Floor Plan totally revised																				
<div>SCALE: NIS</div> <div>DATE: 08/31/07</div> <div>DESIGN: FBH</div> <div>DRAWN: PEM</div> <div>CHECKED: MRJ</div> <div>PROJECT NO: 6371-04-0099</div> <div>SHEET 15 OF 18</div> <div>407A</div> <div>407A</div> <div>407A</div>																						

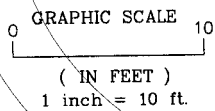
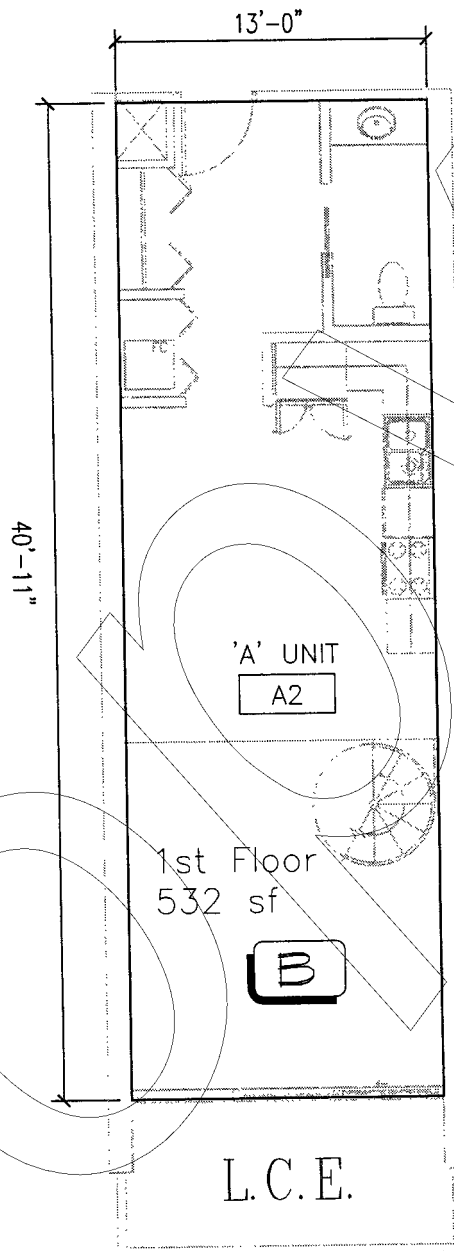


NORTH




NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

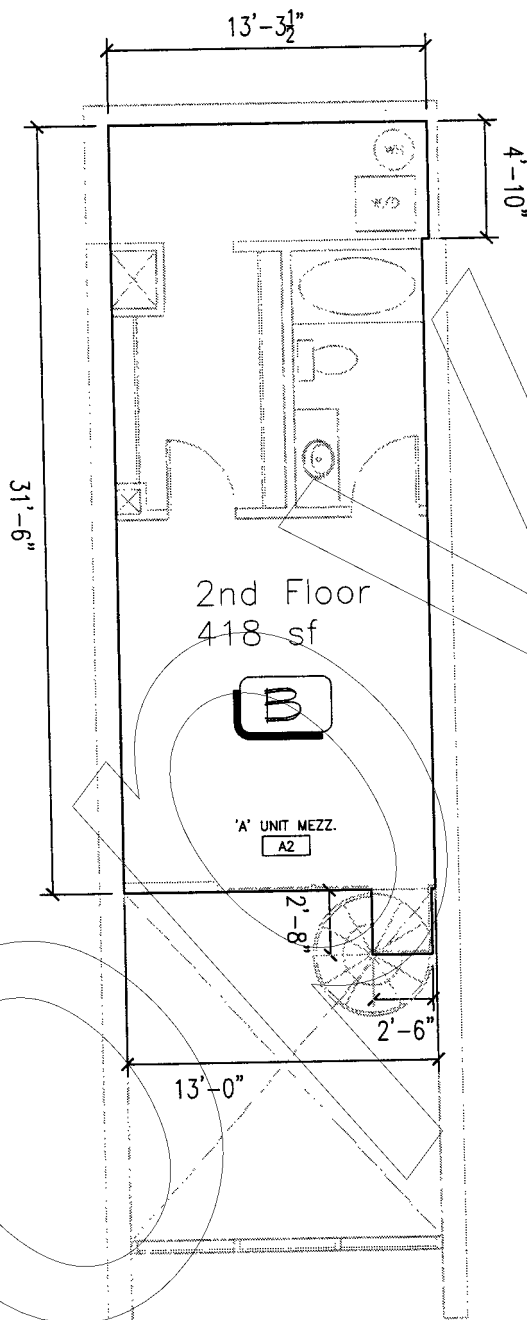
4th FLOOR ROOM A MEZZANINE		PREPARED FOR		 <b>MACTEC</b>		REV.	DATE	
THE VUE AT LAKE EOLA		Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida		4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620		P.E.W.	09/14/04	Floor Plan
CONDOMINIUMS		Developed by:  <b>CHURCHILL WATKINS ARCHITECTS</b>		PHONE: (407) 522-7570 FAX: (407) 522-7576		P.E.W.	05/16/05	Floor Plan totally revised
CITY OF ORLANDO, FLORIDA		AT LAKE EOLA		Certificate of Authorization No. 18 6359				
SCALE: NTS	DATE: 08/31/07	DESIGN: FB8	DRWN: PEW	CHECKED: MRL	PROJECT NO: 6.371-04-009-5			
SHEET 4.1.A								
SHEET 36 of 182								



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 532 sf  
2nd Floor = 418 sf  
Total = 950 sf

4TH FLOOR ROOM B THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA						PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS		 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6969		<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		REV	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV	DATE	DESCRIPTION																											
P.E.W.	09/14/04	Floor Plan																											
P.E.W.	05/16/05	Floor Plan totally revised																											
SCALE: N.T.S. DATE: 08/21/07 DESIGN: FFB DRAWN: PEW CHECKED: MMJ PROJECT No. 6371-04-0095 SHEET 37 OF 18						SHEET 37 OF 18		4.0.0.B		SHEET 37 OF 18																			



NORTH

GRAPHIC SCALE  
0 10

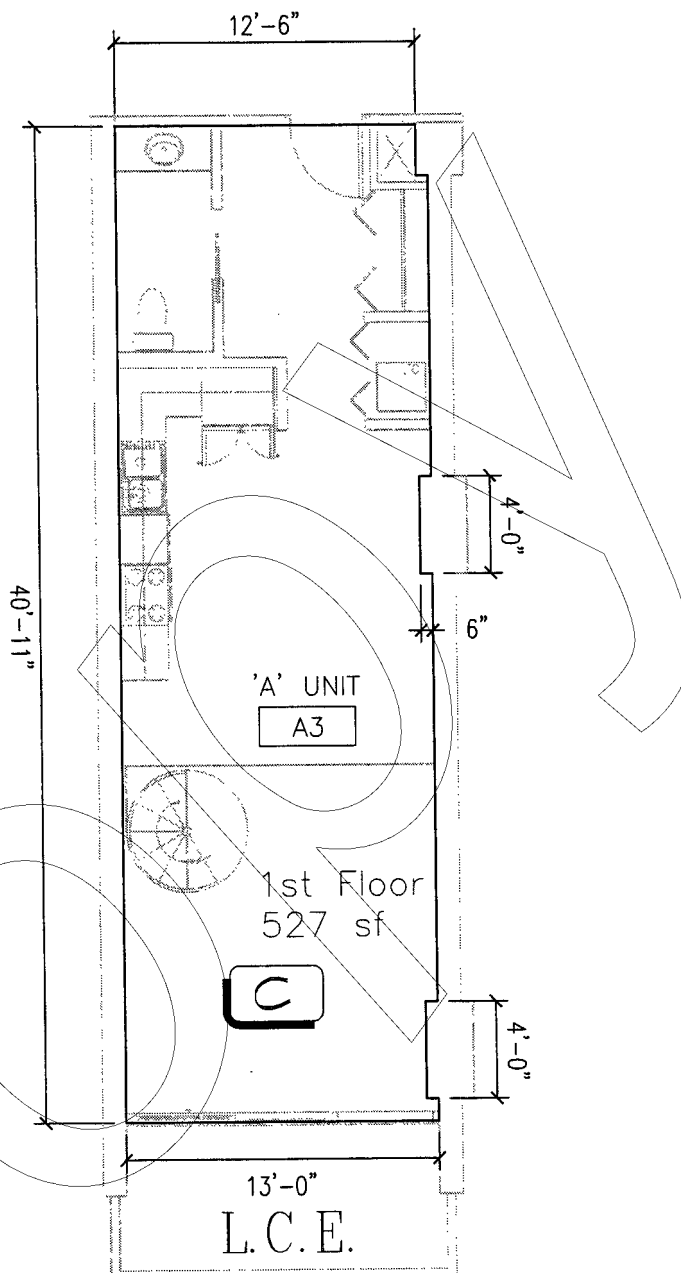
( IN FEET )

1 inch = 10 ft.

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 38 of 182 4.1 B	PROJECT No. 6371-04-0095 DESIGN: FBB DRAWN: FEW CHECKED: MJL	SCALE: NTS DATE: 08/27/07 4TH FLOOR ROOM B MEZZANINE THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rowland Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER RESIDENTIAL	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION
					P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised



1st Floor = 527 sf  
2nd Floor = 416 sf  
Total = 943 sf



NORTH



GRAPHIC SCALE 10

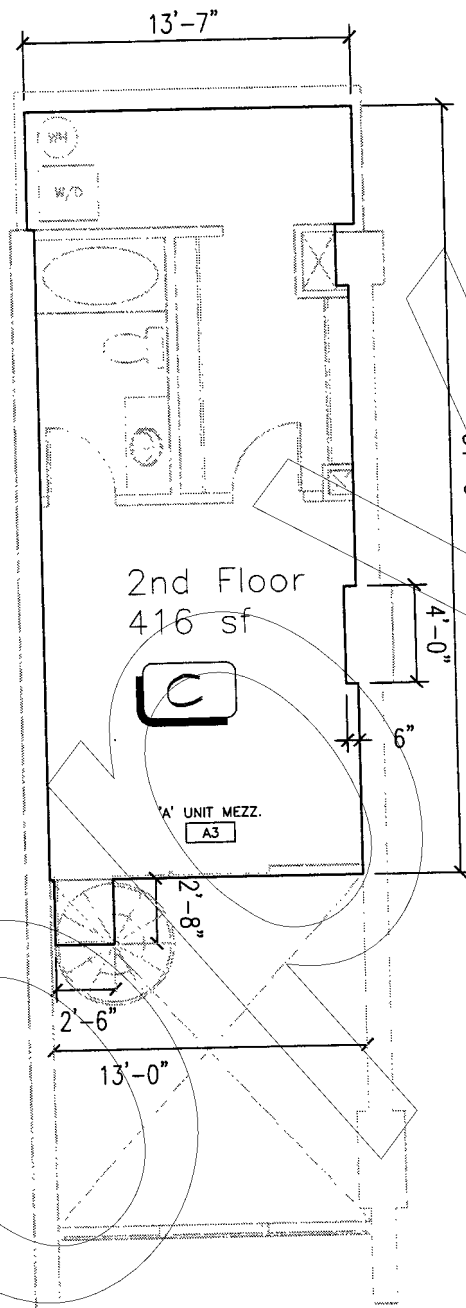
( IN FEET )

1 inch = 10 ft.

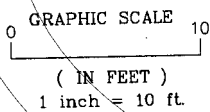
NOTE:

these plans were developed for B 1/2" x 11" format and any reduction or increase in size will affect map scale.

4TH FLOOR ROOM C		PREPARED FOR				REV.	DATE	DESCRIPTION	
THE VUE AT LAKE EOLA CONDOMINIUMS		Located at the Corner of: Riverside Ave. and Robinson Street Orlando, Florida		4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620		P.E.W.	09/14/04	Floor Plan	
CITY OF ORLANDO, FLORIDA		Developed by: 		PHONE: (407) 522-7570 FAX: (407) 522-7576		P.E.W.	05/16/05	Floor Plan totally revised	
				Certificate of Authorization No. LB 5569					
SCALE: NTS	DATE: 08/31/07								
DESIGN: FBB	CHECKED: PEW								
DRAWN: MRJ	CHECKED: MRJ								
PROJECT No. 6371-04-0095									
SHEET 39 of 184									
400C									
SHEET									



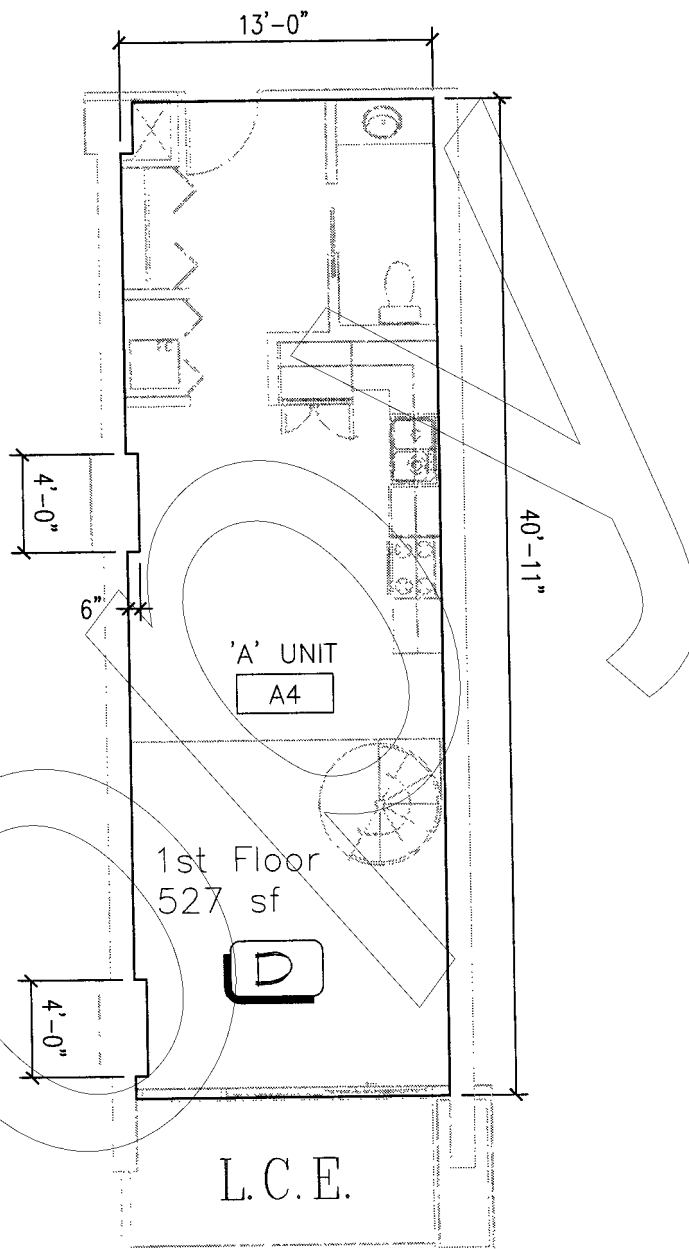
NORTH



NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<b>4TH FLOOR ROOM C MEZZANINE</b> <b>THE VUE AT LAKE EOLA</b> CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR <b>THE VUE AT LAKE EOLA</b> Located at the Corner of: Roseland Ave. and Robertson Street Orlando, Florida Developed by: <b>CRITCHFIELD WESTMINSTER PARTNERS</b>	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 5959	<table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>P.E.W.</td> <td>09/14/04</td> <td>Floor Plan</td> </tr> <tr> <td>P.E.W.</td> <td>05/16/05</td> <td>Floor Plan totally revised</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																				
P.E.W.	09/14/04	Floor Plan																				
P.E.W.	05/16/05	Floor Plan totally revised																				




1st Floor = 527 sf  
 2nd Floor = 416 sf  
 Total = 943 sf



NORTH

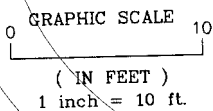
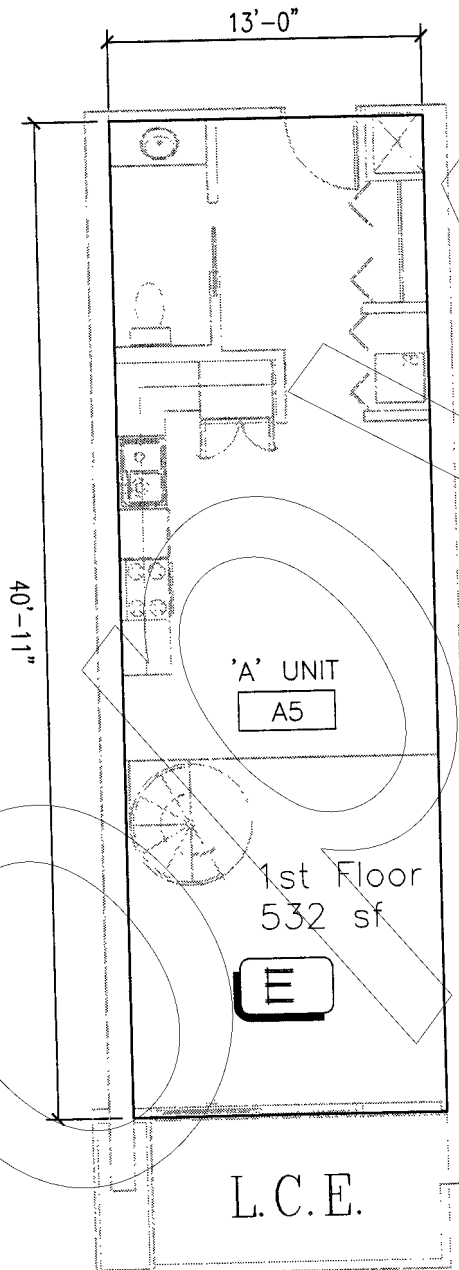
GRAPHIC SCALE  
 0 10  
 ( IN FEET )  
 1 inch = 10 ft.

NOTE:  
 these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

4TH FLOOR ROOM D		PREPARED FOR		 <b>MACTEC</b>		REV. DATE		DESCRIPTION	
THE VUE AT LAKE EOLA CONDOMINIUMS		Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida		4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620		P.E.W. 09/14/04		Floor Plan	
CITY OF ORLANDO, FLORIDA		Developed by: <b>CHURCHILL WESTMINSTER PARTNERS</b>		PHONE: (407) 522-7570 FAX: (407) 522-7576		P.E.W. 05/16/05		Floor Plan totally revised	
				Certificate of Authorization No. 18 6959					
SCALE: 1/8" = 1'-0"									
DATE: 08/11/07									
DRAWN: PFW									
CHECKED: MRS									
PROJECT NO. 00099									
6371-01-00099									
SHEET									
4.01.D									
SHEET 41 of 18									



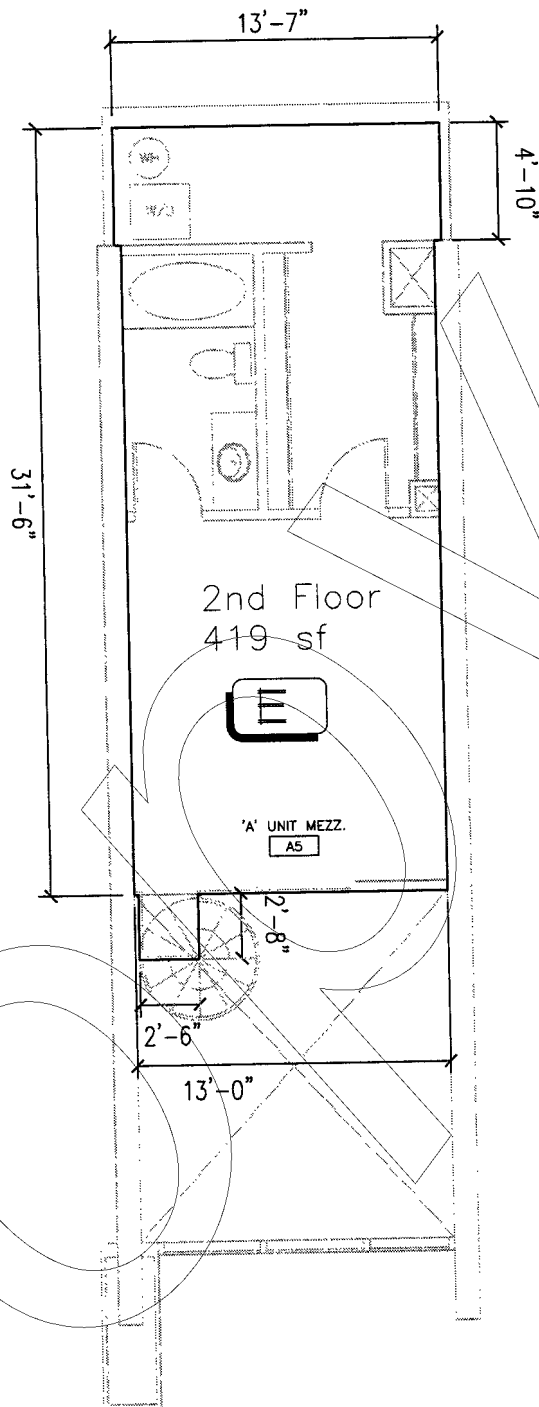




NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 532 sf  
2nd Floor = 419 sf  
Total = 951 sf

<b>4TH FLOOR ROOM E</b> <b>THE VUE AT LAKE EOLA</b> CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR <b>THE VUE</b> AT LAKE EOLA Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCHILL WESTMINSTER PARTNERS</b>	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. TB 6969	<table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>P.E.W.</td> <td>09/14/04</td> <td>Floor Plan</td> </tr> <tr> <td>P.E.W.</td> <td>05/16/05</td> <td>Floor Plan totally revised</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																				
P.E.W.	09/14/04	Floor Plan																				
P.E.W.	05/16/05	Floor Plan totally revised																				



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

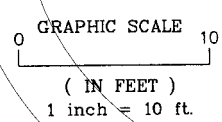
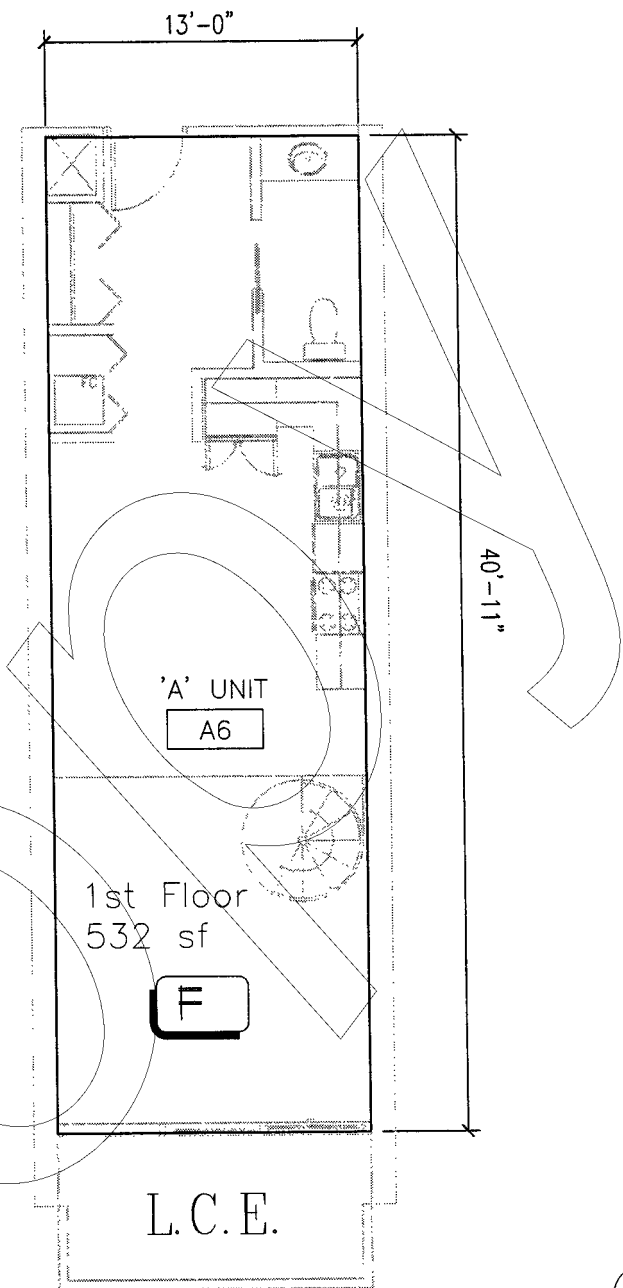
REV.		DATE	DESCRIPTION
P.E.W.	09/14/04		Floor Plan
P.E.W.	05/16/05		Floor Plan totally revised

PREPARED FOR		MACTEC	
THE VUE AT LAKE EOLA		4150 NORTH JOHN YOUNG PARKWAY	
CITY OF ORLANDO, FLORIDA		ORLANDO, FL 32804-2620	
Developed by:		PHONE: (407) 522-7570	
FAX: (407) 522-7576		Certificate of Authorization No. LB 0969	



  

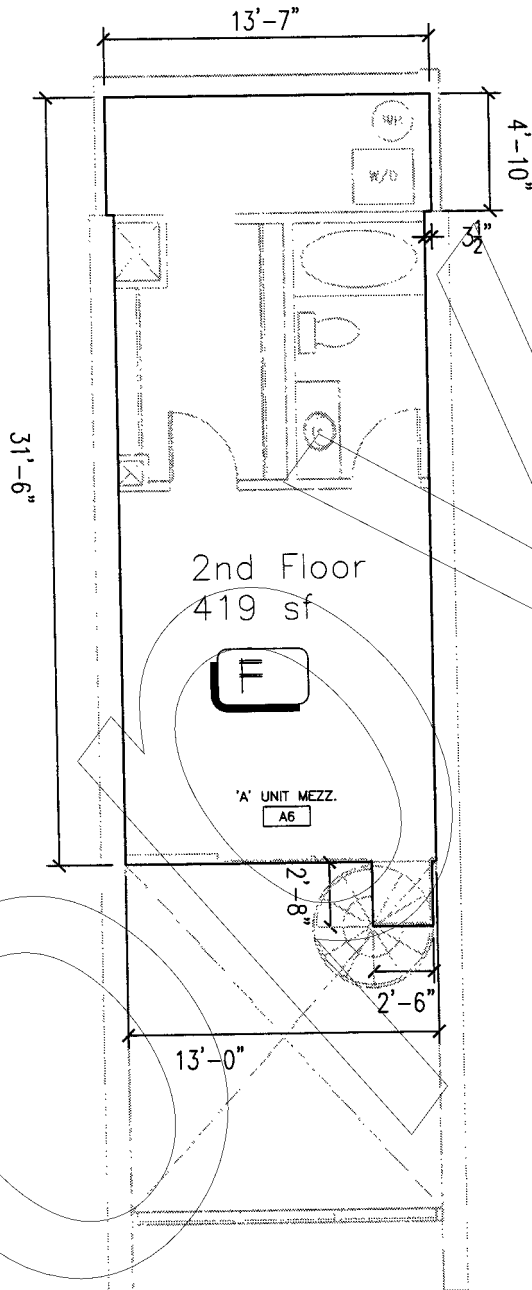
SCALE: NTS	DATE: 08/11/07	DESIGN: FBB	DRAWN: FEW	CHECKED: MRJ	PROJECT NO: 6371-04-0095
SHEET 4.1	E				



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 532 sf  
2nd Floor = 419 sf  
Total = 951 sf

SHEET 45 of 187	4.0.F	SHEET	SCALE: NTS	DATE: 08/31/07 DESIGN: TBB DRAWN: PEW CHECKED: MJJ	PROJECT No. 6371-04-0095	4TH FLOOR ROOM F		PREPARED FOR		 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV.	DATE	DESCRIPTION
						THE <b>VUE</b> AT LAKE EOLA	Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by:  <b>CHURCHILL WESTMINSTER PARTNERS</b>	P.E.W.	09/14/04		Floor Plan		
								P.E.W.	05/16/05		Floor Plan totally revised		



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

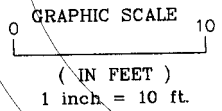
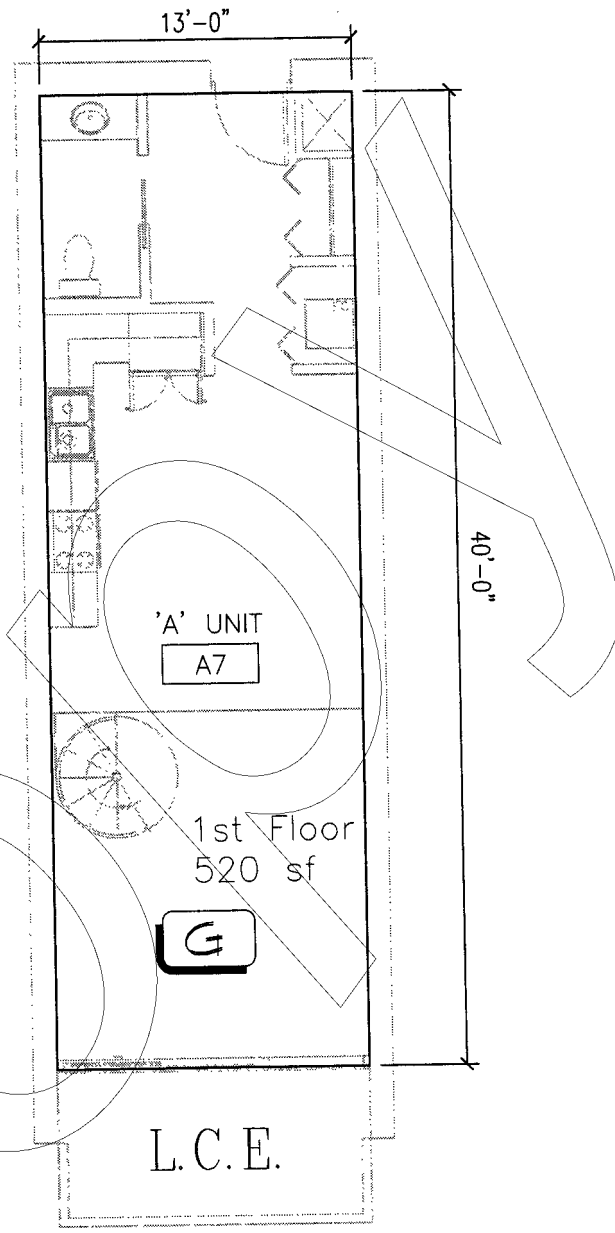
REV.		DATE	DESCRIPTION
P.E.W.	09/14/04		Floor Plan
P.E.W.	05/16/05		Floor Plan totally revised

PREPARED FOR		THE VUE AT LAKE EOLA	
Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida		Developed by: CHURCHILL WESTMINSTER PARKIDES	
4TH FLOOR-ROOM F MEZZANINE		4150 NORTH JOHN YOUNG PARKWAY	
THE VUE AT LAKE EOLA CONDOMINIUMS		ORLANDO, FL 32804-2620	
CITY OF ORLANDO, FLORIDA		PHONE: (407) 522-7570 FAX: (407) 522-7576	
		Certificate of Authorization No. LB 5969	

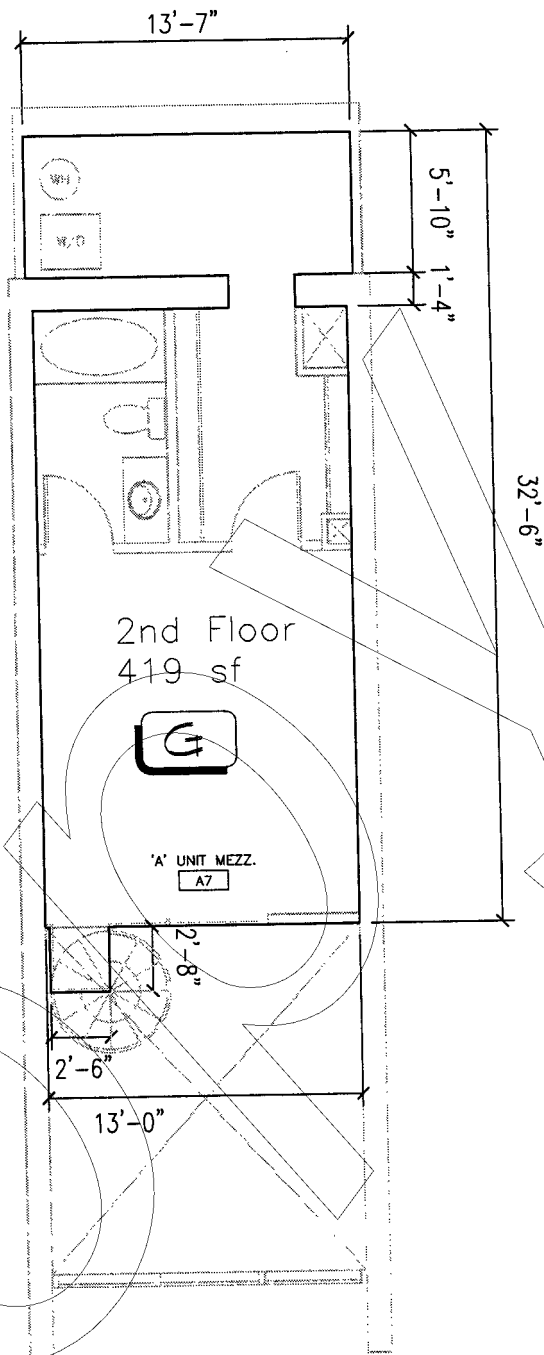
SCALE: NTS	DATE: 08/11/07	DESIGN: FBB	DRAWN: PEW	CHECKED: MNS	PROJECT No. 6371-04-0095	SHEET 4.1.F	SHEET 46 of 125
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NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 520 sf  
2nd Floor = 419 sf  
Total = 939 sf

SHEET 4.0.G 4.0.G SHEET 4741.661	PROJECT NO. 6371-04-0095	DATE: 08/31/07 DESIGN: TEB DRAWN: PFW CHECKED: MFW	4TH FLOOR ROOM G  THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: CELESTIAL WESTMINSTER PARTNERS A COMMERCIAL REAL ESTATE COMPANY	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LR 6969	REV.	DATE	DESCRIPTION
						P.E.W.	09/14/04	Floor Plan
						P.E.W.	05/16/05	Floor Plan totally revised



NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

4TH FLOOR ROOM G MEZZANINE  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

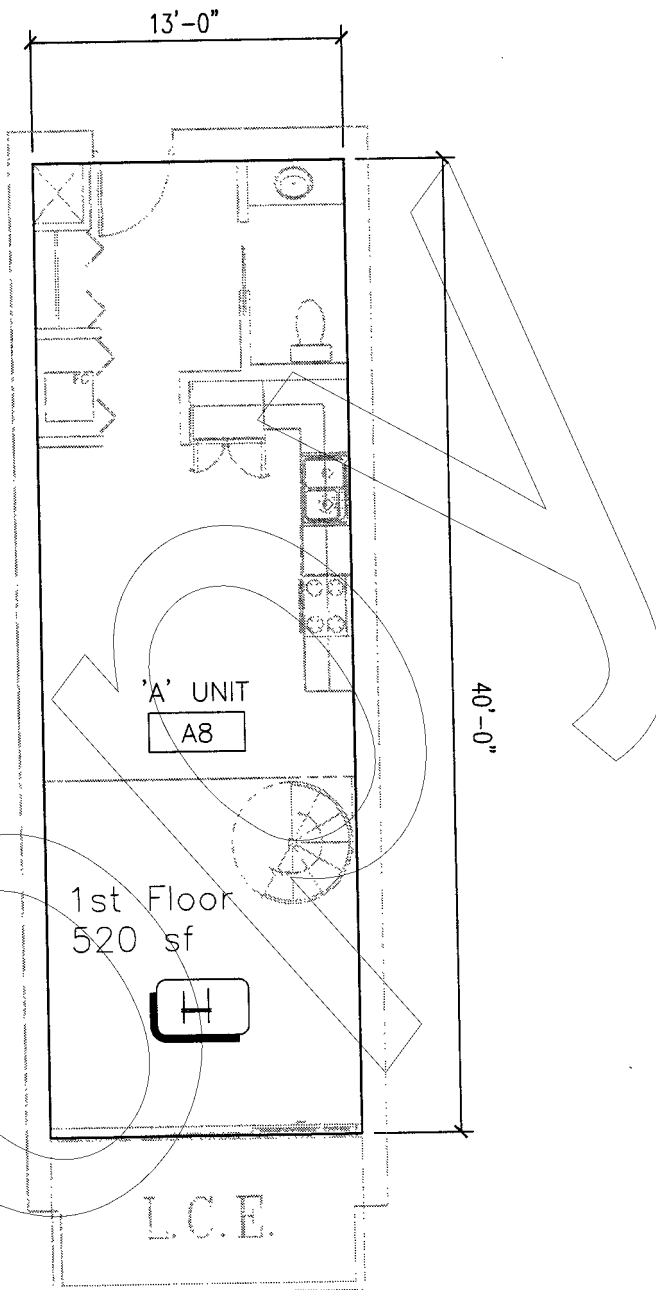
PREPARED FOR

THE VUE  
AT LAKE EOLA  
Developed by:  
ORLANDO, FLORIDA

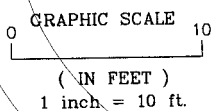
MACTEC  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620

PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6969

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised



NORTH



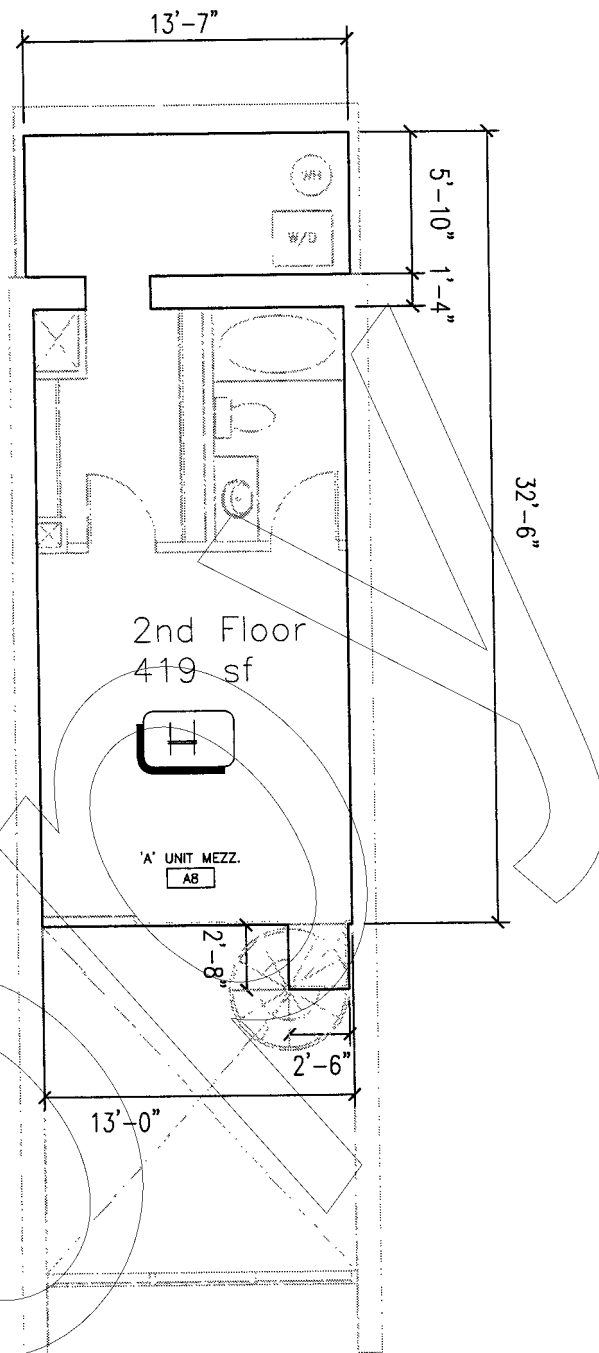
NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.



1st Floor = 520 sf  
2nd Floor = 419 sf  
Total = 939 sf

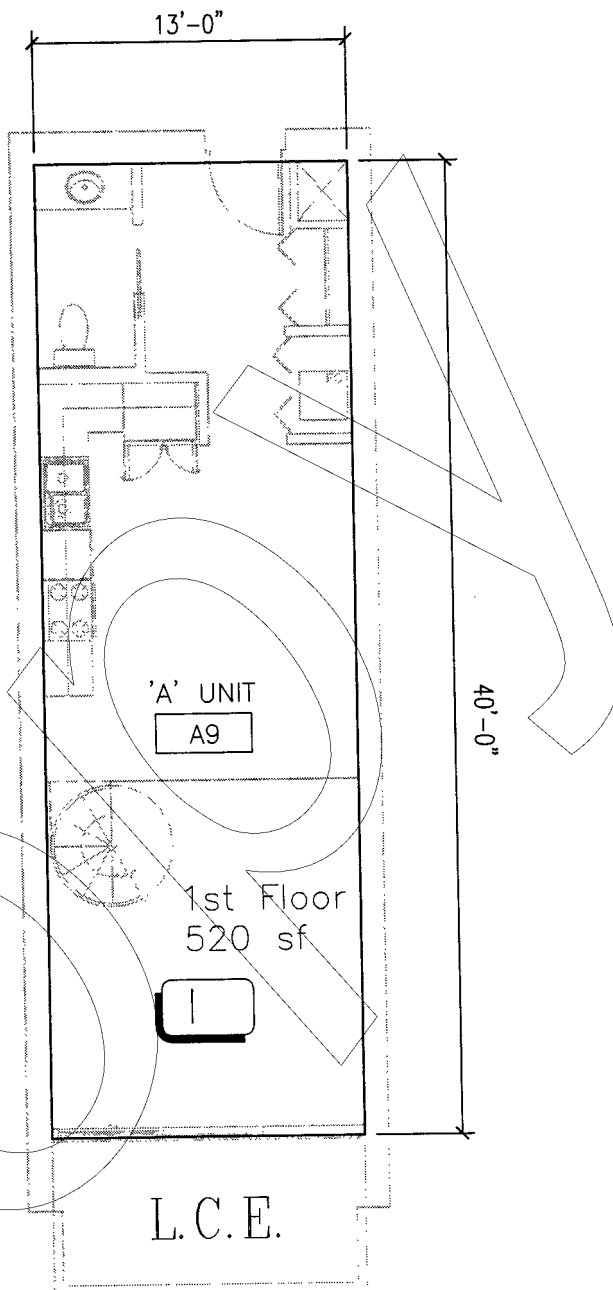
<p>4TH FLOOR ROOM H THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA</p>	<p>PREPARED FOR THE VUE AT LAKE EOLA CONDOMINIUMS</p>	<p>MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6969</p>	<p>REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised</p>	<p>SCALE: NIS DATE: 08/31/07 DESIGN: PEB DRAWN: PEB CHECKED: MAN PROJECT NO: 0371-04-0095 SHEET 4.0.H SHEET 49 of 182</p>
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NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<div>4TH FLOOR ROOM H MEZZANINE</div> <div>THE VUE AT LAKE EOLA</div> <div>CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>		<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div>		<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY</div> <div>ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. 18 6969</div>		<div>REV. DATE DESCRIPTION</div> <div>P.E.W. 09/14/04 Floor Plan</div> <div>P.E.W. 05/16/05 Floor Plan totally revised</div>	
		<div>Located at the Corner of:</div> <div>Woodward Ave. and Robinson Street</div> <div>Orlando, Florida</div> <div>Developed by:</div> <div></div>					
		<div>SCALE: NTS</div> <div>DATE: 08/27/07</div> <div>DESIGN: FBB</div> <div>DRAWN: FEW</div> <div>CHECKED: MJD</div> <div>PROJECT No. 6371-04-0095</div> <div>SHEET 4.1.H</div> <div>SHEET 50 of 182</div>					



1st Floor = 520 sf  
 2nd Floor = 405 sf  
 Total = 925 sf



NORTH

GRAPHIC SCALE  
 0 10  
 ( IN FEET )  
 1 inch = 10 ft.

NOTE:  
 these plans were developed for 8 1/2" x  
 11" format and any reduction or increase in  
 size will affect map scale.

4TH FLOOR ROOM I  
**THE VUE AT LAKE EOLA**  
 CONDOMINIUMS  
 CITY OF ORLANDO, FLORIDA

PREPARED FOR

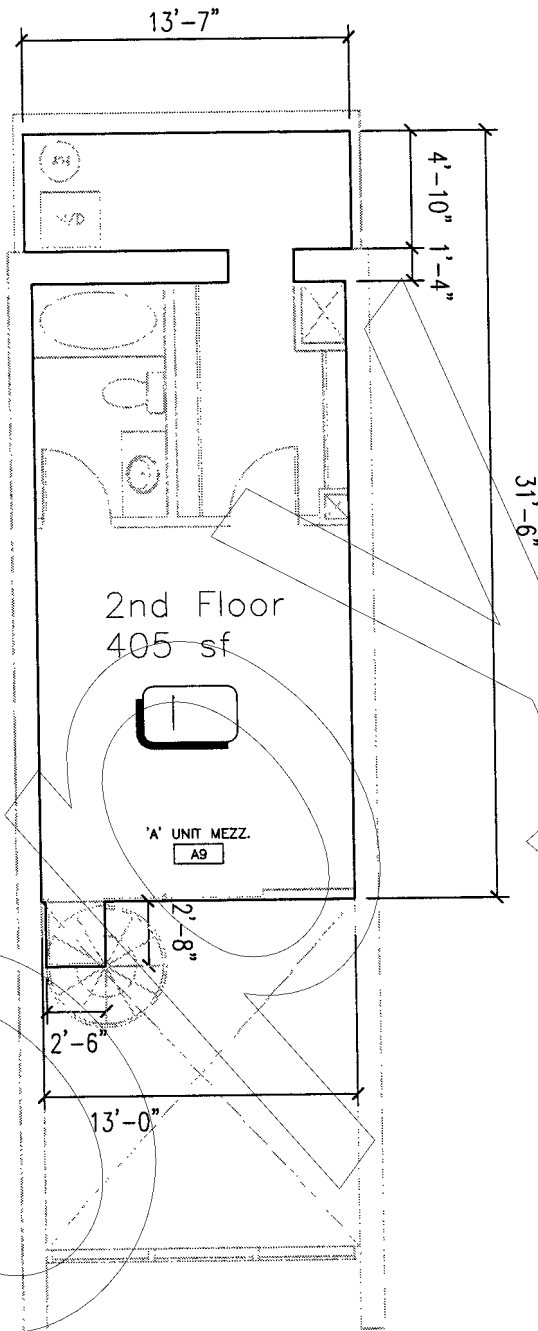
**THE VUE**  
 AT LAKE EOLA  
 Located at the Corner of:  
 Rosalind Ave. and Robinson Street  
 Orlando, Florida  
 Developed by:  
**CHURCHILL WATKINS PARTNERS**

**MACTEC**

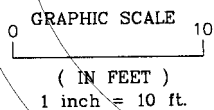
4150 NORTH JOHN YOUNG PARKWAY  
 ORLANDO, FL 32804-2620  
 PHONE: (407) 522-7570 FAX: (407) 522-7576  
 Certificate of Authorization No. LR 6969

REV.	DATE	DESCRIPTION
P.F.W.	09/14/04	Floor Plan
P.F.W.	05/16/05	Floor Plan totally revised

SCALE: NTS  
 DATE: 08/21/07  
 DESIGN: FBH  
 DRAWN: FEW  
 CHECKED: MJJ  
 PROJECT No.  
 6371-04-0095  
 SHEET  
 4.0.1  
 SHEET 51 of 182




NORTH

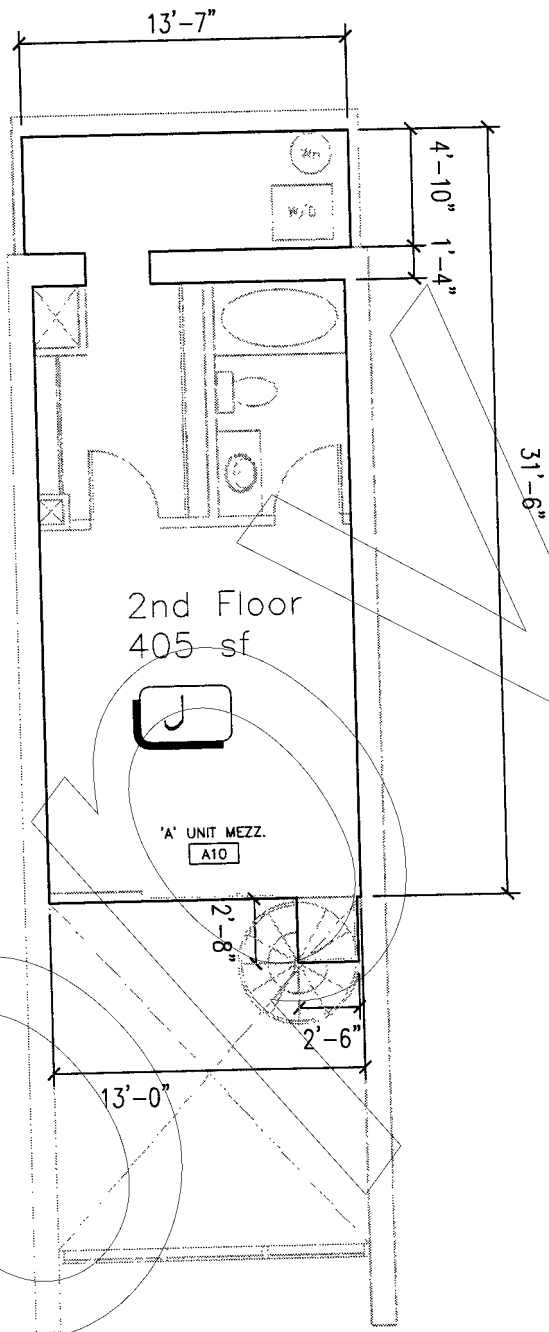


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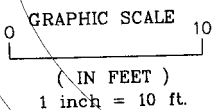
these plans were developed for B 1/2" x 11" format and any reduction or increase in size will affect map scale.

<p>4TH FLOOR ROOM 1</p> <p>THE VUE AT LAKE EOLA CONDOMINIUMS</p> <p>CITY OF ORLANDO, FLORIDA</p>		<p>PREPARED FOR</p> <p>Located at the Corner of: Rosewood Ave. and Robinson Street Orlando, Florida</p> <p>Developed by: <b>CHURCHILL WESTMINSTER PARTNERS</b></p>		<p> <b>MACTEC</b></p> <p>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969</p>		REV.	DATE	DESCRIPTION
						P.E.W.	09/14/04	Floor Plan
SCALE: NTS		DATE: 08/21/07		P.E.W.	05/16/05	Floor Plan totally revised		
DESIGN: FBH		PROJECT NO. 6371-04-0095						
DRAWN: FEW		SHEET 4.1.1						
CHECKED: MRJ		SHEET 53 of 183						





NORTH

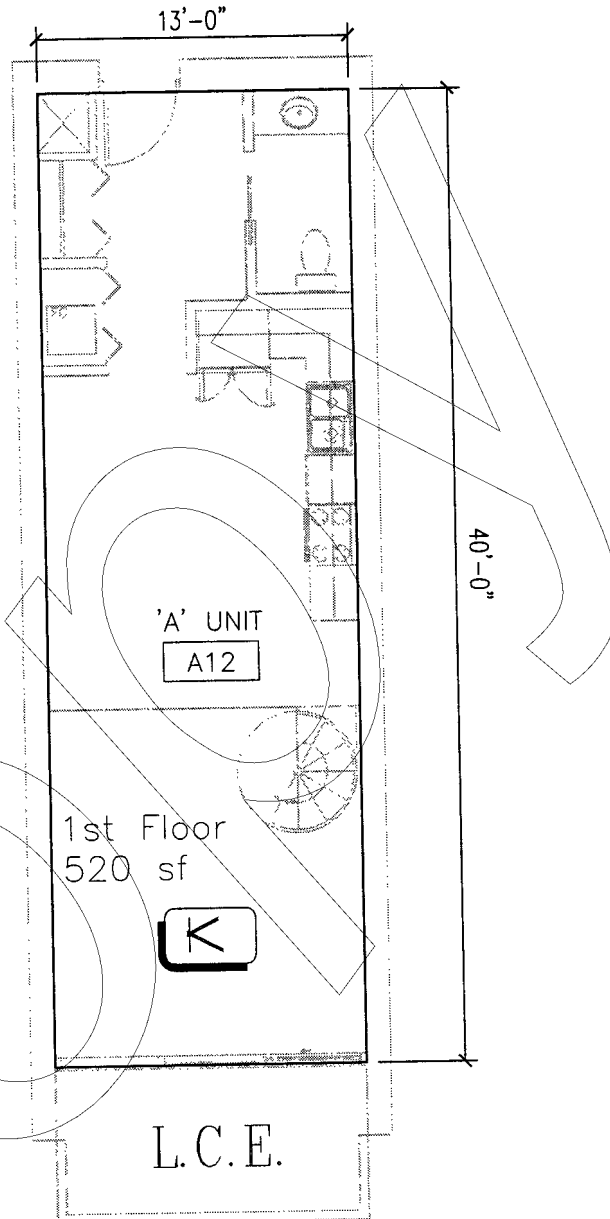


NOTE:

these plans were developed for 8 1/2" x 11" format, and any reduction or increase in size will affect map scale.

size will affect map scale.

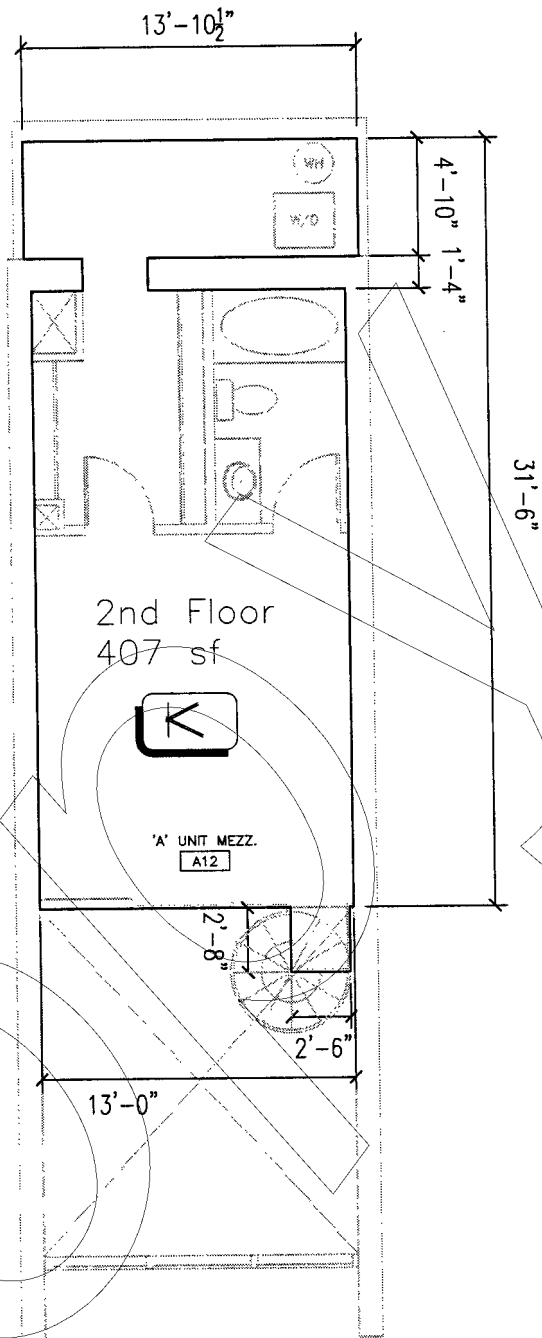
SHEET 54 of 182 4.1.J SHEET		4TH FLOOR-ROOM J MEZZANINE THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rosalind Ave and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS		MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6869		REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised	
		SCALE: N.T.S. DATE: 08/31/07 DESIGN: FBH DRAWING: FEW CHECKED: MRJ PROJECT NO. 6371-04-0095							



1st Floor = 520 sf  
 2nd Floor = 407 sf  
 Total = 927 sf

NOTE:  
 these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.


SHEET 35 of 182	4.0.K SHEET	SCALE: NTS DATE: 08/31/07 DESIGN: FB8 DRAWN: PEW CHECKED: MRJ PROJECT NO: 6371-04-0095	4TH FLOOR ROOM K  THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS INCORPORATED	MACTEC  4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV.	DATE	DESCRIPTION
						P.E.W.	09/14/04	Floor Plan
						P.E.W.	05/16/05	Floor Plan totally revised

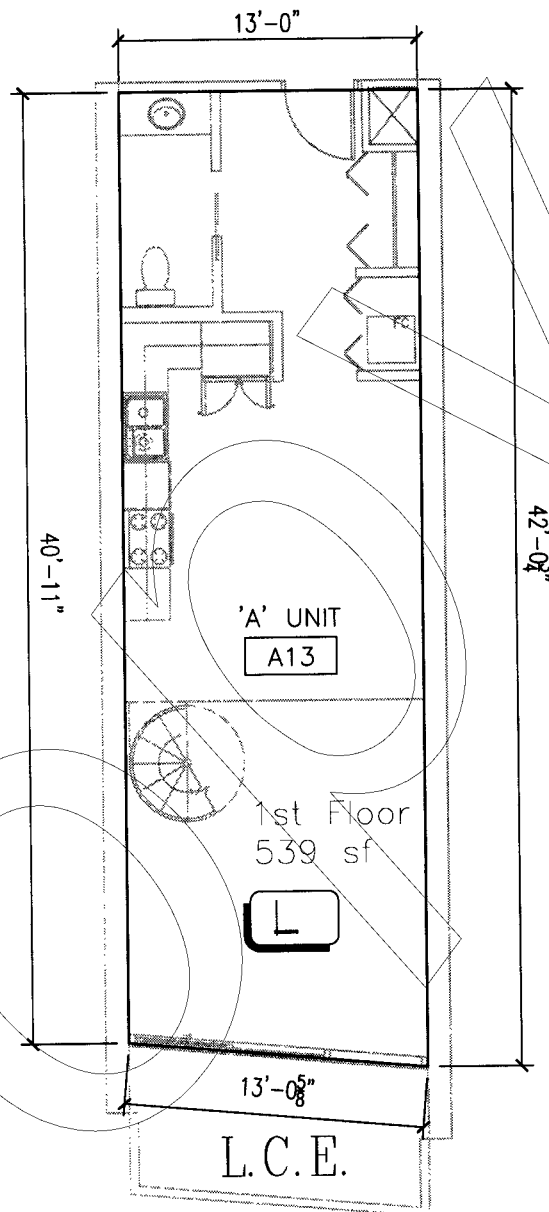


NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2' x  
11' format and any reduction or increase in  
size will affect map scale.

4TH FLOOR ROOM K MEZZANINE THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA		PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Rowland Ave and Robinson Street Orlando, Florida  Developed by: CHURCHILL WESTMINSTER PARTNERS		 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 5969	REV.	DATE	DESCRIPTION
					P.E.W.	09/14/04	Floor Plan
PROJECT NO. 6371-04-0095					P.E.W.	05/16/05	Floor Plan totally revised
SCALE: NTS DATE: 08/21/07 DESIGN: FBH DRAWN: FEW CHECKED: WJL							
SHEET 56 of 183 4.1 K							

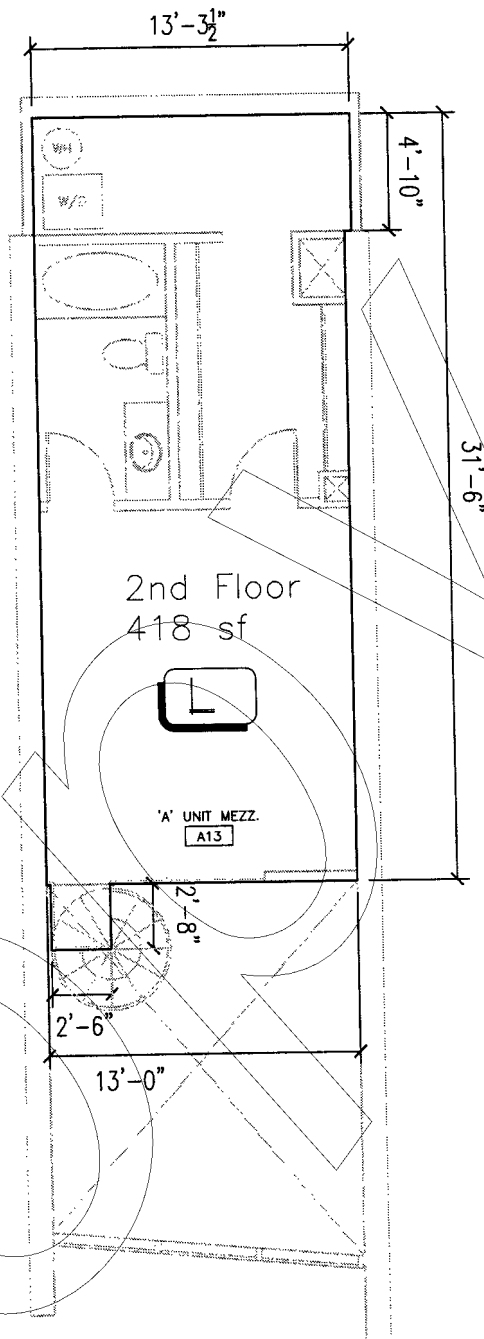


1st Floor = 539 sf  
2nd Floor = 418 sf  
Total = 957 sf

NOTE  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 57 of 125 4.0 L	PROJECT NO. 0095 6/11/04-0095	4TH FLOOR ROOM L THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Bassett Ave. and Robinson Street Orlando, Florida Designed by: CRUTCHFIELD WILSON ARCHITECTS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2820 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 15 8585	REV. DATE P.E.W. 09/14/04 P.E.W. 05/16/05	DESCRIPTION Floor Plan Floor Plan totally revised





NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

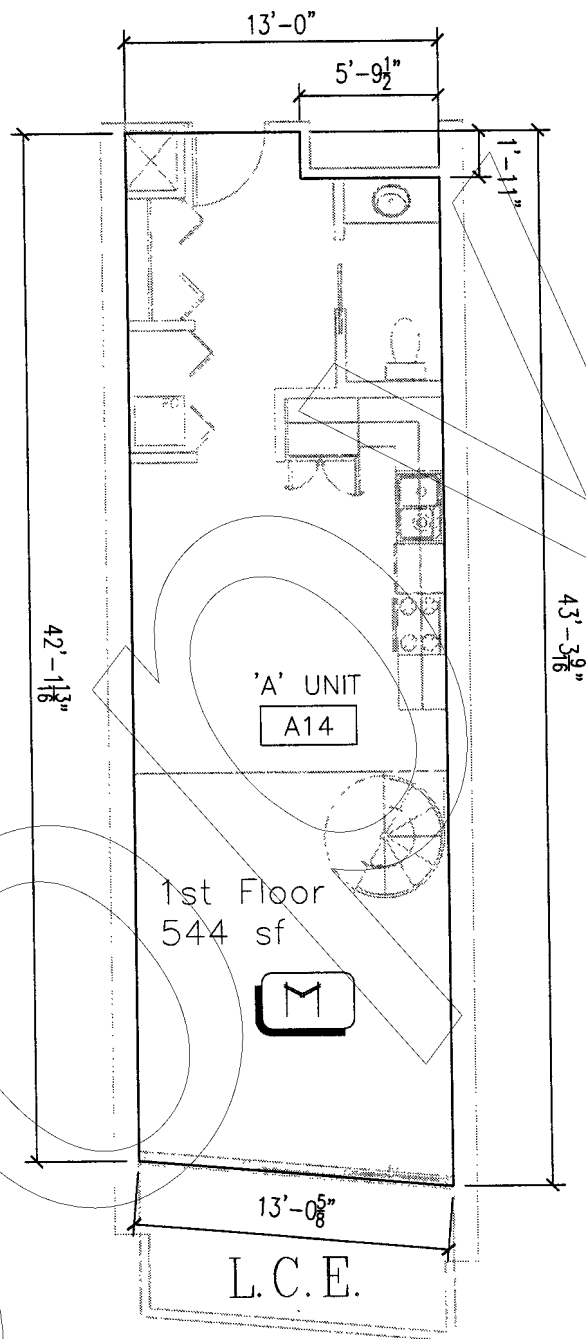
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DESIGN: EEB  
DRAWN: PEM  
CHECKED: ANJ  
PROJECT No: 6371-04-0095  
SHEET 4.1.L  
SHEET 58 of 182

4TH FLOOR-ROOM L MEZZANINE  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

PREPARED FOR  
THE VUE AT LAKE EOLA  
Located at the Corner of:  
Rosedale Ave. and Robinson Street  
Orlando, Florida  
Developed by:  
CHURCHILL WESTMINSTER  
PARTNERS

**MACTEC**  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6969


REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised

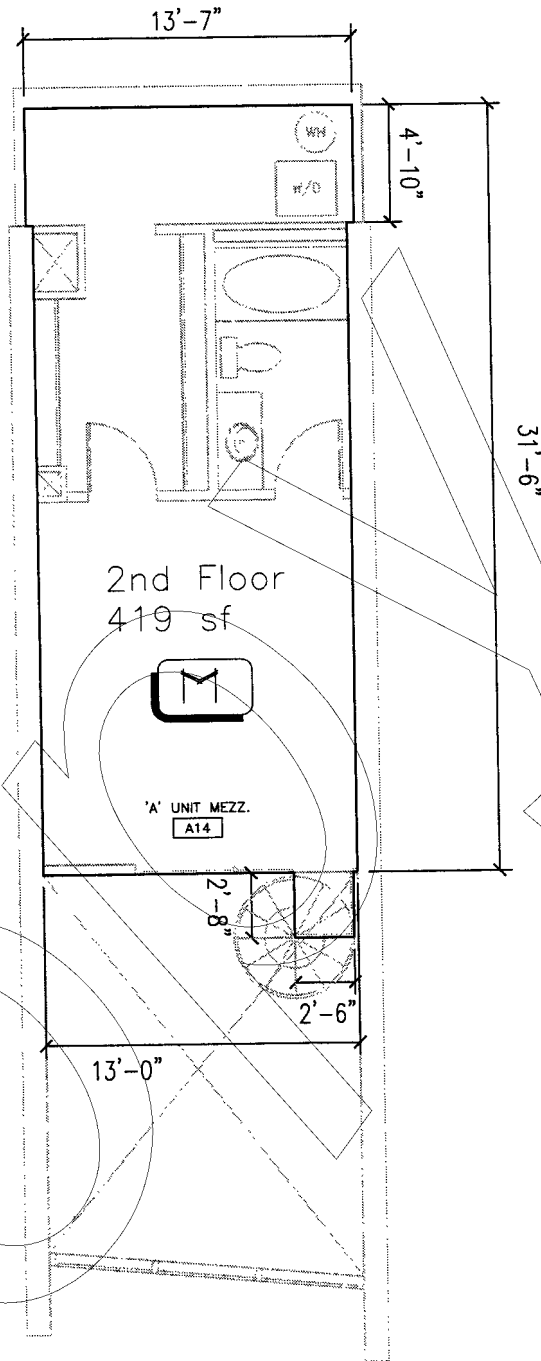


1st Floor = 544 sf  
2nd Floor = 419 sf  
Total = 963 sf

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<div>4TH FLOOR ROOM M</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>		<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Rowland Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CHUBBELL WESTMINSTER PARTNERS</div>		<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 8969</div>		<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised												
		REV.	DATE	DESCRIPTION																								
		P.E.W.	09/14/04	Floor Plan																								
		P.E.W.	05/16/05	Floor Plan totally revised																								
SCALE: N.T.S.		DATE: 08/31/07		DESIGN: FBB		DRAWN: FEW																						
CHECKED: MRJ		PROJECT NO: 6371-04-00955		SHEET 4.O.M.		SHEET 59 of 125																						



NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

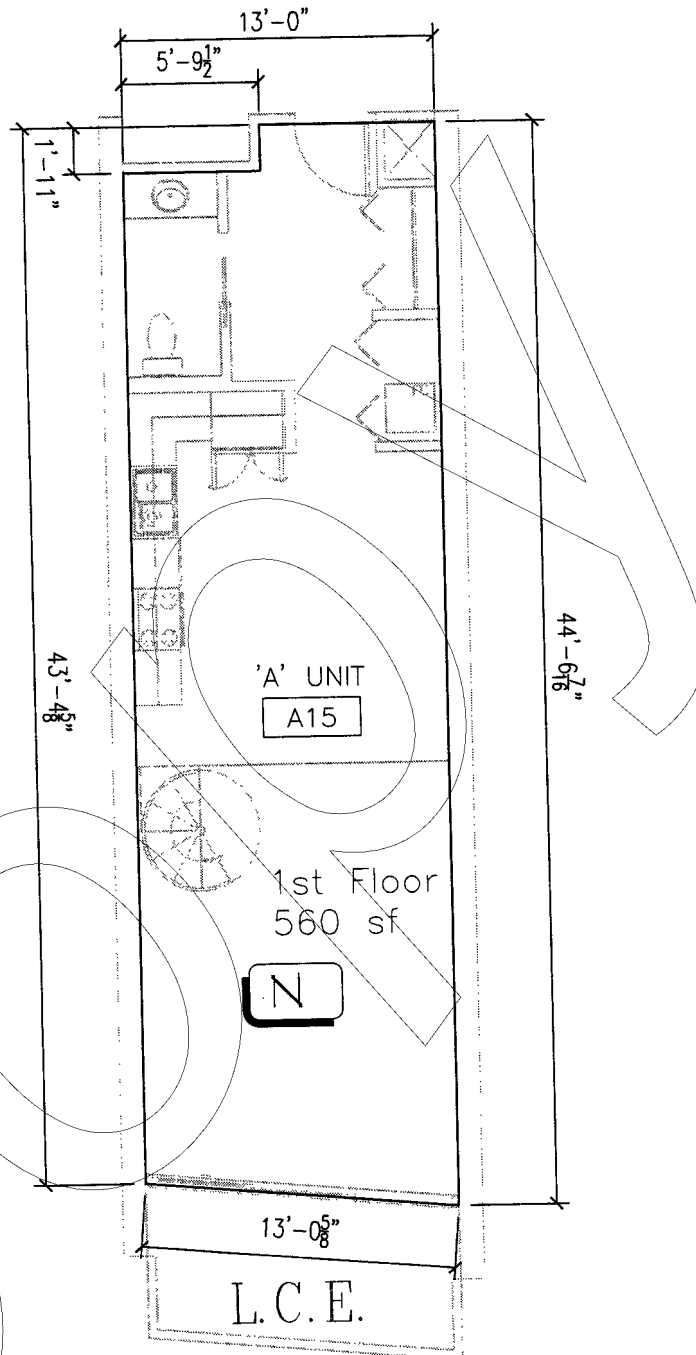
REV.		DATE	DESCRIPTION
P.E.W.	09/14/04		Floor Plan
P.E.W.	05/16/05		Floor Plan totally revised

<b>PREPARED FOR</b> <b>THE VUE</b> AT LAKE EOLA CITY OF ORLANDO, FLORIDA		Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCHILL WESTMINSTER PARTNERS</b>	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969
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SCALE: NTS DATE: 08/31/07 DESIGN: FBH DRAWN: PCW CHECKED: MJI PROJECT NO. 6371-04-0095 SHEET 4.1.M SHEET 60 of 182	4TH FLOOR ROOM M MEZZANINE THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA
---	--




1st Floor = 560 sf  
 2nd Floor = 447 sf  
 Total = 1007 sf

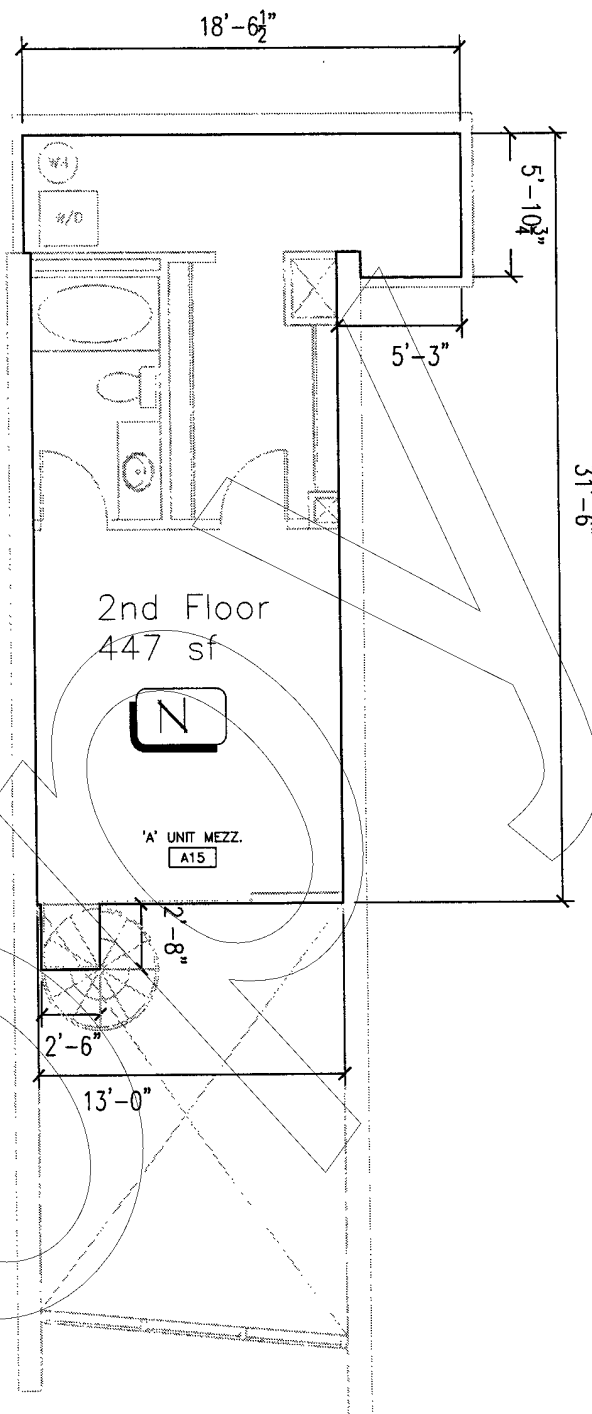


NORTH

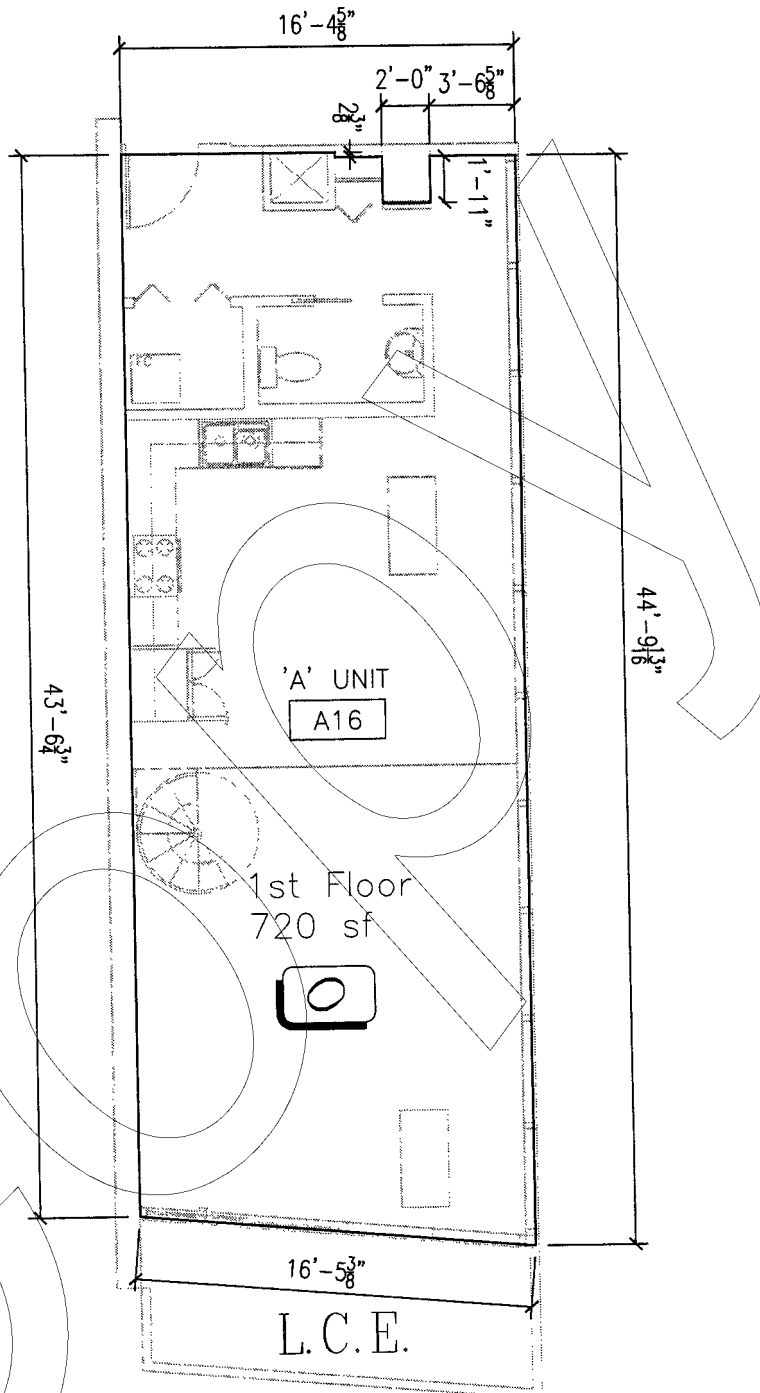
GRAPHIC SCALE  
 0 10  
 ( IN FEET )  
 1 inch = 10 ft.

NOTE:  
 these plans were developed for 8 1/2" x  
 11" format and any reduction or increase in  
 size will affect map scale.

SHEET 4.0 N PROJECT No. 6377-04-0005 DESIGN: FBW DRAWN: FEW CHECKED: MRL SCALE: NTS DATE: 08/23/07	4TH FLOOR ROOM N THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Hessland Ave. and Robinson Street Orlando, Florida Developed by: <b>CHRYSLER HILL WESTMINSTER PARTNERS</b>	 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV: DATE	DESCRIPTION
				P.E.W. 05/14/04	Floor Plan
				P.E.W. 05/16/05	Floor Plan totally revised





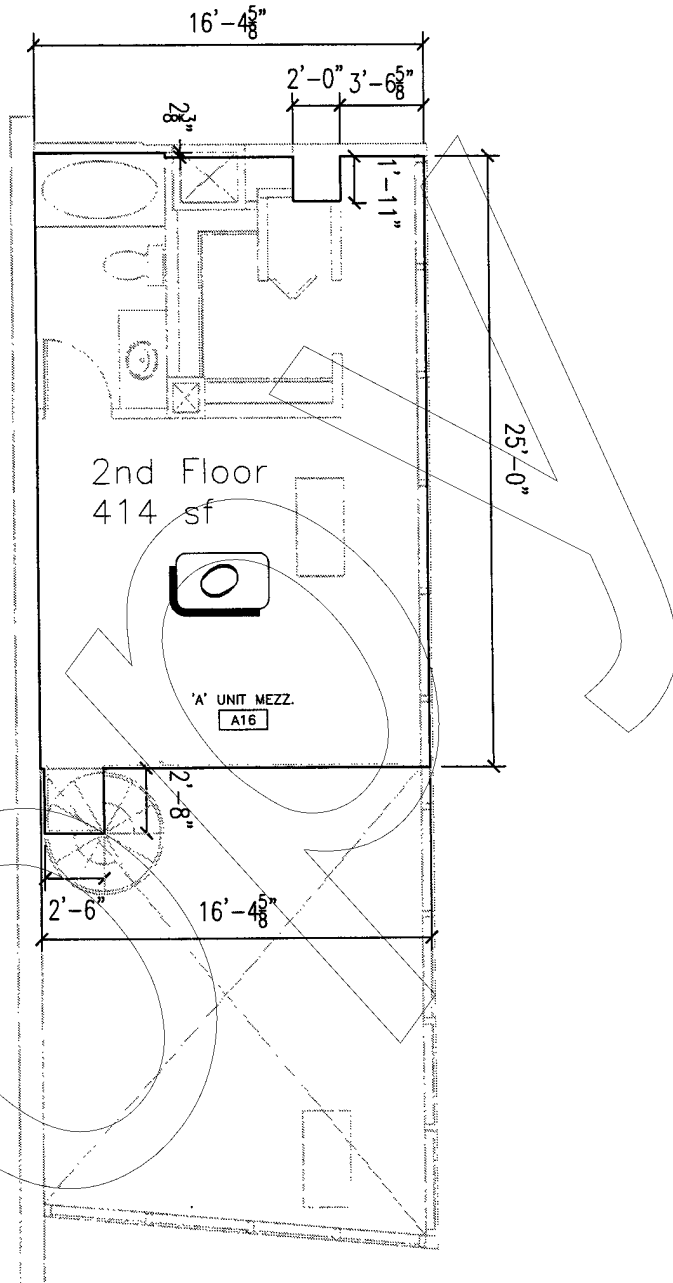
SHEET 62 of 182  4.1 N 52	SCALE: NTS DATE: 08/17/07 DESIGN: FSB DRAWN: PCW CHECKED: MAM PROJECT NO: 6371-04-00095	4TH FLOOR ROOM N MEZZANINE THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER CONDOMINIUMS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6959	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised




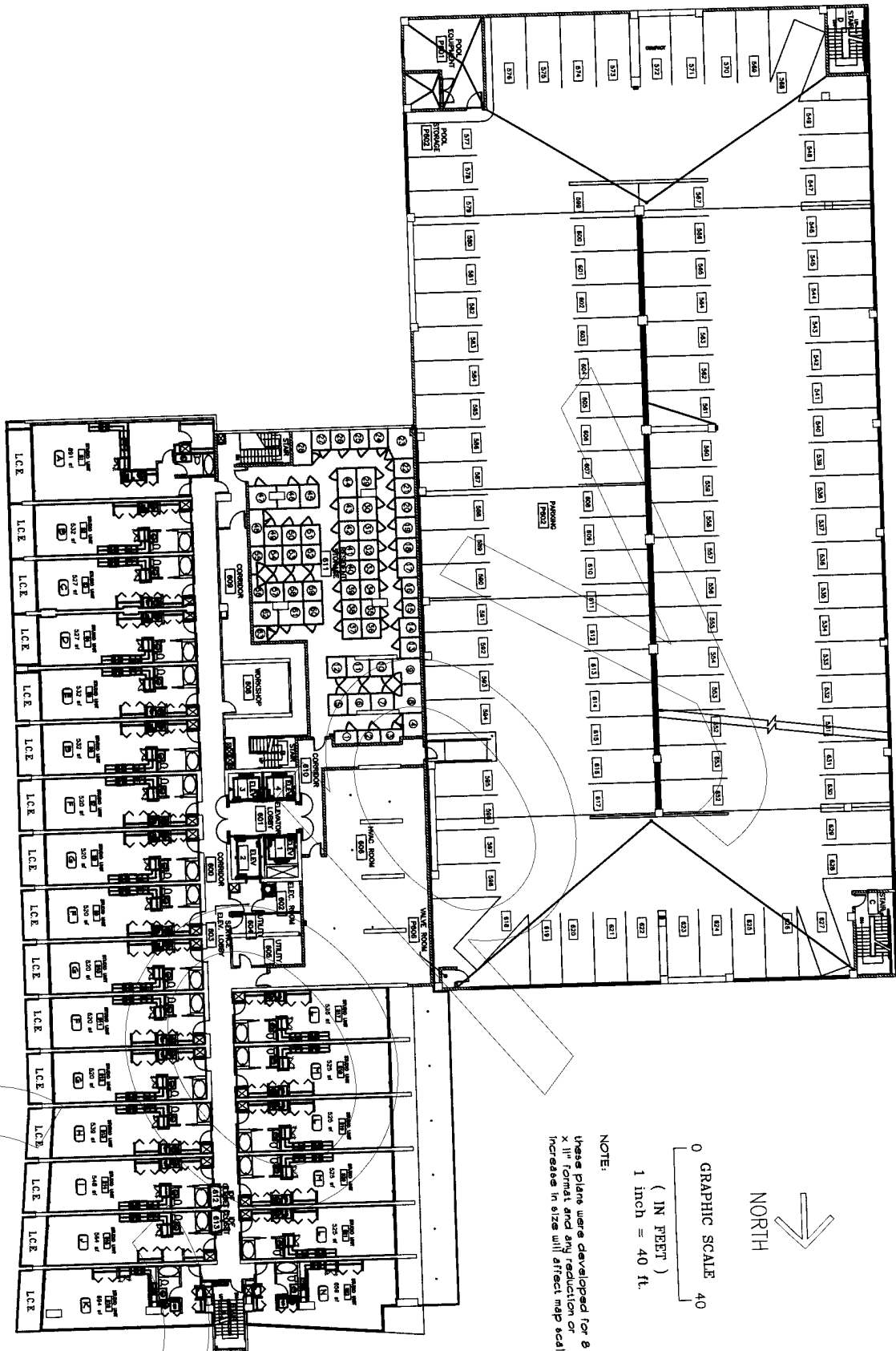
1st Floor = 720 sf  
 2nd Floor = 414 sf  
 Total = 1134 sf

NOTE:  
 these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 40.00 631 of 182	PROJECT No 6371-04-0095	CHECKED: MRL DRAWN: PEM DESIGN: TBS DATE: 08/31/07	SCALE: 1/8" = 1'-0"	4TH FLOOR ROOM 0	PREPARED FOR	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE	DESCRIPTION
				THE VUE AT LAKE EOLA CONDOMINIUMS	Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida		P.E.W. 09/14/04	Floor Plan
				CITY OF ORLANDO, FLORIDA	Developed by: 		P.E.W. 05/16/05	Floor Plan totally revised



SHEET 64 of 181		4TH FLOOR ROOM 0 MEZZANINE		PREPARED FOR		 <b>MACTEC</b>		REV. DATE DESCRIPTION	
DATE: 08/31/07		THE VUE AT LAKE EOLA CONDOMINIUMS		Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida		4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620		P.E.W. 09/14/04 Floor Plan	
DESIGN: FBG		CITY OF ORLANDO, FLORIDA		Developed by:		PHONE: (407) 522-7570 FAX: (407) 522-7576		P.E.W. 05/16/05 Floor Plan totally revised	
DRAWN: PEW				CHURCH & DWIGHT PARTNERS		Certificate of Authorization No. LB 6959			
CHECKED: MRJ				AT LAKE EOLA					
PROJECT No. 6371-04-00096									
SHEET 41.0									



NORTH

GRAPHIC SCALE 40  
( IN FEET )  
1 inch = 40 ft.

NOTE:  
These plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

LEGEND:

- FC = FAN COIL UNIT
- LCE = LIMITED COTTON ELEMENT
- WH = WATER HEATER
- 9F. = SQUARE FEET
- W/D = WASHER/DRYER
- COTTON ELEMENT

6TH FLOOR SCHEMATIC  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

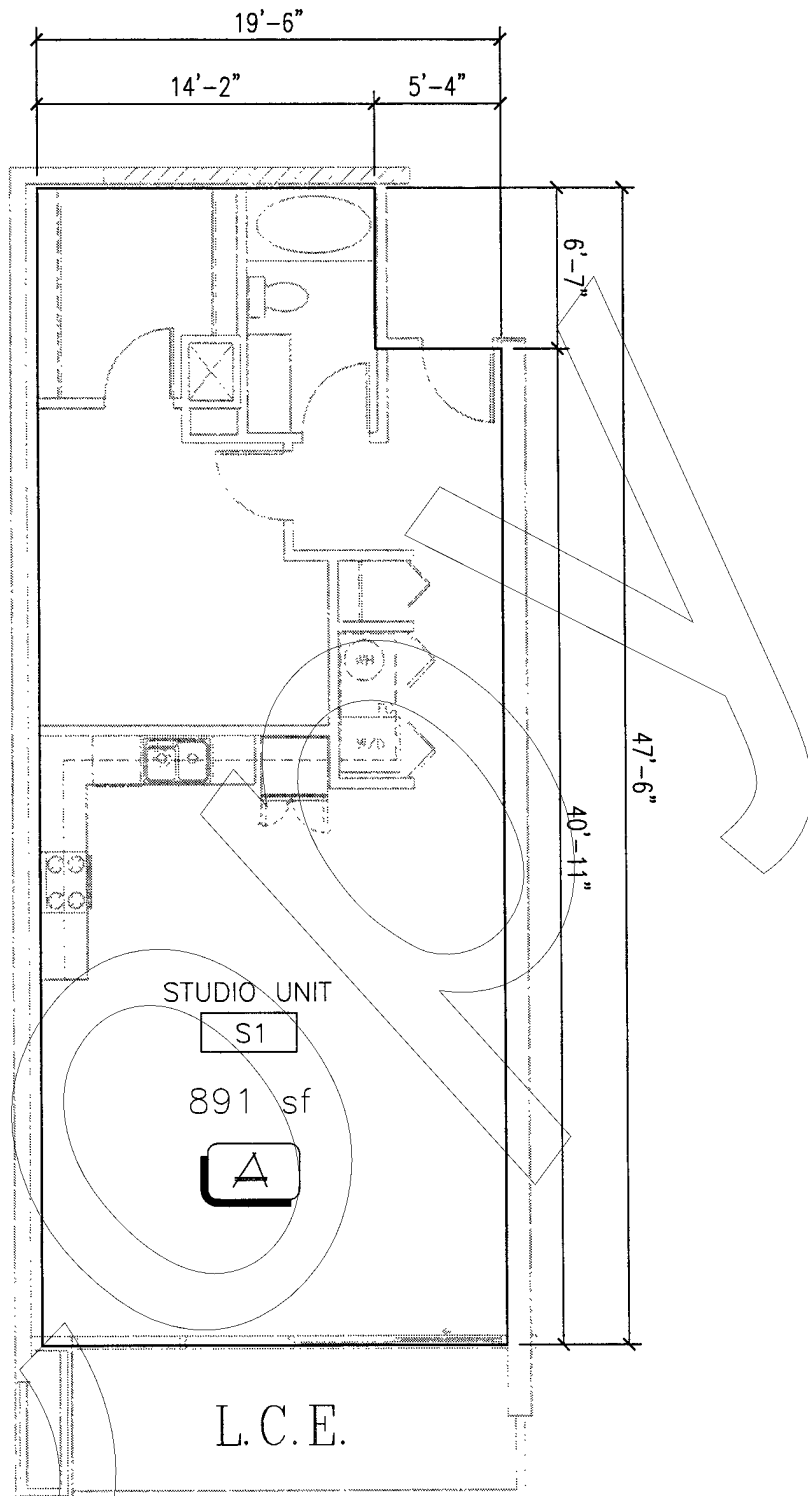
PREPARED FOR  
THE VUE  
AT LAKE EOLA  
Located at the Corner of:  
Rosedale Ave. and Robinson Street  
Orlando, Florida  
Developed by:  
CHUBBELL WESTMINSTER  
PARKING

**MACTEC**  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2626  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6569


REV.	DATE	DESCRIPTION
P.E.W. 05/14/04		Floor Plan
P.E.W. 05/16/05		Floor Plan totally revised

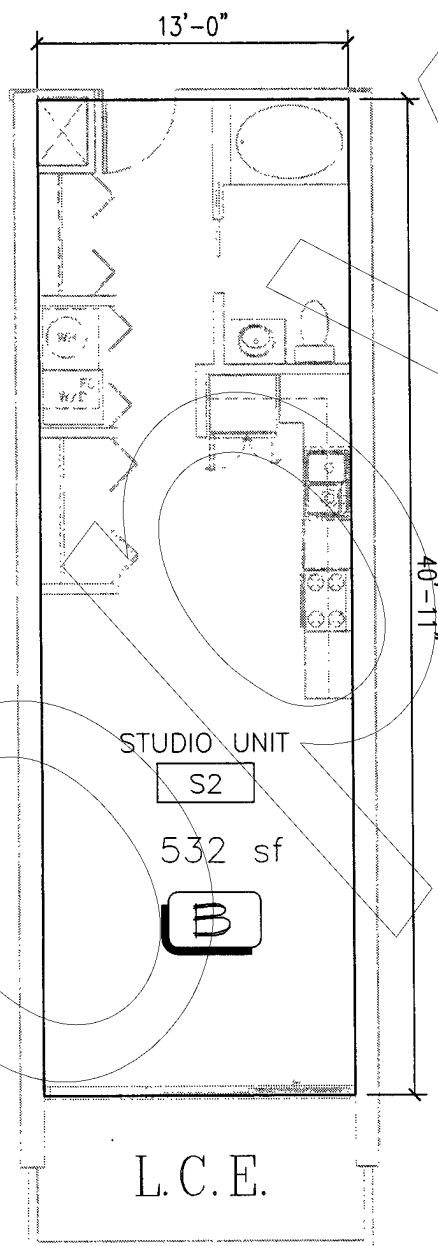
SCALE: NTS  
DATE: 08/31/07  
DESIGN: FBH  
DRAWN: PEW  
CHECKED: MRL  
PROJECT NO. 6371-04-0095  
SHEET 5.0  
SHEET 65 of 122





NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<div>SHEET 5.0.A</div> <div>PROJECT No. 6371-04-0095</div> <div>CHECKED: MJD</div> <div>DRAWING: TEB</div> <div>DESIGN: TEB</div> <div>DATE: 08/11/07</div> <div>SCALE: NTS</div>	<div>6TH FLOOR ROOM A</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>	<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Roseland Ave. and Roberson Street Orlando, Florida</div> <div>Developed by: CHORCHILL WESTMINSTER REAL ESTATE</div>	<div><div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969</div></div>	<div>REV. DATE DESCRIPTION</div> <div>P.E.W. 09/14/04 Floor Plan</div> <div>P.E.W. 05/16/05 Floor Plan totally revised</div> <div> </div> <div> </div> <div> </div> <div> </div> <div> </div> <div> </div>




NORTH

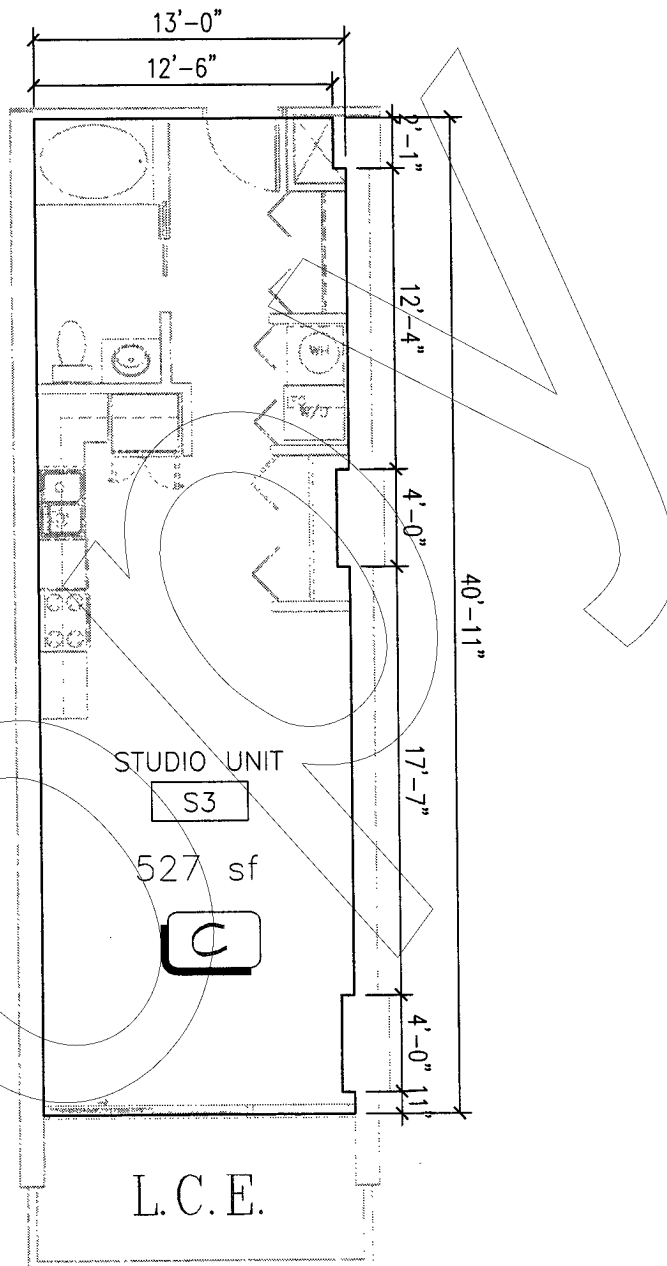
GRAPHIC SCALE  
0 10

( IN FEET )  
1 inch = 10 ft.

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 67 of 182 5.0 B SHEET	SCALE: NTS DATE: 08/21/07 DESIGN: FBH DRAWN: PEW CHECKED: MBJ PROJECT No. 6371-04-0095	6TH FLOOR ROOM B THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6959	REV. DATE DESCRIPTION
					P.E.W. 09/14/04 Floor Plan
					P.E.W. 05/16/05 Floor Plan totally revised



GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:

these plans were developed for B 1/2" x 11" format and any reduction or increase in size will affect map scale.

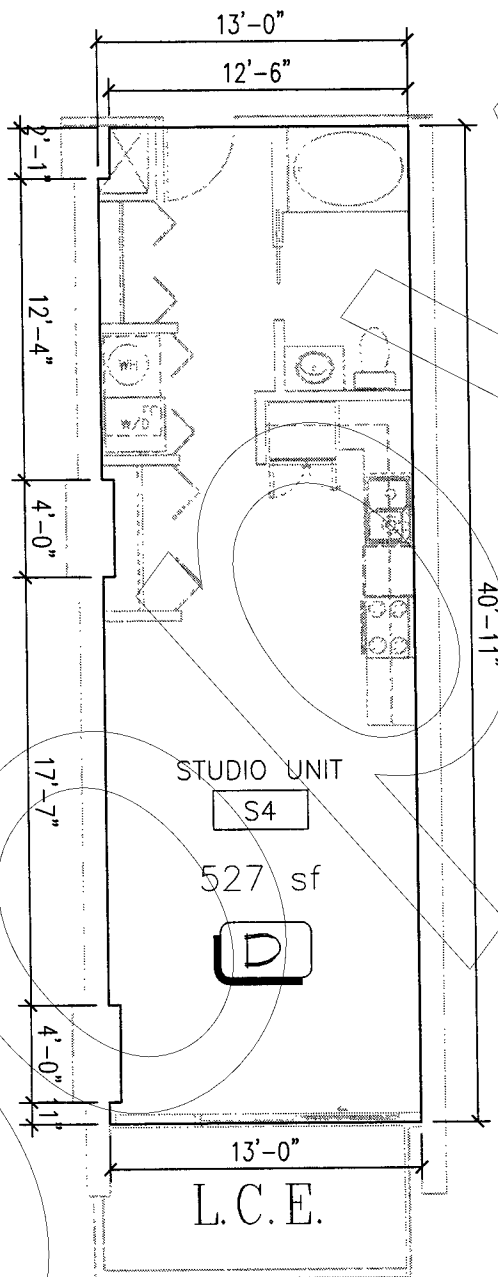
PROJECT No.  
6371-04-0095  
SHEET  
5.0 C  
SHEET 68 of 182

6TH FLOOR ROOM C  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

PREPARED FOR  
THE VUE  
AT LAKE EOLA  
Developed by:  
CHURCHILL WESTMINSTER  
PARTNERS

**MACTEC**  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6959

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised



NORTH

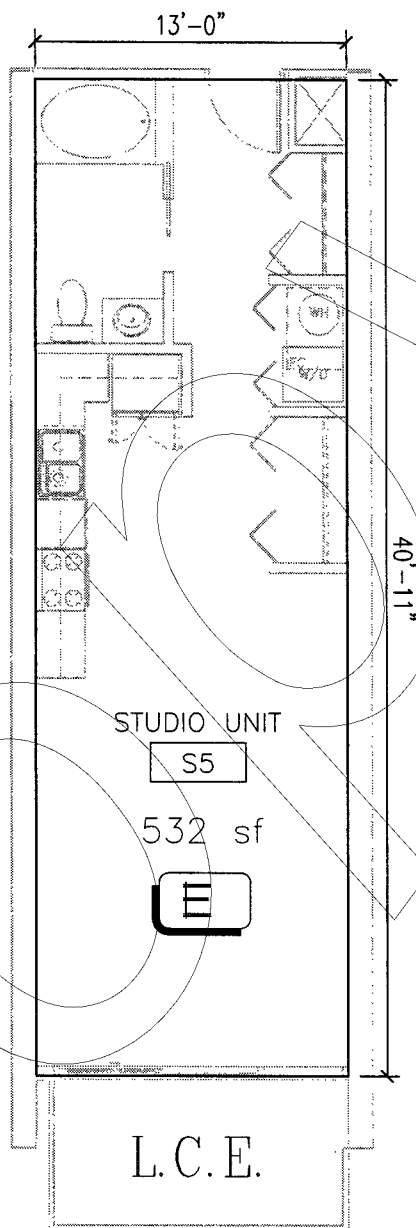
GRAPHIC SCALE  
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( IN FEET )  
1 inch = 10 ft.

NOTE:  
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REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised

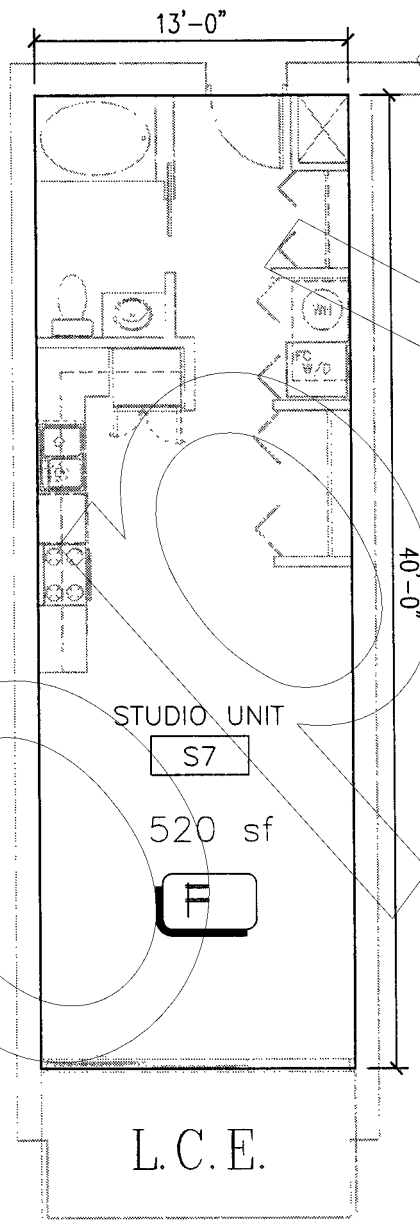
  

<b>THE VUE</b> AT LAKE EOLA 6TH-FLOOR ROOM D THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR Located at the Corner of Rosalind Ave. and Robinson Street Orlando, Florida Developed by: <b>CHOWCHILL WESTMINSTER</b> PARTNERS	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969
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NOTE:  
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11" format and any reduction or increase in  
size will affect map scale.

SHEET 70 of 182 <b>5.0.E</b> SHEET	SCALE: NTS DATE: 08/31/07 DESIGN: FBB DRAWN: FEW CHECKED: MWJ PROJECT No. 6371-04-0095	6TH FLOOR ROOM E	PREPARED FOR	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 19 SDEG	REV. DATE DESCRIPTION
		THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: 		P.E.W. 09/14/04 Floor Plan
					P.E.W. 05/16/05 Floor Plan totally revised



NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
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6TH FLOOR ROOM F

THE VUE AT LAKE EOLA  
CONDOMINIUMS

CITY OF ORLANDO, FLORIDA

PREPARED FOR

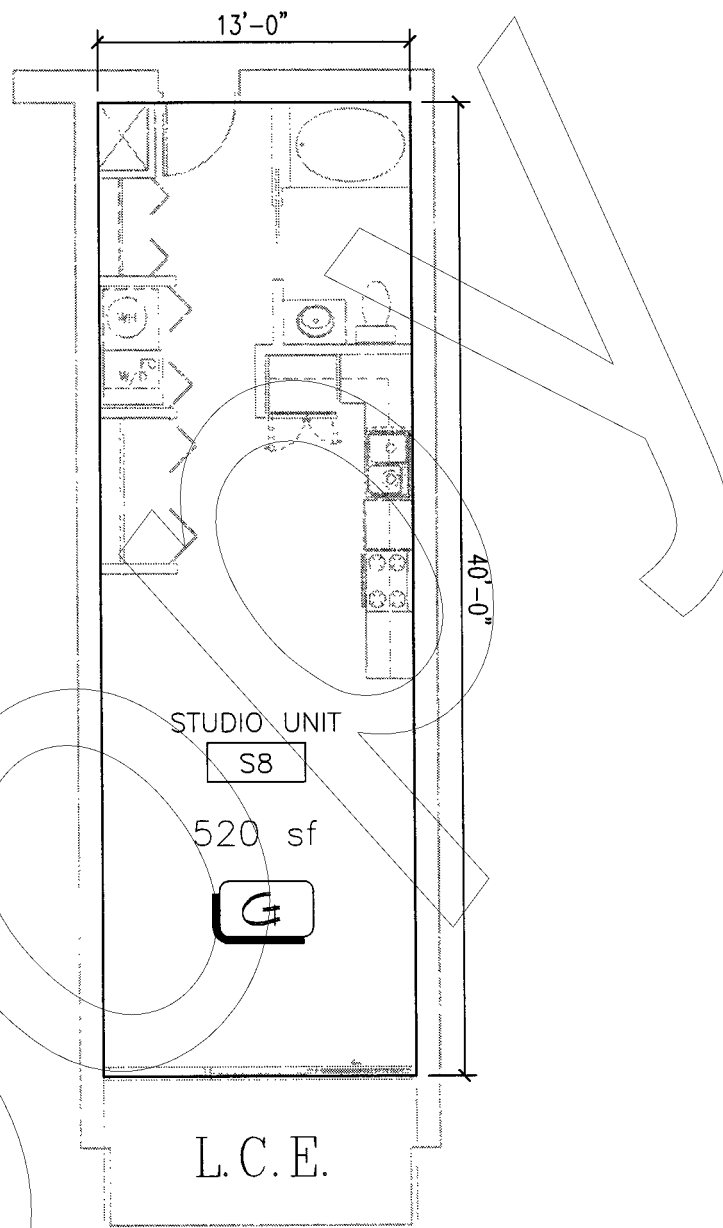
THE VUE  
AT LAKE EOLA

Located at the Corner of:  
Roseland Ave. and Robinson Street  
Orlando, Florida  
Developed by:  
CHURCHILL WESTMINSTER  
PARTNERS

**MACTEC**  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2520  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6969

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised

SCALE: NIS  
DATE: 08/31/07  
DESIGN: FBH  
DRAWN: FEW  
CHECKED: MJK  
PROJECT NO.  
6371-04-0095  
SHEET  
50.F  
SHEET 71 of 182



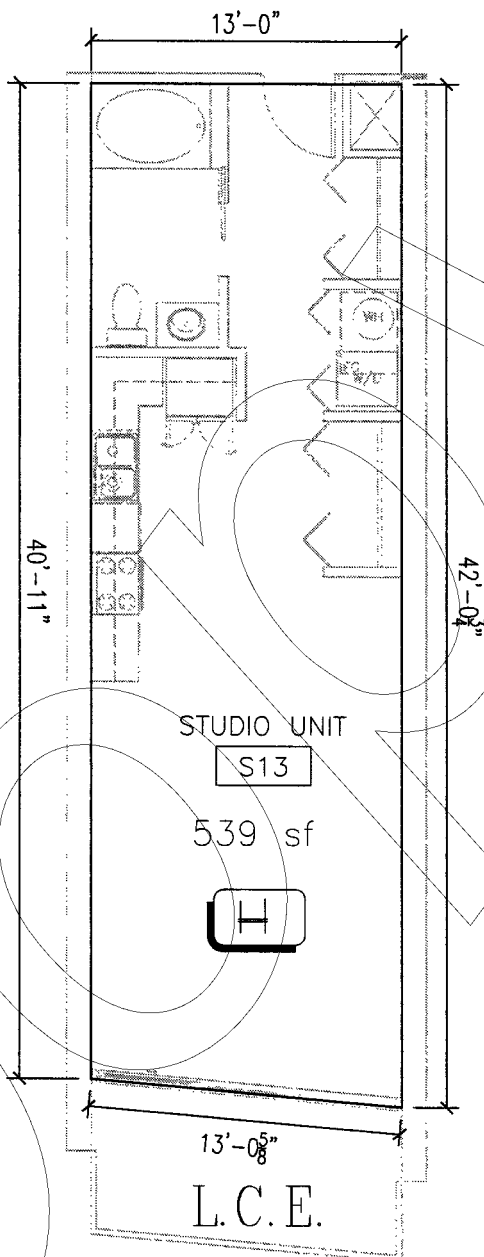
NORTH

0 GRAPHIC SCALE 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:

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<p>6TH FLOOR ROOM G THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA</p>	<p>PREPARED FOR THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA</p>	<p>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 5959</p>	<p>REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised</p>	<p>SCALE: NTS DATE: 08/11/07 DESIGN: FBH DRAWN: PEV CHECKED: MRL PROJECT NO: 6371-04-0095 SHEET 50 G SHEET 22 of 182</p>
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NORTH


GRAPHIC SCALE 0 10

( IN FEET )

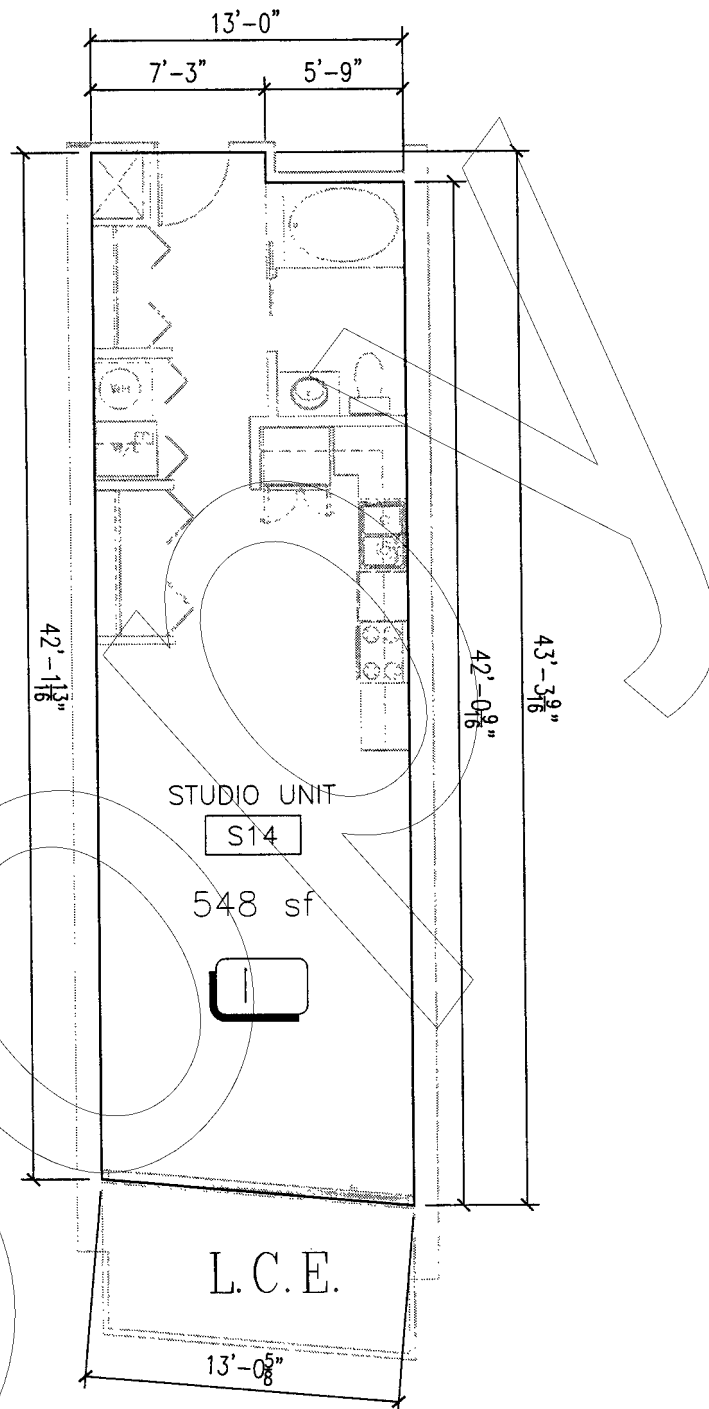
1 inch = 10 ft.

NOTE:

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<div>6TH FLOOR ROOM H</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>		<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CHURCHILL WESTMINSTER PARTNERS</div>	<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. 1B 6969</div>	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>08/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	08/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
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P.E.W.	08/14/04	Floor Plan																				
P.E.W.	05/16/05	Floor Plan totally revised																				
<div>SCALE: NTS</div> <div>DATE: 08/21/07</div> <div>DESIGN: FBH</div> <div>DRAWN: PEW</div> <div>CHECKED: MJI</div> <div>PROJECT No. 6371-04-0095</div>																						
<div>SHEET 23 of 182</div> <div>5.0.H</div> <div>SHEET</div>																						




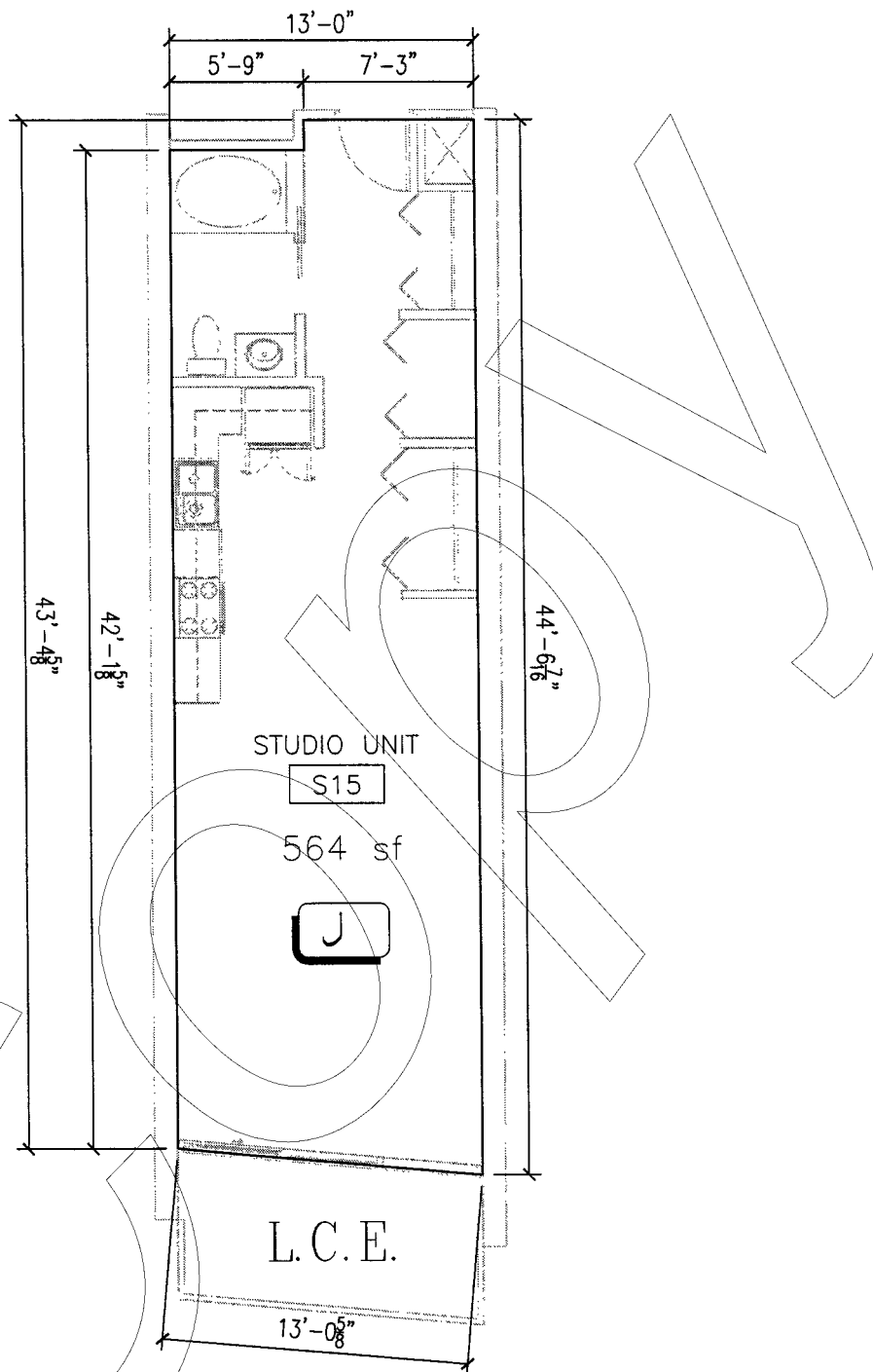


NORTH

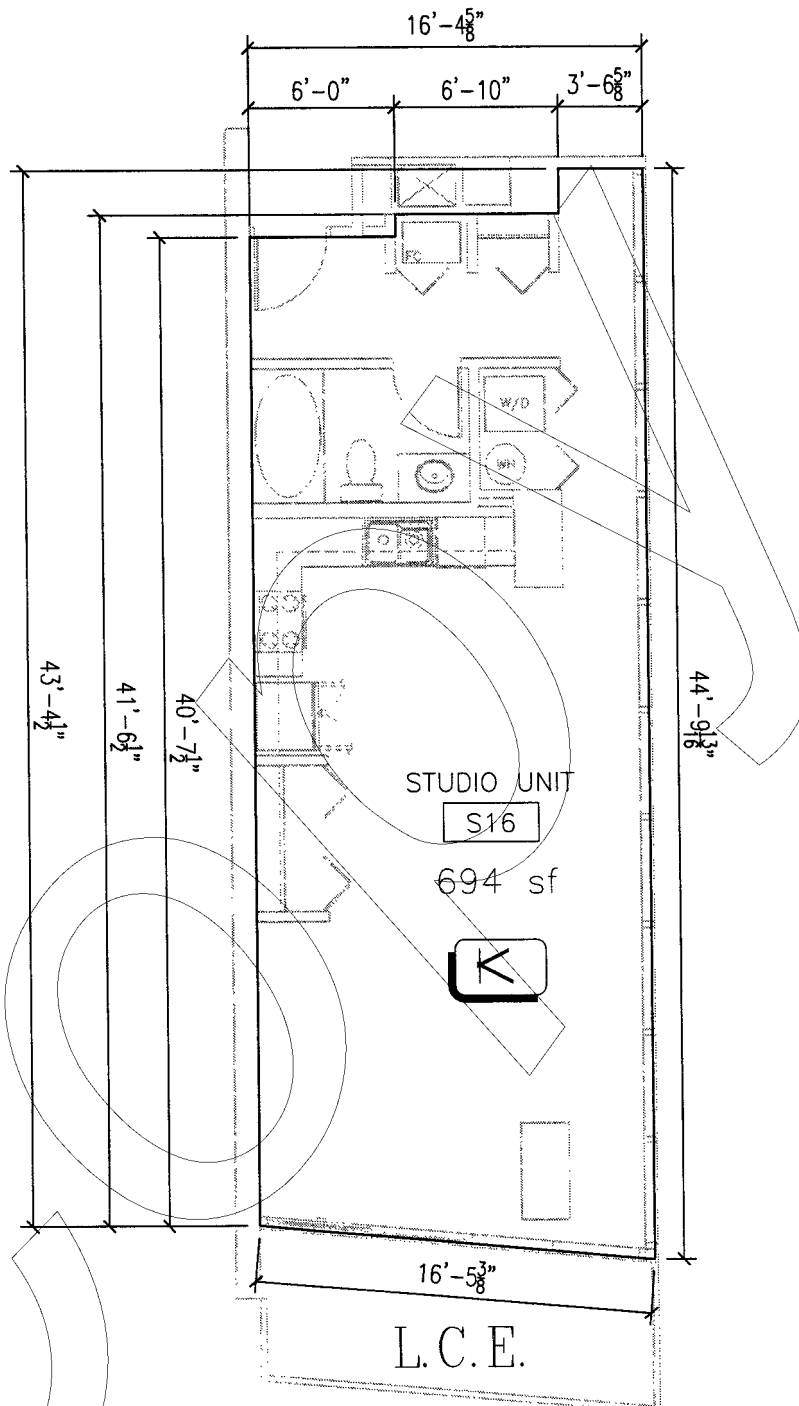
GRAPHIC SCALE  
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( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SCALE: NTS DATE: 08/31/07 DESIGN: TBB DRAWN: FEW CHECKED: JRI PROJECT No. 6371-04-0095 SHEET 5.0.1 SHEET 74 of 182	6TH FLOOR ROOM 1	PREPARED FOR	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2520 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 5959	REV. DATE DESCRIPTION
	THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	THE VUE AT LAKE EOLA Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: CHURCH & DWIGHT PARTNERS		P.E.W. 09/14/04 Floor Plan
				P.E.W. 05/16/05 Floor Plan totally revised



SHEET 75 of 182	SHEET 5.0.J	PROJECT No. 6371-JD-0095	CHECKED: MARJ DRAWN: PEW DESIGN: FBS DATE: 08/31/07	SCALE: NTS	6TH FLOOR ROOM J	PREPARED FOR	THE VUE AT LAKE EOLA	Located at the Corner of: Robinson Ave. and Robinson Street Orlando, Florida Developed by: ORNDORFF HILL WESTMINSTER PARTNERS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV.	DATE	DESCRIPTION
					THE VUE AT LAKE EOLA CONDOMINIUMS					P.E.W.	09/14/04	Floor Plan
					CITY OF ORLANDO, FLORIDA					P.E.W.	05/16/05	Floor Plan totally revised

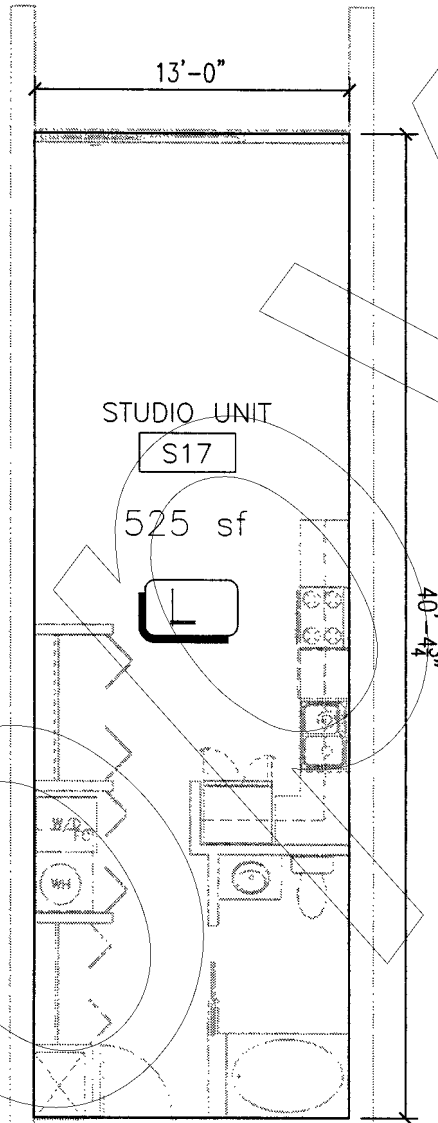


NORTH

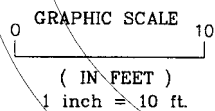
GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 76 of 182  5.0.K	SCALE: NTS DATE: 08/21/07 DESIGN: TBB DRAWN: PCW CHECKED: MRJ PROJECT No: 6371-04-0095 SHEET	6TH-FLOOR ROOM K  THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Hawland Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised

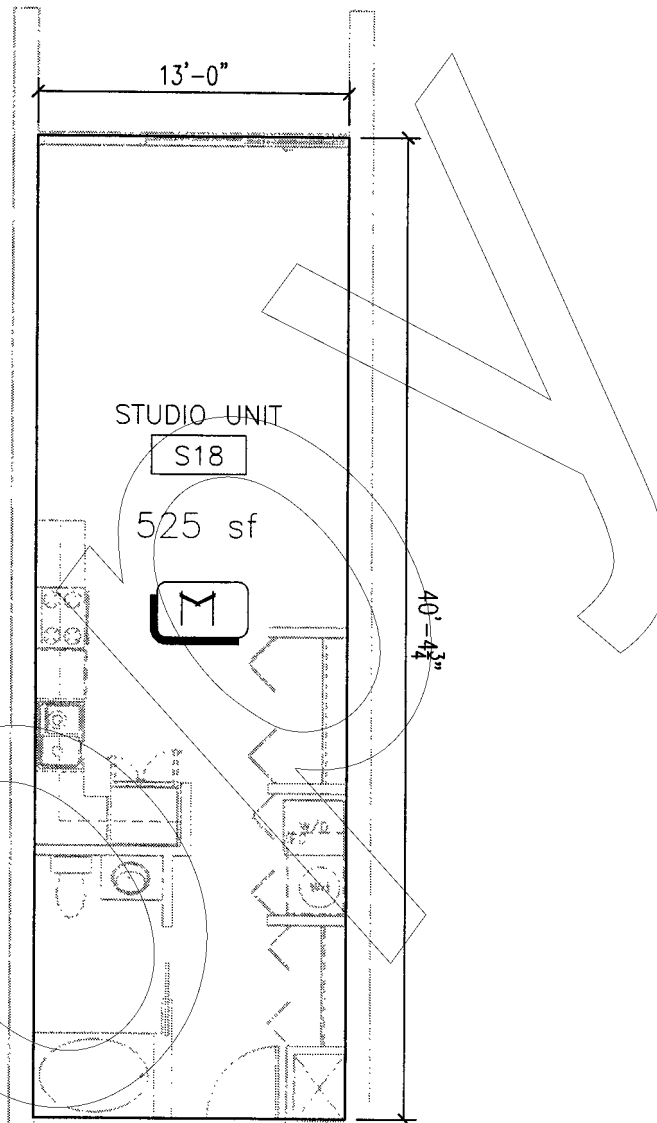


NORTH



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.


<b>5.0.L</b> SHEET 77 of 182	6TH FLOOR ROOM L <b>THE VUE AT LAKE EOLA</b> CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR <b>THE VUE</b> AT LAKE EOLA Located at the Corner of: Roseland Ave. and Roberson Street Orlando, Florida Developed by: <b>CHURCHILL WESTMINSTER</b> PARTNERS	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>P.E.W.</td> <td>09/14/04</td> <td>Floor Plan</td> </tr> <tr> <td>P.E.W.</td> <td>05/16/05</td> <td>Floor Plan totally revised</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																				
P.E.W.	09/14/04	Floor Plan																				
P.E.W.	05/16/05	Floor Plan totally revised																				

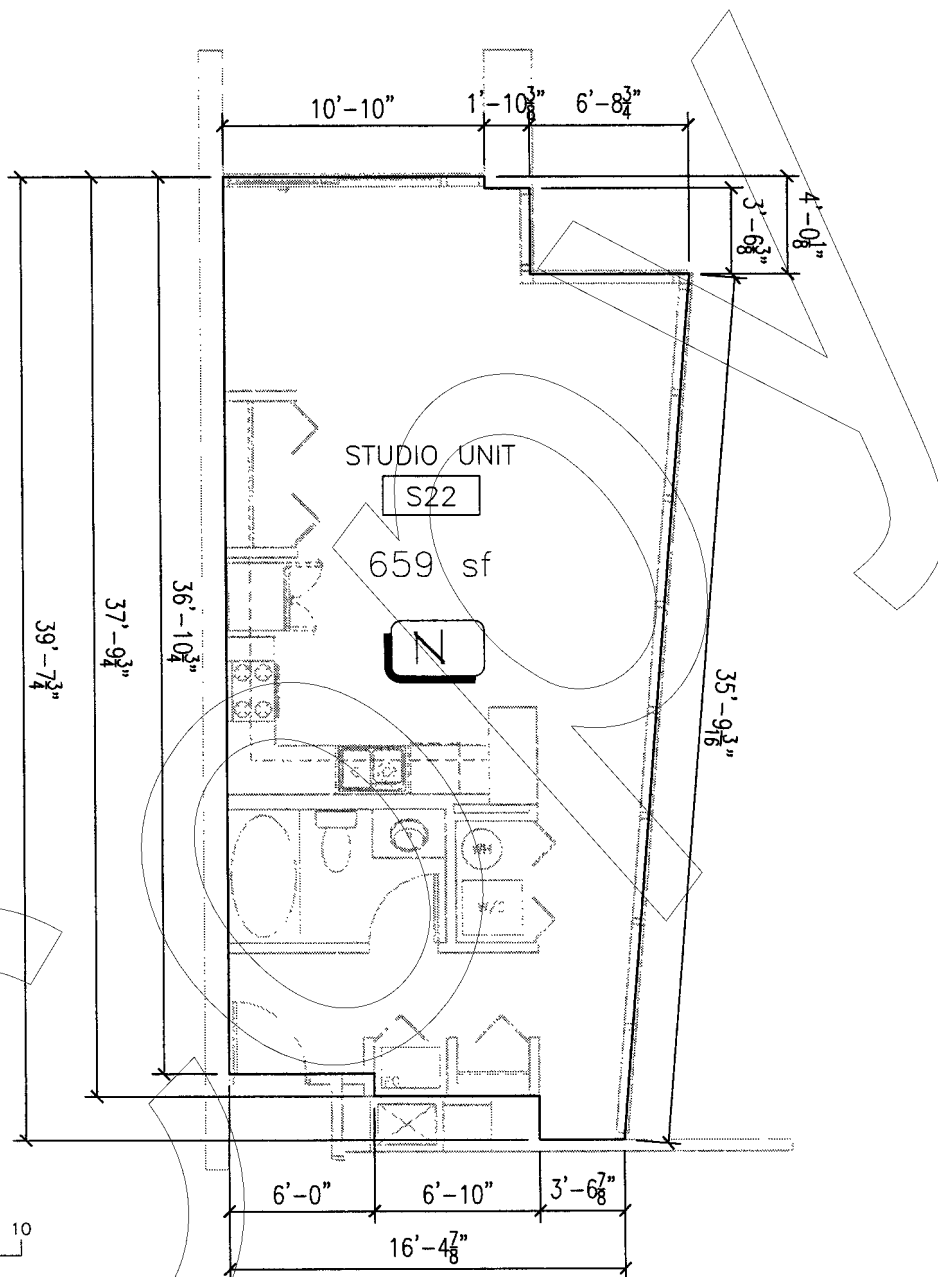


NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.


NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

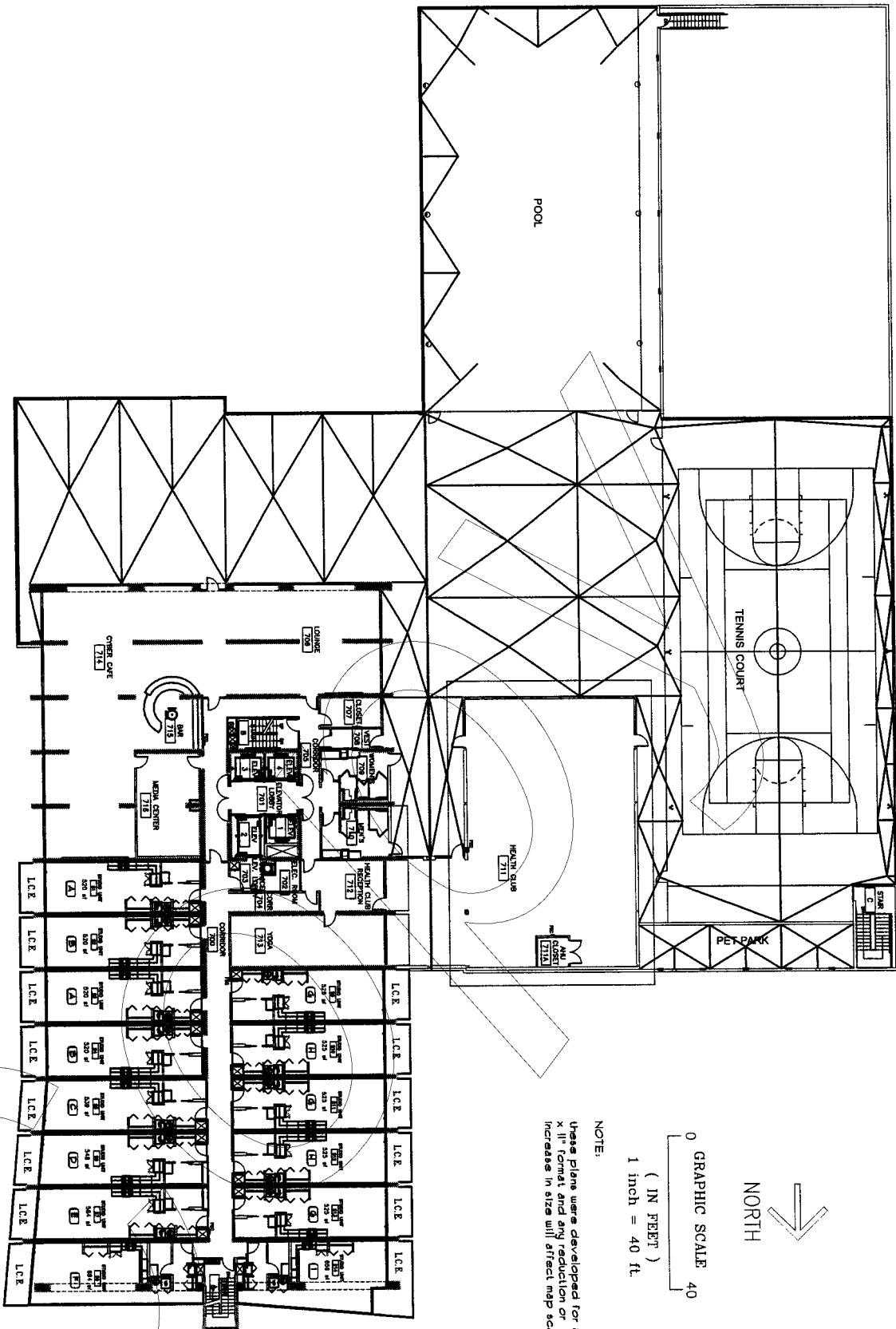
<div>SCALE: NTS</div> <div>DATE: 08/31/07</div> <div>DESIGN: FBH</div> <div>DRAWN: FEW</div> <div>CHECKED: MJI</div> <div>PROJECT No. 6371-04-0095</div> <div>SHEET 78 of 182</div> <div>5.0.M</div> <div>SHEET</div>		<div>6TH FLOOR ROOM M</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>		<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CHURCHILL WESTMINSTER PARTNERS</div>		<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 6969</div>		<table><thead><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>P.E.W.</td><td>08/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></tbody></table>		REV.	DATE	DESCRIPTION	P.E.W.	08/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																									
P.E.W.	08/14/04	Floor Plan																									
P.E.W.	05/16/05	Floor Plan totally revised																									



GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 23 of 162	5.0.N	PROJECT No. 6371-04-0095	SHEET	SCALE: NIS	DATE: 08/21/07	DESIGN: RSG	DRAWN: PEW	CHECKED: ANJ	6TH FLOOR ROOM N THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Developed by: CHUBB HILL WESTMINSTER PARKSIDE	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION		
												P.E.W.	09/14/04	Floor Plan
												P.E.W.	05/15/05	Floor Plan totally revised



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

GRAPHIC SCALE  
0 ( IN FEET ) 40  
1 inch = 40 ft.

NORTH

LEGEND:

- FC = FAN COIL UNIT
- WH = WATER HEATER
- W/D = WASHER/DRYER
- LCE = LIMITED COMMON ELEMENT
- SF. = SQUARE FEET
- COTTON ELEMENT

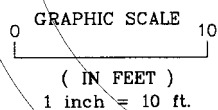
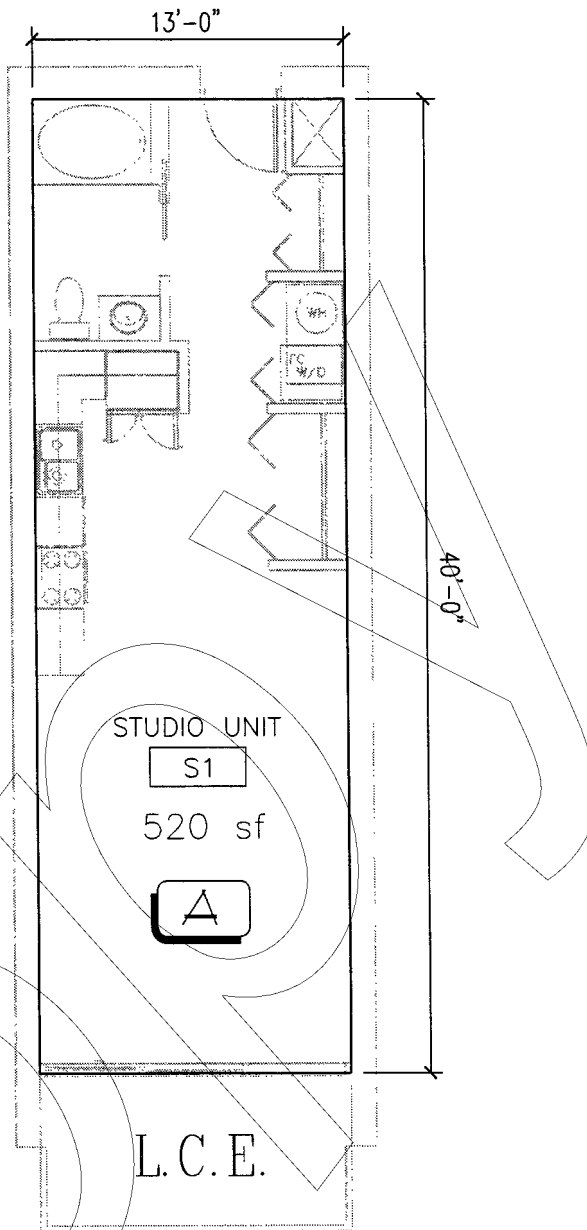
7th FLOOR SCHEMATIC  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

PREPARED FOR  
THE VUE  
AT LAKE EOLA  
Located at the Corner of  
Bassett Ave. and Robinson Street  
Orlando, Florida  
Developed by  
CHURCH & DWIGHT  
REAL ESTATE


**MACTEC**  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 5959

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised

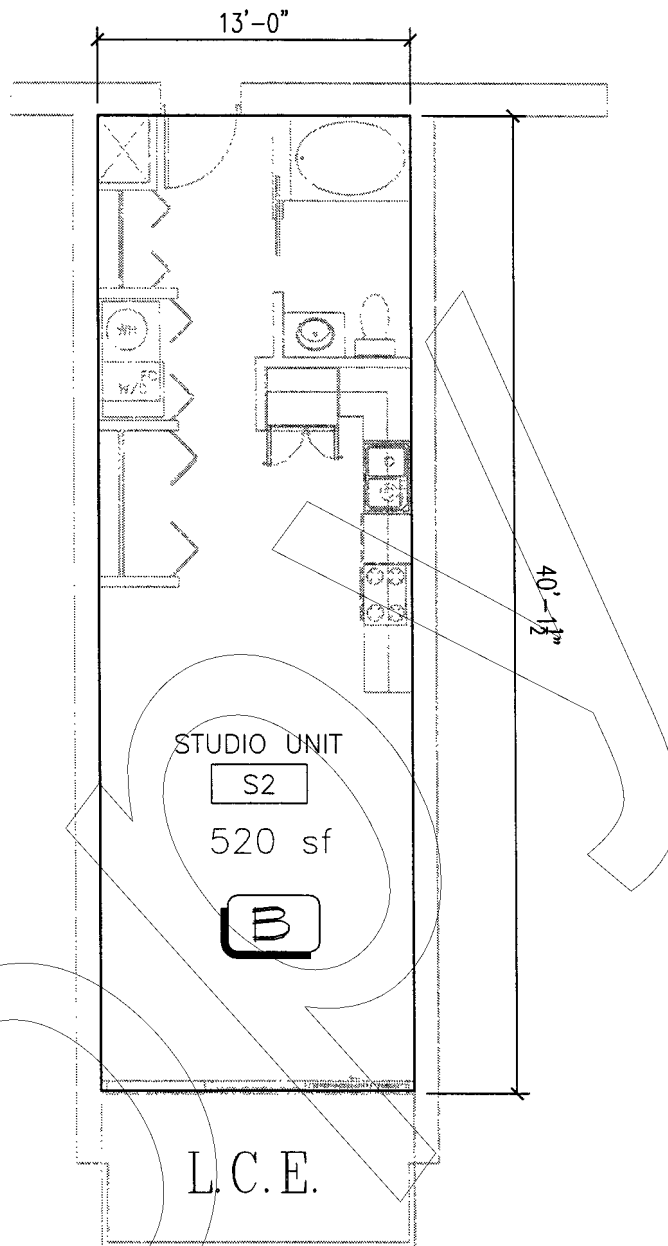
SCALE: NS  
DATE: 08/21/07  
DESIGN: FBG  
DRAWN: PCW  
CHECKED: MCI  
PROJECT NO.: 6377-04-0095  
SHEET 60  
SHEET 80 of 182



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<div>7th FLOOR ROOM A</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>		<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CHURCHILL WESTMINSTER PARTNERS</div>	<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 6969</div>	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																				
P.E.W.	09/14/04	Floor Plan																				
P.E.W.	05/16/05	Floor Plan totally revised																				
<div>SCALE: NTS</div> <div>DATE: 08/21/07</div> <div>DESIGN: FB8</div> <div>DRAWN: PEW</div> <div>CHECKED: MRJ</div> <div>PROJECT NO: 6371-04-0095</div> <div>SHEET 60.A</div> <div>SHEET 61 of 128</div>																						




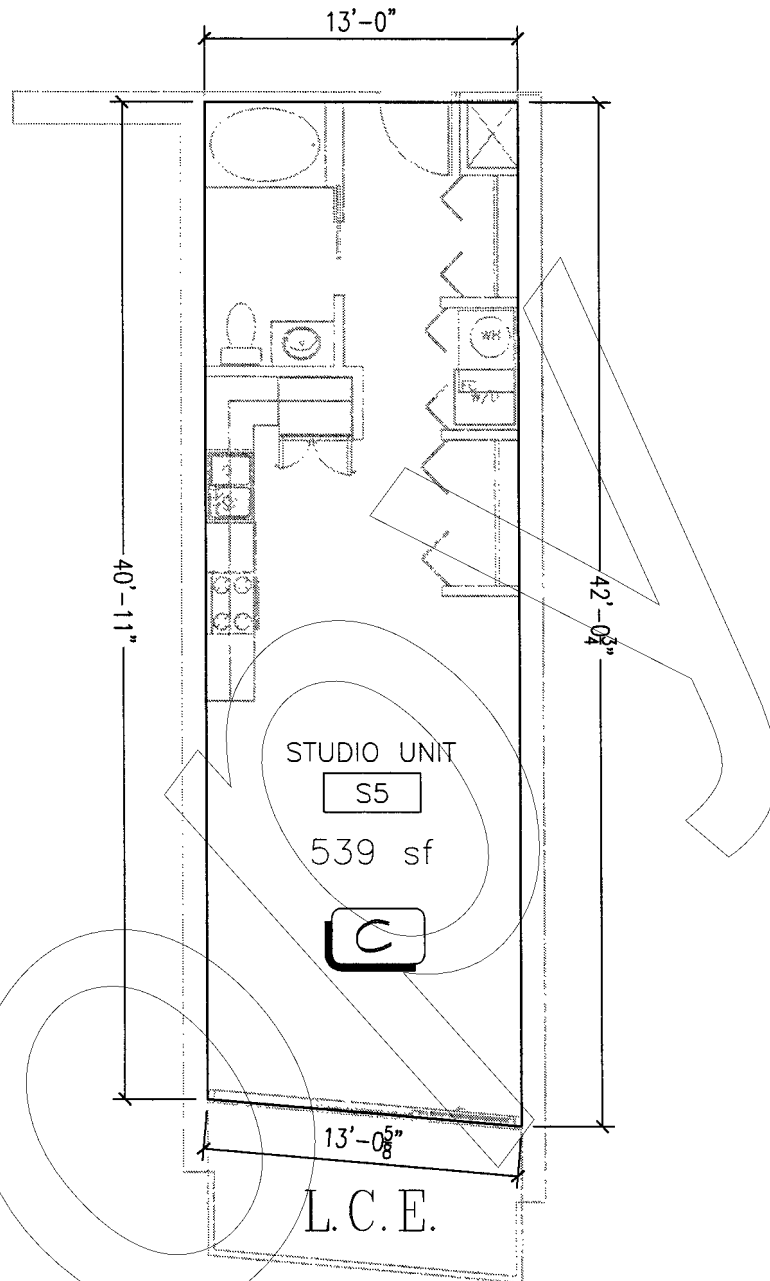


NORTH

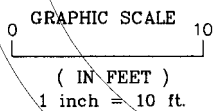
GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 02 of 122 6.0.B SHEET		7TH FLOOR ROOM B THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR THE VUE AT LAKE EOLA Developed by: CHURCHILL WESTMINSTER PARTNERS		 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969		<table><thead><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>P.E.W.</td><td>08/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		REV.	DATE	DESCRIPTION	P.E.W.	08/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised												
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P.E.W.	08/14/04	Floor Plan																												
P.E.W.	05/16/05	Floor Plan totally revised																												
SCALE: NTS	DATE: 08/31/07	DESIGN: FBB	DRAWN: PEW	CHECKED: MRJ	PROJECT No. 6371-04-0095	SHEET																								

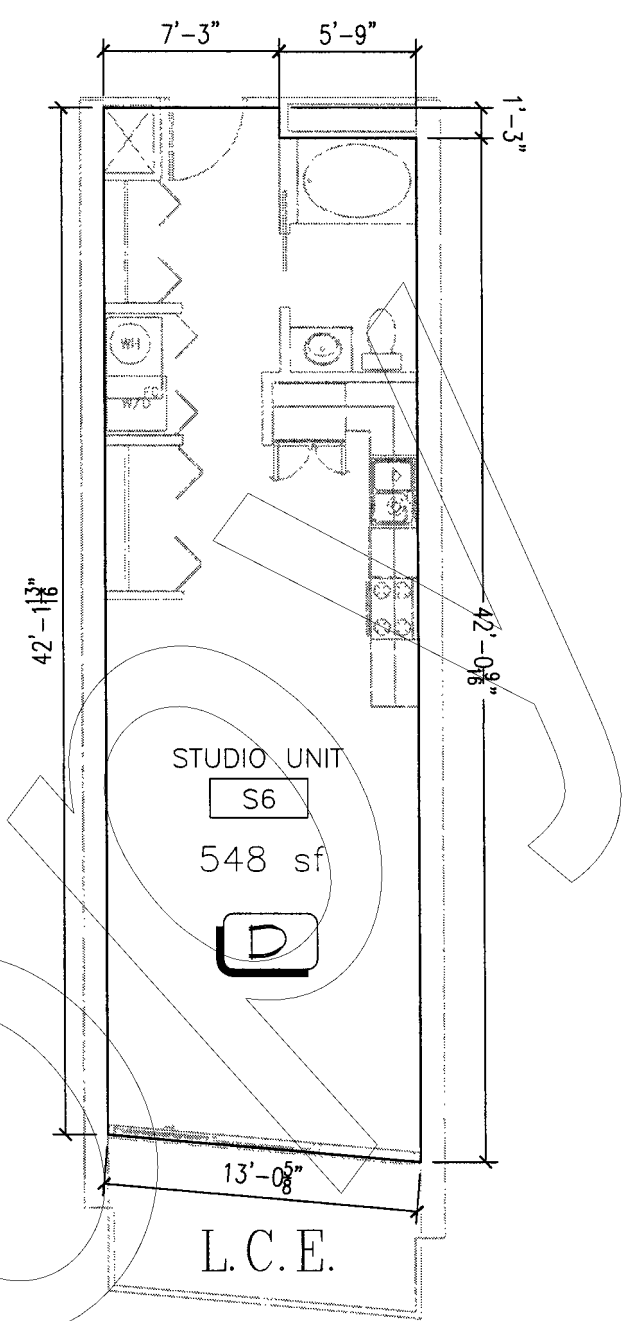


NORTH

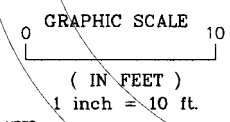


NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 63 of 182		SHEET		6.0.C		PROJECT No. 6.371-04-0095		CHECKED: MRL		DRAWN: PEW		DESIGN: FBB		DATE: 08/31/07		SCALE: NTS	
7TH FLOOR ROOM C																	
THE VUE AT LAKE EOLA																	
CONDOMINIUMS																	
CITY OF ORLANDO, FLORIDA																	
PREPARED FOR																	
THE VUE																	
AT LAKE EOLA																	
Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida Developed by: CHURCH & DWIGHT WESTMINSTER PARKBOND																	
MACTEC																	
4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620																	
PHONE: (407) 522-7570 FAX: (407) 522-7576																	
Certificate of Authorization No. LB 6969																	
REV.		DATE		DESCRIPTION													
P.E.W.		09/14/04		Floor Plan													
P.E.W.		05/16/05		Floor Plan totally revised													

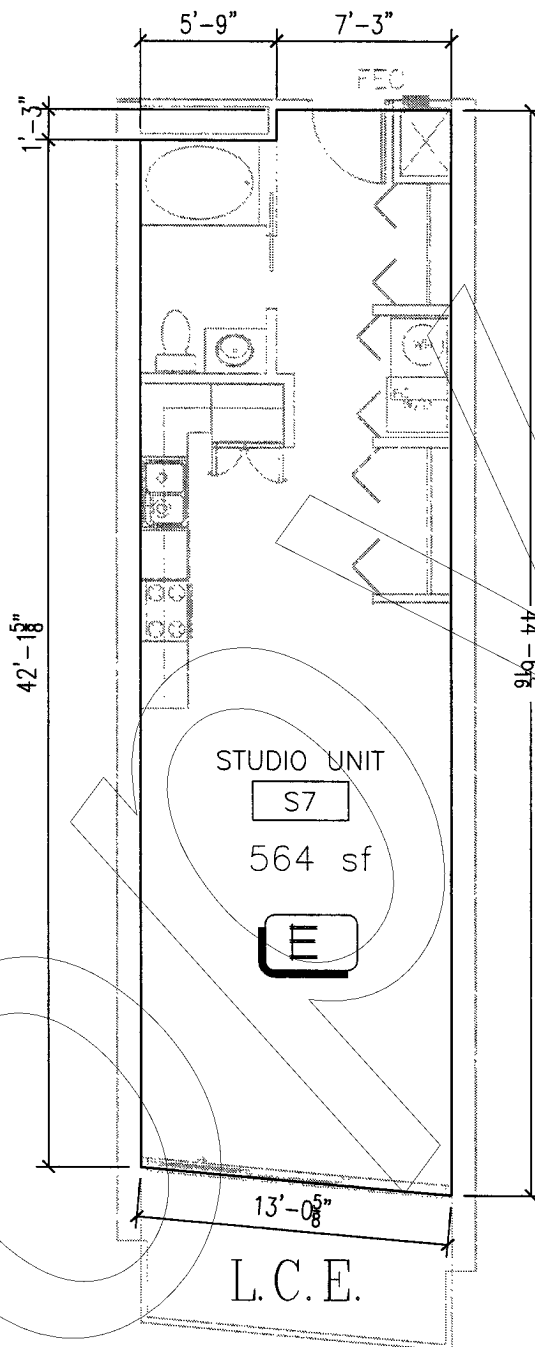


NORTH



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.


SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 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6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0.D	SHEET 6.0
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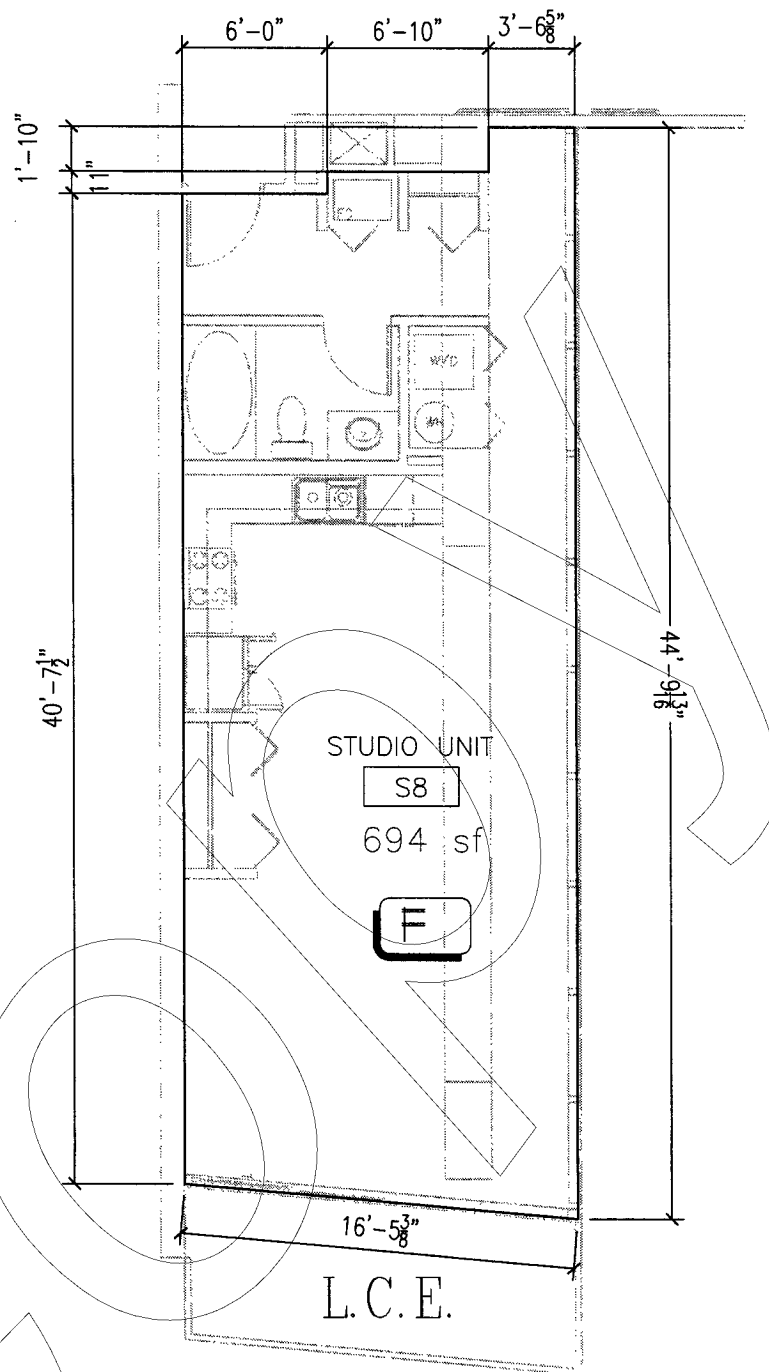


NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.


SHEET 05 of 182  6.0.F  SHEET	PROJECT No. 6371-04-00955 CITY OF ORLANDO, FLORIDA	SCALE: NTS DATE: 08/31/07 DESIGN: TFB DRAWN: PEW CHK-CRED: MCJ	7TH FLOOR ROOM E	PREPARED FOR	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6969	REV.	DATE	DESCRIPTION
			THE VUE AT LAKE EOLA CONDOMINIUMS	Located at the Corner of: Broadleaf Ave. and Robinson Street Orlando, Florida		P.E.W.	08/14/04	Floor Plan
				Developed by: CHURCHILL, WESTMINSTER PARTNERS		P.E.W.	05/16/05	Floor Plan totally revised

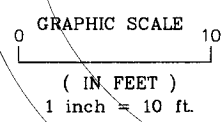
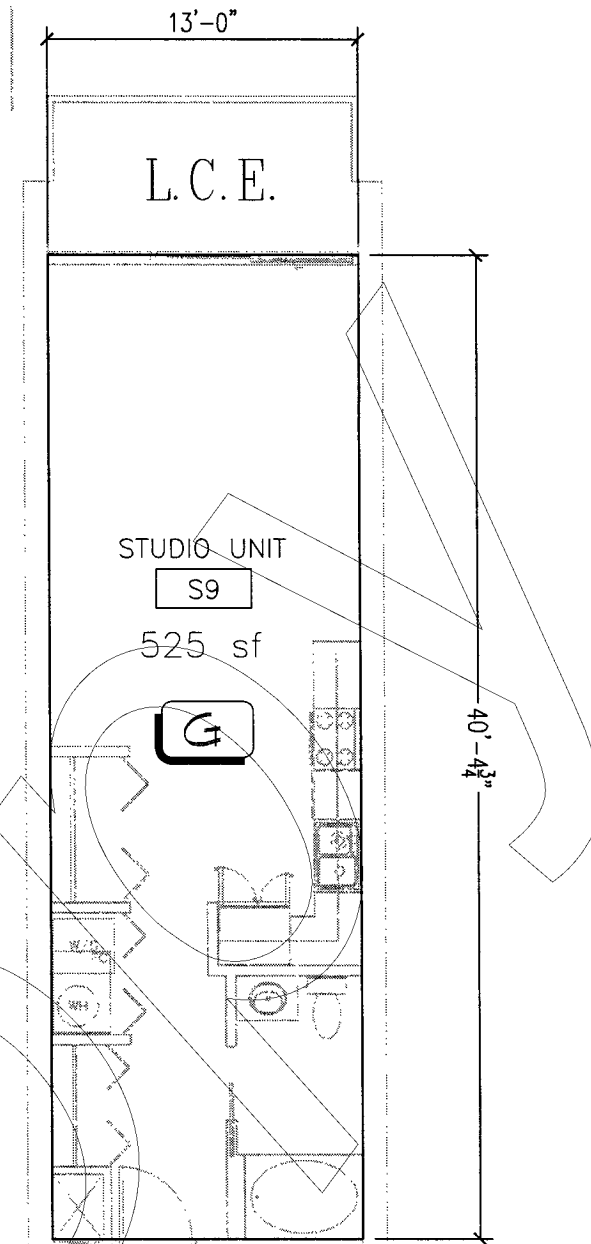


NORTH



GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

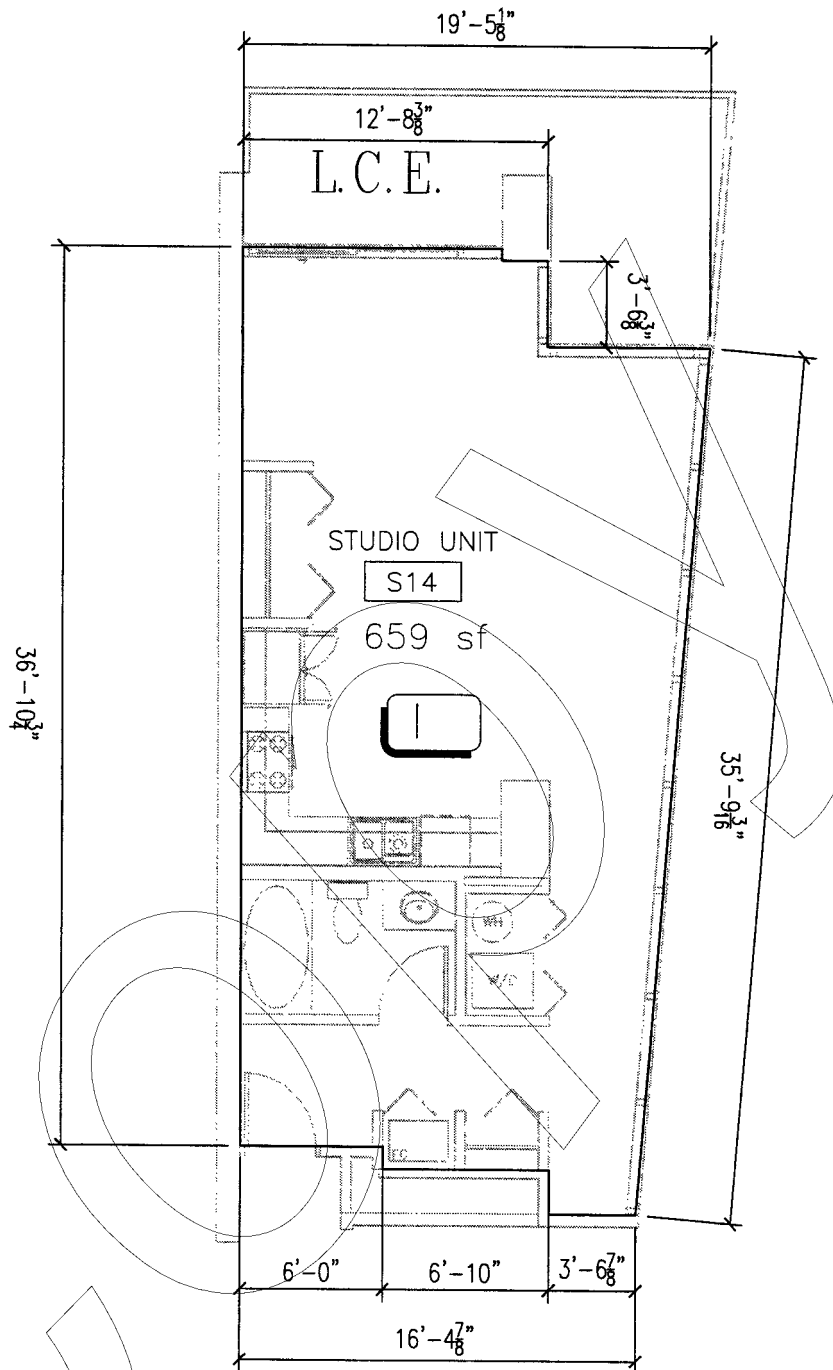
SHEET 06 of 163	SCALE: NTS DATE: 08/31/07 DESIGN: TBB DRAWN: PFW CHECKED: MNR PROJECT No. 6371-04-00092	7TH FLOOR ROOM F	PREPARED FOR	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION
		THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	Located at the Corner of: Rosedale Ave and Robinson Street Orlando, Florida		P.E.W. 09/14/04 Floor Plan
			Developed by: CHURCHILL WESTMINSTER PARKINGS		P.E.W. 05/16/05 Floor Plan totally revised




NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

7TH FLOOR ROOM G		PREPARED FOR				REV.		DATE		DESCRIPTION	
THE VUE AT LAKE EOLA		Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida		4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620		P.E.W.		09/14/04		Floor Plan	
CONDOMINIUMS		Developed by: 		PHONE: (407) 522-7570 FAX: (407) 522-7576		P.E.W.		05/16/05		Floor Plan totally revised	
CITY OF ORLANDO, FLORIDA				Certificate of Authorization No. LB 8869							
SCALE: NTS											
DATE: 08/21/07											
DESIGN: FBB											
DRAWN: PEW											
CHECKED: MRJ											
PROJECT No. 6371-04--00095											
SHEET 6.0.G											
SHEET 07 of 182											

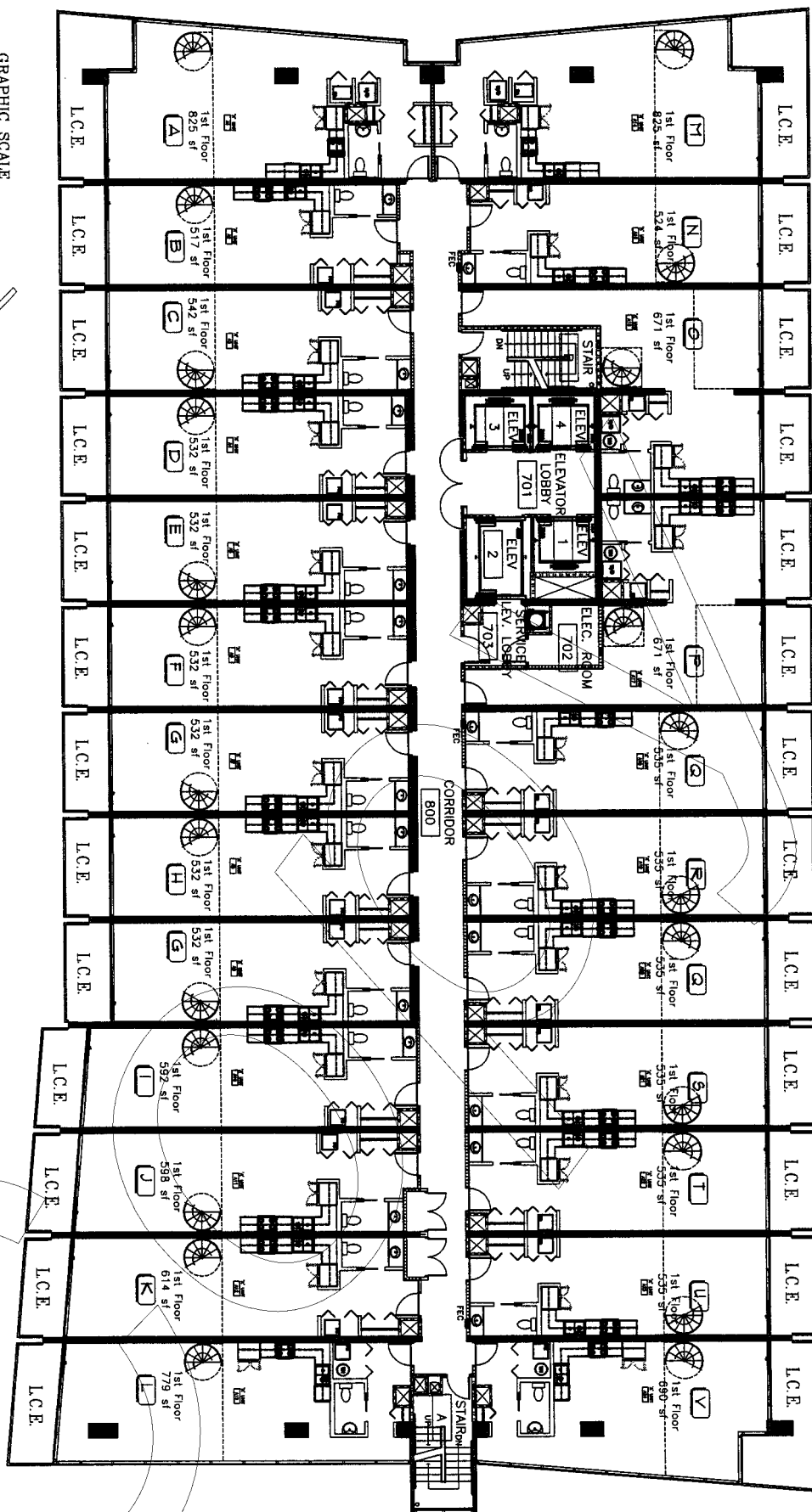




NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<p>7TH FLOOR ROOM 1</p> <p>THE VUE AT LAKE EOLA</p> <p>CONDOMINIUMS</p> <p>CITY OF ORLANDO, FLORIDA</p>		<p>PREPARED FOR</p> <p>THE VUE AT LAKE EOLA</p> <p>Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida</p> <p>Developed by: CHURCHILL WESTMINSTER PARTNERS</p>		<p> <b>MACTEC</b></p> <p>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</p> <p>PHONE: (407) 522-7570 FAX: (407) 522-7576</p> <p>Certificate of Authorization No. LB 5969</p>		<table><thead><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																							
P.E.W.	09/14/04	Floor Plan																							
P.E.W.	05/16/05	Floor Plan totally revised																							
<p>SCALE: NTS</p> <p>DATE: 08/31/07</p> <p>DESIGN: FBH</p> <p>DRAWN: FEW</p> <p>CHECKED: NRI</p> <p>PROJECT NO. 6371-04-0095</p> <p>SHEET 6.0.1</p> <p>SHEET 89 of 182</p>																									





0 GRAPHIC SCALE 22  
( IN FEET )  
1 inch = 22 ft.  
NORTH

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

FC = FAN COIL UNIT  
WH = WATER HEATER  
WD = WASHER/DRYER  
LCE = LIMITED COMMON ELEMENT  
SF. = SQUARE FEET  
COTTON ELEMENT

LEGEND:

8-10, 12 & 14-Floor SCHEMATIC  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

PREPARED FOR

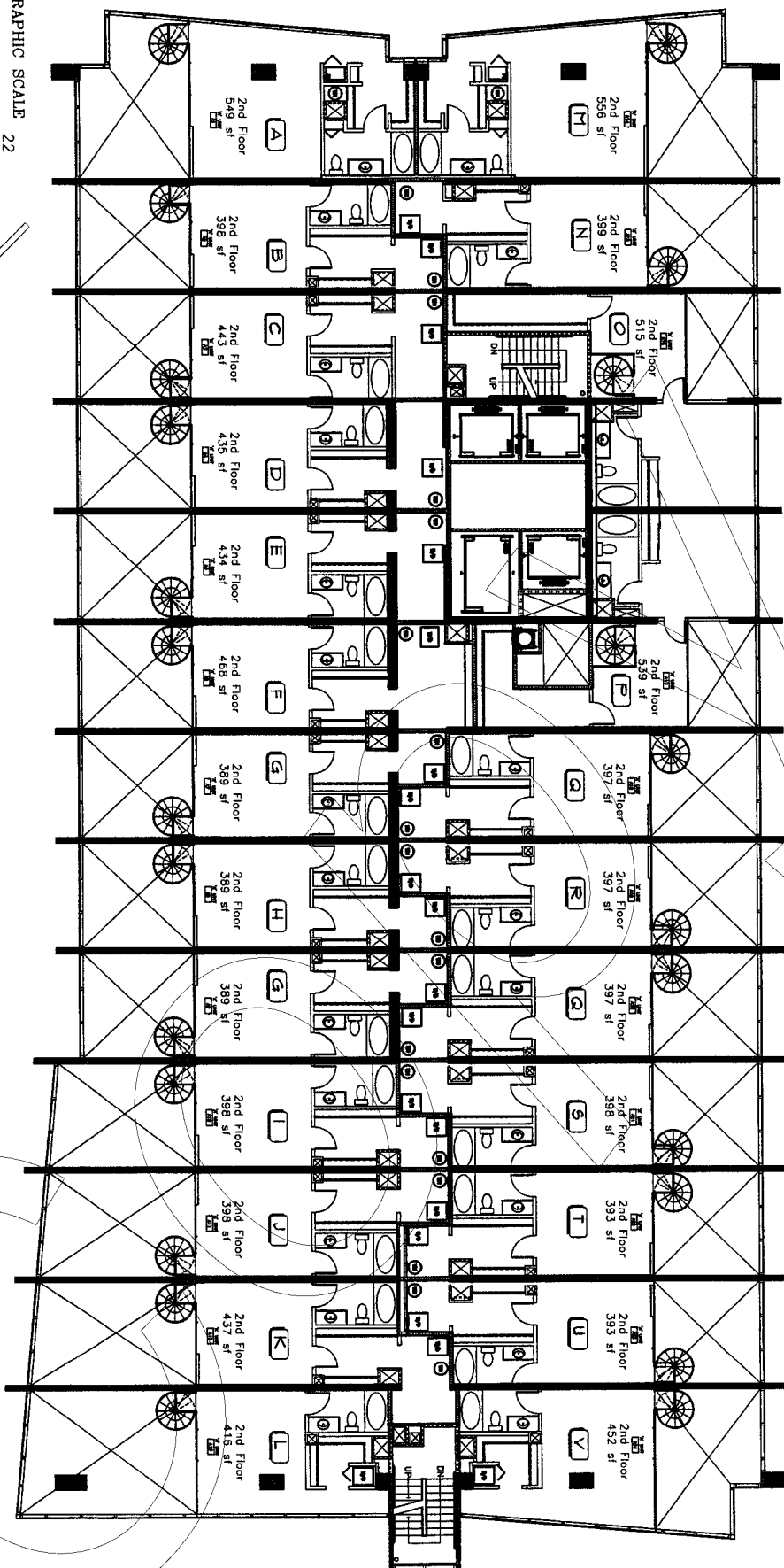
Located at the Corner of:  
Rosedale Ave. and Robinson Street  
Orlando, Florida  
Developed by:  
CHURCHILL WESTMINSTER  
PARTNERS

**MACTEC**  
1510 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620

PHONE: (407) 522-7570 FAX: (407) 522-7575  
Certificate of Authorization No. LB 5969

REV.	DATE	DESCRIPTION
P.E.W. 05/14/04		Floor Plan
P.E.W. 05/16/05		Floor Plan totally revised

SCALE: NIS  
DATE: 08/31/07  
DESIGN: FB8  
DRAW: FEW  
CHECKED: MRJ  
PROJECT NO: 6371-04-0095  
SHEET 7.0  
SHEET 20 of 122



GRAPHIC SCALE 22  
( IN FEET )  
1 inch = 22 ft. NORTH

NOTE:  
These plans were developed for a 1/2" x 11" format and any reduction or increase in size will affect map scale.

FC = FAN COIL UNIT  
WH = WATER HEATER  
W/D = WASHER/DRYER  
L.C.E. = LIMITED COMMON ELEMENT  
S.F. = SQUARE FEET  
COTTON ELEMENT

# LEGEND:

9, 11, 13 & 15 Floor SCHEMATIC  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

## PREPARED FOR

Located at the Corner of:  
Reynolds Ave. and Robinson Street  
Orlando, Florida  
Developed by:  
CENTREHILL WESTMINSTER  
PARKS

**MACTEC**

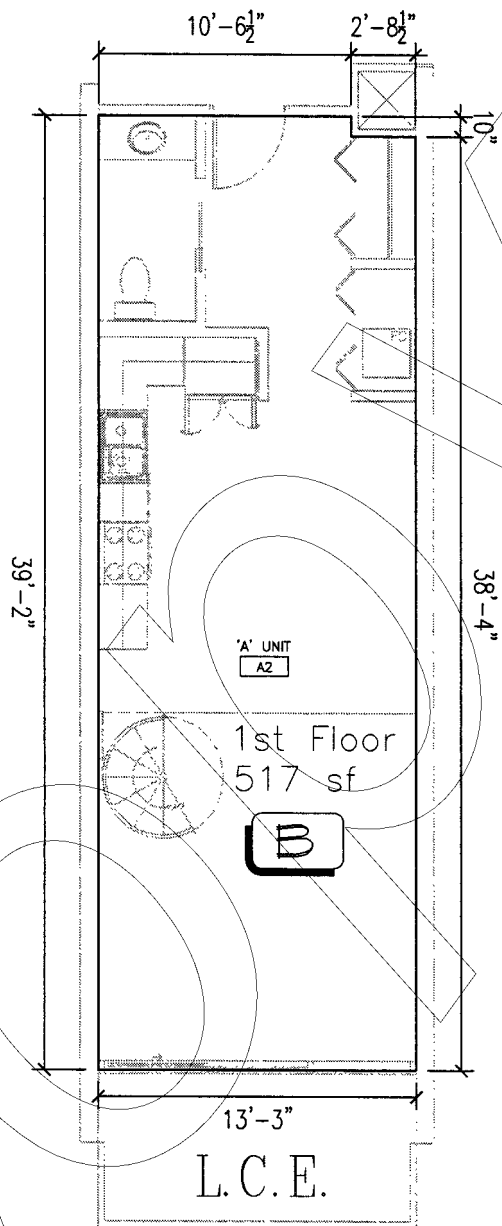
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-7620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6969

REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised

SCALE: NTS  
DATE: 08/21/07  
DESIGN: RCB  
DRAWN: RCB  
CHECKED: MNU  
PROJECT NO: 6371-04-0095  
SHEET 7.1  
SHEET 31 of 182




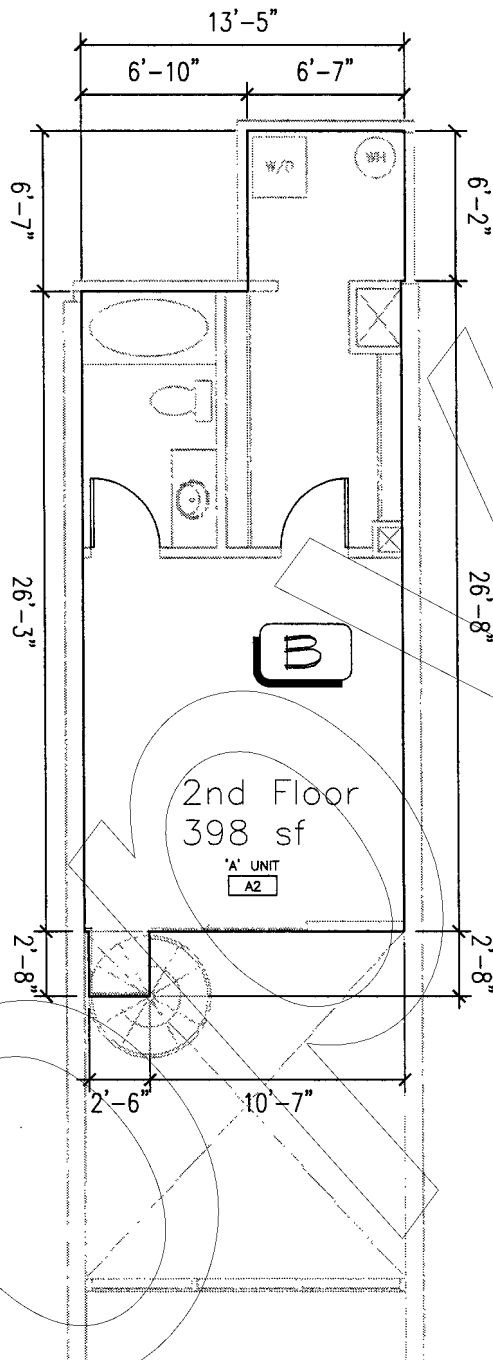




1st Floor = 517 sf  
 2nd Floor = 398 sf  
 Total = 915 sf

NOTE:  
 these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 94 of 182  <b>70.B</b>  SHEET	SCALE: 1/8" = 1'-0" DATE: 08/31/07 DESIGN: FBR DRAWN: PEW CHECKED: WRI  PROJECT No. 6371-04-0095	ROOM B 8th, 10th, 12th and 14th Floor <b>THE VUE AT LAKE EOLA</b> CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  <b>THE VUE</b> AT LAKE EOLA  Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCHILL WESTMINSTER</b> REAL ESTATE	 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised	



NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

ROOM B  
9th, 11th, 13th and 15th Floor  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

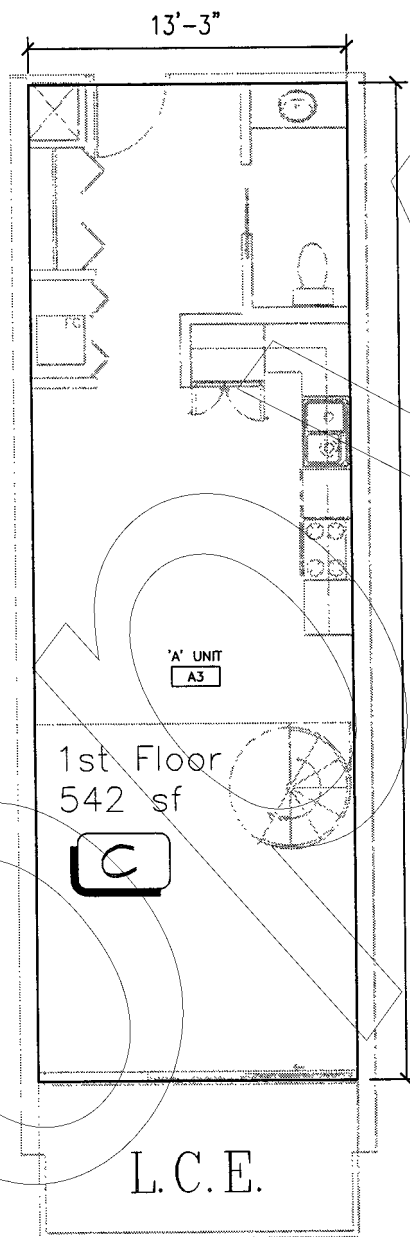
PREPARED FOR

THE VUE  
AT LAKE EOLA  
CHURCHILL WESTMINSTER  
PARTNERS

MACTEC

4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6959

REV.	DATE	DESCRIPTION
P.E.W. 09/14/04		Floor Plan
P.E.W. 05/16/05		Floor Plan totally revised

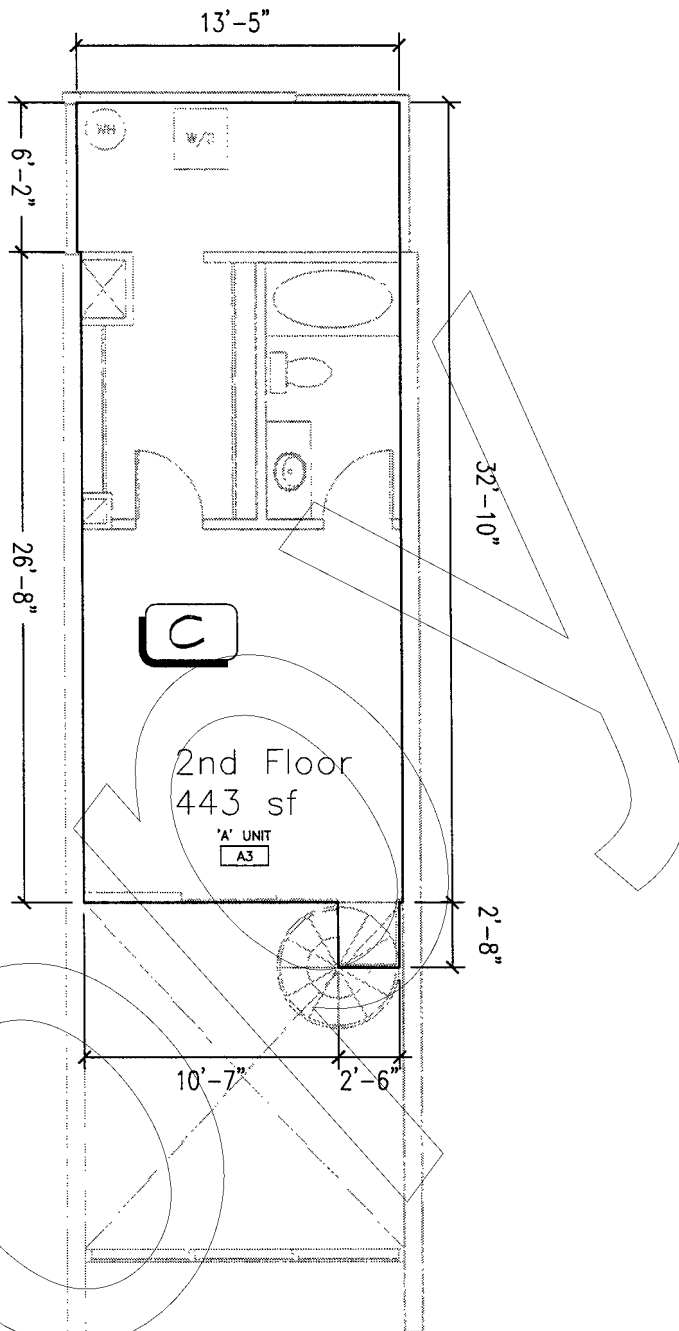


GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 542 sf  
2nd Floor = 443 sf  
Total = 985 sf

PROJECT No. 6371-04-0095		SCALE: NTS		DATE: 08/31/07		DESIGN: FRB		DRAWN: PEW		CHECKED: MRJ	
ROOM C 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Kissimmee Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL & WESTMINSTER PARTNERS		MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 5959		REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised					



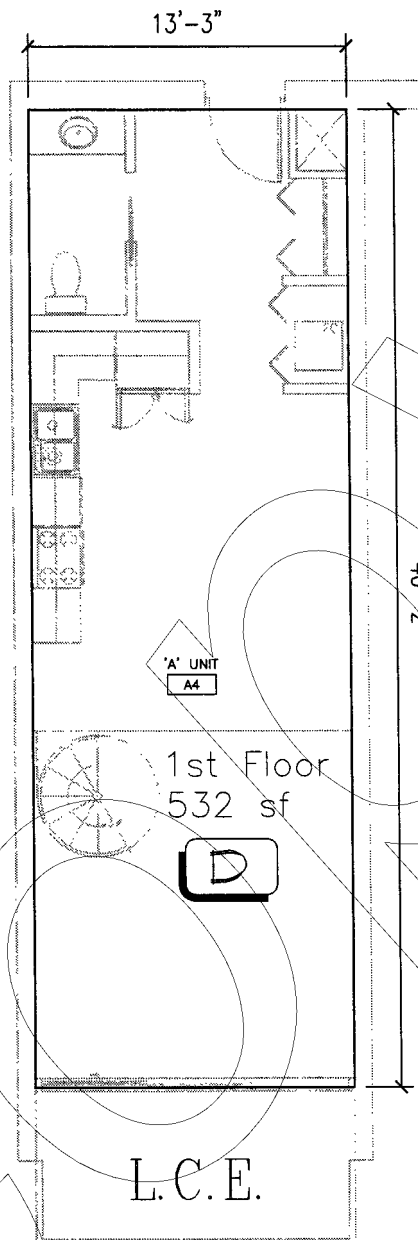
NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

PROJECT NO.		SCALE:		DATE:		REV.		DESCRIPTION	
6371-04-0095		N.T.S.		08/21/07		P.E.W. 09/14/04		Floor Plan	
7.1.C		SHEET		DESIGN: EBB		P.E.W. 05/16/05		Floor Plan totally revised	
SHEET 91 of 182		DRAWN: PEW		CHECKED: MLL					






NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

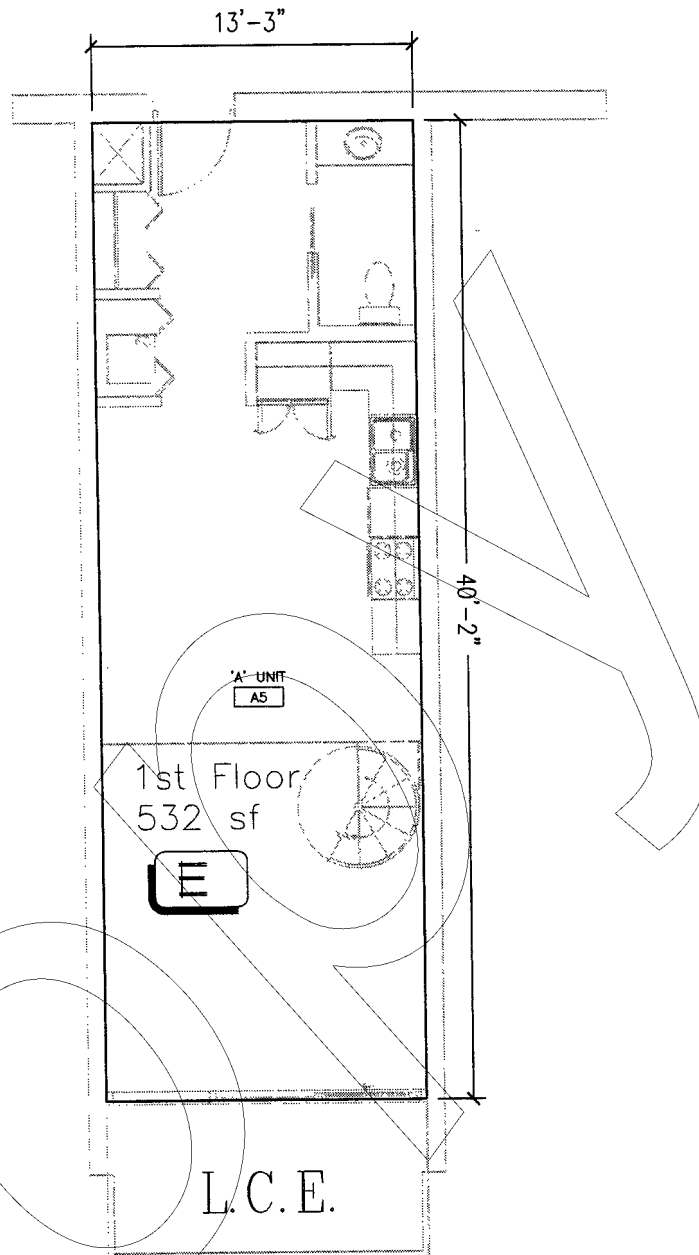
NOTE:

these plans were developed for 8 1/2' x 11' format and any reduction or increase in size will affect map scale.

1st Floor = 532 sf  
2nd Floor = 435 sf  
Total = 967 sf

SHEET 96 of 123  7.0.D  SHEET	PROJECT No. 6371-04-0095  SCALE: NTS DATE: 08/21/07 DESIGN: FBH DRAWN: PEW CHECKED: MRJ	ROOM D 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER RESIDENCES	 MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 5959	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised







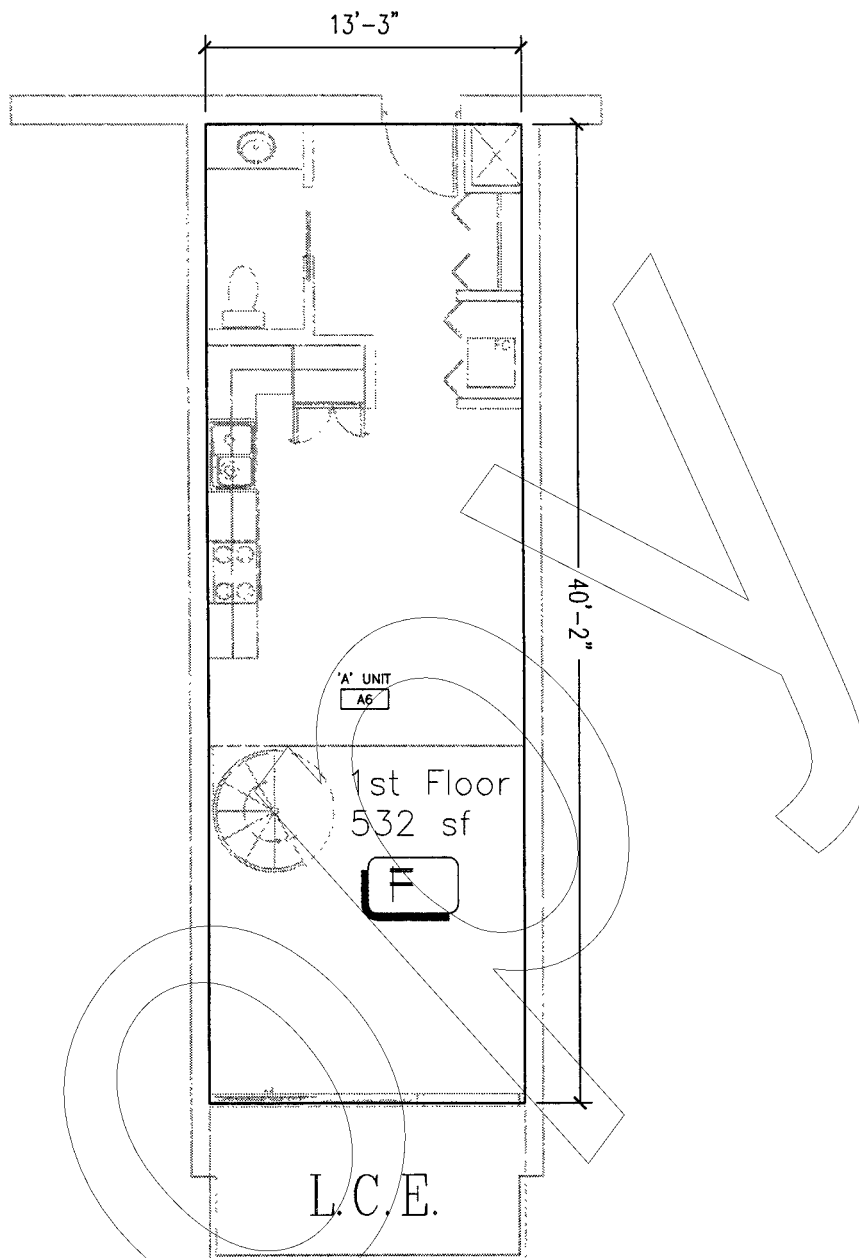
GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 532 sf  
2nd Floor = 434 sf  
Total = 966 sf

<div>7.0.E SHEET 100 of 122</div> <div>SCALE: NTS</div> <div>DATE: 08/31/07</div> <div>DESIGN: FBB</div> <td><div>ROOM E</div><div>8th, 10th, 12th and 14th Floor</div><div>THE VUE AT LAKE EOLA</div><div>CONDOMINIUMS</div><div>CITY OF ORLANDO, FLORIDA</div></td> <td><div>PREPARED FOR</div><div>THE VUE AT LAKE EOLA</div><div>Located at the Corner of: Bassett Ave. and Robinson Street Orlando, Florida</div><div>Developed by: CHURCH &amp; DWIGHT ARCHITECTS</div></td> <td><div>MACTEC</div><div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div><div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div><div>Certificate of Authorization No. LB 6969</div></td> <td><table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table></td>	<div>ROOM E</div> <div>8th, 10th, 12th and 14th Floor</div> <div>THE VUE AT LAKE EOLA</div> <div>CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>	<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Bassett Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CHURCH &amp; DWIGHT ARCHITECTS</div>	<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 6969</div>	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
	REV.	DATE	DESCRIPTION																			
	P.E.W.	09/14/04	Floor Plan																			
	P.E.W.	05/16/05	Floor Plan totally revised																			
<div>PROJECT NO. 6313-D-00095</div> <div>7.0.E SHEET</div> <td><div>DRAWN: FFW</div><div>CHECKED: MNR</div></td> <td><div>CHURCH &amp; DWIGHT ARCHITECTS</div></td> <td></td>	<div>DRAWN: FFW</div> <div>CHECKED: MNR</div>	<div>CHURCH &amp; DWIGHT ARCHITECTS</div>																				




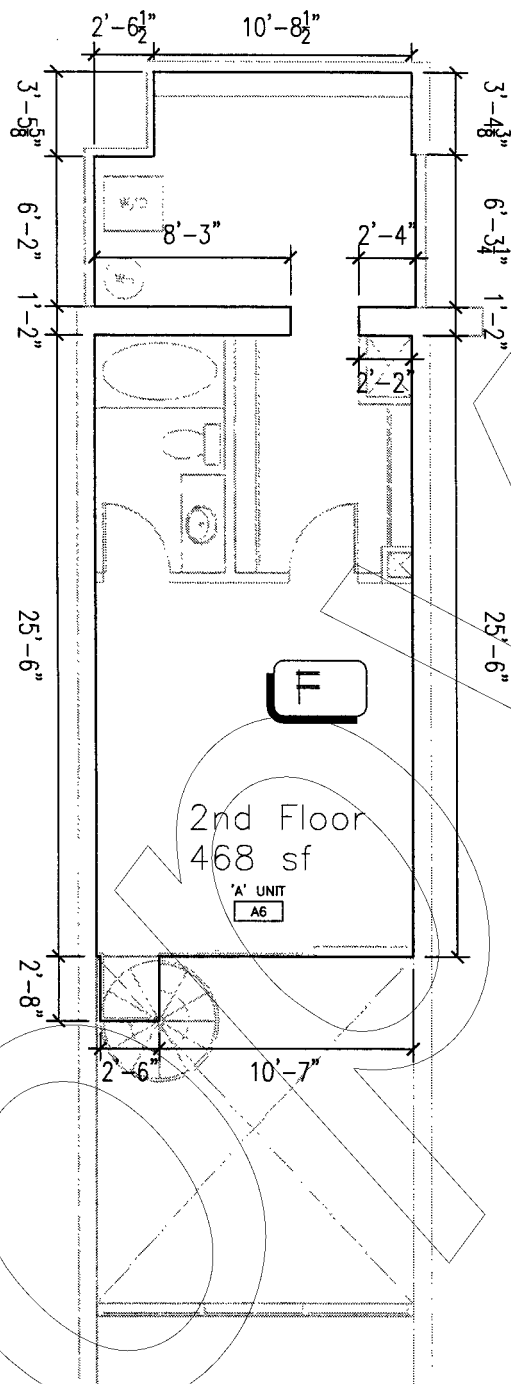


1st Floor = 532 sf  
 2nd Floor = 468 sf  
 Total = 1000 sf

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

7.0.F SHEET SHEET 102 of 102	PROJECT NO. 6371-04-0095	SCALE: NTS DATE: 08/31/07 DESIGN: RBB DRAWING: FEW CHECKED: MJI	ROOM F	PREPARED FOR	 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6869	REV.	DATE	DESCRIPTION
			8th, 10th, 12th and 14th Floor	Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida		P.E.W.	09/14/04	Floor Plan
			THE VUE AT LAKE EOLA	Developed by: <b>CHITTINGHILL WESTMINSTER PARTNERS</b>		P.E.W.	05/16/05	Floor Plan totally revised
			CONDOMINIUMS					
			CITY OF ORLANDO, FLORIDA					



NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<div>SHEET 103 of 182</div> <div>7.1.F</div> <div>SHEET</div>	<div> <div>SCALE: NTS</div> <div>DATE: 08/21/07</div> <div>DESIGN: FBB</div> <div>DRAWN: FEW</div> <div>CHECKED: MAM</div> <div>PROJECT No. 6371-04-00955</div> </div> <div> <div>ROOM F</div> <div>9th, 11th, 13th and 15th Floor</div> <div>THE VUE AT LAKE EOLA</div> <div>CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div> </div>	<div>PREPARED FOR</div> <div> <div>THE VUE</div> <div>AT LAKE EOLA</div> </div> <div> <div>Located at the Corner of: Rosalind Ave. and Roberson Street Orlando, Florida</div> <div>Developed by: CHURCHILL WESTMINSTER BUILDINGS</div> </div>	<div> <div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 6969</div> </div>	<table> <tr> <th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr> <td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr> <tr> <td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised																		
REV.	DATE	DESCRIPTION																													
P.E.W.	09/14/04	Floor Plan																													
P.E.W.	05/16/05	Floor Plan totally revised																													

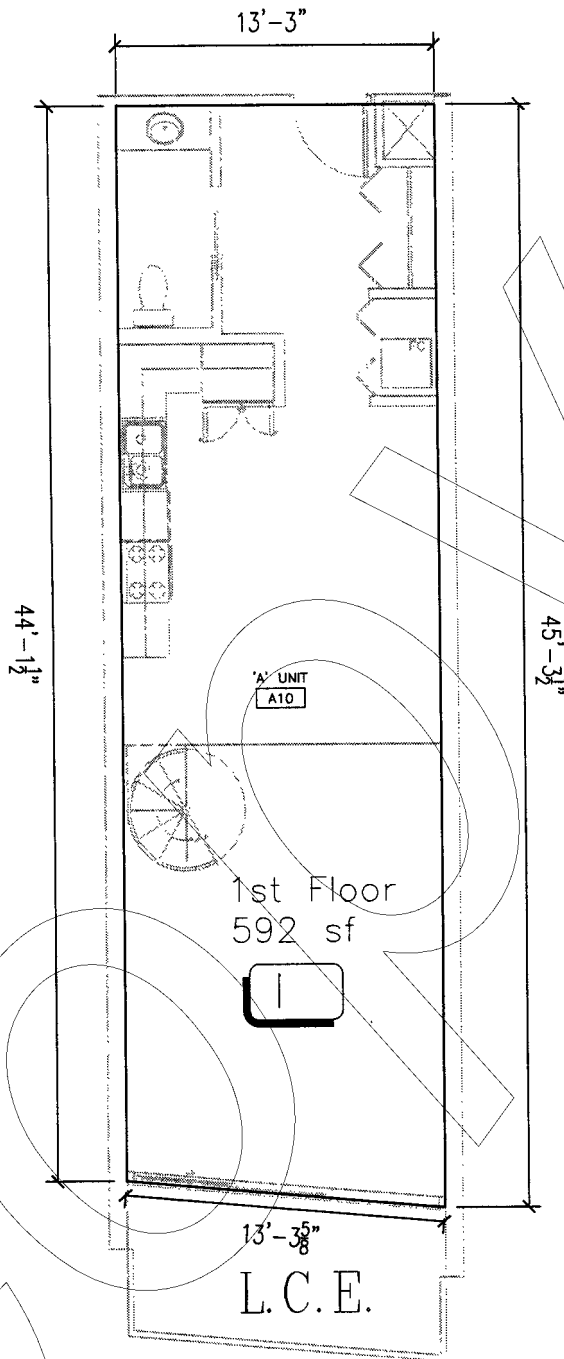













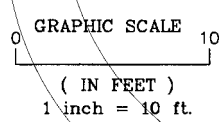
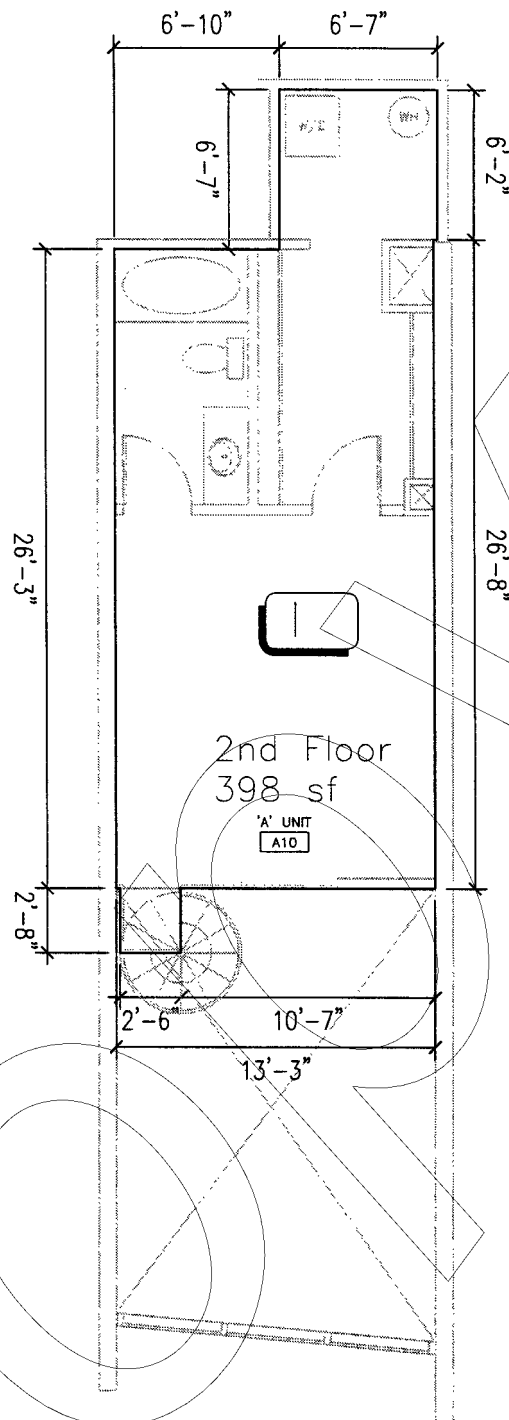
GRAPHIC SCALE 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:


these plans were developed for 8 1/2' x 11' format and any reduction or increase in size will affect map scale.

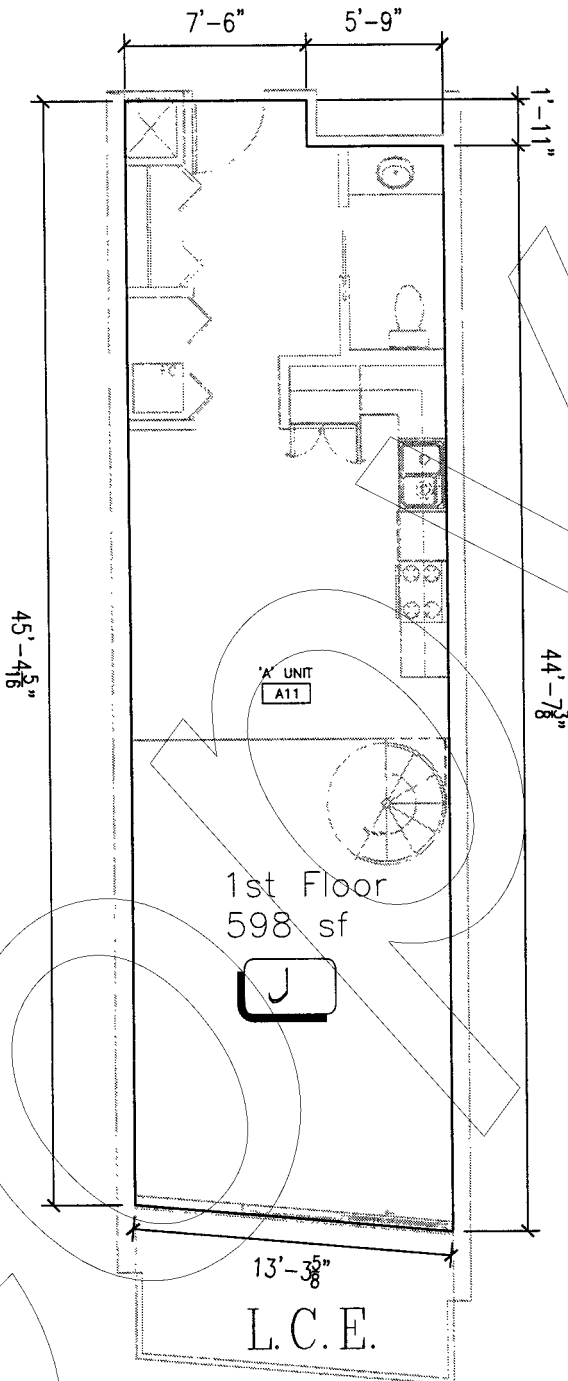
1st Floor = 592 sf  
2nd Floor = 398 sf  
Total = 990 sf

<div>PROJECT NO. 6371-04-0095</div> <div>SHEET 7.0.1</div> <div>SHEET 108 of 182</div>	<div>ROOM 1</div> <div>8th, 10th, 12th and 14th Floor</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>	<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Boulevard Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: <b>CHURCHILL WATSON PARTNERS</b></div>	<div> <b>MACTEC</b></div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 6969</div>	REV. DATE DESCRIPTION
				P.E.W. 09/14/04 Floor Plan
				P.E.W. 05/16/05 Floor Plan totally revised




NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 7.1.1 PROJECT No. 6371-04-0095 DATE: 08/31/07 DESIGN: TBB DRAWING: FEW CHECKED: MNI SCALE: NTS ROOM 1 9th, 11th, 13th and 15th Floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WILSON PLANNERS		 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6959	REV. DATE DESCRIPTION
				P.E.W. 09/14/04 Floor Plan
				P.E.W. 05/16/05 Floor Plan totally revised

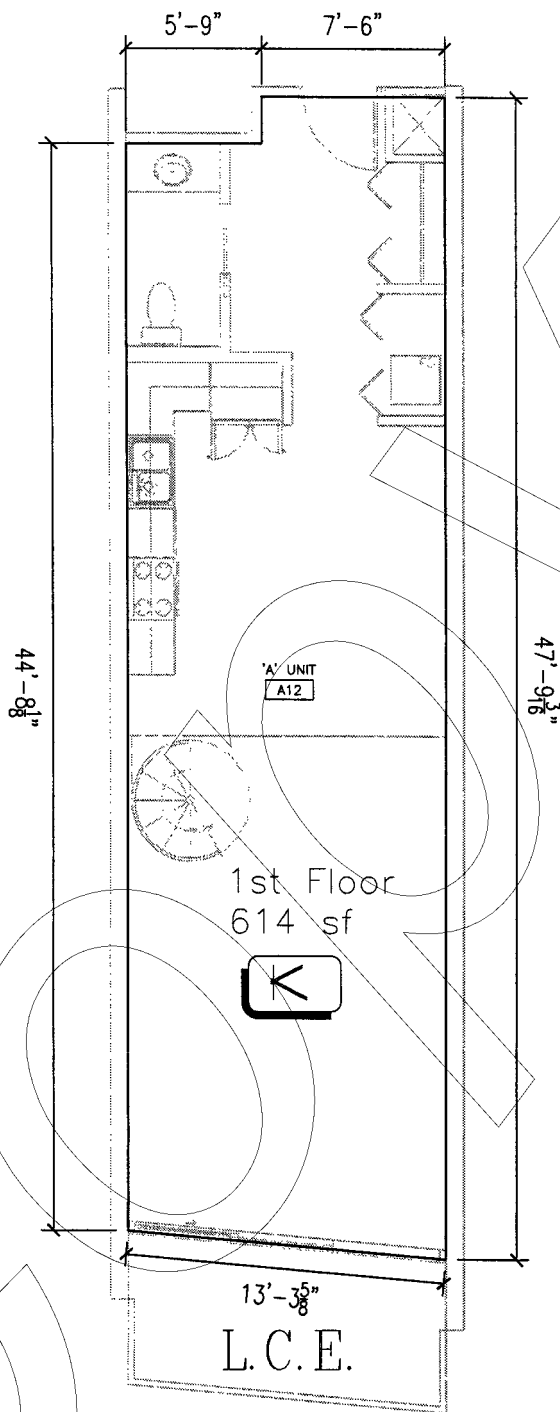


1st Floor = 598 sf  
 2nd Floor = 398 sf  
 Total = 996 sf

NOTE:  
 these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

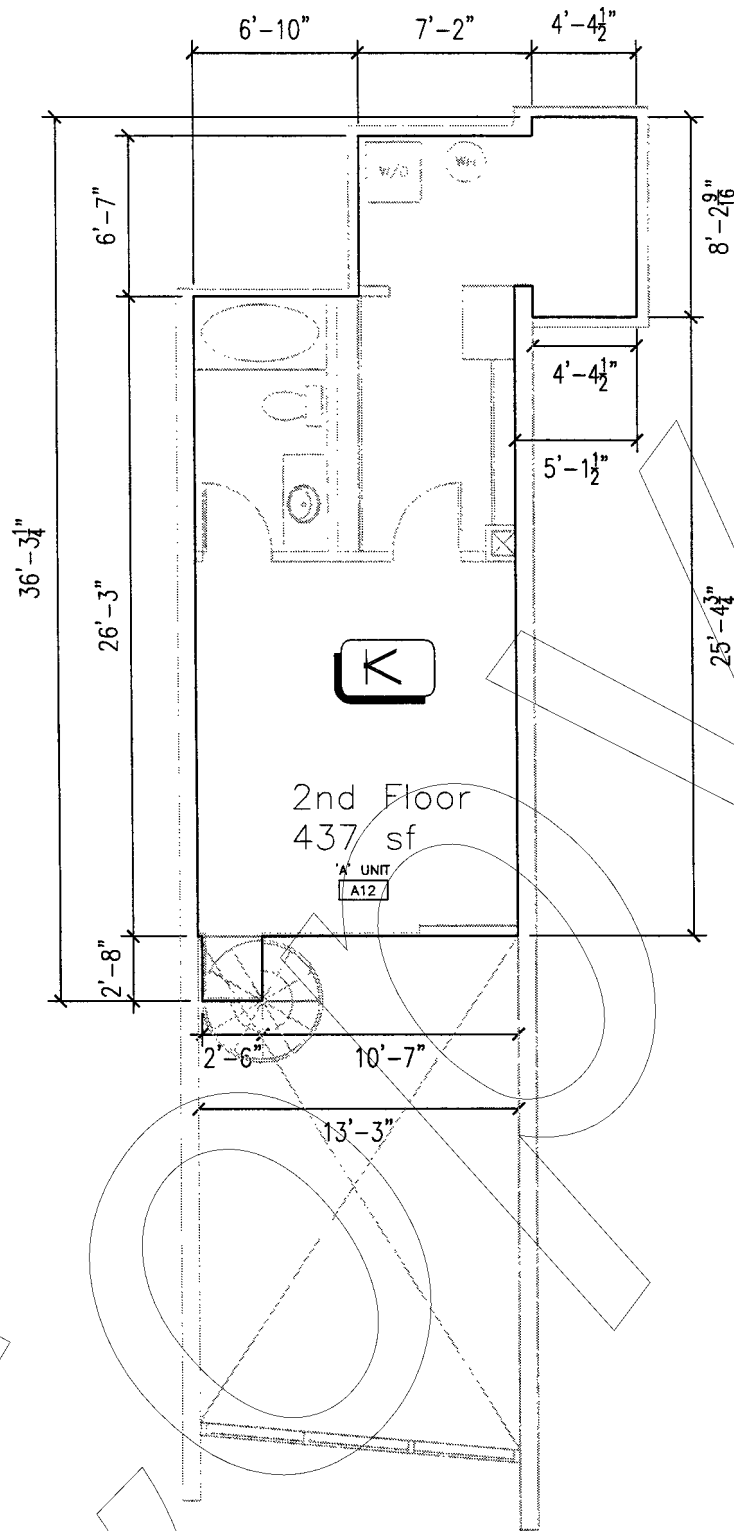
SHEET 70.0 J 110 of 180	SCALE: NTS DATE: 08/31/04 DESIGN: FRB DRAWN: PEW CHECKED: MRL PROJECT NO: 6371-04-00093	ROOM J 8th, 10th, 12th and 14th Floor <b>THE VUE AT LAKE EOLA</b> CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  <b>THE VUE AT LAKE EOLA</b>  Located at the Corner of: Headland Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCH &amp; DWIGHT</b> WESTMINSTER PARKLANDS ORLANDO, FLORIDA	 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised															
		REV.	DATE	DESCRIPTION																									
		P.E.W.	09/14/04	Floor Plan																									
		P.E.W.	05/16/05	Floor Plan totally revised																									





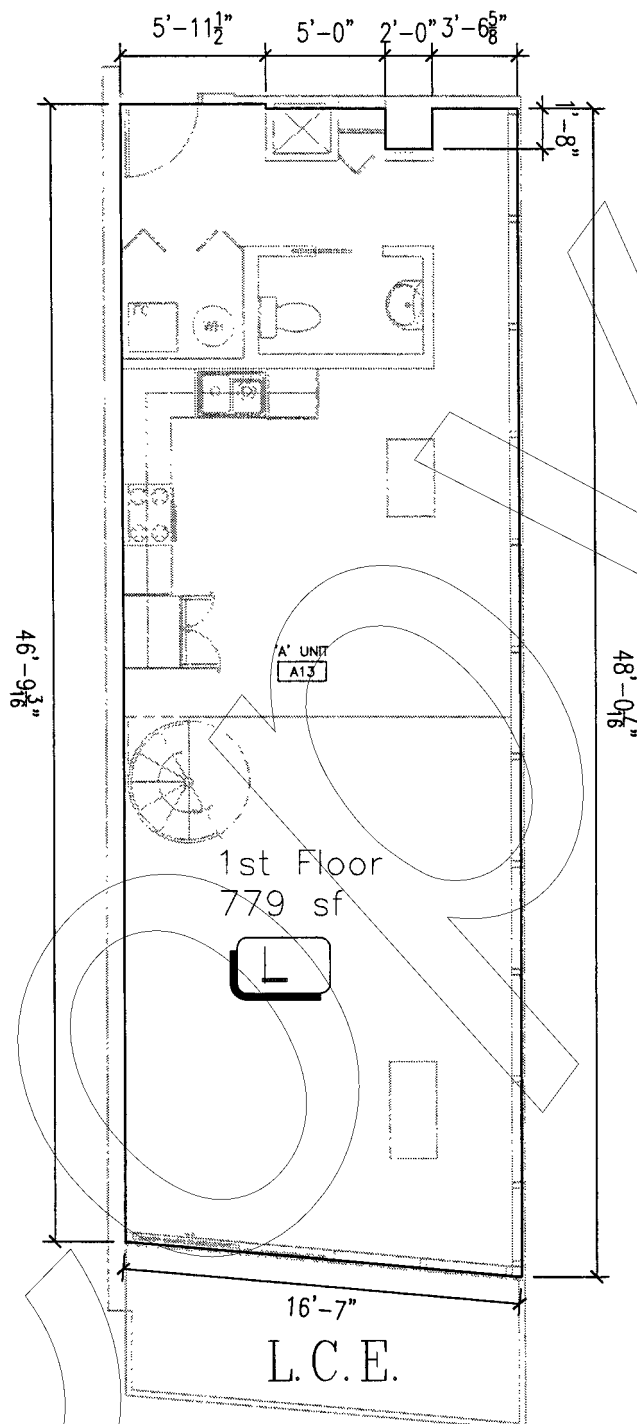
1st Floor = 614 sf  
2nd Floor = 437 sf  
Total = 1051 sf

SHEET 112 of 182  7.0.K  SHEET	SCALE: NTS DATE: 08/21/07 DESIGN: FEG DRAWN: FEW CHECKED: MJU PROJECT NO: 6371-04-0095	ROOM K 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Rosenfeld Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMASTER MANAGEMENT, LLC	MACTEC  4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised



SHEET 113 of 182 7.1 K	SCALE: NTS DATE: 08/31/07 DESIGN: FBB DRAWN: PEW CHECKED: MJK PROJECT NO: 6371-04-0095 SHEET 113 of 182	ROOM K 9th, 11th, 13th and 15th Floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Reynolds Ave. and Roberson Street Orlando, Florida Developed by: CHUBBILL WESTMINSTER ARCHITECTS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 8969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised



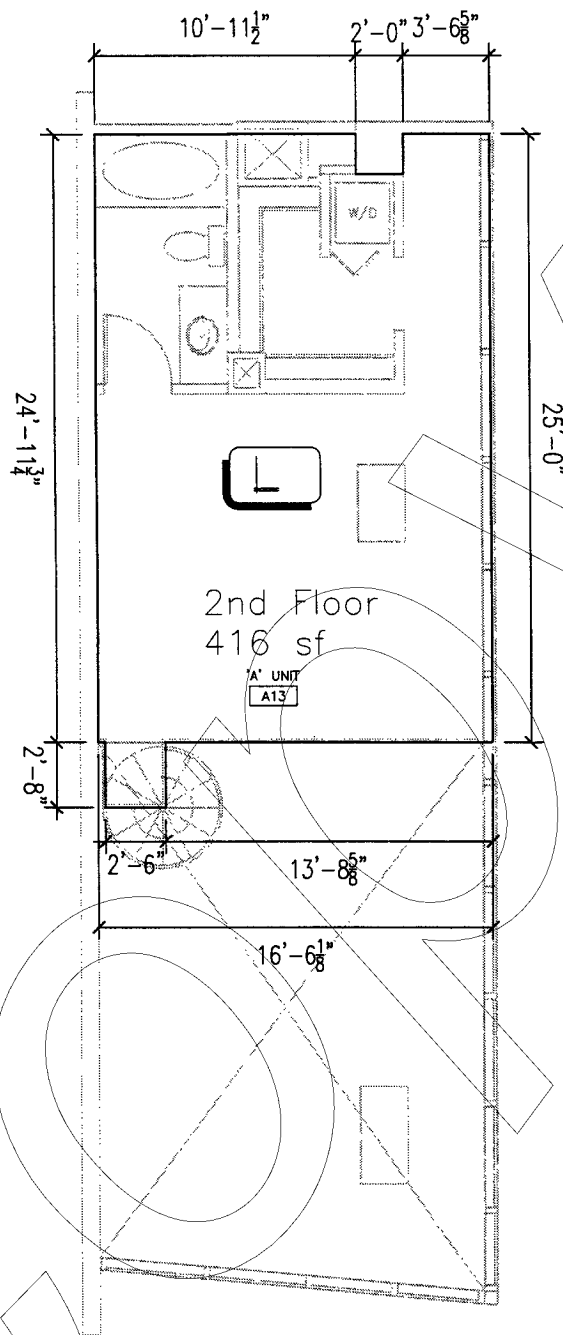


1st Floor = 779 sf  
2nd Floor = 416 sf  
Total = 1195 sf

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<div> <div>SHEET 114 of 182</div> <div>7.0.L</div> <div>SHEET</div> </div>	<div> <div>PROJECT No. 6371-04-0095</div> <div> <div>SCALE: 1/8" = 1'-0"</div> <div>DATE: 08/14/04</div> <div>DESIGN: TEB</div> <div>DRAWN: PEB</div> <div>CHECKED: MNO</div> </div> </div> <div> <div>ROOM L</div> <div>8th, 10th, 12th and 14th Floor</div> <div>THE VUE AT LAKE EOLA</div> <div>CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div> </div>	<div> <div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div> <div>Located at the Corner of:</div> <div>Rosedale Ave. and Roberson Street</div> <div>Orlando, Florida</div> <div>Developed by:</div> <div>ORNBRELL WESTMINSTER PARTNERS</div> </div> </div>	<div> <div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY</div> <div>ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. TB 6869</div> </div>	<table> <tr> <th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr> <td>P.E.W.</td><td>08/14/04</td><td>Floor Plan</td></tr> <tr> <td>P.E.W.</td><td>05/15/05</td><td>Floor Plan totally revised</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REV.	DATE	DESCRIPTION	P.E.W.	08/14/04	Floor Plan	P.E.W.	05/15/05	Floor Plan totally revised															
REV.	DATE	DESCRIPTION																										
P.E.W.	08/14/04	Floor Plan																										
P.E.W.	05/15/05	Floor Plan totally revised																										

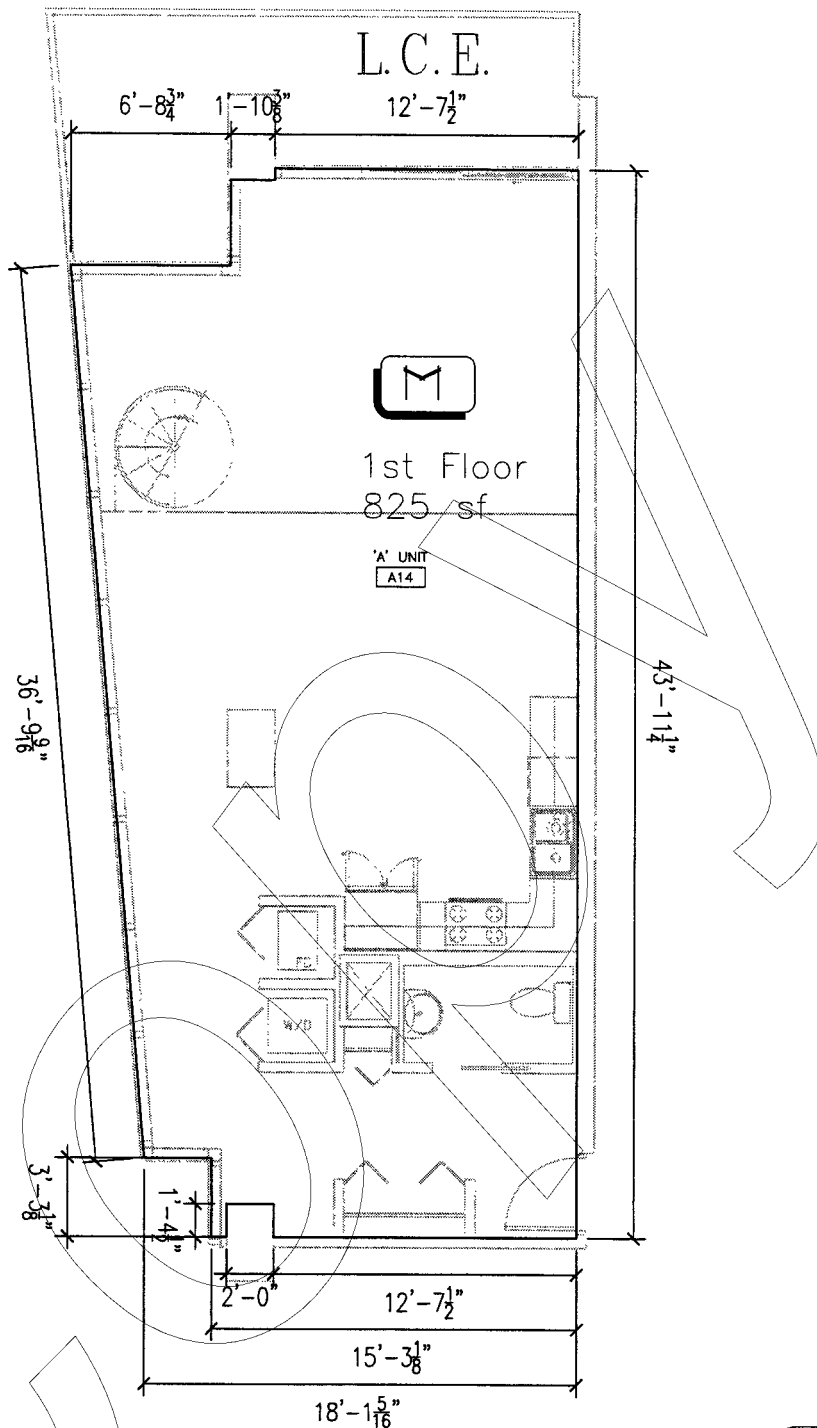


GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

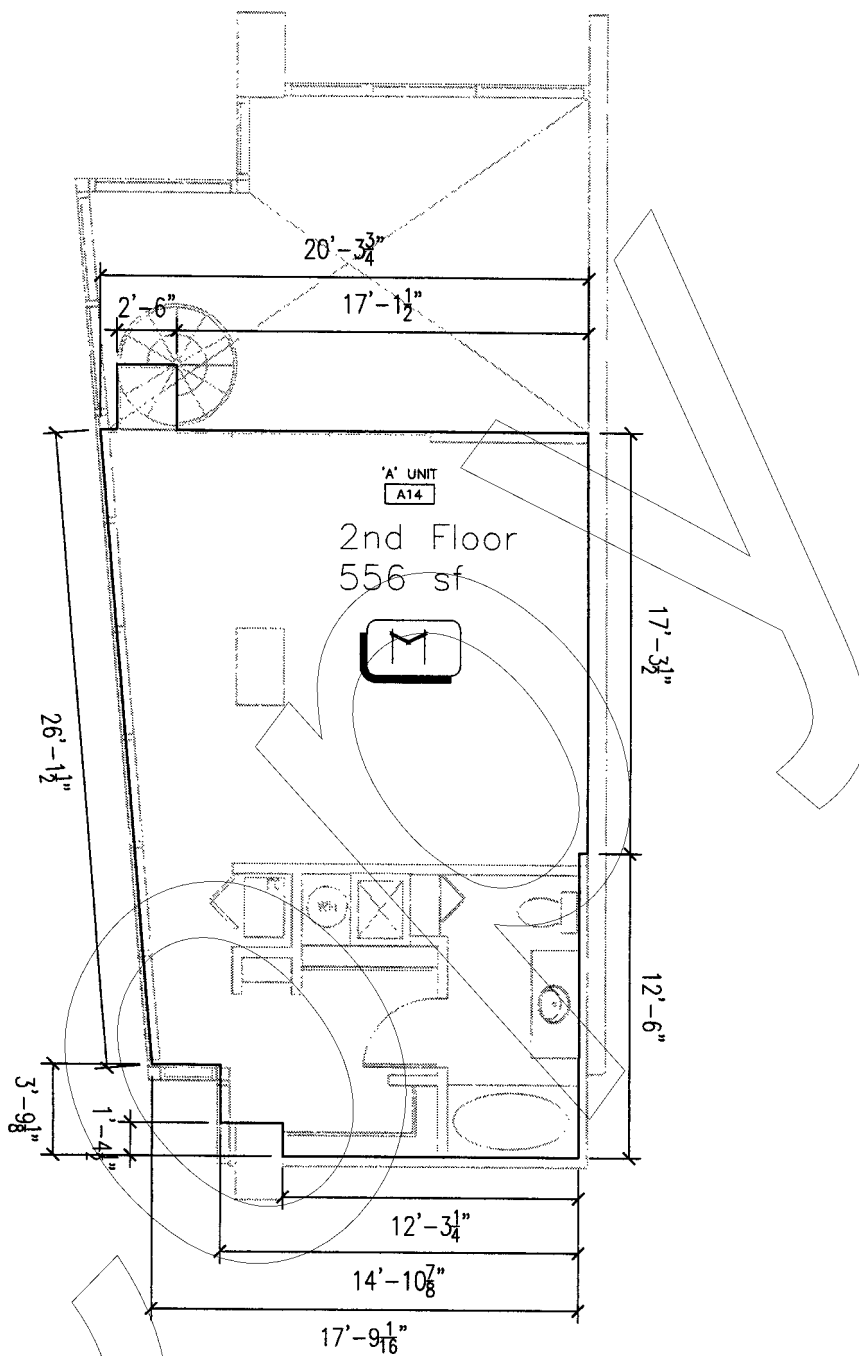
PROJECT INFORMATION		PREPARED FOR		MACTEC		REV.	DATE	DESCRIPTION
						P.E.W.	09/14/04	Floor Plan
ROOM L 9th, 11th, 13th and 15th Floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA		Located at the Corner of: Rosenwald Ave. and Robinson Street Orlando, Florida Developed by: CHURCH & DWIGHT AT LAKE EOLA		4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969		P.E.W.	05/16/05	Floor Plan totally revised
SCALE: NTS		DATE: 08/21/07		DESIGN: FBB				
DRAWN: FBB		CHECKED: MNO		PROJECT No. 6371-04-0095				
SHEET 7.1.L		SHEET 118 of 121						



1st Floor = 825 sf  
 2nd Floor = 556 sf  
 Total = 1381 sf


NOTE:  
 these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

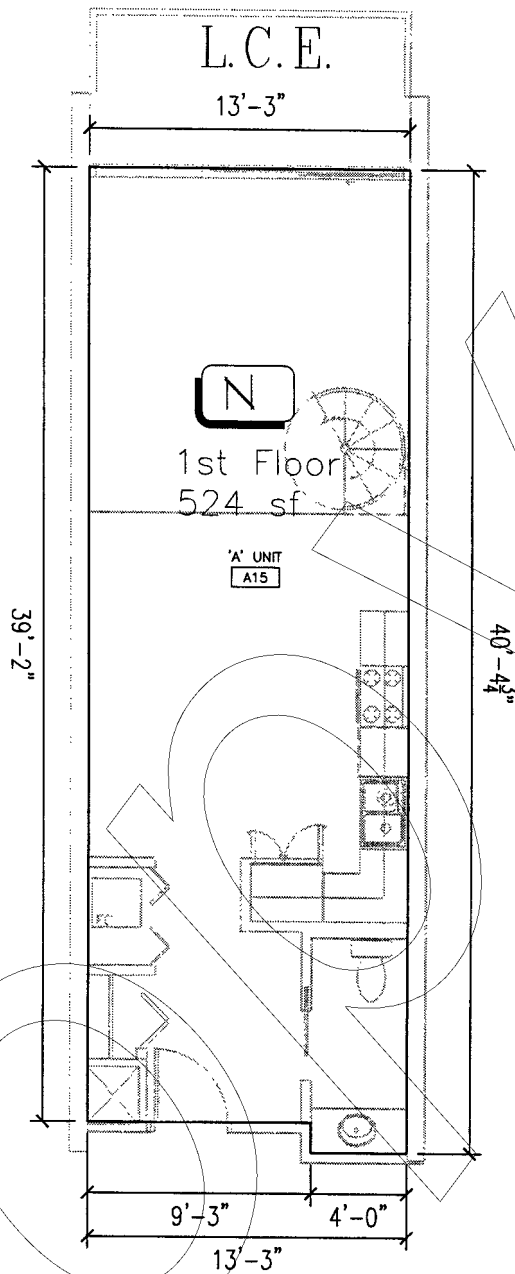
SHEET 7.0.M 6/31/04-0095	SCALE: NTS DATE: 06/31/07 DESIGN: FBB DRAWN: FEW CHECKED: MJC PROJECT NO: 6371-04-0095	ROOM M 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rosebud Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER REAL ESTATE	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 06/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised



GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 17 of 182 <b>7.1.M</b>	SCALE: NTS DATE: 08/31/07 DESIGN: TBB DRAWN: PEW CHECKED: MJC PROJECT No. 6371-04-00955	ROOM M 9th, 11th, 13th and 15th Floor <b>THE VUE AT LAKE EOLA</b> CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR <b>THE VUE AT LAKE EOLA</b> Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCHILL WATSON</b> <b>ARCHITECTS</b>	 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised



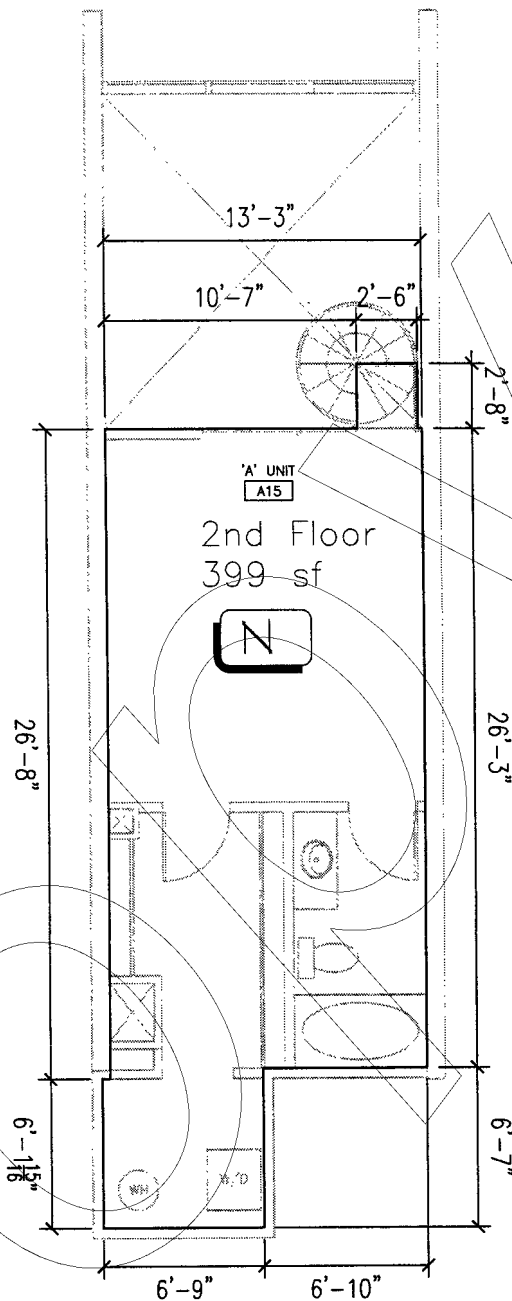
GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:

these plans were developed for 8 1/2' x 11' format and any reduction or increase in size will affect map scale.

1st Floor = 524 sf  
2nd Floor = 399 sf  
Total = 923 sf

SHEET 7.0 N SECTION 16 OF 162	SCALE: NTS	ROOM N 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised
	DATE: 08/21/07				
	DESIGN: FBG				
	DRAWN: FEW				
	CHECKED: MBJ				



NORTH


GRAPHIC SCALE 0 10

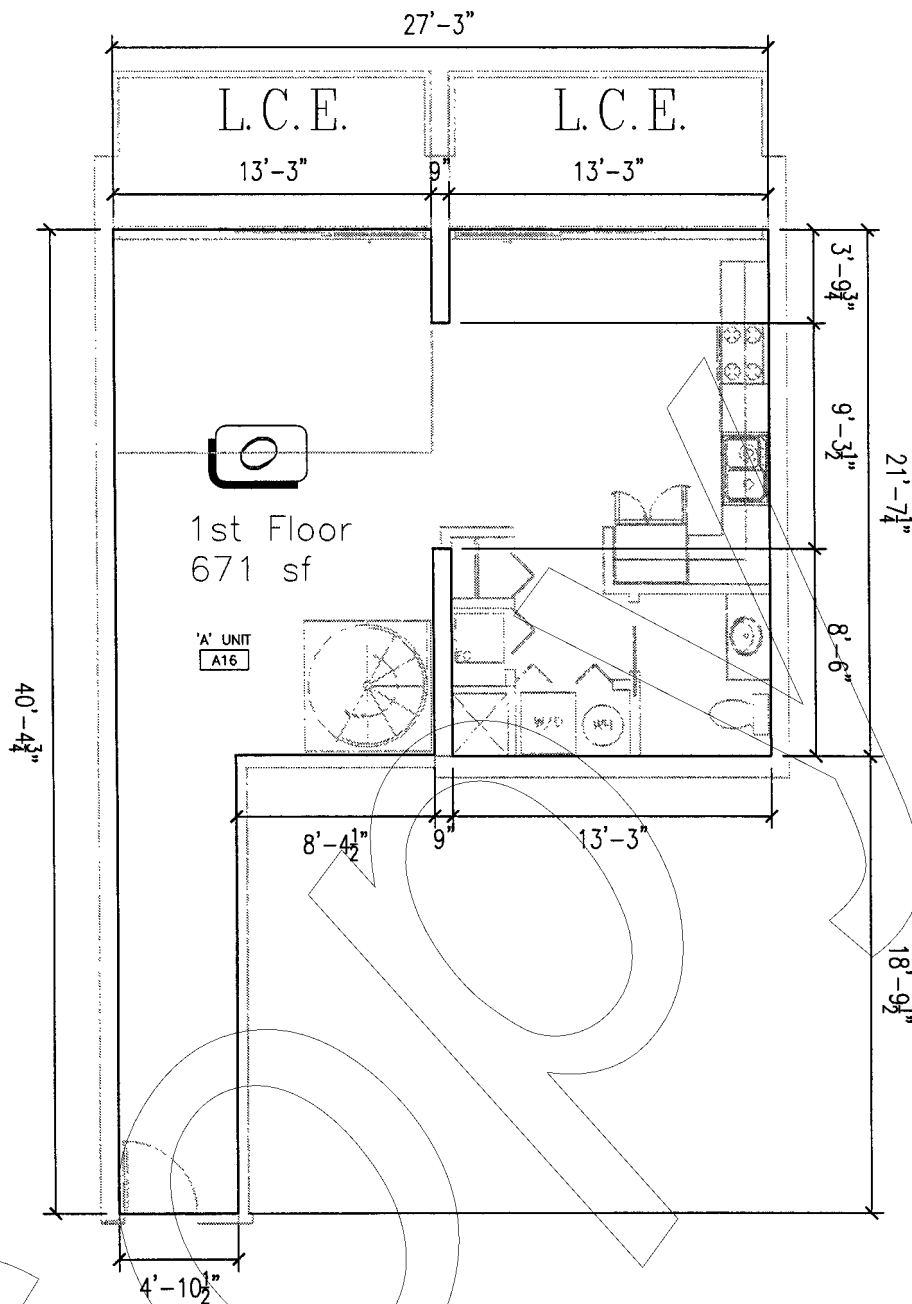
( IN FEET )

1 inch = 10 ft.

NOTE:

these plans were developed for 8 1/2' x 11' format and any reduction or increase in size will affect map scale.

<p>ROOM N 9th, 11th, 13th and 15th Floor <b>THE VUE AT LAKE EOLA</b> CONDOMINIUMS  CITY OF ORLANDO, FLORIDA</p>		<p>PREPARED FOR</p> <p>Located at the Corner of: Reynolds Ave. and Robinson Street Orlando, Florida</p> <p>Developed by: <b>ORLANDO CHILLI WESTON</b> <b>ARCHITECTS</b></p>	<p> <b>MACTEC</b></p> <p>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</p> <p>PHONE: (407) 522-7570 FAX: (407) 522-7576</p> <p>Certificate of Authorization No. LB 6969</p>	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised												
REV.	DATE	DESCRIPTION																							
P.E.W.	09/14/04	Floor Plan																							
P.E.W.	05/16/05	Floor Plan totally revised																							
<p>SCALE: NTS DATE: 08/21/07 DESIGN: TFB DRAWN: PFW CHECKED: MRL</p> <p>PROJECT NO. 6371-04-00095</p>		<p>7.1 N SHEET</p>																							



NORTH

GRAPHIC SCALE 0 10

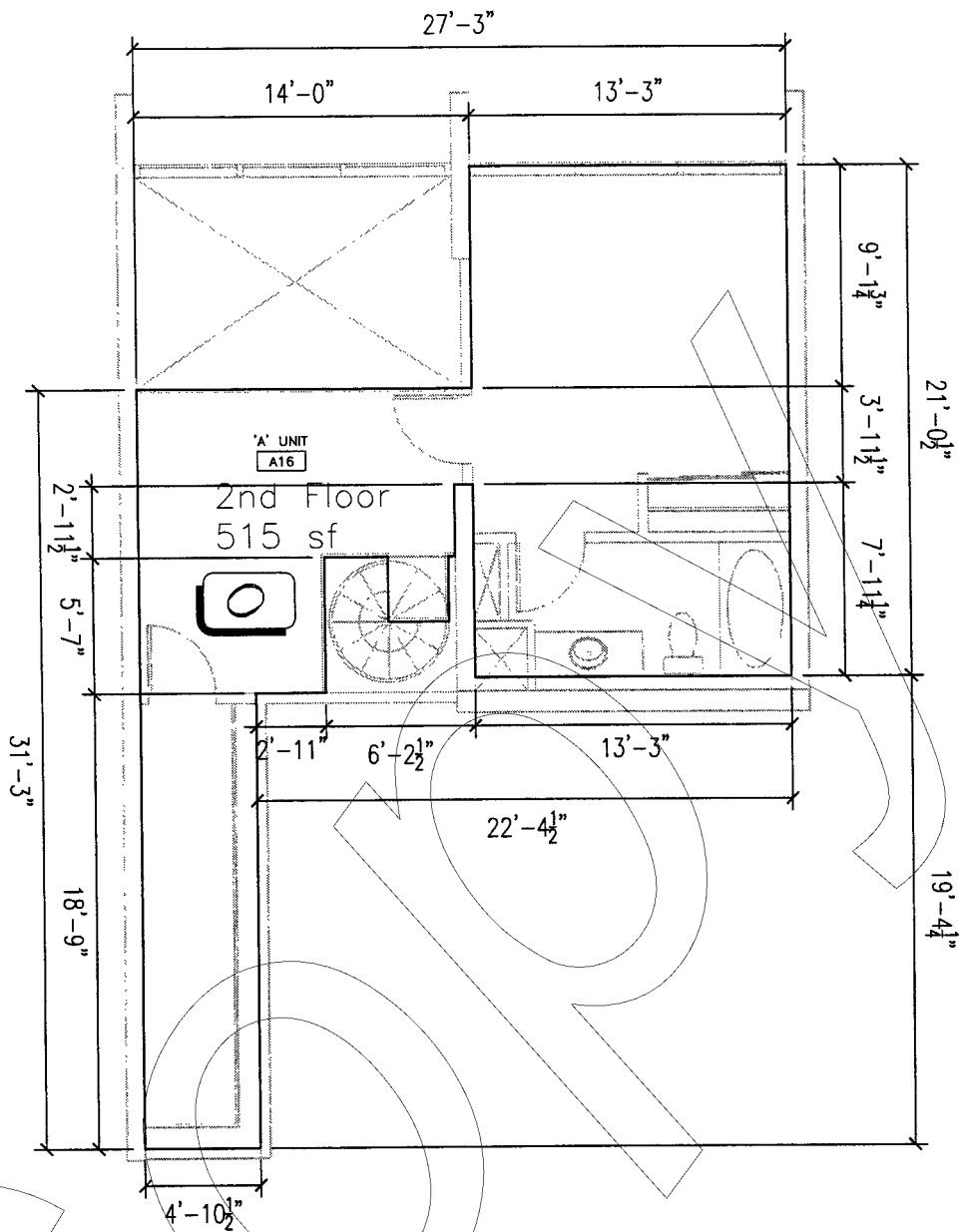
( IN FEET )  
1 inch = 10 ft.

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 671 sf  
2nd Floor = 515 sf  
Total = 1186 sf

SHEET 120 of 182	7.0.0	SHEET	PROJECT NO: 0571-04-0095	DRAWN: FEW CHECKED: JRL	SCALE: NTS DATE: 08/21/07	DESIGN: FBG	ROOM 0 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Basswood Ave. and Robinson Street Orlando, Florida Developed by: CHORCHILL WESTMINSTER ARCHITECTS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6969	REV.	DATE	DESCRIPTION
										P.F.W.	09/14/04	Floor Plan
										P.F.W.	05/16/05	Floor Plan totally revised



GRAPHIC SCALE


0 10

( IN FEET )

1 inch = 10 ft.

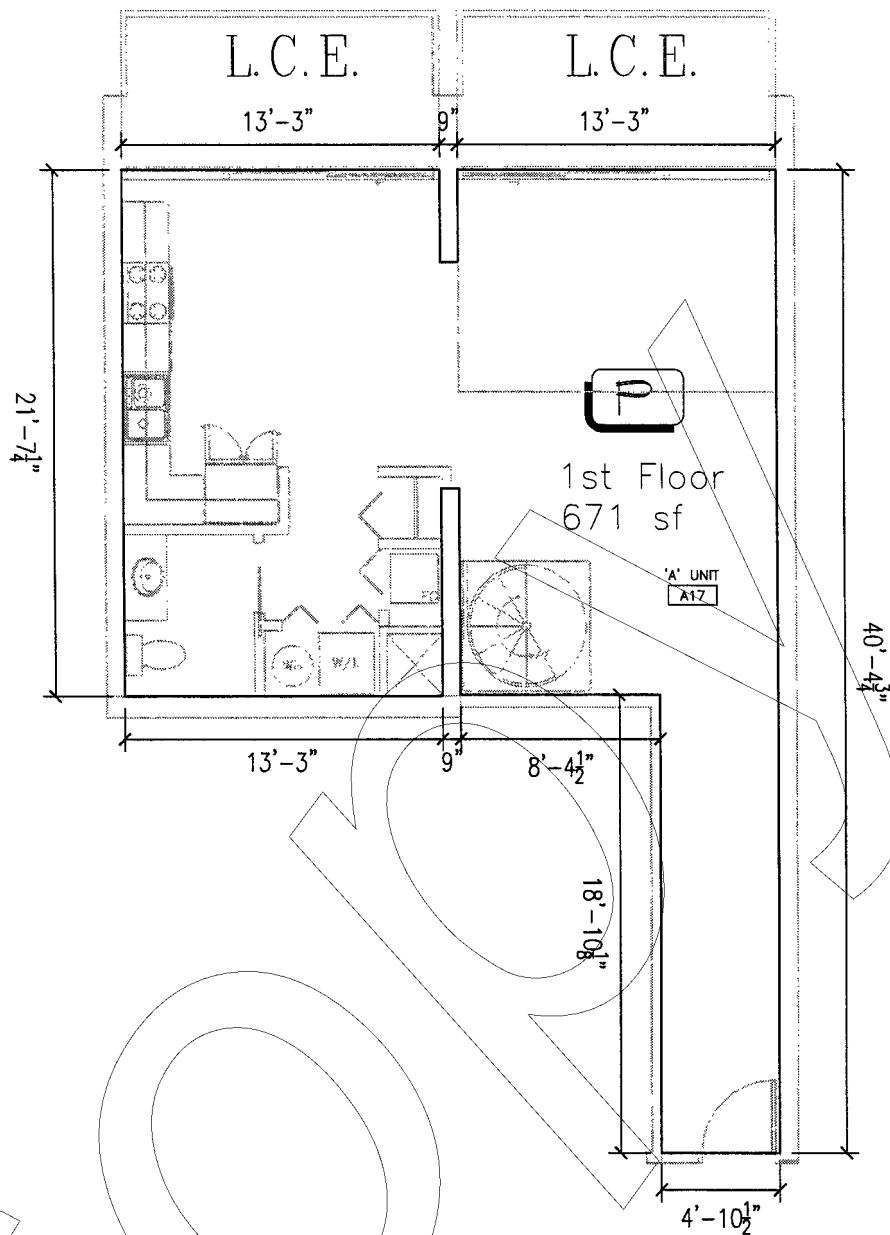
NOTE:

these plans were developed for 8 1/2' x 11' format and any reduction or increase in size will affect map scale.

ROOM 0					PREPARED FOR					 MACTEC					REV.		DATE		DESCRIPTION	
9th, 11th, 13th and 15th Floor					Located at the Corner of: Kendall Ave. and Robeson Court Orlando, Florida					4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620					P.E.W.		09/14/04		Floor Plan	
THE VUE AT LAKE EOLA CONDOMINIUMS					Developed by: CHURCHILL WESTMINSTER REAL ESTATE					PHONE: (407) 522-7570 FAX: (407) 522-7576					P.E.W.		05/16/05		Floor Plan totally revised	
CITY OF ORLANDO, FLORIDA										Certificate of Authorization No. 18 6969										

SCALE: NTS	DATE: 08/21/07	DESIGN: FBH	DRAWN: FEW	CHECKED: MRL	PROJECT No. 6371-04-0095	SHEET 71.0	SHEET 71 of 182
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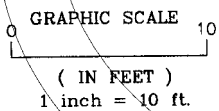
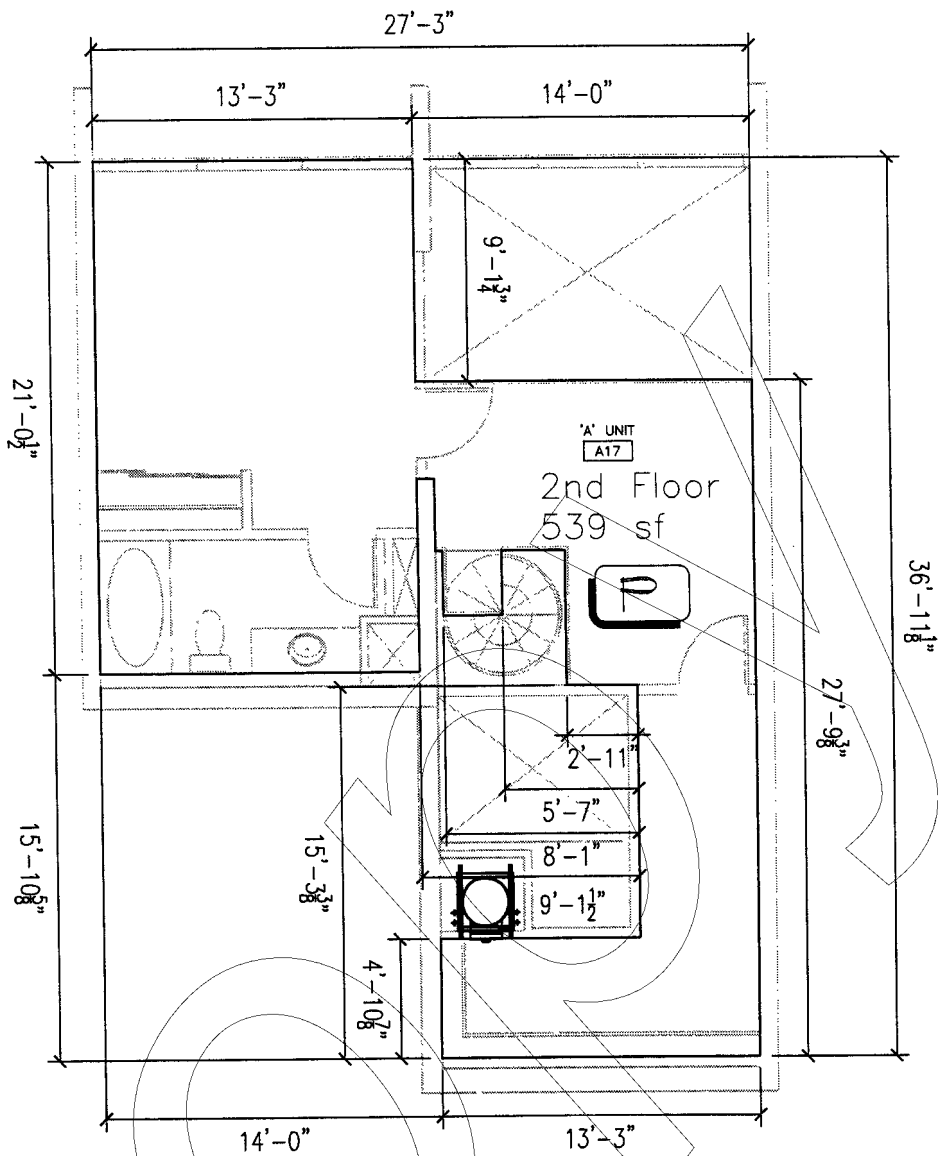


1st Floor = 671 sf  
 2nd Floor = 539 sf  
 Total = 1210 sf


NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 122 of 182  7.0.P 7.0.P	PROJECT NO. 6371-04-00-0093  CHECKED: MRL  DATE: 08/21/07 DESIGN: FBB DRAWN: PEW PROJECT: MRL	ROOM P 8th, 10th, 12th and 14th Floor <b>THE VUE AT LAKE EOLA</b> <b>CONDOMINIUMS</b>  CITY OF ORLANDO, FLORIDA	PREPARED FOR  <b>THE VUE</b> AT LAKE EOLA  Located at the Corner of Reynolds Ave. and Robinson Street Orlando, Florida Developed by: <b>CENTURICHILL WESTMINSTER PARKSIDE</b>	 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised  
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NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 123 of 123  7.1.P 7.1.P	SCALE: NTS DATE: 08/31/07 DESIGN: FBG DRAWN: PEW CHECKED: MRL  PROJECT NO. 6371-04-000939	ROOM P 9th, 11th, 13th and 15th Floor THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Hessland Ave. and Robinson Street Orlando, Florida  Developed by: CHURCH & DWIGHT WESTMINSTER PARTNERS	 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6869	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised   <
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L.C.E.

13'-3"

Q

1st Floor  
535 sf

'A' UNIT  
A18

40'-4 3/4"



NORTH

GRAPHIC SCALE  
0 10

( IN FEET )

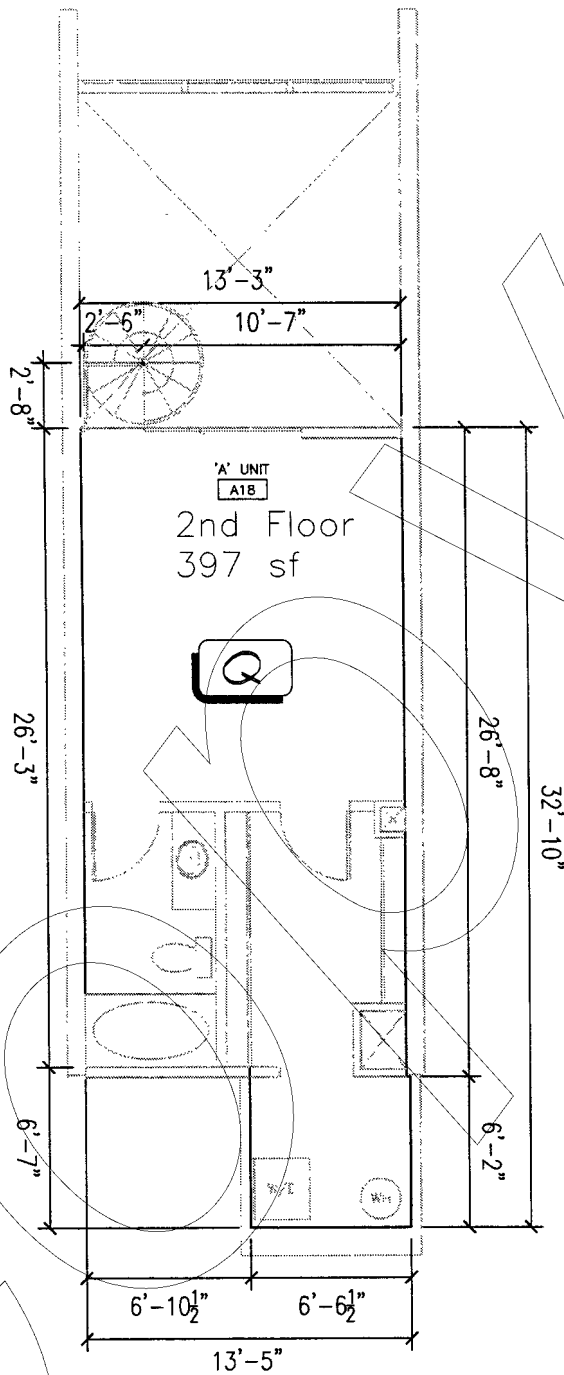
1 inch = 10 ft.

NOTE:


these plans were developed for 8 1/2' x 11' format and any reduction or increase in size will affect map scale.

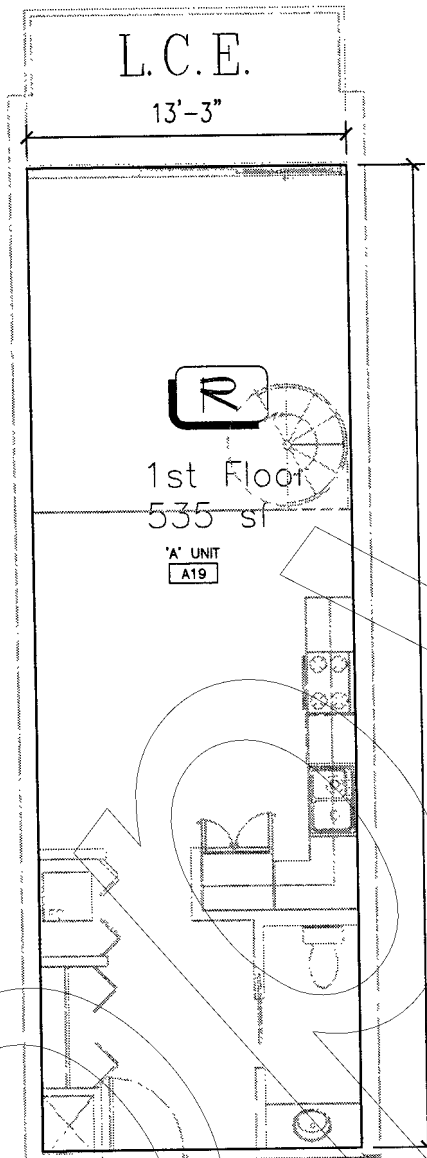
1st Floor = 535 sf  
2nd Floor = 397 sf  
Total = 932 sf

SHEET 124 of 125	PROJECT NO. 6371-04-0095	SCALE N.T.S.	DATE 06/21/07	DESIGN FEB	DRAWN FEW	CHECKED MRL	ROOM Q 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rosebud Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER REAL ESTATE	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV.	DATE	DESCRIPTION
										P.E.W.	06/14/04	Floor Plan
										P.E.W.	05/16/05	Floor Plan totally revised



NOTE:  
these plans were developed for 8 1/2' x  
11' format and any reduction or increase in  
size will affect map scale.

ROOM Q 9th, 11th, 13th and 15th Floor THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA		PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Nasatelli Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WATKINS P.L.L.C.		 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969		<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised												
REV.	DATE	DESCRIPTION																									
P.E.W.	09/14/04	Floor Plan																									
P.E.W.	05/16/05	Floor Plan totally revised																									
SCALE: NTS DATE: 08/31/07 DESIGN: FBH DRAWN: FEW CHECKED: MRJ PROJECT No. 6371-04-0095 SHEET 7.1.Q SHEET 125 of 126																											



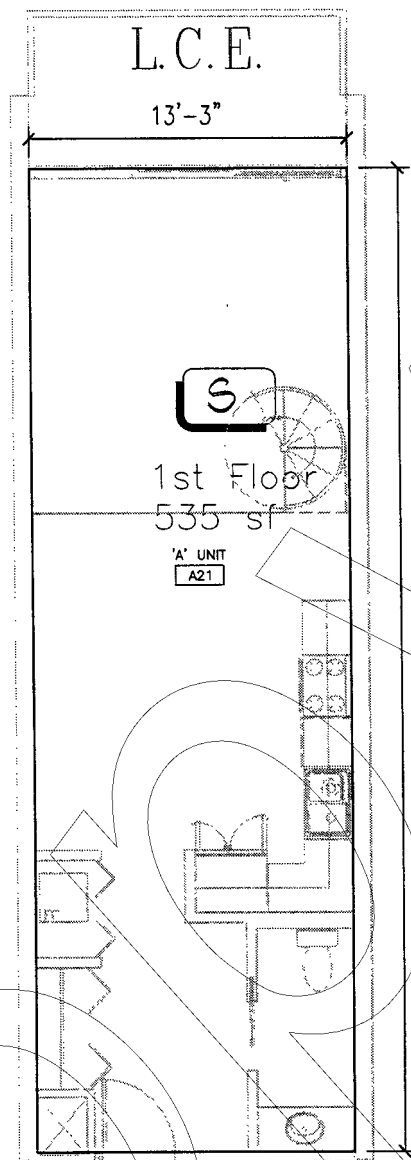
GRAPHIC SCALE 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

1st Floor = 535 sf  
2nd Floor = 397 sf  
Total = 932 sf

SHEET 126 of 127  7.0.R  SHEET	SCALE: NTS DATE: 08/11/04 DRAWN: PJB CHECKED: MNU PROJECT NO. 6317-04-0009	ROOM R 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WILSON ARCHITECTS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6959	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised





L.C.E.

13'-3"

S

1st Floor  
535 sf

'A' UNIT  
A21

40'-4 1/2"



NORTH

GRAPHIC SCALE

0 10

( IN FEET )

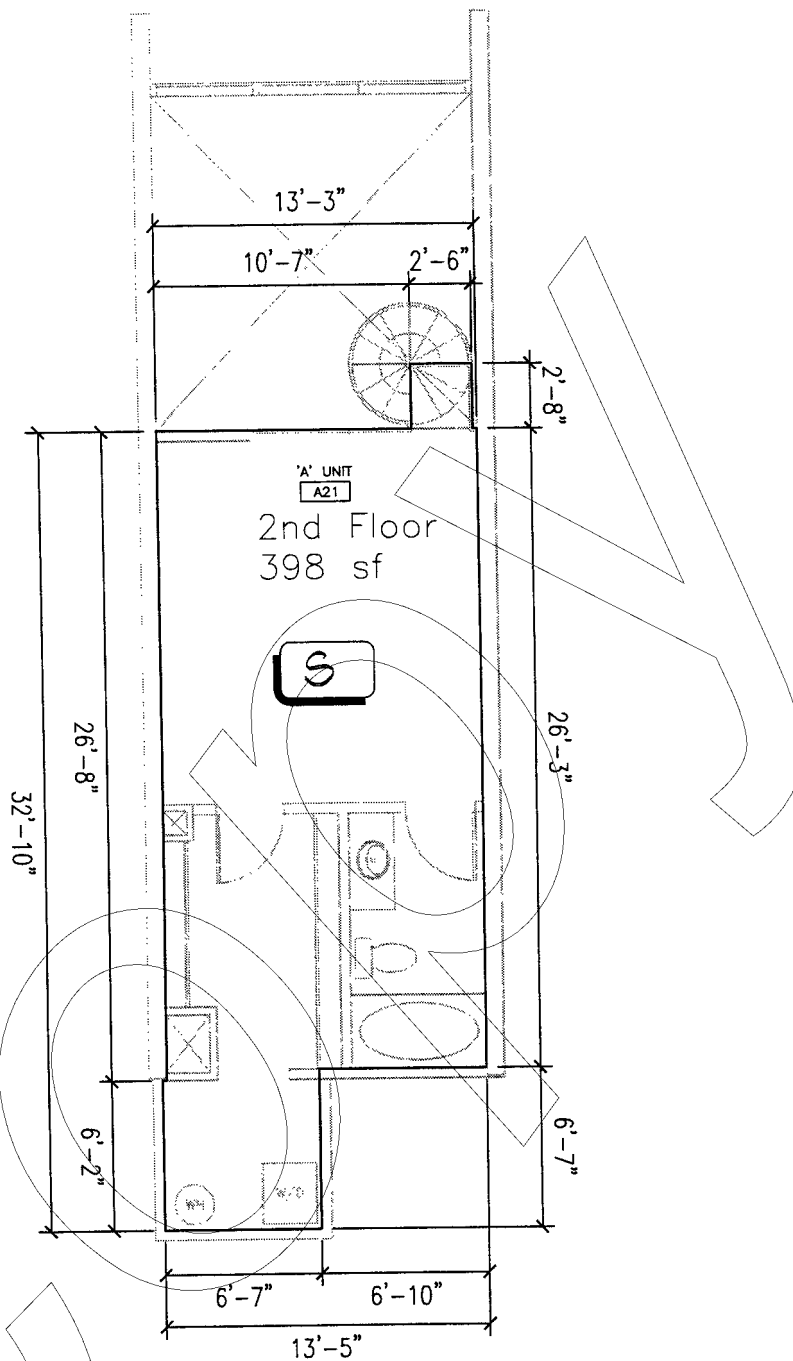
1 inch = 10 ft.

NOTE:

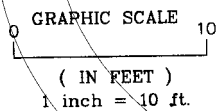
these plans were developed for 8 1/2' x 11' format and any reduction or increase in size will affect map scale.

1st Floor = 535 sf  
2nd Floor = 398 sf  
Total = 933 sf

SHEET 128 of 182		7.0.S SHEET		PROJECT: 04-003936 6371-16-00		CHECKED: MRL	DATE: 08/31/07 DESIGN: FBW DRAWN: PEW PROJECT: MRL	SCALE: NTS 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Boulevard Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WATKINS ARCHITECTS		MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969		<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>08/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		REV.	DATE	DESCRIPTION	P.E.W.	08/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																														
P.E.W.	08/14/04	Floor Plan																														
P.E.W.	05/16/05	Floor Plan totally revised																														




NORTH

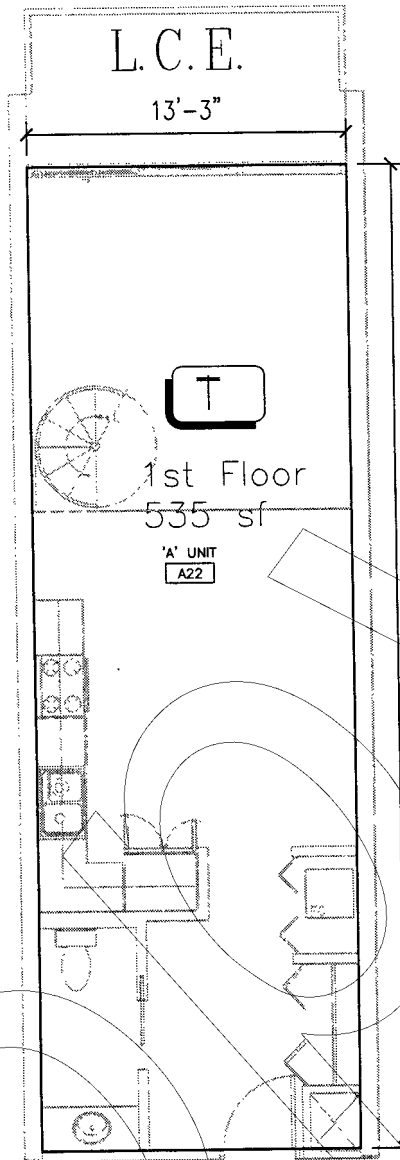


NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 129 of 129  7.1.S  SHEET	SCALE: NTS DATE: 08/21/07 DESIGN: FBB DRAWN: FEW CHECKED: MRJ PROJECT NO: 6371-04-0095	ROOM S 9th, 11th, 13th and 15th Floor THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS	 MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6958	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan Totally revised



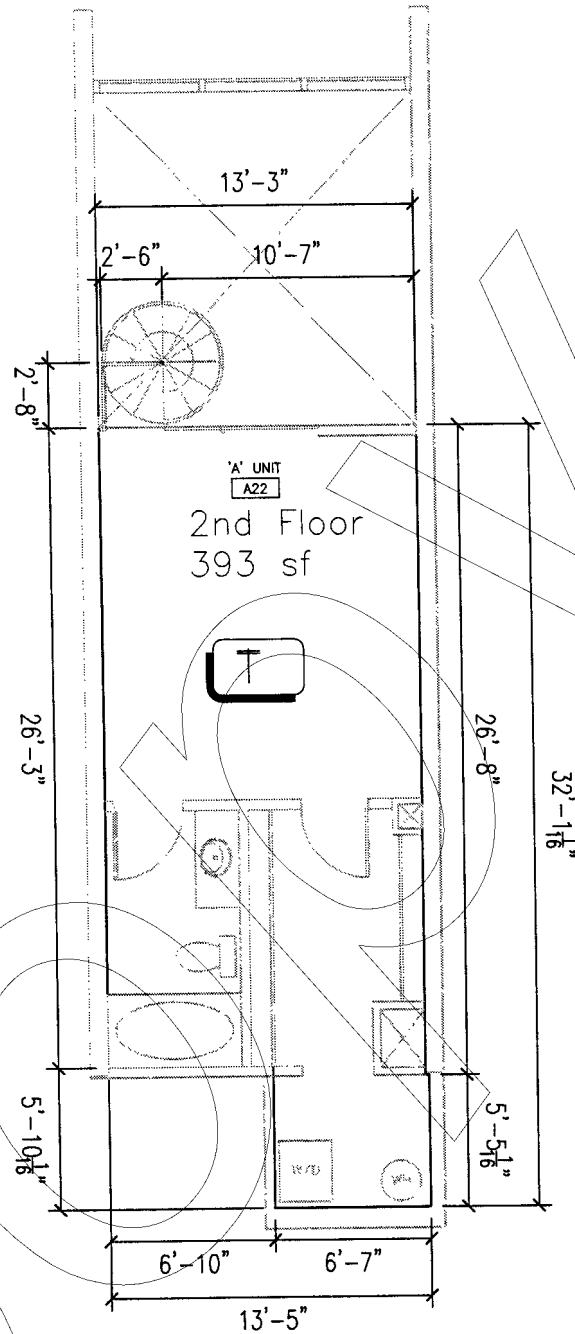


GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2' x 11' format and any reduction or increase in size will affect map scale.

1st Floor = 535 sf  
2nd Floor = 393 sf  
Total = 928 sf

SHEET 130 of 182  7.0.T  SHEET	PROJECT No. 6371-04-0095	SCALE: NTS DATE: 08/31/07 DESIGN: FBB DRAWN: PEW CHECKED: MRL	ROOM 1 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA Located at the Corner of: Boulevard Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WILSON PARTNERS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LR 6969	REV.	DATE	DESCRIPTION
						P.E.W.	09/14/04	Floor Plan
						P.E.W.	05/16/05	Floor Plan totally revised



GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

ROOM T		PREPARED FOR		MACTEC		REV.	DATE	DESCRIPTION
9th, 11th, 13th and 15th Floor		The Vue at Lake Eola		4150 NORTH JOHN YOUNG PARKWAY		P.E.W.	08/14/04	Floor Plan
THE VUE AT LAKE EOLA CONDOMINIUMS		CITY OF ORLANDO, FLORIDA		ORLANDO, FL 32804-2620		P.E.W.	05/16/05	Floor Plan totally revised
SCALE: NTS		DATE: 08/31/07		PHONE: (407) 522-7570				
DESIGN: FBB		DRAWN: FEW		FAX: (407) 522-7576				
CHECKED: MRL		PROJECT NO. 6371-04-0095		Certificate of Authorization No. LB 6869				
SHEET 131 of 182		7.1.7						

L.C.E.

U  
1st Floor  
535 sf  
'A' UNIT  
A23

40'-4 3/4"

13'-3"



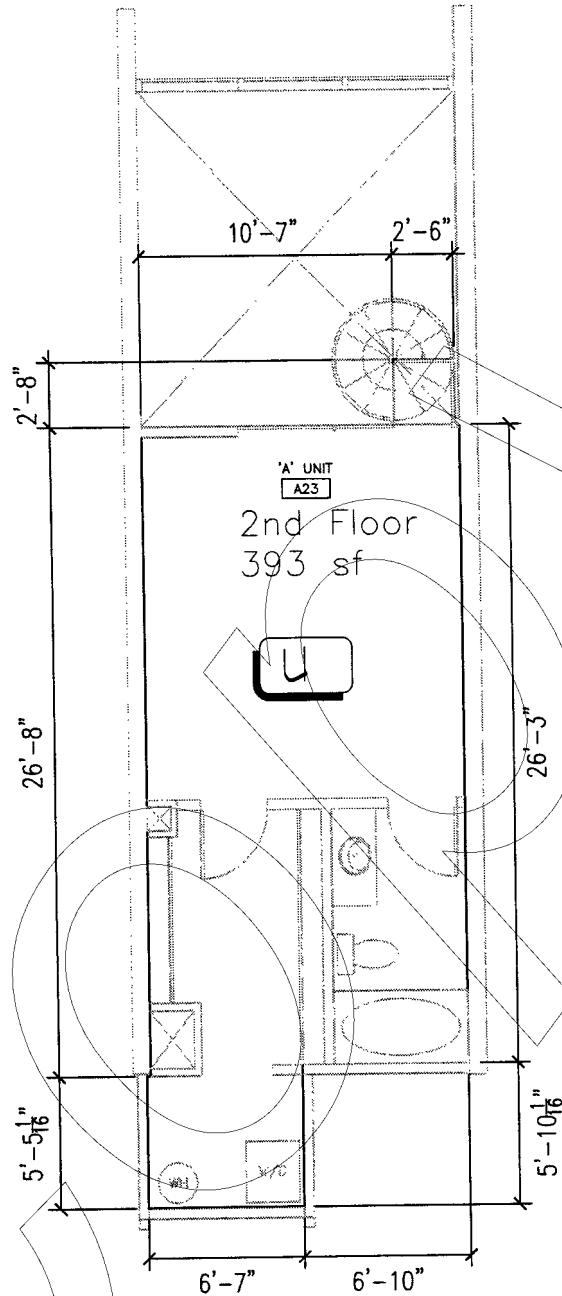
NORTH

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

NOTE:  
these plans were developed for 8 1/2" x  
11" format and any reduction or increase in  
size will affect map scale.

1st Floor = 535 sf  
2nd Floor = 393 sf  
Total = 928 sf

SHEET 122 of 182 70.0 SHEET	ROOM U 8th, 10th, 12th and 14th Floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Bassett Ave. and Robinson Street Orlando, Florida Developed by: CHURCH & DWIGHT ARCHITECTS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 16 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised
	SCALE: NTS	DATE: 08/11/07	DESIGN: FBH	
	DRAWN: PEW	CHECKED: MRJ	PROJECT NO. 6371-04-0095	



NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

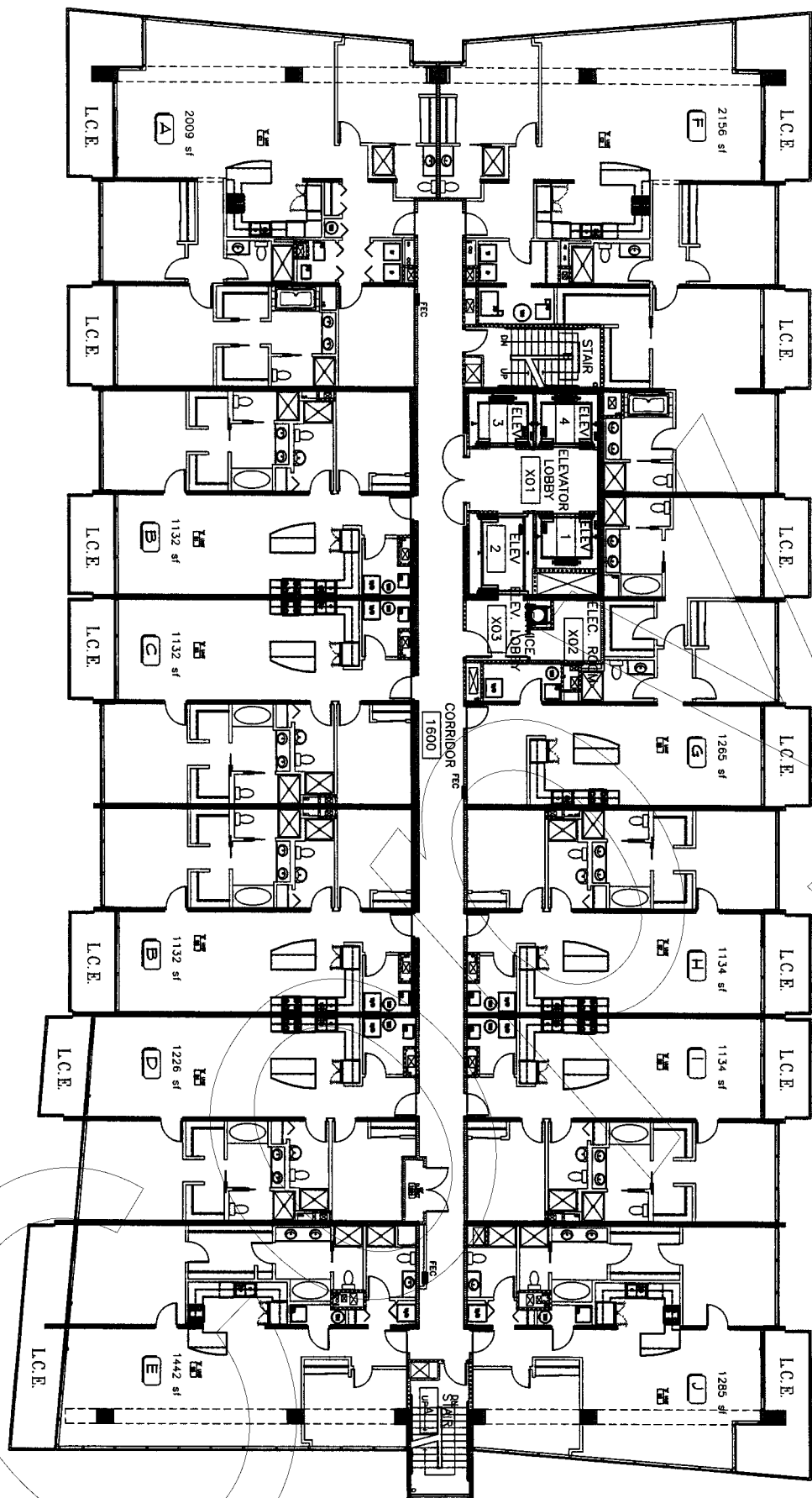
REV.		DATE	DESCRIPTION
P.E.W.	09/14/04		Floor Plan
P.E.W.	05/16/05		Floor Plan totally revised

<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969		PREPARED FOR <b>THE VUE</b> Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCHILL WESTMINSTER</b> REAL ESTATE
ROOM U 9th, 11th, 13th and 15th Floor <b>THE VUE AT LAKE EOLA</b> CONDOMINIUMS CITY OF ORLANDO, FLORIDA	SCALE: NTS DATE: 08/31/07 DESIGN: FBH DRAWN: PEW CHECKED: MHI PROJECT NO: 6371-04-0095 SHEET 7.11.U SHEET 133 OF 182	







NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

0 GRAPHIC SCALE 22  
( IN FEET )  
1 inch = 22 ft.

NORTH

FC = FAN COIL UNIT  
UH = WATER HEATER  
W/D = WASHER/DRYER

LEGEND:  
L.C.E. LIMITED COMMON ELEMENT  
S.F. SQUARE FEET  
COTTON ELEMENT

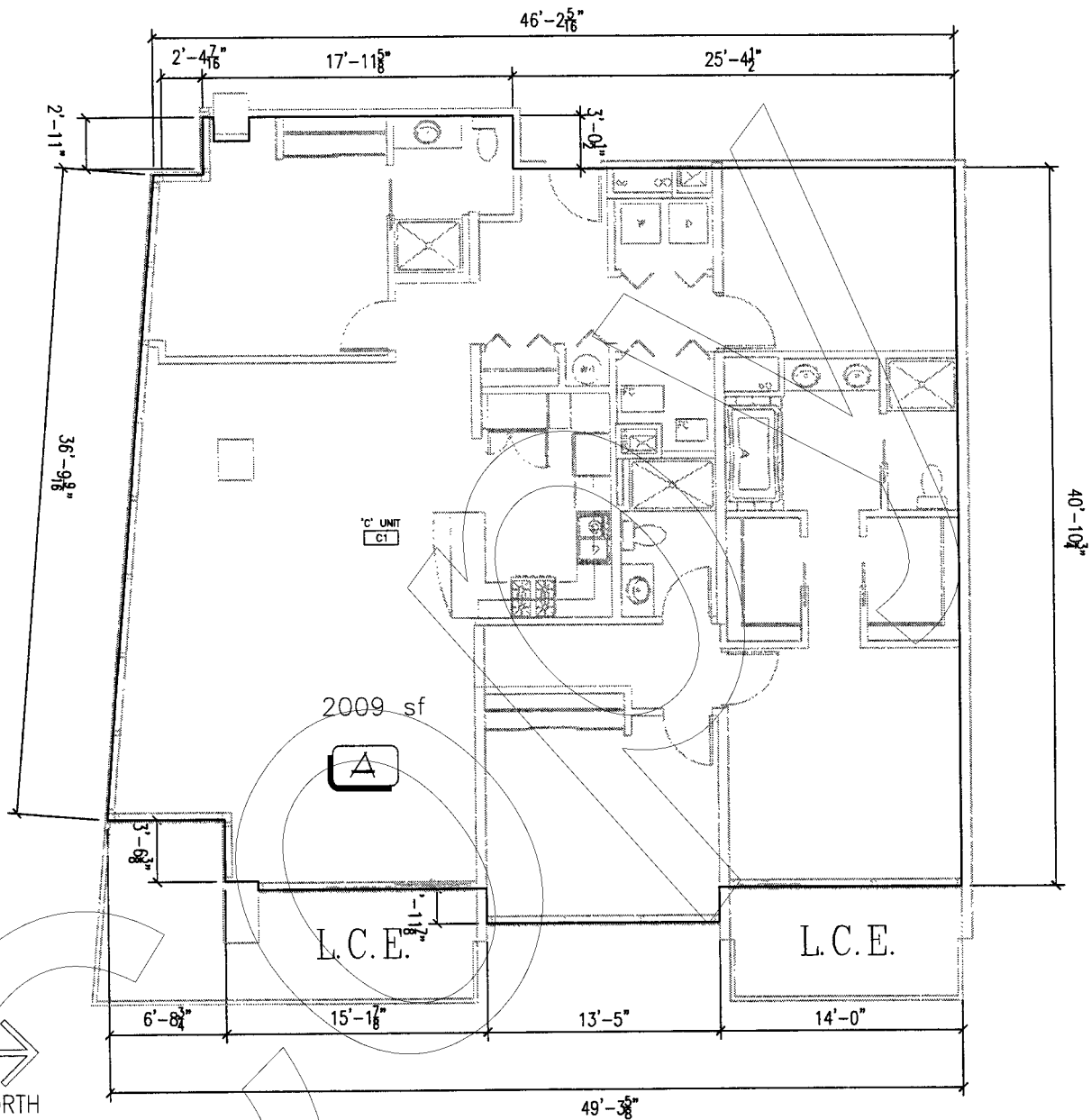
16th thru 23rd FLOOR SCHEMATIC  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

PREPARED FOR  
THE VUE AT LAKE EOLA  
Located at the Corner of:  
Broadway Ave. and Roberson Street  
Orlando, Florida  
Developed by:  
CHURCHILL WESTMINSTER  
REAL ESTATE

**MACTEC**  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6969

REV.	DATE	DESCRIPTION
P.E.W.	05/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised

SCALE: NTS  
DATE: 08/27/07  
DESIGN: FBG  
DRAWN: FEW  
CHECKED: MBJ  
PROJECT No. 6371-04-0095  
SHEET 8.0  
SHEET 16 OF 182



PROJECT NO. 6371-04-0095		SHEET	8.0.A	SHEET 131 of 182	SCALE: NTS	DATE: 08/21/07	DESIGN: FBB	DRAWN: FFW	CHECKED: MFL	ROOM A 16th thru 23rd floor		
										THE VUE AT LAKE EOLA CONDOMINIUMS		
CITY OF ORLANDO, FLORIDA											PREPARED FOR	
THE VUE AT LAKE EOLA											Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida	
											Developed by: CHURCHILL WESTMINSTER PARTNERS	
MACTEC											4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620	
											PHONE: (407) 522-7570 FAX: (407) 522-7576	
REV. DATE DESCRIPTION											P.E.W. 09/14/04 Floor Plan	
											P.E.W. 05/16/05 Floor Plan totally revised	
Certificate of Authorization No. LB 6969												













NORTH


GRAPHIC SCALE 0 10

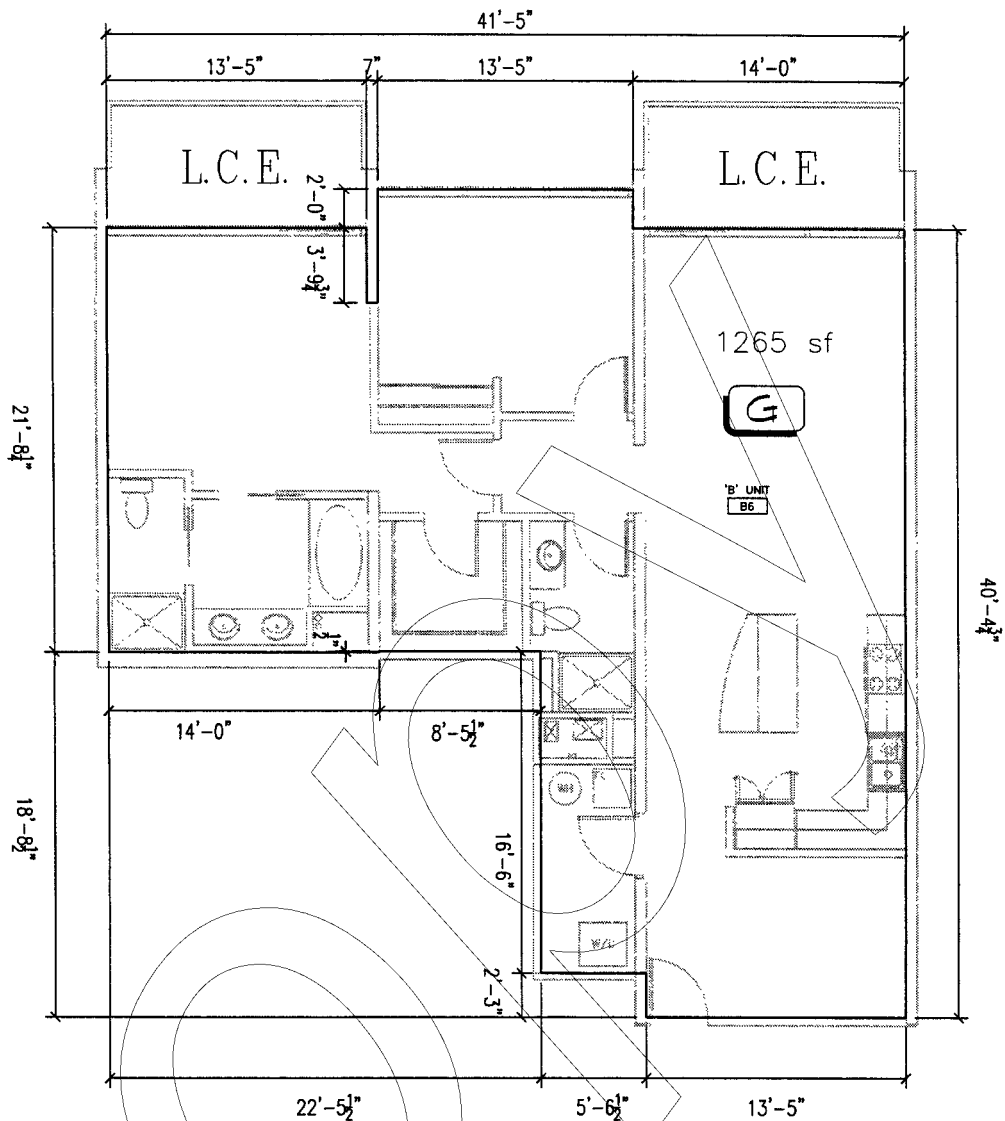
( IN FEET )

$$1 \text{ inch} = 10 \text{ ft.}$$

**NOTE:**

these plans were developed for 8 1/2' x 11" format and any reduction or increase in size will affect map scale.

SHEET NO. <b>8.0.F</b> OF <b>12</b>	SCALE: DATE: 08/21/07 DESIGN: F.B.G. DRAWN: P.W. CHECKED: M.H.	PROJECT NO. 6371-04-000955	ROOM F 16th thru 23rd floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE <b>VUE</b> AT LAKE EOLA Located at the Corner of: Basswood Ave. and Robinson Street Orlando, Florida Developed by: <b>CENTRUST WESTGATE PARTNERS</b>	 <b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 08/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised



NORTH

GRAPHIC SCALE  
0 10

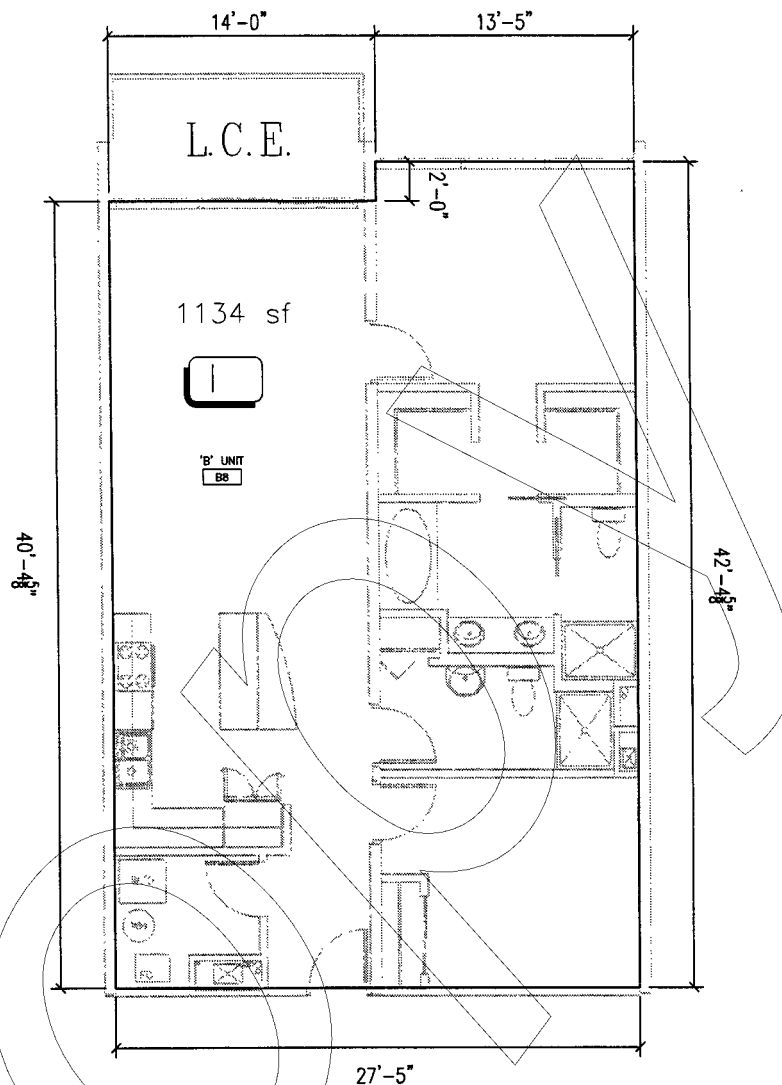
( IN FEET )  
1 inch = 10 ft.

NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<p>ROOM-G 16th thru 23rd floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA</p>	<p>PREPARED FOR THE VUE AT LAKE EOLA</p>	<p>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969</p>	<p>REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised</p>	<p>SCALE: NTS DATE: 08/21/07 DESIGN: FBG DRAWN: FEW CHECKED: MRL PROJECT NO: 6371-04-0095 SHEET 141 of 182</p>
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NORTH

0 GRAPHIC SCALE 10

( IN FEET )

1 inch = 10 ft.

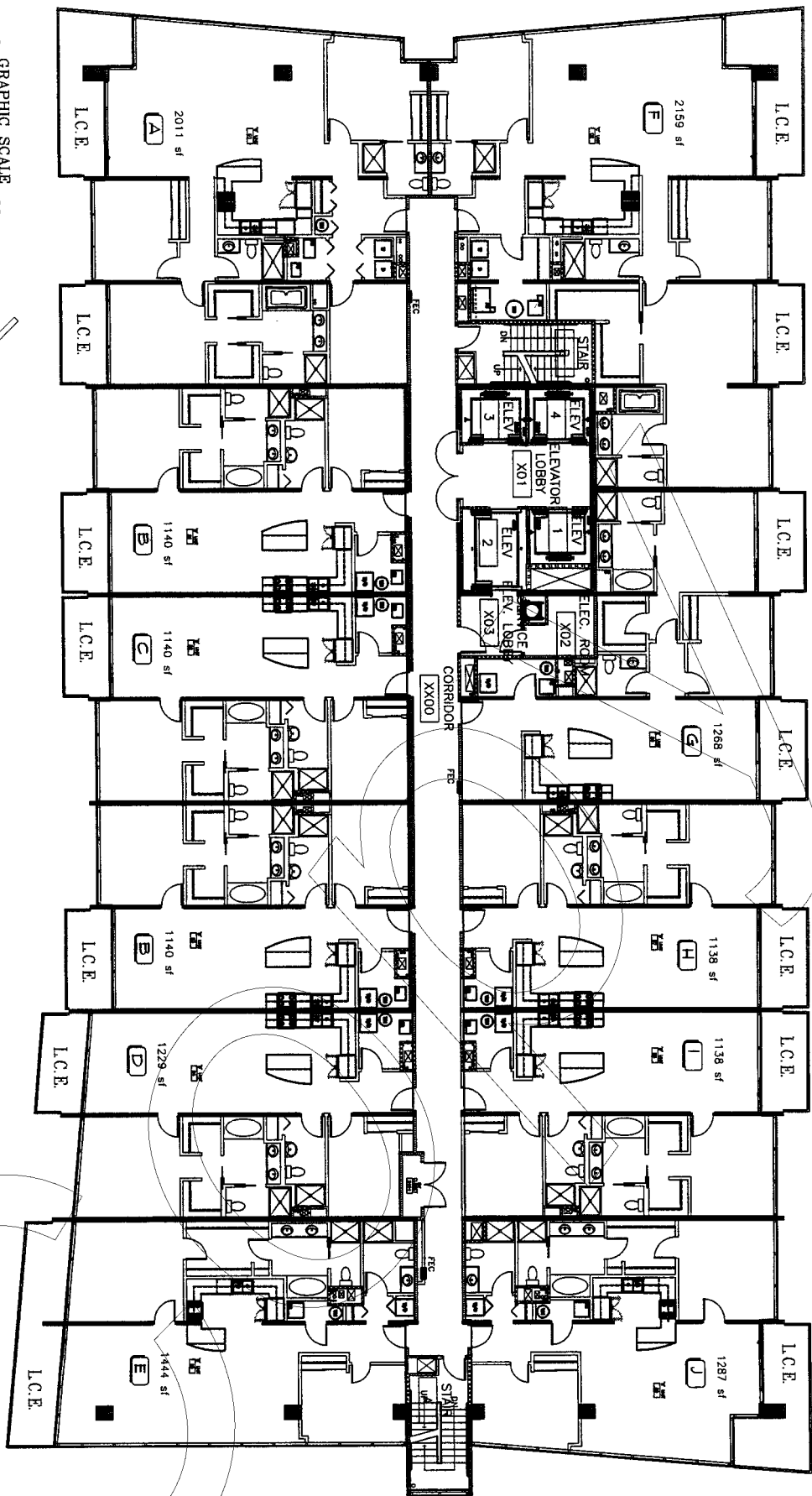
NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 15 of 182 8.0.1 SHEET	PROJECT No. 6371-04-0095	SCALE: NTS DATE: 08/25/07 DESIGN: FEB DRAWN: FEM CHECKED: MRS	ROOM 1 16th thru 23rd floor THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida Developed by: CHURCH & DWIGHT ARCHITECTS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6869	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised







0 GRAPHIC SCALE 22  
( IN FEET )  
1 inch = 22 ft.

NORTH

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

FC = FAN COIL UNIT  
WH = WATER HEATER  
W/D = WASHER/DRYER

L.C.E. LIMITED COMMON ELEMENT  
S.F. SQUARE FEET  
CORR CORRIDOR

LEGEND:

FLOOR SCHEMATIC  
Thru 28th, 33rd & 34th  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

PREPARED FOR

THE VUE  
AT LAKE EOLA

MACTEC

4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 6569

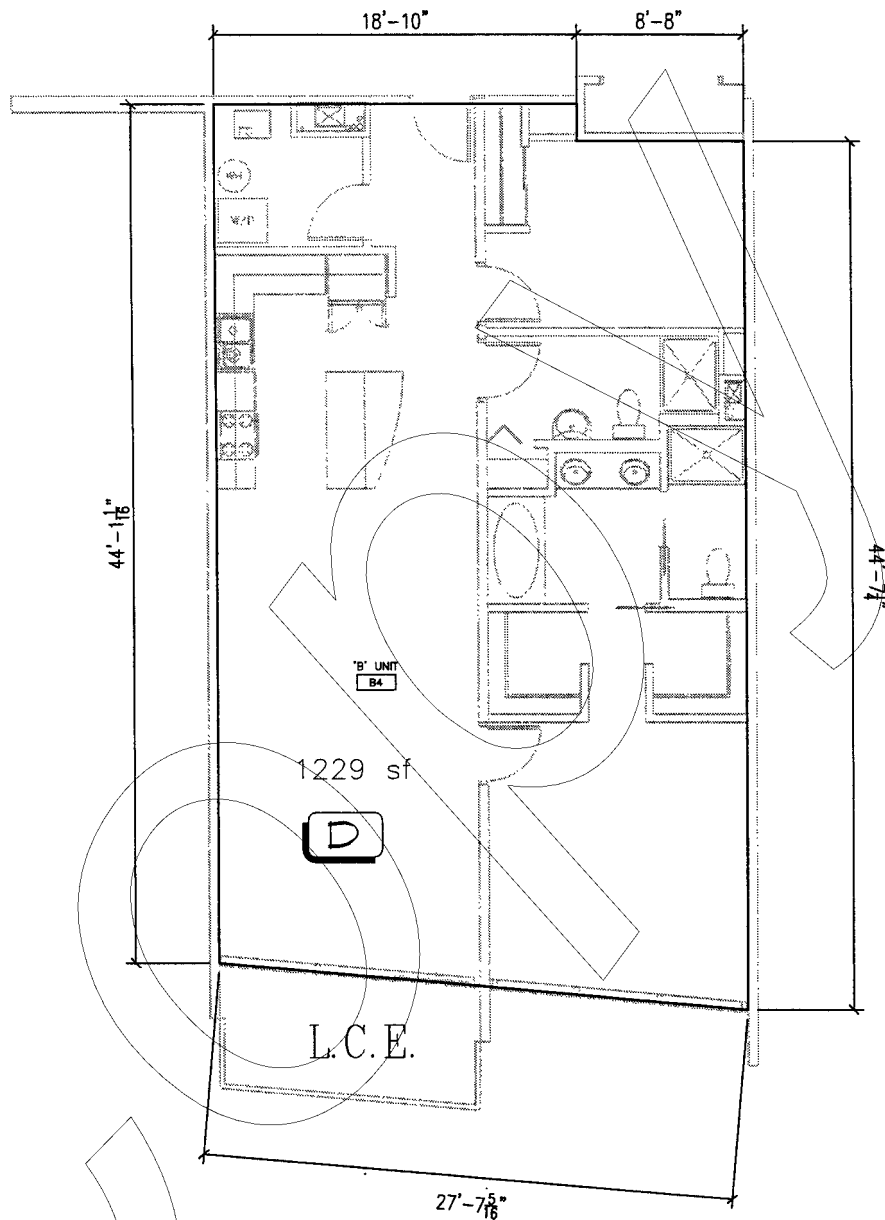
REV	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised

SCALE: NTS  
DATE: 09/31/07  
DESIGN: FBW  
DRAWN: FEW  
CHECKED: MRL  
PROJECT NO.: 6371-04-0095  
SHEET: 9.0  
SHEET 17 OF 182



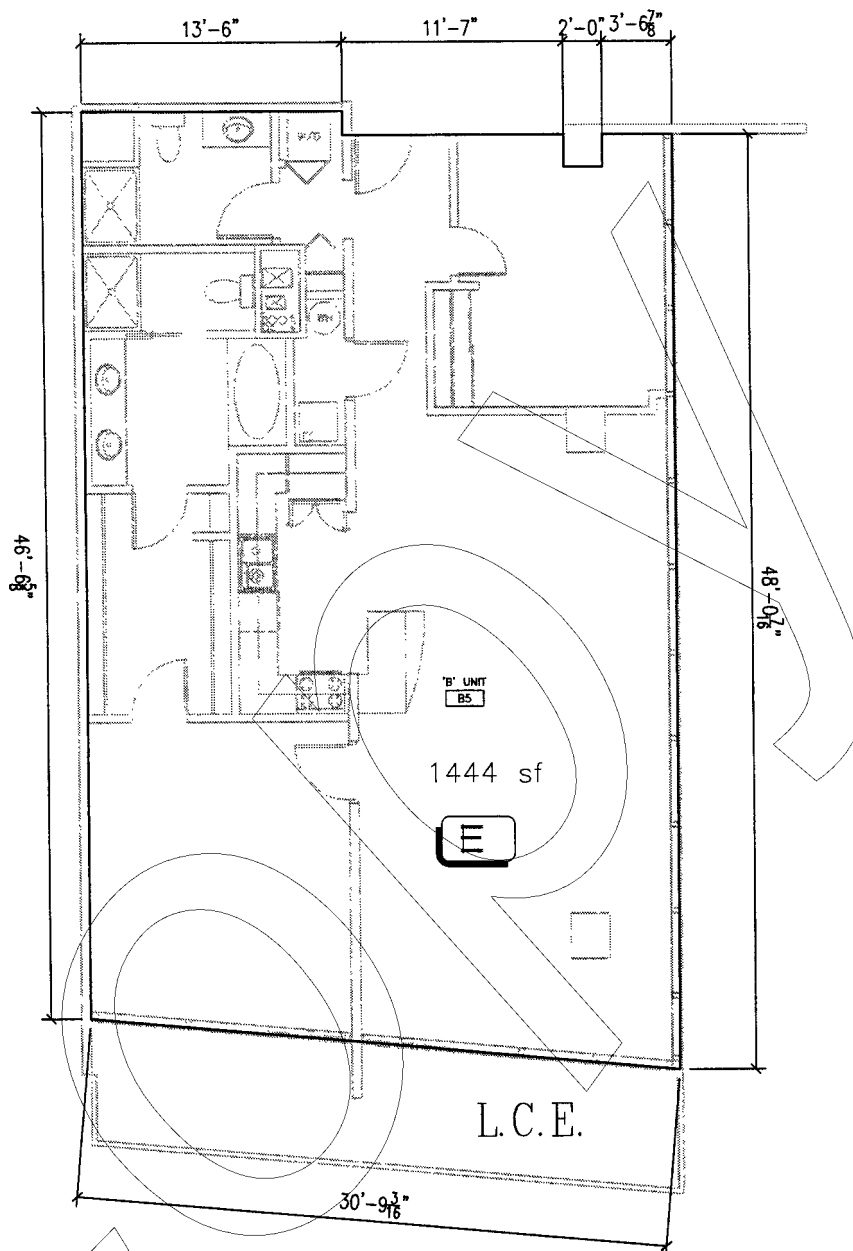






NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 91 OF 182  9.00 D SHEET	SCALE: NTS DATE: 08/21/07 DESIGN: FBG DRAWN: PEW CHECKED: MRL PROJECT NO. 6371-04-0095	ROOM D 24th Thru 28th, 33rd & 34th FLOOR THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida  Developed by: CHURCHILL WESTMONTA HOLDINGS	MACTEC  4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

REV.		DATE	DESCRIPTION
P.E.W.	05/14/04		Floor Plan
P.E.W.	05/16/05		Floor Plan totally revised

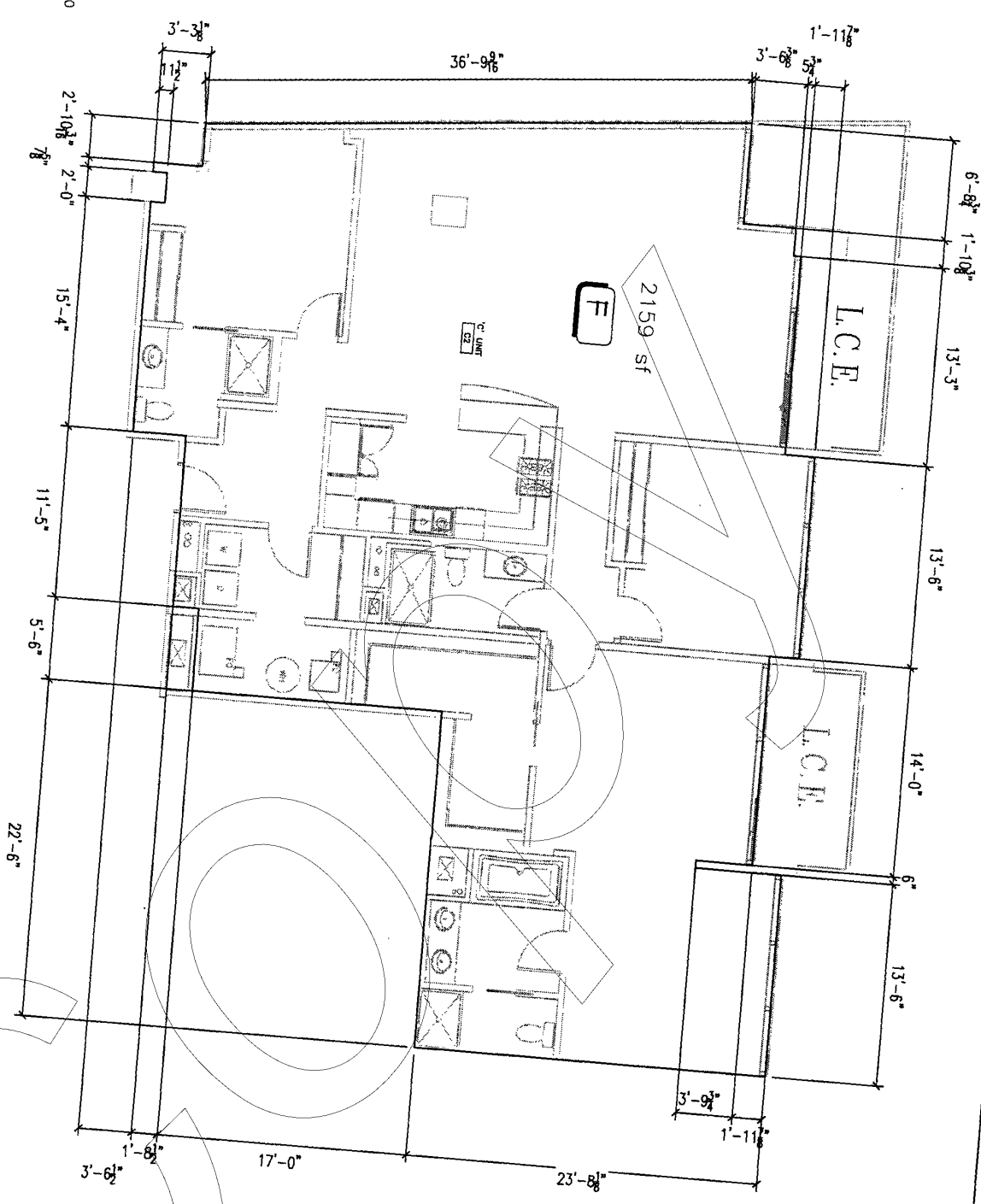
<b>THE VUE</b> AT LAKE EOLA Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCHILL WATSON PARTNERS</b>		<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7575 Certificate of Authorization No. LB 6969
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ROOM E 24th Thru 28th, 33rd & 34th FLOOR THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	SCALE: N.T.S. DATE: 08/31/07 DESIGN: FBH DRAWN: FEW CHECKED: MRJ PROJECT NO: 6371-04-0095
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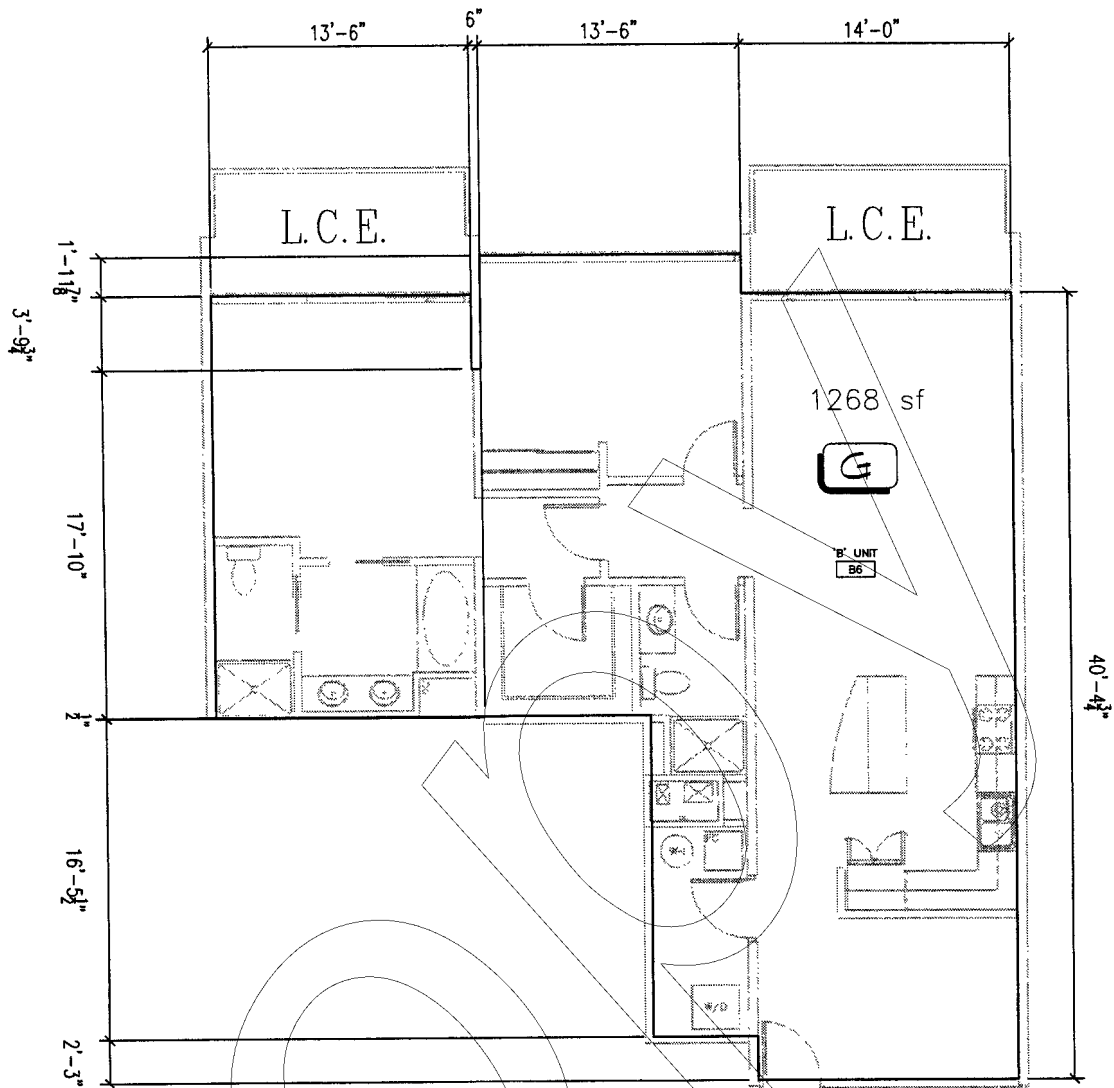
NOTE:  
These plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

GRAPHIC SCALE  
( IN FEET )  
1 inch = 10 ft.



<b>ROOM F</b> 24th Thru 28th, 33rd & 34th FLOOR <b>THE VUE AT LAKE EOLA</b> CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR <b>THE VUE AT LAKE EOLA</b> Located at the Corner of Rosalind Ave. and Robinson Street Orlando, Florida Developed by: <b>CHRYSTAL WINDMILL PARTNERS</b>		<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6369		<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>P.E.W. 02/14/04</td> <td></td> <td>Floor Plan</td> </tr> <tr> <td>P.E.W. 05/18/05</td> <td></td> <td>Floor Plan totally revised</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REV.	DATE	DESCRIPTION	P.E.W. 02/14/04		Floor Plan	P.E.W. 05/18/05		Floor Plan totally revised						
REV.	DATE	DESCRIPTION																				
P.E.W. 02/14/04		Floor Plan																				
P.E.W. 05/18/05		Floor Plan totally revised																				
SCALE: N.T.S. DATE: 08/21/07 DESIGN: TBB DRAWN: RFW CHECKED: WJL PROJECT NO.: 6371-04-0055		SHEET <b>9.0 F</b> SHEET LIST of 183		SHEET <b>9.0 F</b> SHEET LIST of 183		SHEET <b>9.0 F</b> SHEET LIST of 183																





GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

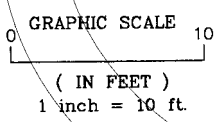
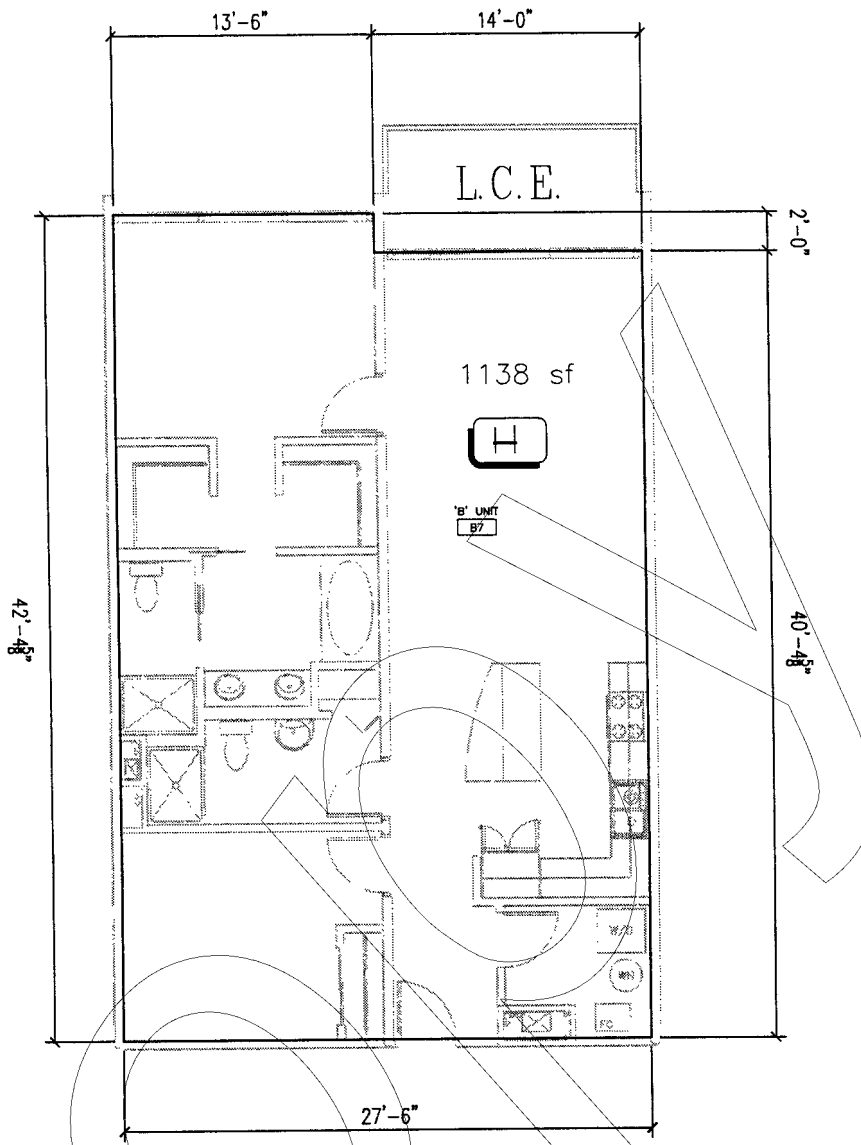
NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

ROOM G  
24th Thru 28th, 33rd & 34th FLOOR  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA


PREPARED FOR  
THE VUE  
AT LAKE EOLA  
Located at the Corner of  
Roseland Ave. and Robinson Street  
Orlando, Florida  
Developed by  
CHURCHILL WINDMILL PARTNERS

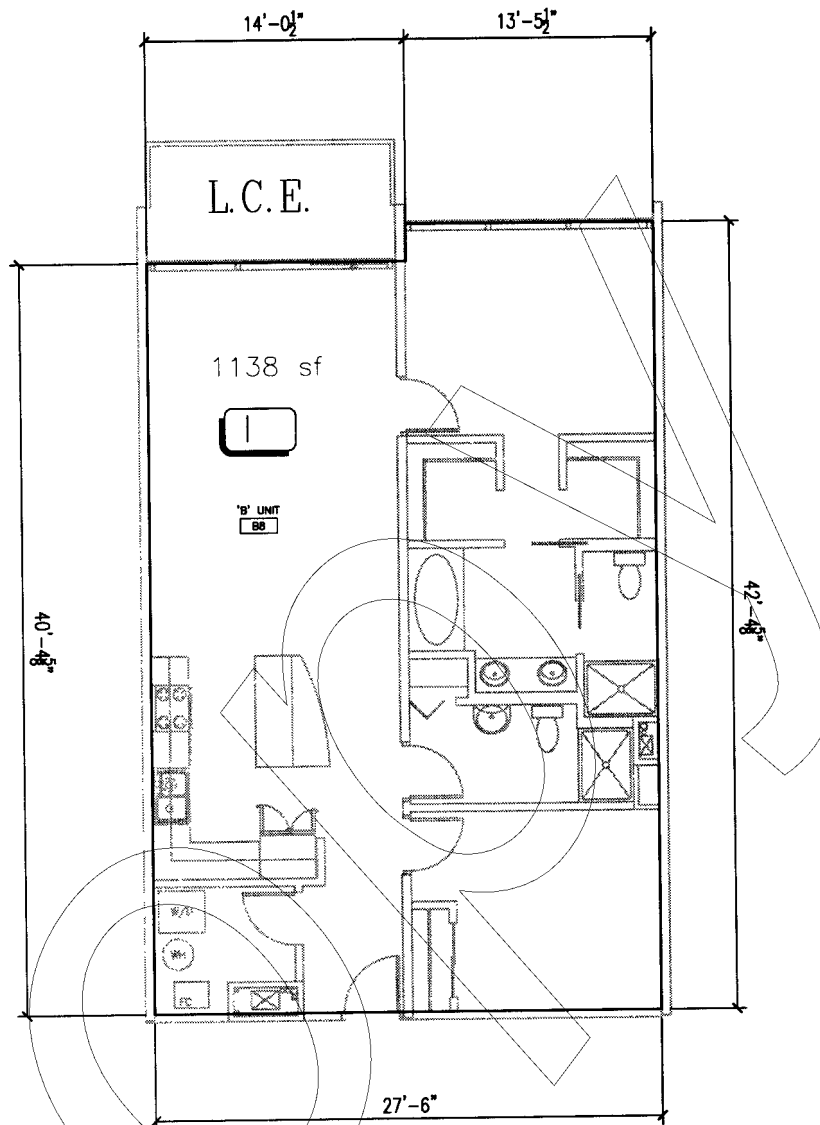
MACTEC  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. LB 8869

REV.	DATE	DESCRIPTION
P.E.W. 09/14/04		Floor Plan
P.E.W. 05/16/05		Floor Plan totally revised



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 155 of 182  9.0.H SHEET	SCALE: 1/8"=1'-0" DATE: 08/21/07 DESIGN: TBB DRAWN: TFW CHECKED: MJC  PROJECT NO. 6371-04-000955	ROOM H 24th Thru 28th, 33rd & 34th FLOOR THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Roseland Ave. and Roberson Street Orlando, Florida Developed by: CHURCHILL WATKINS PARTNERS ARCHITECTS P.C.	 MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised



NORTH

GRAPHIC SCALE


0 10

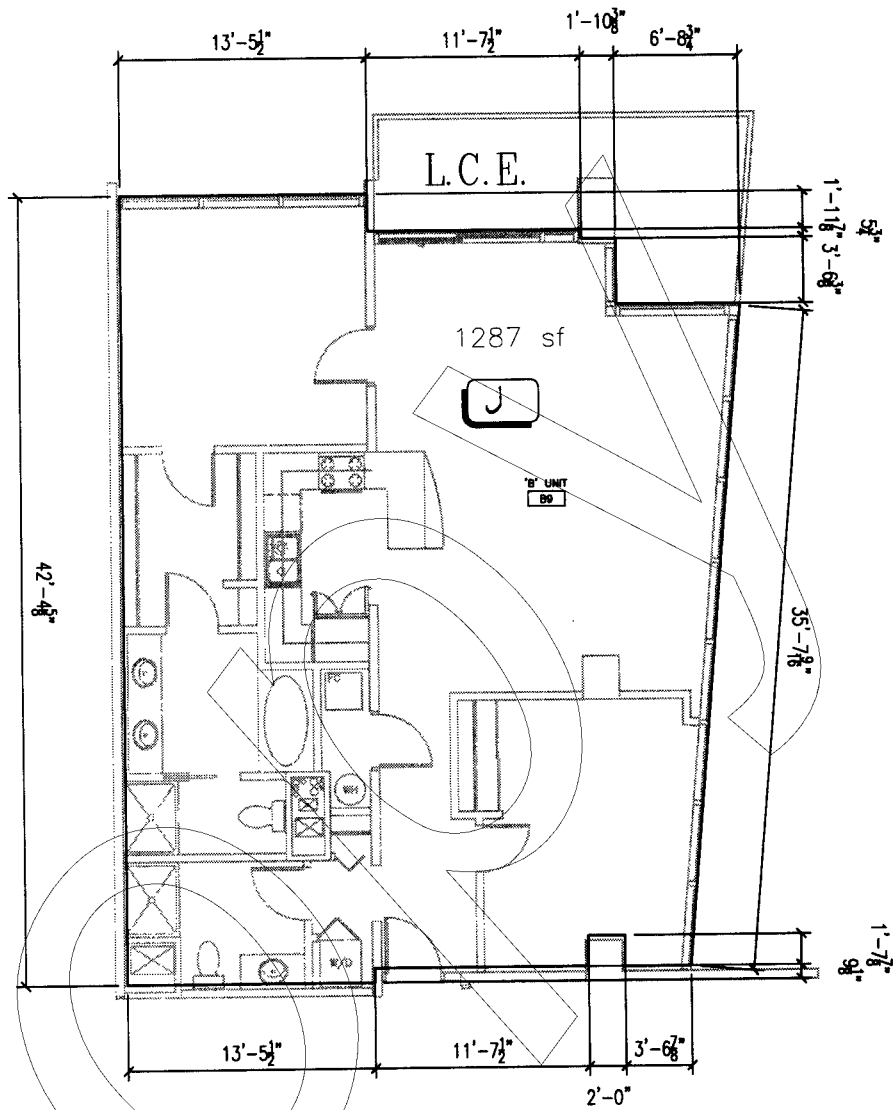
( IN FEET )

1 inch = 10 ft.

NOTE

these plans were developed for B 1/2" x 11" format and any reduction or increase in size will affect map scale.

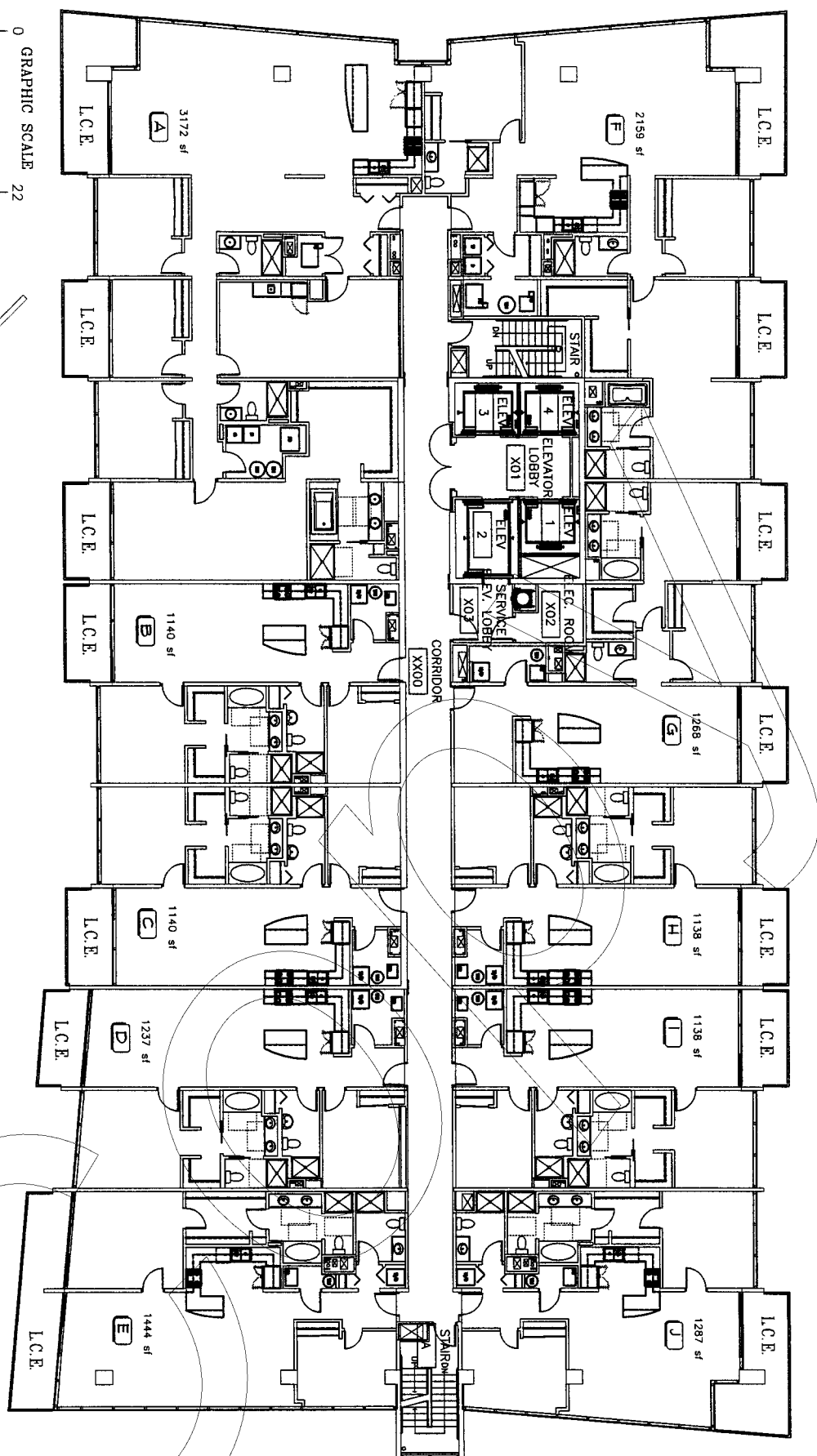
SHEET 186 of 187  901  SHEET	PROJECT NO. 6371-04-10095	CHECKED: MRJ	DRAWN: PEW	DESIGN: FBI	DATE: 08/31/07	SCALE: NTS	ROOM 1 24thThru28th,33rd & 34th FLOOR THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA	Located at the Corner of: Sandhill Ave. and Robinson Street Orlando, Florida Drawn by: Checked by:	 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6869	REV.	DATE	DESCRIPTION
											P.E.W.	08/14/04	Floor Plan
											P.E.W.	05/16/05	Floor Plan totally revised



GRAPHIC SCALE 10  
( IN FEET )  
1 inch = 10 ft.

NOTE  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 137 of 138 9.0.J	PROJECT NO. 6371-04-0095	CHECKED: MRL DATE: 06/21/07 SCALE: NTS	ROOM J 24th Thru 28th, 33rd & 34th FLOOR THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of Shoreline Ave. and Robinson Street Orlando, Florida DESIGNED BY: MACTEC DRAWN BY: MACTEC	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 18 6969	REV. DATE P.E.W. 06/14/04 P.E.W. 05/16/05	DESCRIPTION Floor Plan Floor Plan totally revised
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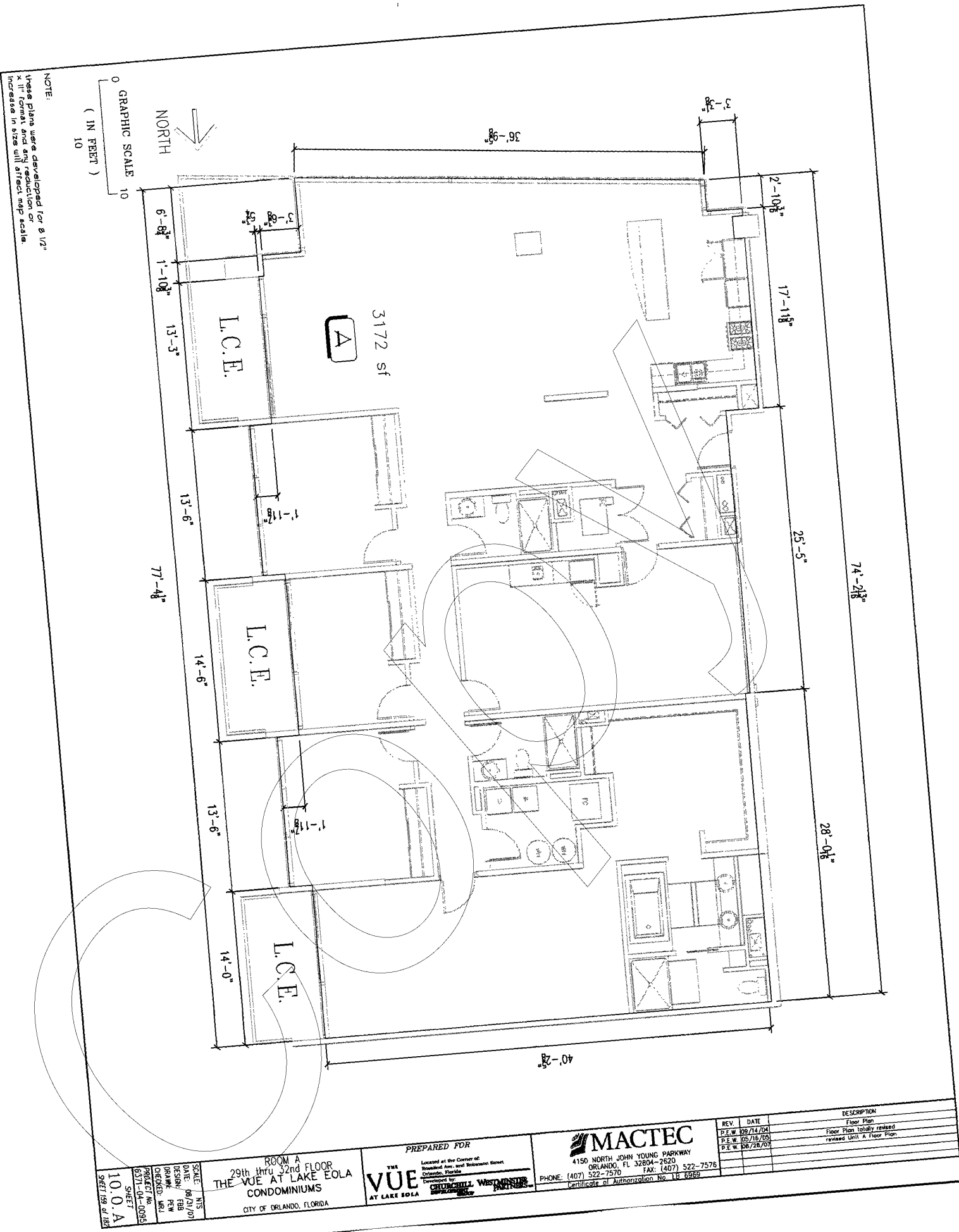


0 GRAPHIC SCALE 22  
 ( IN FEET )  
 1 inch = 22 ft.  
 NORTH

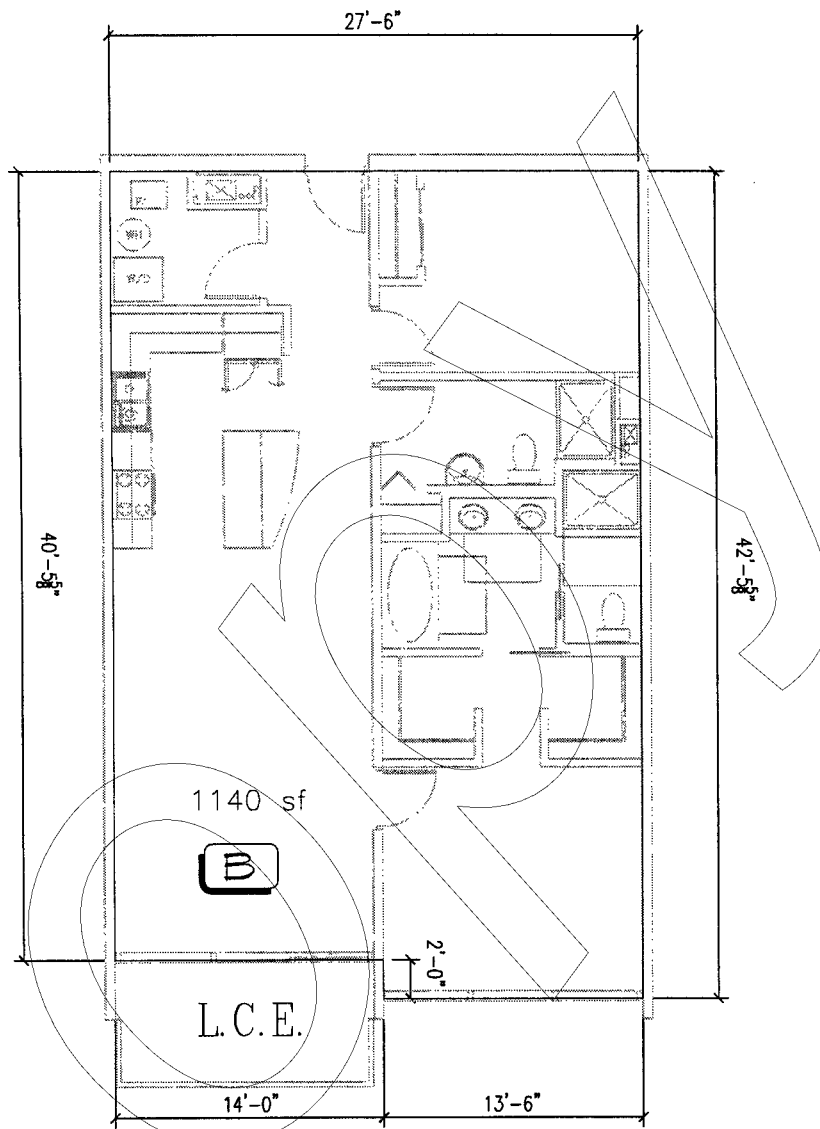
NOTE:  
 these plans were developed for a 1/2" x 11" format and any reduction or increase in size will affect map scale.

FC = FAN COIL UNIT  
 WH = WATER HEATER  
 W/D = WASHER/DRYER  
 L.C.E. = LIMITED COMMON ELEMENT  
 S.F. = SQUARE FEET  
 COMMON ELEMENT

29th thru 32nd Floor SCHEMATIC THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR <b>VUE</b> AT LAKE EOLA Located at the Corner of: Rosalind Ave. and Robertson Street Orlando, Florida Developed by: <b>CHUBB HILL WESTMAN</b> ASSOCIATES		<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969		REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised P.E.W. 06/28/07 revised Unit A Floor Plan
SCALE: NTS	DATE: 08/31/07	DESIGN: TBB	DRAWN: FEW	CHECKED: MRL	PROJECT No: 6371-04-0095	SHEET 10.0



<b>ROOM A</b> <b>29th thru 32nd FLOOR</b> <b>THE VUE AT LAKE EOLA</b> <b>CONDOMINIUMS</b> CITY OF ORLANDO, FLORIDA		<b>PREPARED FOR</b> Located at the Corner of Broadway Ave. and Robinson Street Orlando, Florida <b>THE VUE AT LAKE EOLA</b>	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6989	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>P.E.W.</td> <td>05/14/04</td> <td>Floor Plan</td> </tr> <tr> <td>P.E.W.</td> <td>05/18/05</td> <td>Floor Plan totally revised</td> </tr> <tr> <td>P.E.W.</td> <td>08/28/07</td> <td>revised Unit A Floor Plan</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	P.E.W.	05/14/04	Floor Plan	P.E.W.	05/18/05	Floor Plan totally revised	P.E.W.	08/28/07	revised Unit A Floor Plan
REV.	DATE	DESCRIPTION														
P.E.W.	05/14/04	Floor Plan														
P.E.W.	05/18/05	Floor Plan totally revised														
P.E.W.	08/28/07	revised Unit A Floor Plan														
SCALE: N.T.S. DATE: 08/21/07 DESIGNED: RB DRAWN: P.E.W. CHECKED: M.J.L. PROJECT No. 6371-04-0095 SHEET 10.0.A SHEET 199 of 192																



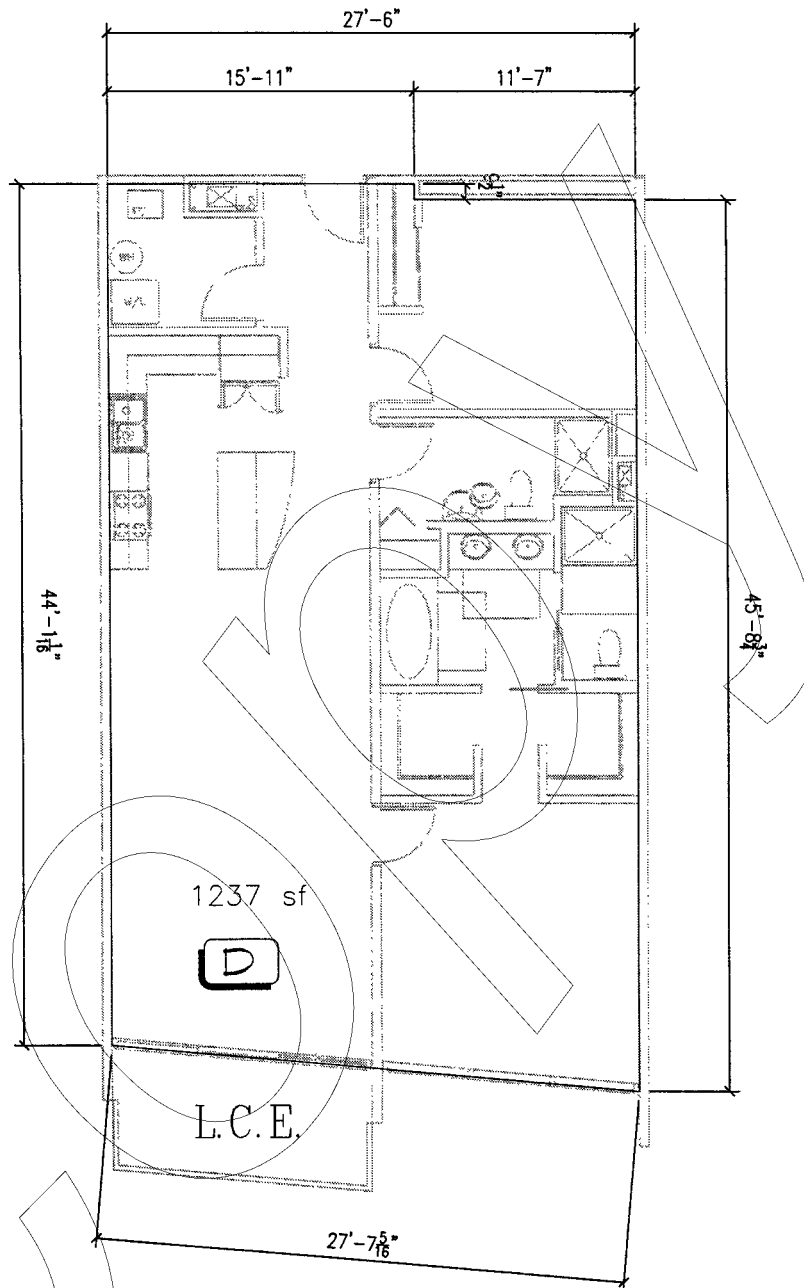
NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 180 of 182  10.0.B  SHEET	SCALE: NTS DATE: 06/21/07 DESIGN: REB DRAWN: PEN CHECKED: MJU  PROJECT NO. 6371-04-0035	ROOM B 29th thru 32nd FLOOR THE VUE AT LAKE EOLA CONDOMINIUMS  CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6869	REV. DATE DESCRIPTION P.E.W. 08/14/04 Floor Plan P.E.W. 05/15/05 Floor Plan totally revised







NOTE:

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

10.0.D  
SHEET 12 of 12

PROJECT No. 6371-04-0095  
DATE: 08/21/07  
DESIGN: F&B  
DRAWN: F&B  
CHECKED: MJJ

ROOM D  
29th thru 32nd FLOOR  
THE VUE AT LAKE EOLA  
CONDOMINIUMS  
CITY OF ORLANDO, FLORIDA

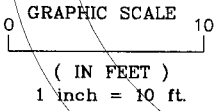
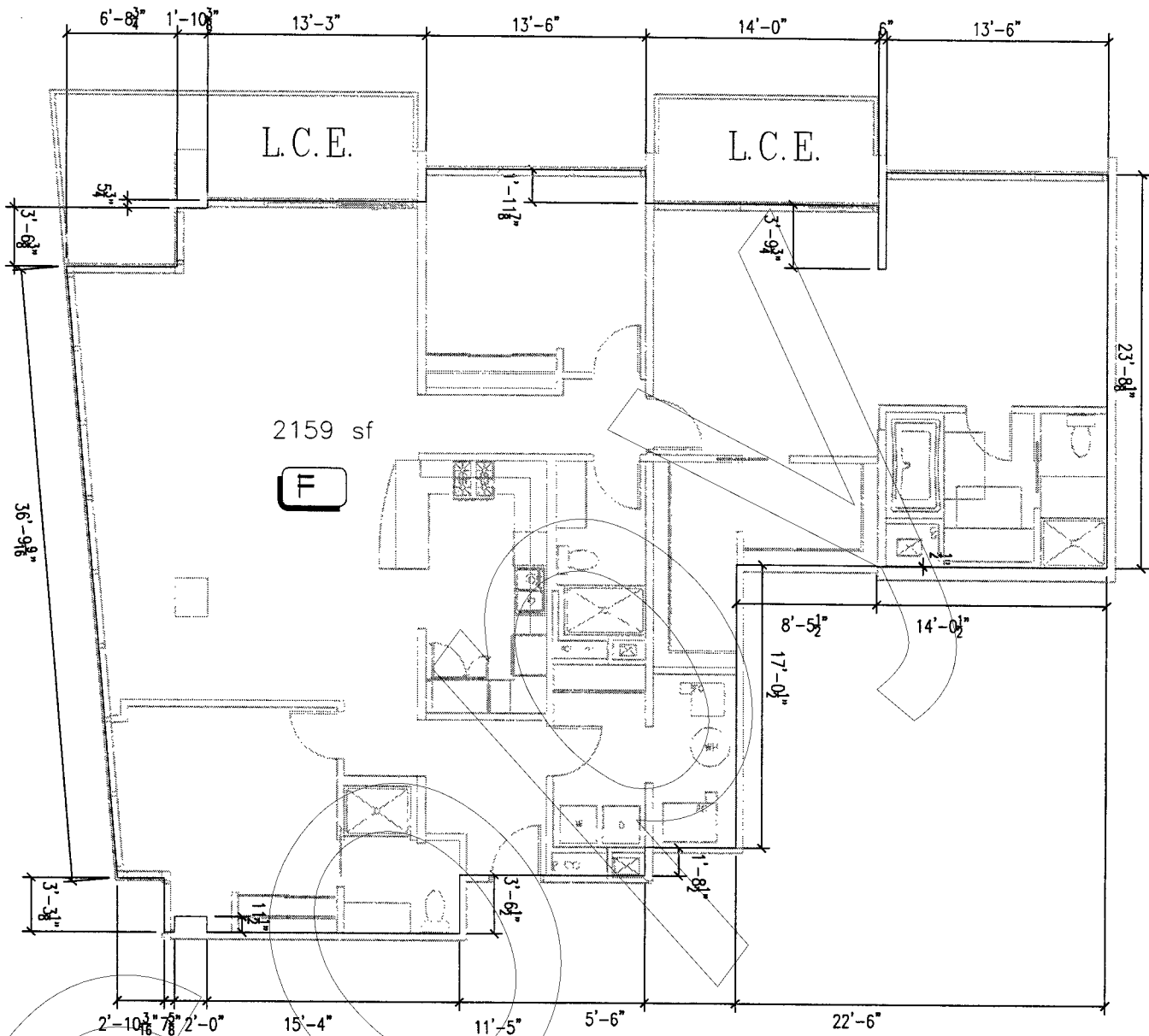
PREPARED FOR  
Located at the Corner of:  
Sassard Ave. and Robinson Street  
Orlando, Florida  
Developed by:  
OTISCHILL, WESTON & PARTNERS  
AT LAKE EOLA

**MACTEC**


4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. 16 6969

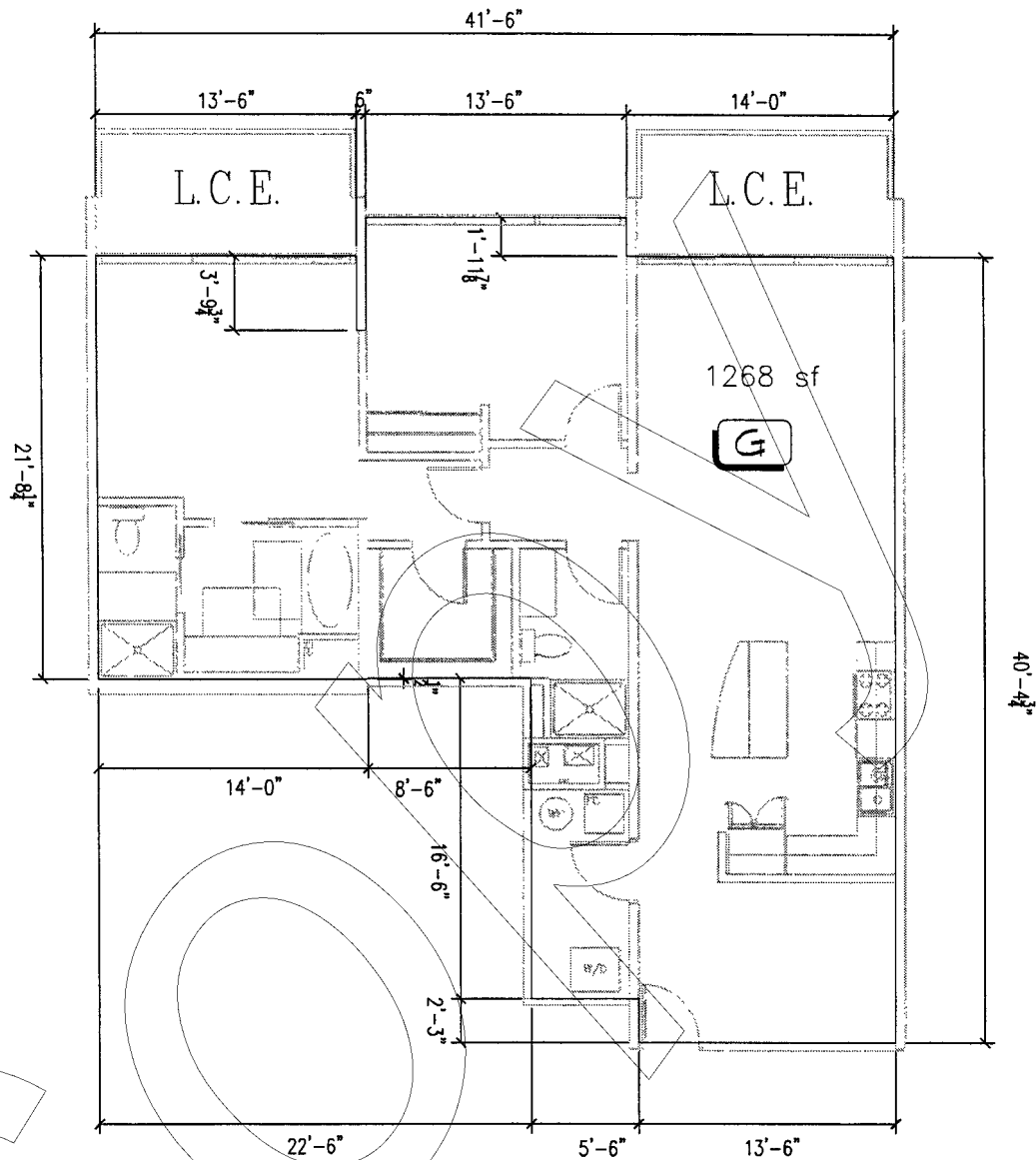
REV.	DATE	DESCRIPTION
P.E.W.	09/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised





NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

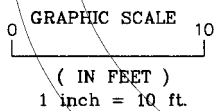
SHEET 10.0.F 10.0.F 6/31/04-0095 PROJECT NO. CHECKED: MBJ DRAWN: FEW DESIGN: FBH DATE: 08/23/07 SCALE: NTS	ROOM F 29th thru 32nd FLOOR THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR  THE VUE AT LAKE EOLA  Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS	 MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised



40'-4 1/2"



NORTH

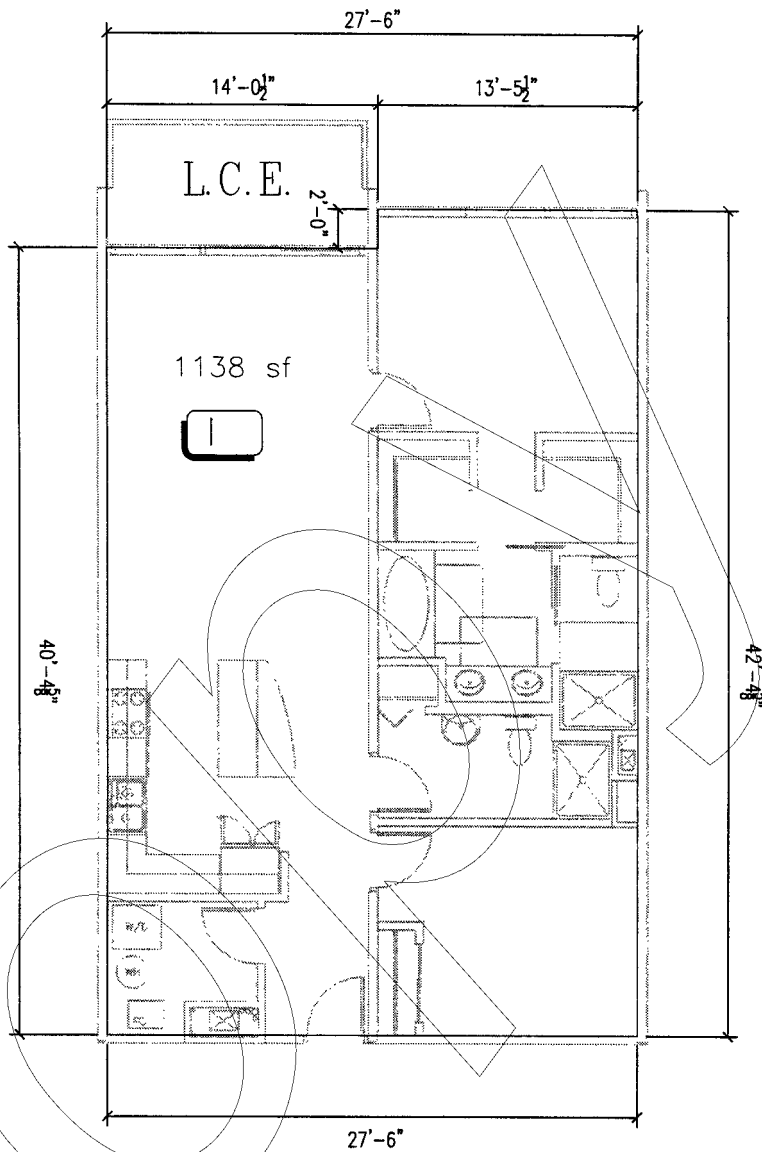


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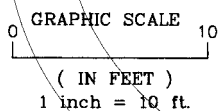
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<p>10.0.G SHEET 165 of 182</p>	<p>ROOM G 29th thru 32nd FLOOR THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA</p>	<p>PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rosedale Ave. and Robinsom Street Orlando, Florida Developed by: CHURCHILL WESTMINSTER PARTNERS</p>	<p>MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6989</p>	<table border="1"> <thead> <tr> <th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr> </thead> <tbody> <tr> <td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr> <tr> <td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr> <tr> <td> </td><td> </td><td> </td></tr> <tr> <td> </td><td> </td><td> </td></tr> <tr> <td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																				
P.E.W.	09/14/04	Floor Plan																				
P.E.W.	05/16/05	Floor Plan totally revised																				





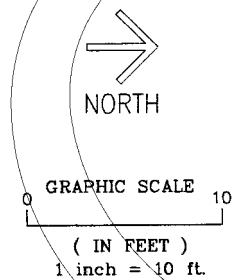
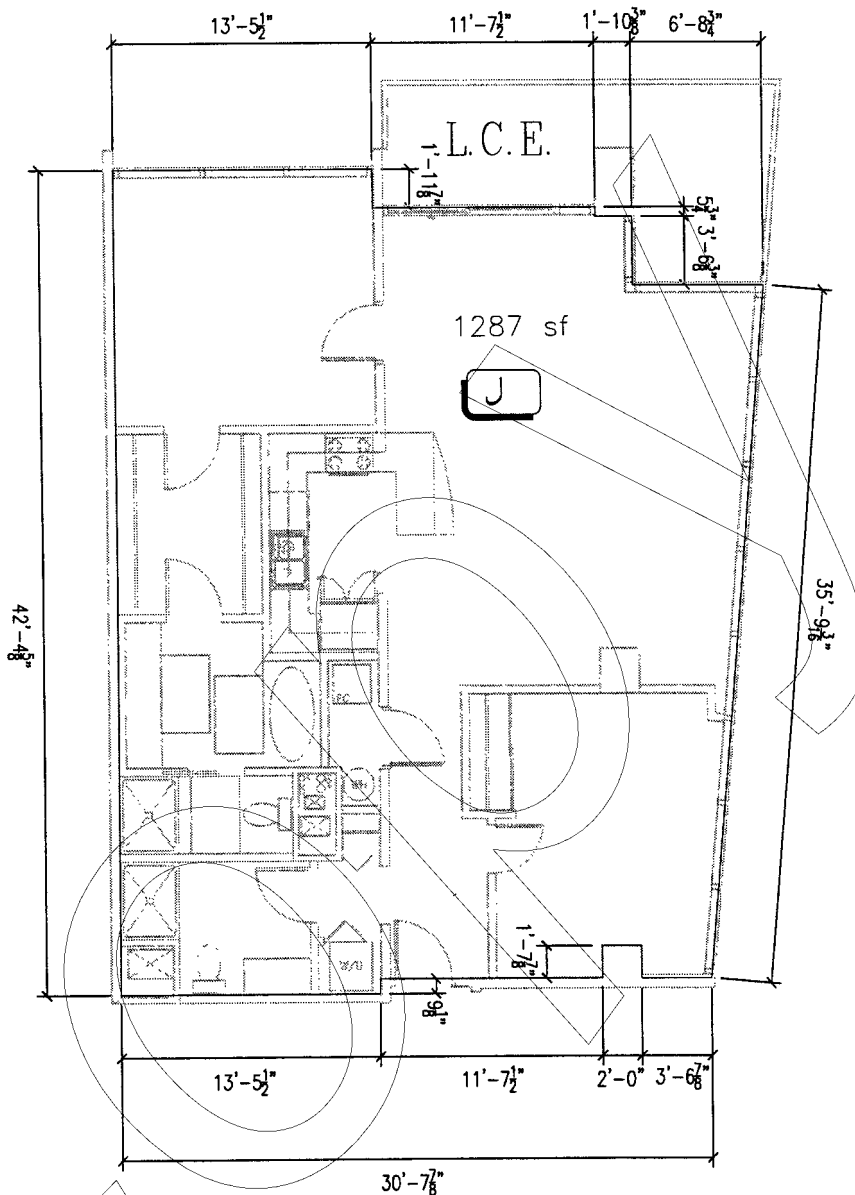
NORTH



NOTE:

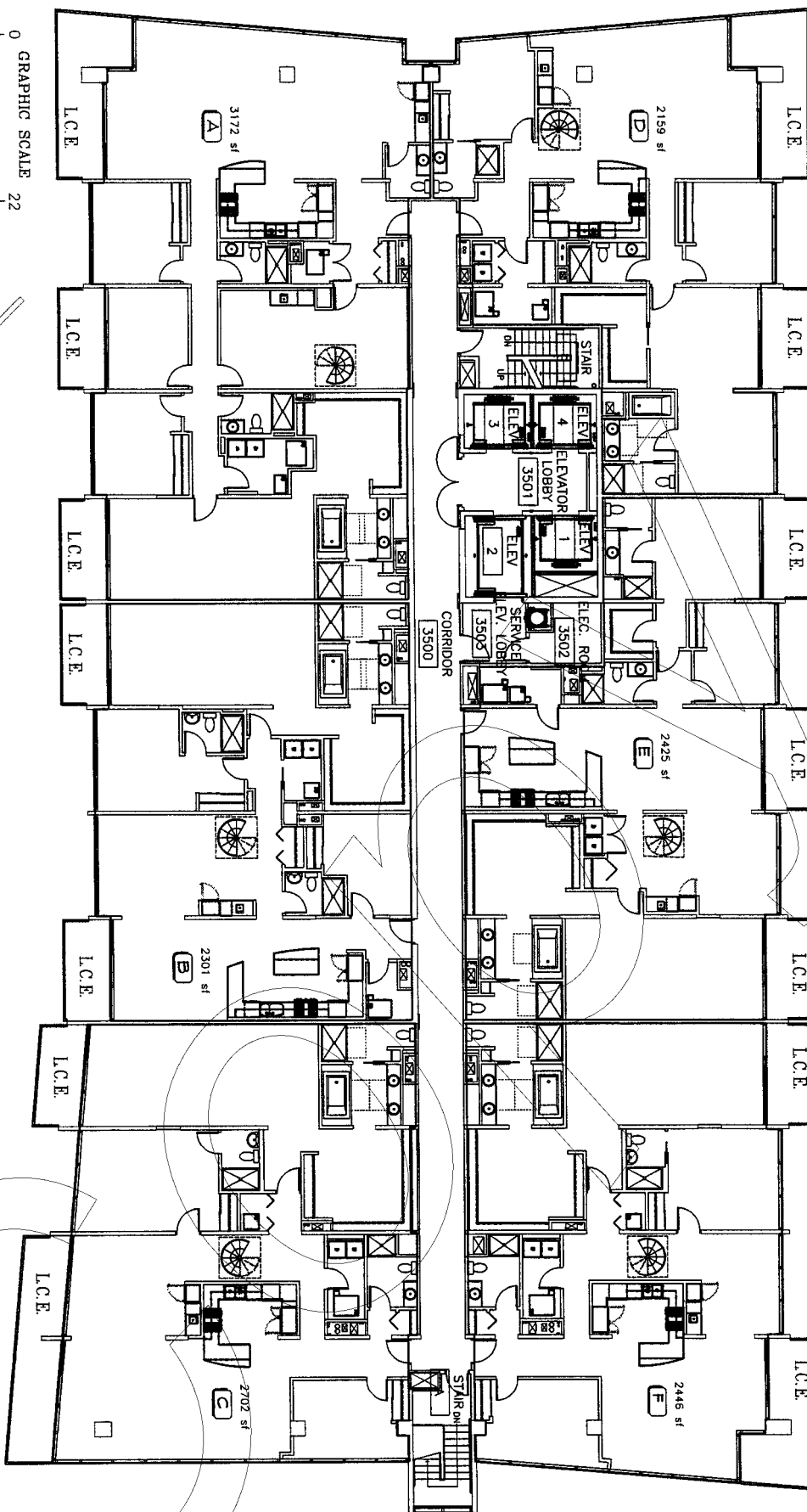
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

<p>ROOM 1 29th thru 32nd FLOOR THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA</p>	<p>PREPARED FOR VUE AT LAKE EOLA</p>	<p>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969</p>	<p>REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised</p>	<p>SCALE: NTS DATE: 08/31/07 DESIGN: FBH DRAWN: FEW CHECKED: MRL PROJECT NO: 6371-04-0095</p>
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NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

SHEET 10.0.J SHEET 168 of 183	SCALE: NTS DATE: 08/17/07 DESIGN: FJB DRAWN: PEM CHECKED: MNC PROJECT NO: 6371-04-00095	ROOM J 29th thru 32nd FLOOR THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Hessland Ave. and Robinson Street Orlando, Florida Developed by: CHURCH & DWIGHT PARTNERS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised



NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

GRAPHIC SCALE 22  
( IN FEET )  
1 inch = 22 ft.

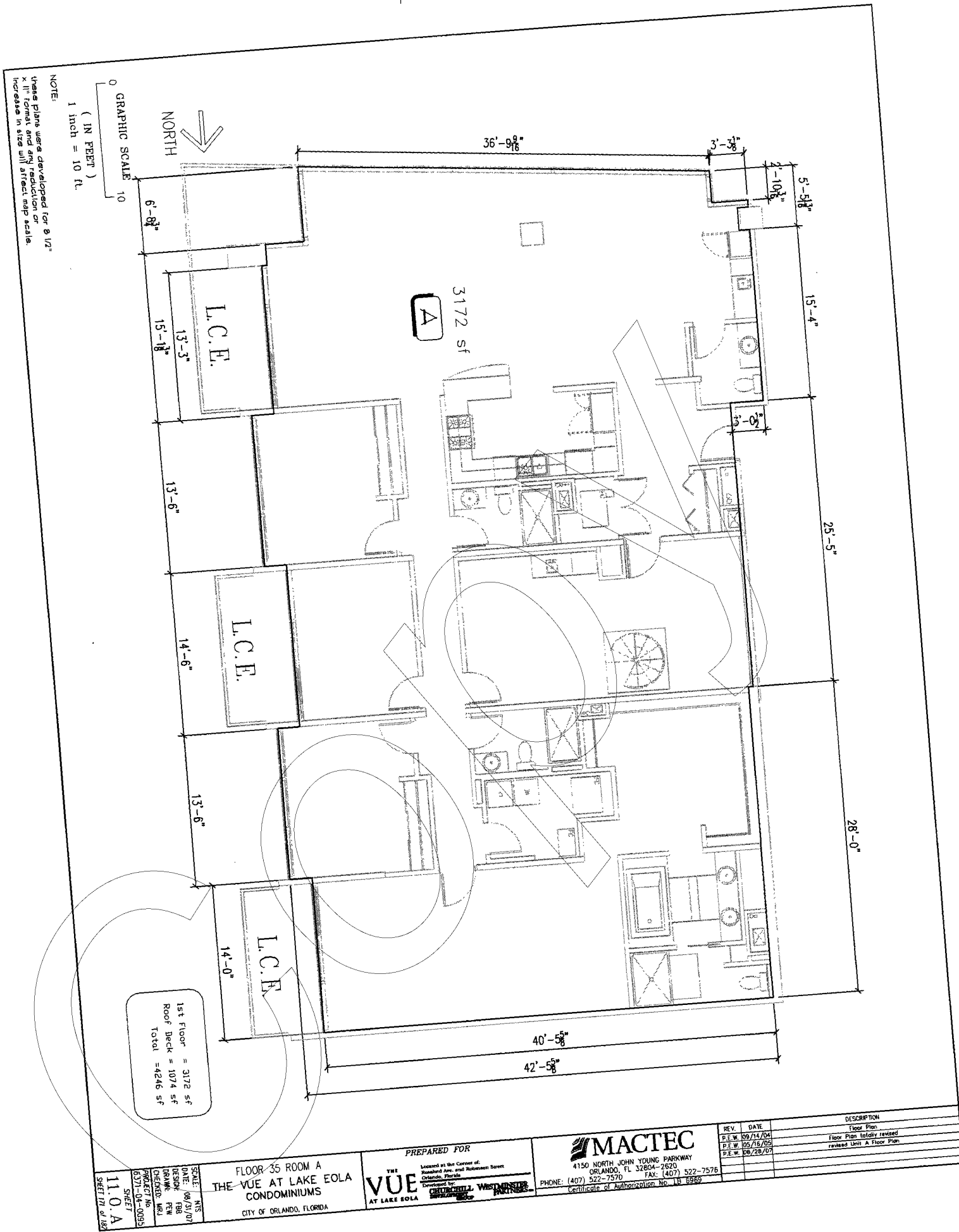
NORTH

FC = FAN COIL UNIT  
WH = WATER HEATER  
WD = WASHER/DRYER  
L.C.E. = LIMITED COMMON ELEMENT  
S.F. = SQUARE FEET  
COTTON ELEMENT

<b>FLOOR 35 SCHEMATIC</b> <b>THE VUE AT LAKE EOLA CONDOMINIUMS</b> CITY OF ORLANDO, FLORIDA		PREPARED FOR <b>THE VUE AT LAKE EOLA</b> Located at the Corner of Roseland Ave. and Robinson Street Orlando, Florida Developed by: <b>CHURCH &amp; DWIGHT</b>		<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6569		REV. DATE DESCRIPTION P.E.W. 05/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised P.E.W. 06/28/07 revised Unit A and E Floor Plan
SCALE: NTS	DATE: 08/31/07	DESIGN: FBB	DRAWN: FEW	CHECKED: MRJ	PROJECT NO: 6371-04-0095	SHEET 11 OF 182



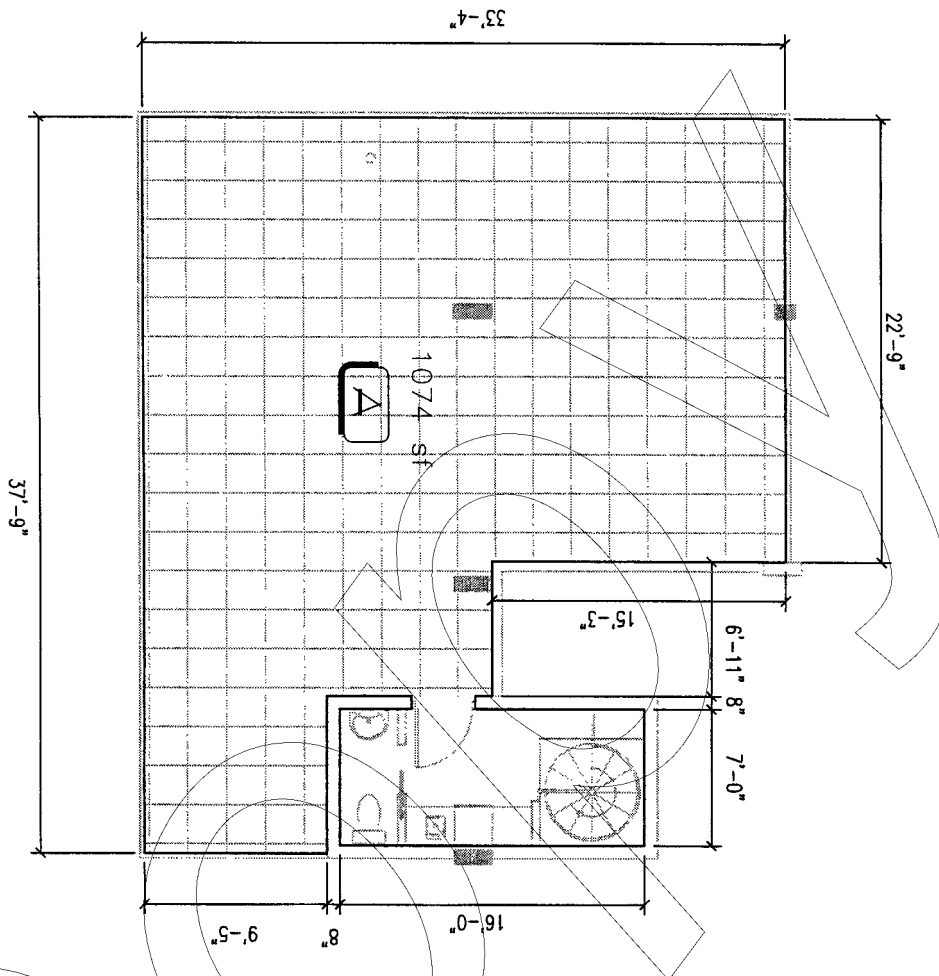




These plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

NOTE:

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.

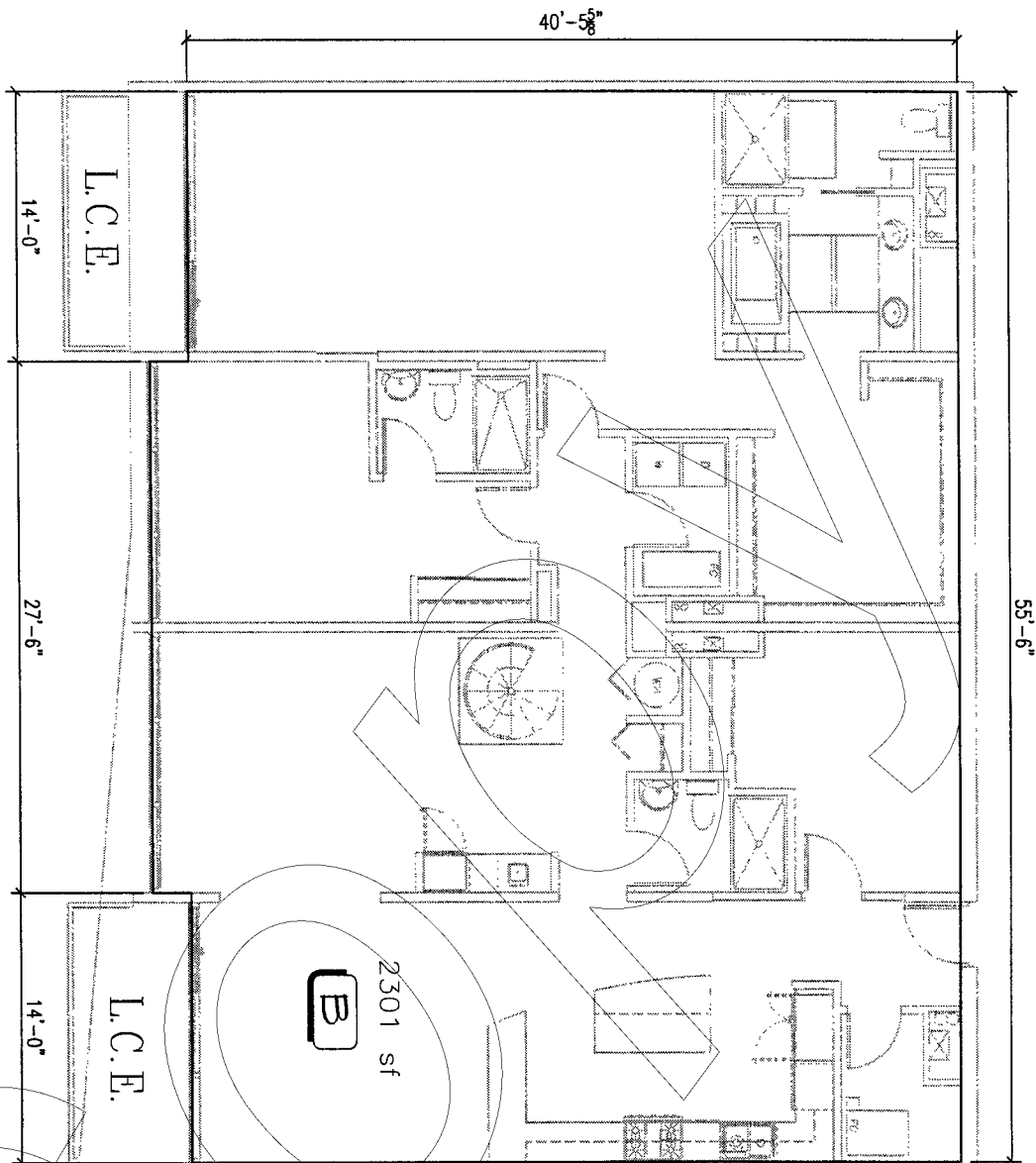
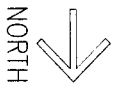


PROJECT No. 6371-04-0095		SHEET 11.1.A SHEET 172 of 182		FLOOR 36-ROOM A (ROOF DECK) THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rosedale Ave. and Roberson Street Orlando, Florida Developed by: CRUNCHILL WESTMINSTER PARTNERS		MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6869		REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised	
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These plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

NOTE:

GRAPHIC SCALE  
 0 10  
 ( IN FEET )  
 1 inch = 10 ft.

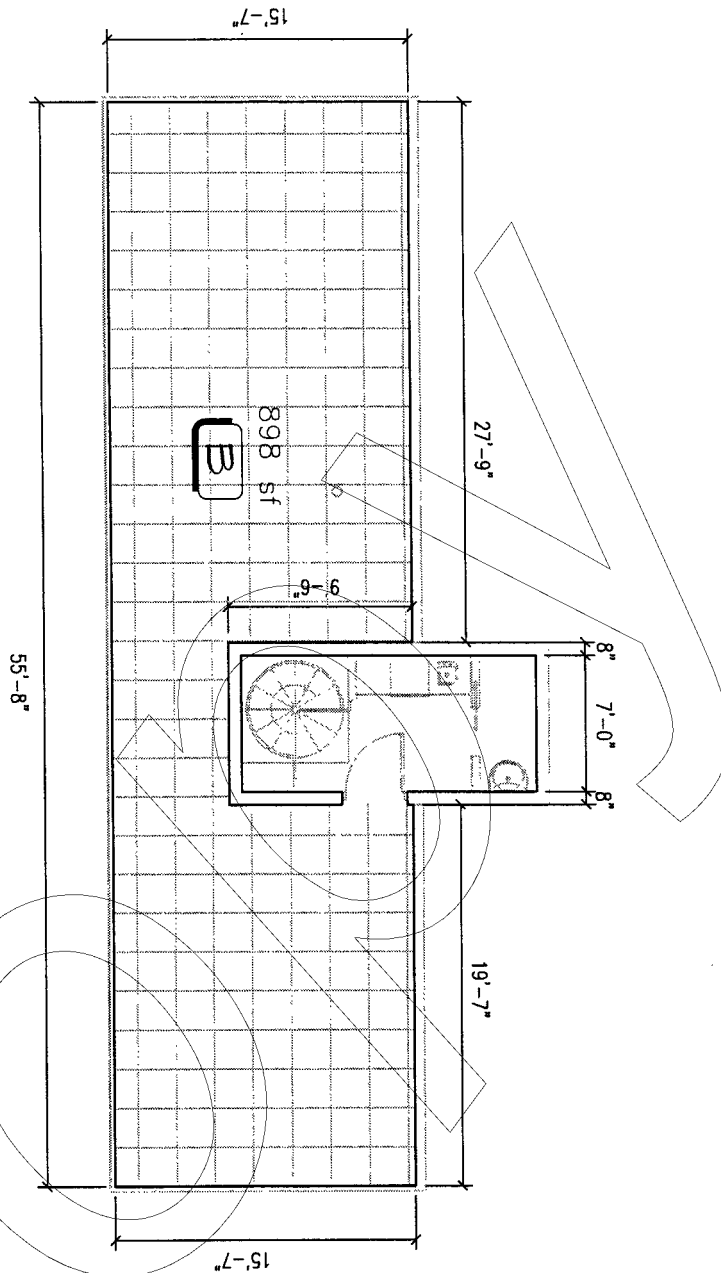
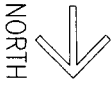


1st Floor = 2301 sf  
 Roof Deck = 898 sf  
 Total = 3199 sf

<div>SCALE: NTS</div> <div>DATE: 08/31/07</div> <div>DESIGN: FBW</div> <div>DRAWN: FBW</div> <div>CHECKED: MRL</div> <div>PROJECT NO. 0095</div> <div>5371-04-0095</div> <div>SHEET 173 of 182</div> <div>11.0.B</div> <div>SHEET</div>		<div>FLOOR 35-ROOM B</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>	<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CRUDCHILL WESTMINSTER PARTNERS</div>	<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. 18 6959</div>	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																					
P.E.W.	09/14/04	Floor Plan																					
P.E.W.	05/16/05	Floor Plan totally revised																					

NOTE:  
These plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.



11.1.B

SHEET 174 of 182

SHEET

SCALE: NTS

DATE: 08/31/07

DESIGN: FBB

DRAWN: FEW

CHECKED: MRL

PROJECT NO. 6371-04-0095

FLOOR 36 ROOM-B (ROOF DECK)

THE VUE AT LAKE EOLA CONDOMINIUMS


CITY OF ORLANDO, FLORIDA

PREPARED FOR

THE VUE AT LAKE EOLA

Located at the Corner of:  
Rosedale Ave. and Robinson Street  
Orlando, Florida

Developed by:  
CHURCHILL WESTMINSTER  
MANAGEMENT GROUP

MACTEC

4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620

PHONE: (407) 522-7570 FAX: (407) 522-7576

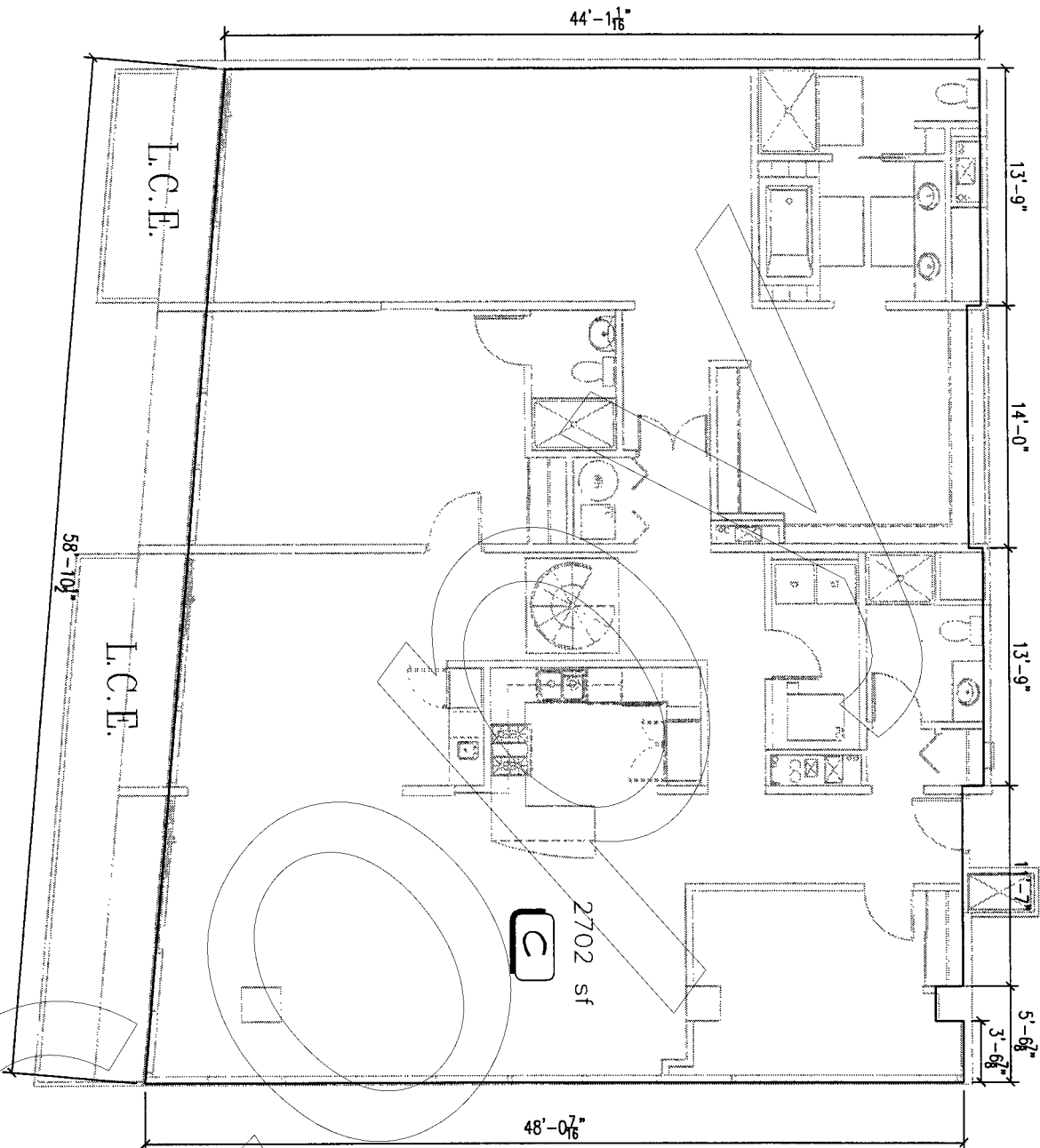
Certificate of Authorization No. LB 5969

REV.	DATE	DESCRIPTION
P.E.W.	05/14/04	Floor Plan
P.E.W.	05/16/05	Floor Plan totally revised


These plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

NOTE:

GRAPHIC SCALE  
 0 ( IN FEET ) 10  
 1 inch = 10 ft.



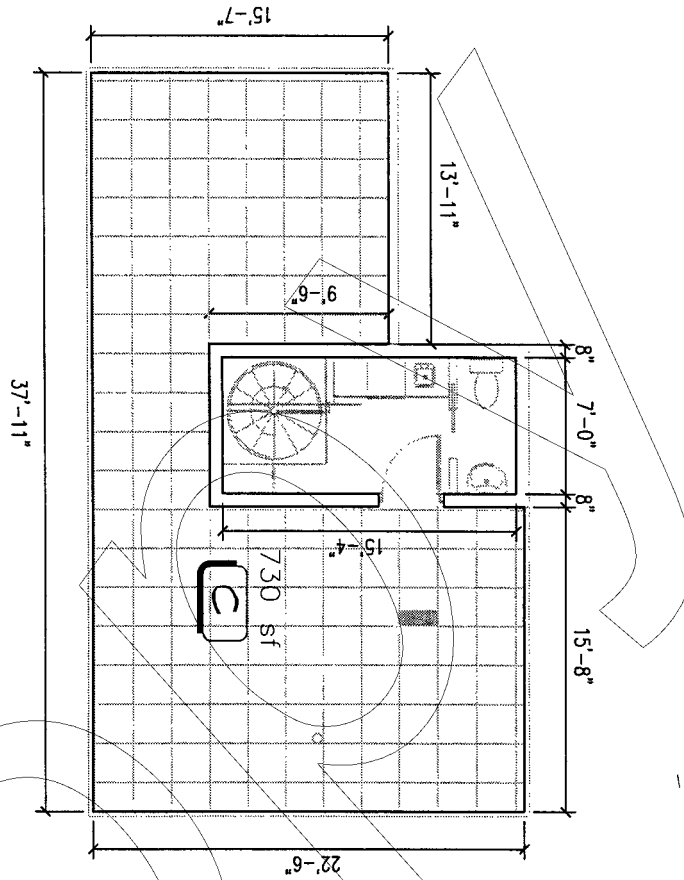
1st Floor = 2702 sf  
 Roof Deck = 730 sf  
 Total = 3432 sf

<div>SCALE: NTS</div> <div>DATE: 08/11/07</div> <div>DESIGN: FB8</div> <div>DRAWN: FEW</div> <div>CHECKED: MRL</div> <div>PROJECT NO: 6371-04-0095</div> <div>SHEET 11.0.C</div> <div>SHEET 175 of 182</div>	<div>FLOOR 35 ROOM C</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>	<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CHURCHILL WESTMINSTER PARTNERS</div>	<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 6969</div>	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised						
	REV.	DATE	DESCRIPTION																
	P.E.W.	09/14/04	Floor Plan																
	P.E.W.	05/16/05	Floor Plan totally revised																

These plans were developed for a 1/2" x 11" format and any reduction or increase in size will affect map scale.

NOTE:

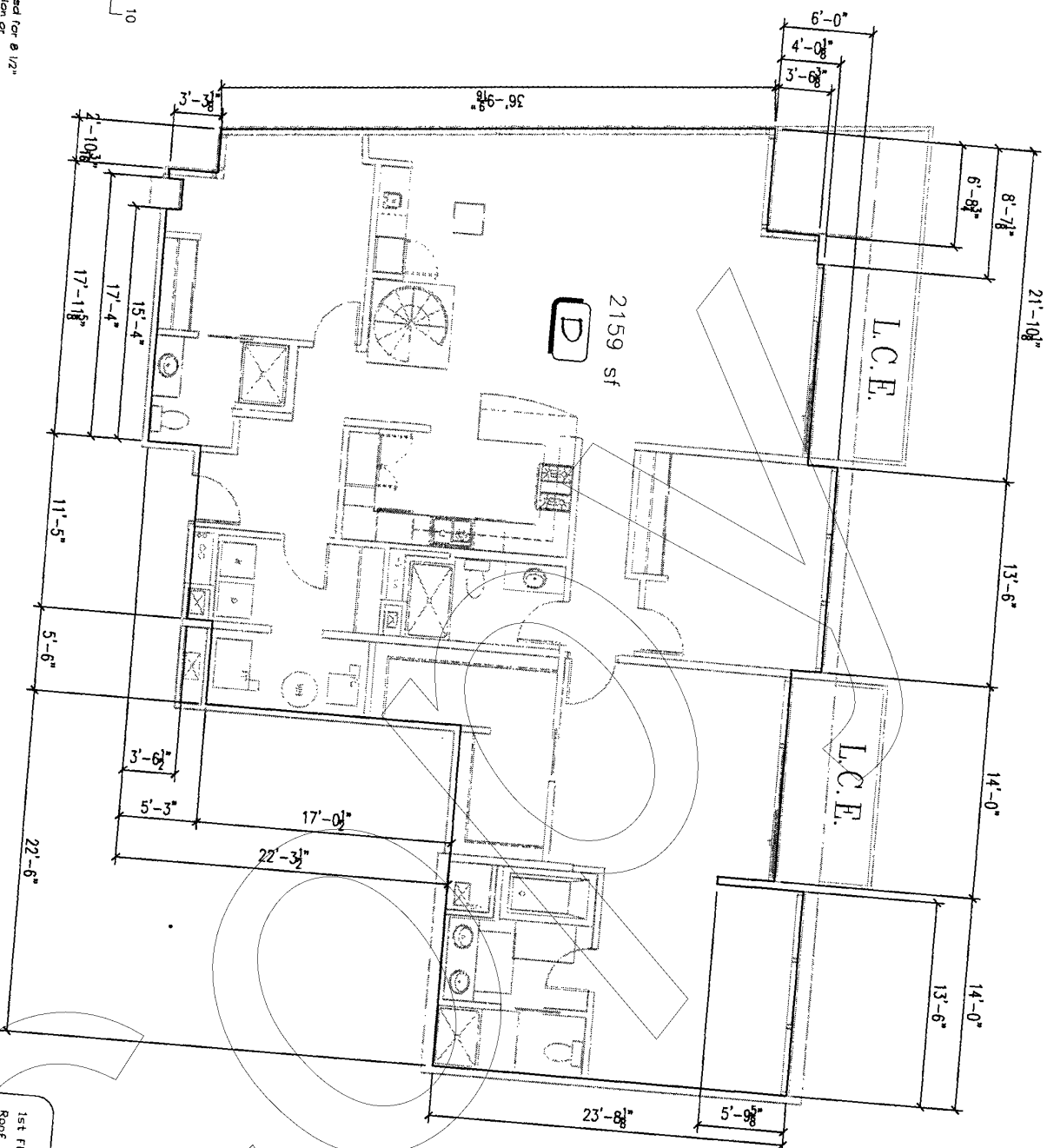
GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.



11.1.C SHEET 176 of 182		FLOOR 36 ROOM C (ROOF DECK) THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA		PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rosedale Ave. and Robinson Street Orlando, Florida Developed by: CELEBRITY WESTMINSTER PARTNERS		MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6869		REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised	
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NOTE:  
These plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

GRAPHIC SCALE  
( IN FEET )  
1 inch = 10 ft.

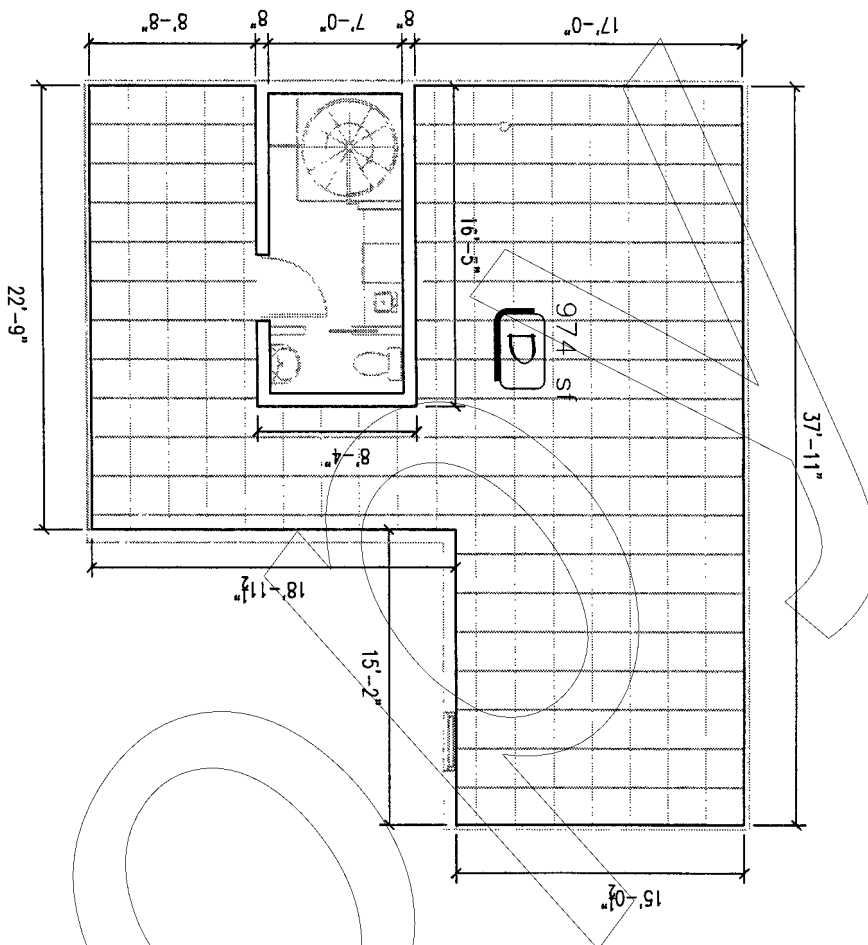
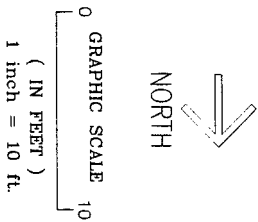



1st Floor = 2159 sf  
Roof Deck = 974 sf  
Total = 3133 sf

<b>FLOOR 35 ROOM D</b> <b>THE VUE AT LAKE EOLA CONDOMINIUMS</b> CITY OF ORLANDO, FLORIDA		PREPARED FOR <b>THE VUE AT LAKE EOLA</b> Located at the Corner of Rosalind Ave. and Robinson Street Orlando, Florida Developed by: <b>DEVELOPMENT WESTMANSTER PUGH</b>	<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. 16 85869	<table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>P.E.W.</td> <td>09/14/04</td> <td>Floor Plan</td> </tr> <tr> <td>P.E.W.</td> <td>05/16/05</td> <td>Floor Plan totally revised</td> </tr> </table>	REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised
REV.	DATE	DESCRIPTION											
P.E.W.	09/14/04	Floor Plan											
P.E.W.	05/16/05	Floor Plan totally revised											
SCALE: N.T.S. DATE: 08/28/07 DESIGNED: RRB DRAWN: FLW CHECKED: MJD SHEET NO: 6371-04-0095	SHEET <b>11.0.D</b> SHEET 17 of 182												



NOTE:  
These plans were developed for a 1/2" x 11/8" format and any reduction or increase in size will affect map scale.

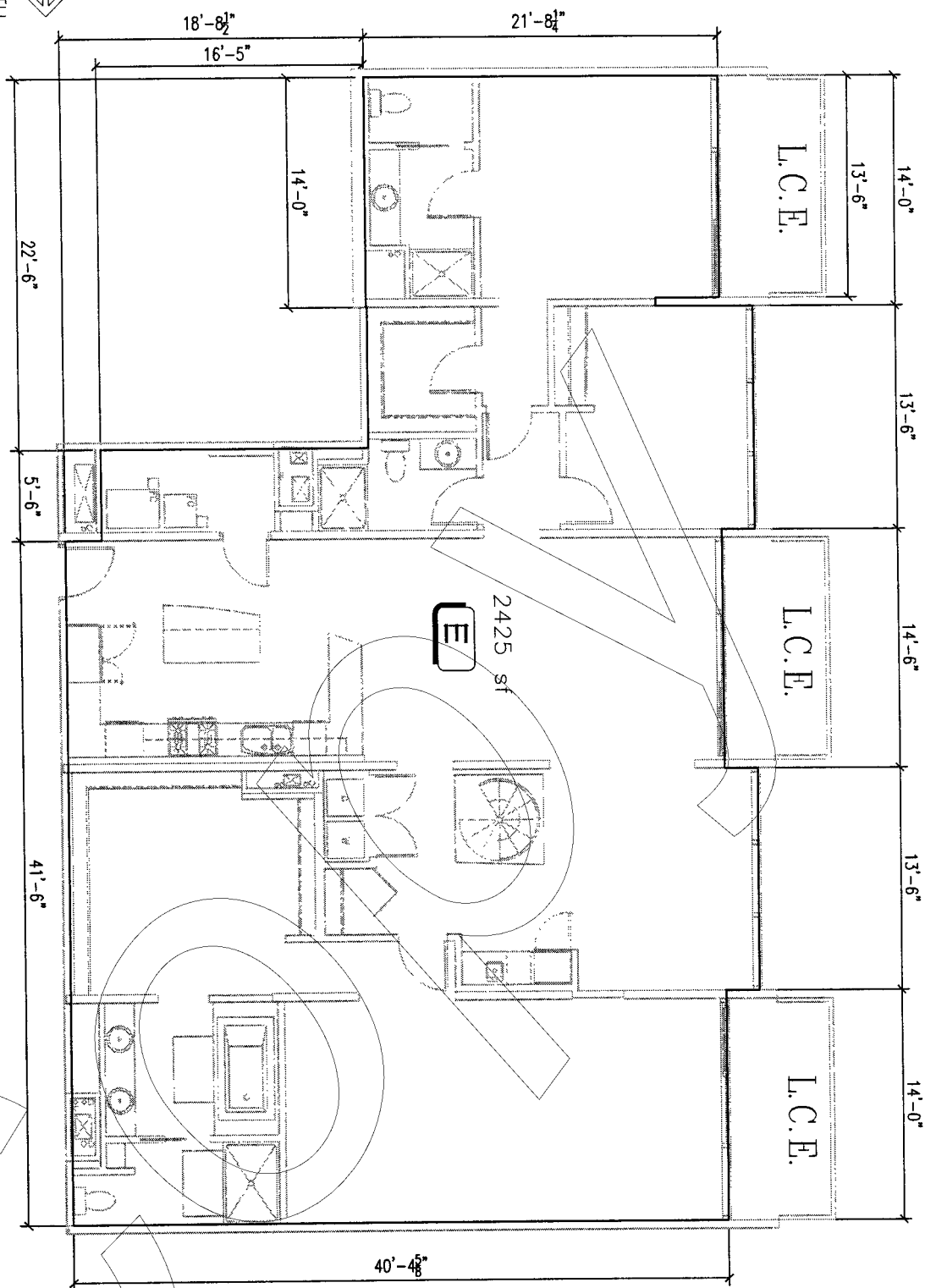


SCALE: NTS		FLOOR 36-ROOM-D (ROOF DECK)		PREPARED FOR				REV. DATE		DESCRIPTION	
DATE: 08/21/07		THE VUE AT LAKE EOLA		Located at the Center of:		4150 NORTH JOHN YOUNG PARKWAY		P.E.W. 09/14/04		Floor Plan	
DESIGN: FBB		CONDOMINIUMS		Roseland Ave. and Robinson Street		ORLANDO, FL 32804-2620		P.E.W. 05/16/05		Floor Plan totally revised	
DRAWN: FEW		CITY OF ORLANDO, FLORIDA		Orlando, Florida		Developed by:					
CHECKED: MRJ				CENTRIFUGAL WESTMINSTER PARTNERS		PHONE: (407) 522-7570 FAX: (407) 522-7576					
PROJECT NO. 6371-04-0095						Certificate of Authorization No. LB 6969					
SHEET 11.1.D											
SHEET 178 of 182											


these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

NOTE:

GRAPHIC SCALE  
0 10  
( IN FEET )  
1 inch = 10 ft.



1st Floor = 2425 sq ft  
Roof Deck = 878 sq ft  
Total = 3303 sq ft

<div>SCALE: NTS</div> <div>DATE: 08/31/07</div> <div>DESIGN: FBH</div> <div>DRAWN: FEW</div> <div>CHECKED: MRL</div> <div>PROJECT NO. 6371-04-0095</div> <div>SHEET 11 OF 18</div>		<div>FLOOR 35-ROOM E</div> <div>THE VUE AT LAKE EOLA CONDOMINIUMS</div> <div>CITY OF ORLANDO, FLORIDA</div>		<div>PREPARED FOR</div> <div>THE VUE AT LAKE EOLA</div> <div>Located at the Corner of: Rosenfeld Ave. and Robinson Street Orlando, Florida</div> <div>Developed by: CHURCH &amp; DWIGHT WESTMINSTER PARTNERS</div>		<div>MACTEC</div> <div>4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620</div> <div>PHONE: (407) 522-7570 FAX: (407) 522-7576</div> <div>Certificate of Authorization No. LB 6959</div>		<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>08/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td>P.E.W.</td><td>06/28/07</td><td>revised Unit E Floor Plan</td></tr></table>		REV.	DATE	DESCRIPTION	P.E.W.	08/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised	P.E.W.	06/28/07	revised Unit E Floor Plan
		REV.	DATE	DESCRIPTION																	
		P.E.W.	08/14/04	Floor Plan																	
		P.E.W.	05/16/05	Floor Plan totally revised																	
P.E.W.	06/28/07	revised Unit E Floor Plan																			

NOTE:  
these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

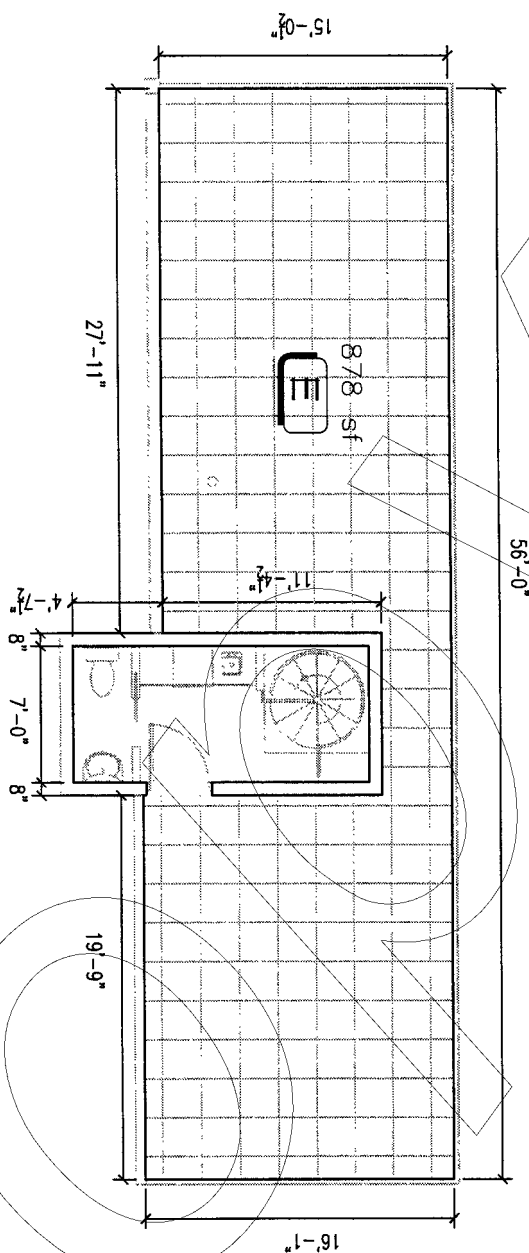
0


( IN FEET )

1 inch = 10 ft.

GRAPHIC SCALE 10

NORTH

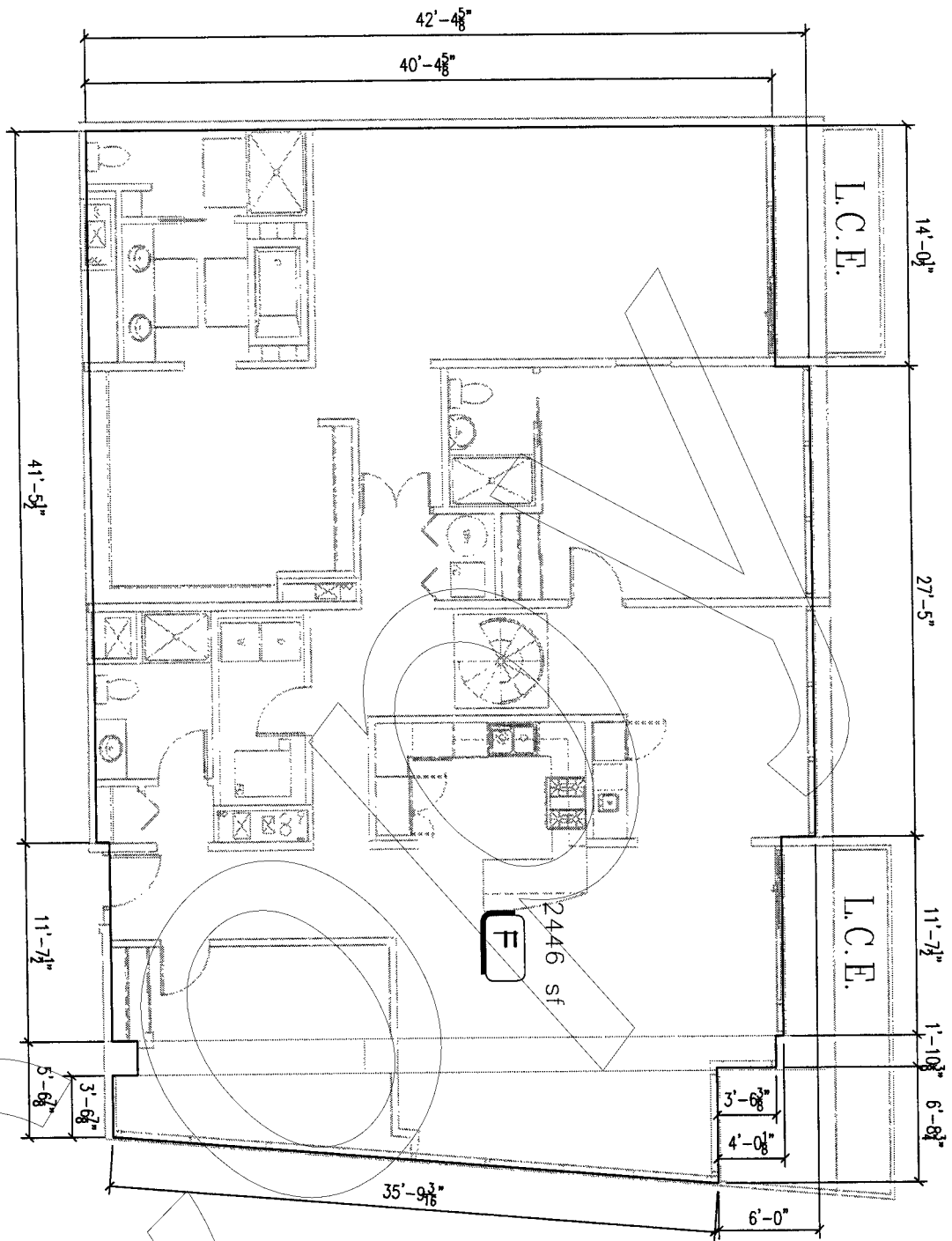
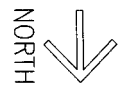


<div>SCALE: NIS DATE: 08/31/07 DESIGN: FBH DRAWN: PCW CHECKED: MBL PROJECT No. 6371-04-0095 SHEET 11.1 E SHEET 180 of 182</div>		<div>FLOOR 36-ROOM E (ROOF DECK) THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA</div>		<div>PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of: Rowland Ave. and Robinson Street Orlando, Florida Developed by: CHURCHILL WINDMILL RESORTS</div>		<div> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969</div>		<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>09/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		REV.	DATE	DESCRIPTION	P.E.W.	09/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
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NOTE:

GRAPHIC SCALE  
 0 10  
 ( IN FEET )  
 1 inch = 10 ft.



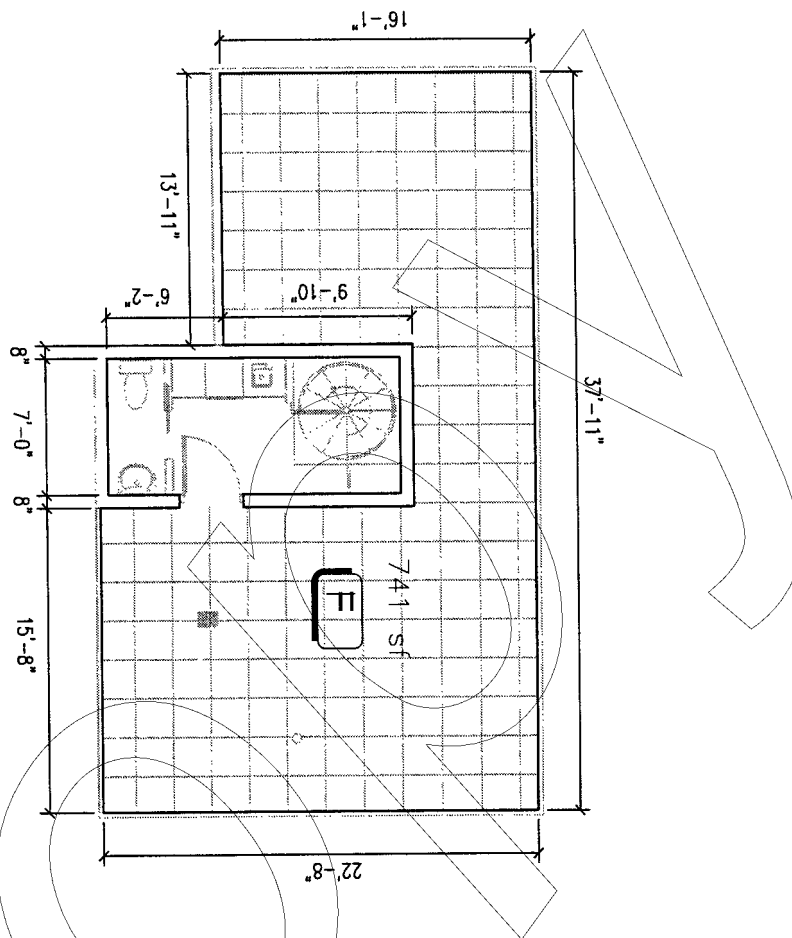
1st Floor = 2446 sf  
 Roof Deck = 741 sf  
 Total = 3187 sf


<b>PREPARED FOR</b> Located at the Corner of: Roseland Ave. and Robinson Street Orlando, Florida Developed by: <b>THE VUE AT LAKE EOLA</b>		<b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969		REV. DATE DESCRIPTION P.E.W. 09/14/04 Floor Plan P.E.W. 05/16/05 Floor Plan totally revised
SCALE: N.T.S. DATE: 08/31/07 DESIGN: FB8 DRAWN: FEW CHECKED: MRJ PROJECT NO. 6371-04-0095		SHEET <b>11.0.F</b> SHEET 181 of 182		

these plans were developed for 8 1/2" x 11" format and any reduction or increase in size will affect map scale.

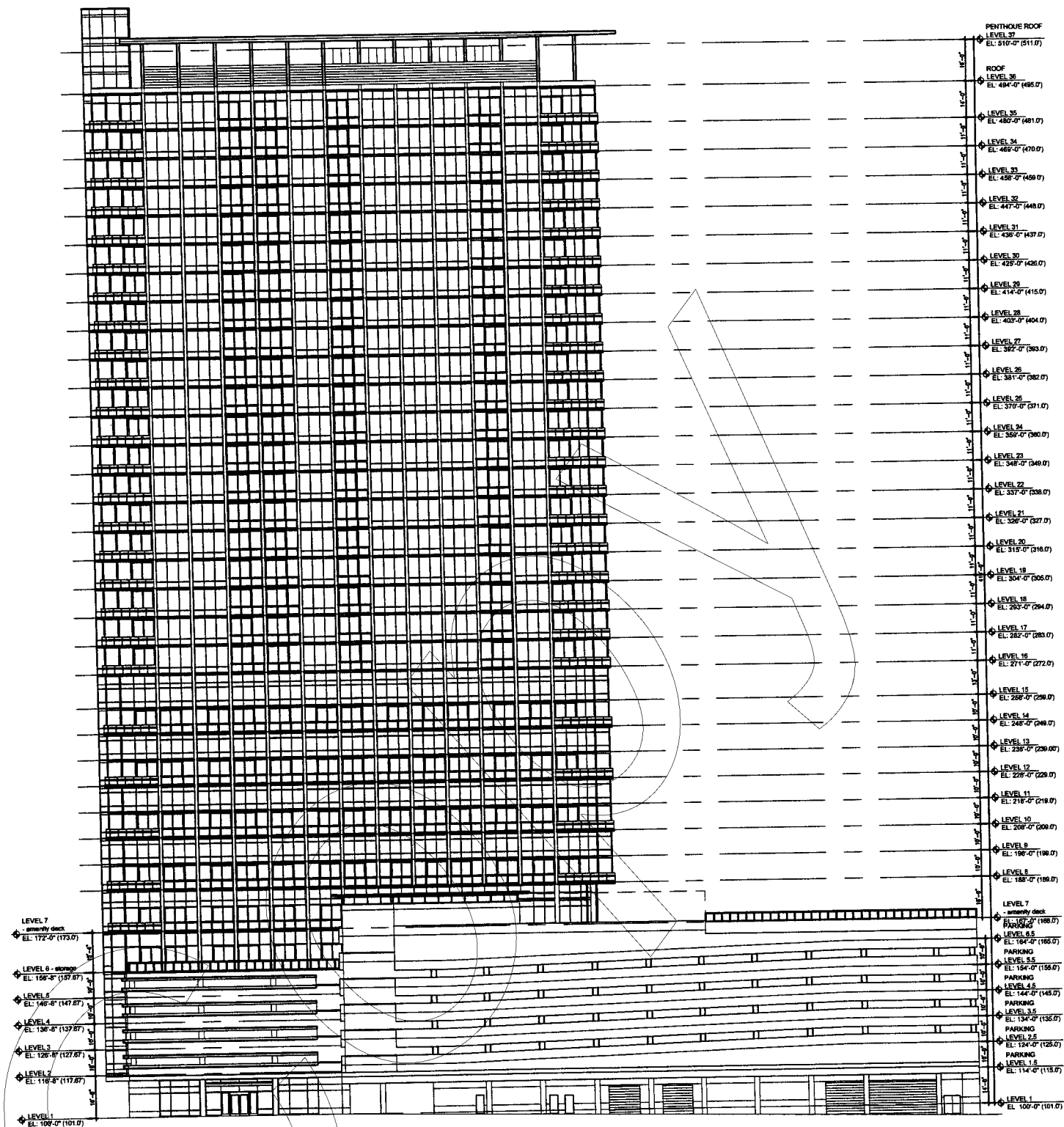
NOTE:

GRAPHIC SCALE 10  
( IN FEET )  
1 inch = 10 ft.



<div>SCALE: NTS DATE: 08/31/07 DESIGN: FBB DRAWN: FEW CHECKED: WJ PROJECT NO. 6371-04-0095 SHEET 11.1.F SHEET 182 of 182</div>		<div>FLOOR 36 ROOM F (ROOF DECK) THE VUE AT LAKE EOLA CONDOMINIUMS CITY OF ORLANDO, FLORIDA</div>		<div>PREPARED FOR Located at the Corner of: Rosalind Ave. and Robinson Street Orlando, Florida Developed by: CENTRAL WESTMINSTER PARTNERS THE VUE AT LAKE EOLA</div>		<div><b>MACTEC</b> 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969</div>		<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>P.E.W.</td><td>08/14/04</td><td>Floor Plan</td></tr><tr><td>P.E.W.</td><td>05/16/05</td><td>Floor Plan totally revised</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		REV.	DATE	DESCRIPTION	P.E.W.	08/14/04	Floor Plan	P.E.W.	05/16/05	Floor Plan totally revised									
REV.	DATE	DESCRIPTION																									
P.E.W.	08/14/04	Floor Plan																									
P.E.W.	05/16/05	Floor Plan totally revised																									





LEVEL 7  
EL. 172'-0" (173.0')

LEVEL 6 - storage  
EL. 160'-0" (161.0')

LEVEL 5  
EL. 149'-0" (150.0')

LEVEL 4  
EL. 138'-0" (139.0')

LEVEL 3  
EL. 127'-0" (128.0')

LEVEL 2  
EL. 116'-0" (117.0')

LEVEL 1  
EL. 105'-0" (106.0')

PENTHOUSE ROOF  
LEVEL 37  
EL. 510'-0" (511.0')

ROOF  
LEVEL 36  
EL. 494'-0" (495.0')

LEVEL 35  
EL. 480'-0" (481.0')

LEVEL 34  
EL. 466'-0" (467.0')

LEVEL 33  
EL. 452'-0" (453.0')

LEVEL 32  
EL. 447'-0" (448.0')

LEVEL 31  
EL. 436'-0" (437.0')

LEVEL 30  
EL. 425'-0" (426.0')

LEVEL 29  
EL. 414'-0" (415.0')

LEVEL 28  
EL. 403'-0" (404.0')

LEVEL 27  
EL. 392'-0" (393.0')

LEVEL 26  
EL. 381'-0" (382.0')

LEVEL 25  
EL. 370'-0" (371.0')

LEVEL 24  
EL. 359'-0" (360.0')

LEVEL 23  
EL. 348'-0" (349.0')

LEVEL 22  
EL. 337'-0" (338.0')

LEVEL 21  
EL. 326'-0" (327.0')

LEVEL 20  
EL. 315'-0" (316.0')

LEVEL 19  
EL. 304'-0" (305.0')

LEVEL 18  
EL. 293'-0" (294.0')

LEVEL 17  
EL. 282'-0" (283.0')

LEVEL 16  
EL. 271'-0" (272.0')

LEVEL 15  
EL. 260'-0" (261.0')

LEVEL 14  
EL. 249'-0" (250.0')

LEVEL 13  
EL. 238'-0" (239.0')

LEVEL 12  
EL. 227'-0" (228.0')

LEVEL 11  
EL. 216'-0" (217.0')

LEVEL 10  
EL. 205'-0" (206.0')

LEVEL 9  
EL. 194'-0" (195.0')

LEVEL 8  
EL. 183'-0" (184.0')

LEVEL 7  
EL. 172'-0" (173.0')

LEVEL 6 - storage  
EL. 160'-0" (161.0')

LEVEL 5  
EL. 149'-0" (150.0')

LEVEL 4  
EL. 138'-0" (139.0')

LEVEL 3  
EL. 127'-0" (128.0')

LEVEL 2  
EL. 116'-0" (117.0')

LEVEL 1  
EL. 105'-0" (106.0')

## LEGAL DESCRIPTION:

Lot 1, THE VUE AT LAKE EOLA, according to the plat thereof recorded in Plat Book 62 at Page 123 and 124 of the Public Records of Orange County, Florida.

### LEGEND:

PB = Plat Book  
PG = Page  
O.R. = Official Records  
N&D = Nail & Disk

R/W = Right-of-Way  
LB = Licensed Business  
JWG = JONES, WOOD and GENTRY  
(F) = Field  
(P) = Plat

### SURVEYOR'S NOTES:

- 1) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, EASEMENTS, RIGHT-OF-WAYS OR OTHER TITLE MATTERS BY THIS FIRM. THERE MAY BE ADDITIONAL MATTERS THAT AFFECT THESE LANDS.
- 2) BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM BASED ON THE NORTH LINE OF LOT 1 AS SHOWN ON THE PLAT OF "THE VUE AT LAKE EOLA", RECORDED IN PLAT BOOK 62, AT PAGE 123 & 124 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AS BEING S 89°46'55" E.
- 3) MINOR INTERIOR IMPROVEMENTS AND PERIMETER IMPROVEMENTS WERE NOT LOCATED.
- 4) UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS, BASEMENTS, AND UTILITIES, WERE NOT LOCATED.
- 5) THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE DIRECTION OF THE CLIENT.
- 6) THESE PLOT PLANS, FLOOR PLANS, DIMENSIONS AND UNIT AREAS HAVE BEEN COMPILED FROM ELECTRONIC DATA FURNISHED BY "FORUM STUDIO", AND WERE SUPPLEMENTED, WHEN SUBSTANTIALLY COMPLETE, BY FIELD SURVEYS AND MEASUREMENTS AS NECESSARY BY THIS FIRM. ALL DIMENSIONS AND AREAS ARE APPROXIMATE. ACTUAL FLOOR PLANS MAY VARY SLIGHTLY FROM THOSE SHOWN HEREON.
- 7) "COMMON ELEMENTS", SUCH AS, BUT NOT LIMITED TO, CONDUITS, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, IRRIGATIONAL SYSTEM, LIGHTING, ETC. HAVE NOT BEEN GRAPHICALLY ILLUSTRATED.
- 8) IMPROVEMENTS AND AREAS THAT ARE "COMMON ELEMENTS", LIMITED COMMON ELEMENTS", "UNIT BOUNDARIES" AND "EASEMENTS" ARE AS DEFINED IN THE DECLARATION OF CONDOMINIUM OF THE VUE AT LAKE EOLA, A CONDOMINIUM.
- 9) UNIT ELEVATIONS SHOWN OR NOTED HEREIN ARE BASED ON ELECTRONIC DATA FURNISHED BY "FORUM STUDIO". THE DATUM IS NOT KNOWN.
- 10) LAST DAY IN FIELD: AUGUST 30, 2007

### CERTIFICATION:

THE UNDERSIGNED, A SURVEYOR AND MAPPER DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES, SUBJECT TO THE INFORMATION SHOWN AND NOTED HEREON, THAT THE CONSTRUCTION OF THE IMPROVEMENTS, FROM THE 2nd FLOOR UP TO AND INCLUDING THE 34th FLOOR, IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL I.E., EXHIBIT "B" DRAWING 1.0 THROUGH 22.2 INCLUSIVE, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF THE VUE AT LAKE EOLA, A CONDOMINIUM PROPERTY, AS IT RELATES TO MATTERS OF SURVEY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. IMPROVEMENTS ON THE 1st AND 35th FLOORS AND ROOF TOP NOT YET SUBSTANTIALLY COMPLETE.

*Robert M. Jones*

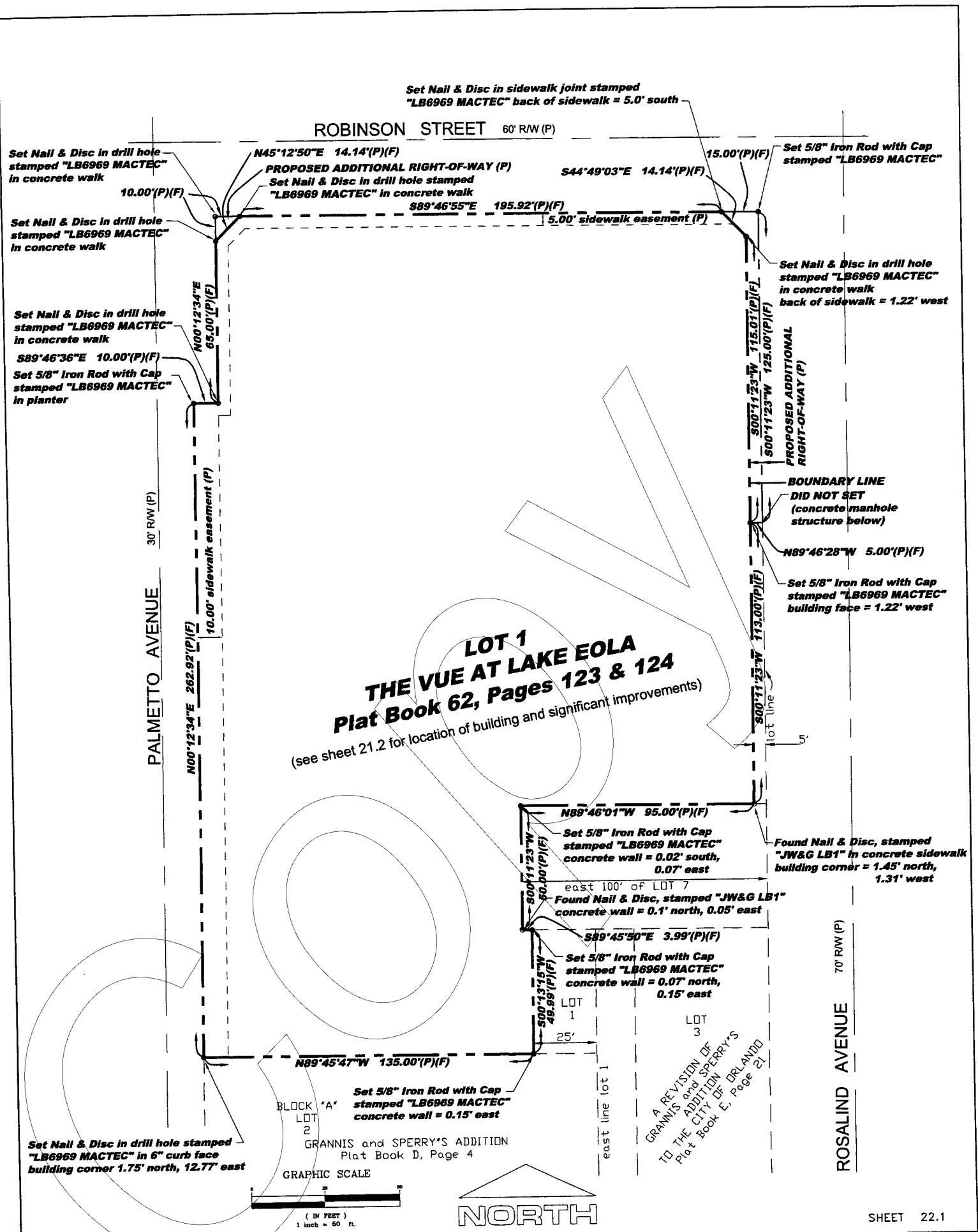
ROBERT M. JONES  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER: PLS 4201

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 22.0

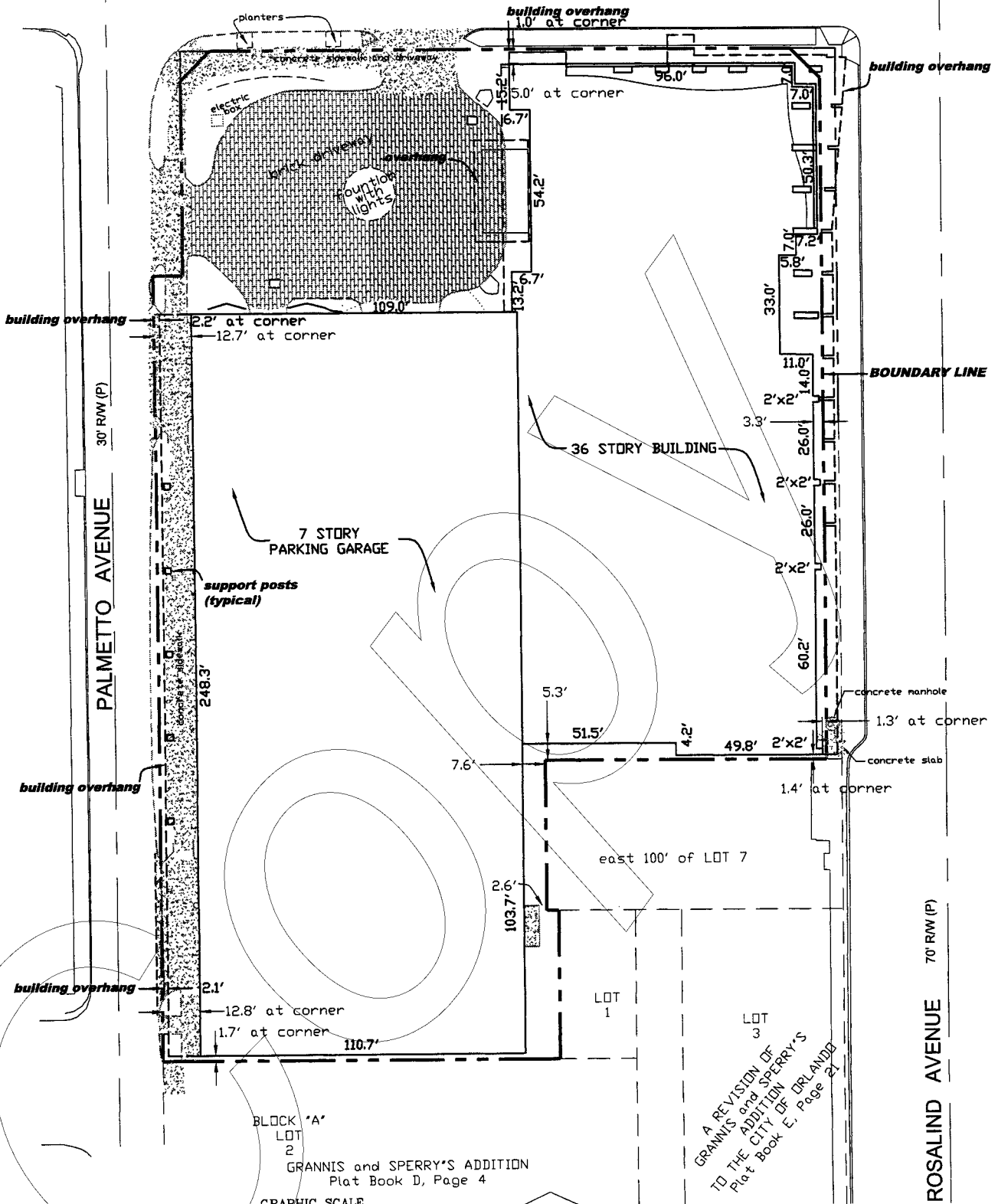
22.0 SHEET	PROJECT NO. 6371-04-0095	DATE: 08/21/07 DRAWN: JWG CHECKED: MJL	SCALE: BOUNDARY SURVEY and CERTIFICATION of THE VUE AT LAKE EOLA, A CONDOMINIUM CITY OF ORLANDO, ORANGE COUNTY, FLORIDA	EXHIBIT B BOUNDARY SURVEY and CERTIFICATION of THE VUE AT LAKE EOLA, A CONDOMINIUM CITY OF ORLANDO, ORANGE COUNTY, FLORIDA	PREPARED FOR THE VUE AT LAKE EOLA Located at the Corner of Roseland Ave. and Robinson Street Orlando, Florida Developed by CHURCHILL WESTMINSTER PARTNERS	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6969	REV.	DATE	DESCRIPTION





22.1	SHEET	6371-04-0095	CHECKED: MSJ	DRAWN: FEW	DESIGN: TBB	DATE: 08/31/07	SCALE:	EXHIBIT B BOUNDARY SURVEY and CERTIFICATION of THE VUE AT LAKE EOLA, A CONDOMINIUM CITY OF ORLANDO, ORANGE COUNTY, FLORIDA	PREPARED FOR Located at the Corner of Rosalind Ave. and Robinson Street Orlando, Florida THE VUE AT LAKE EOLA	MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6959	REV. DATE DESCRIPTION		

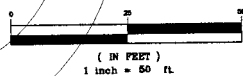
ROBINSON STREET 60' R/W (P)



BLOCK "A"  
LOT 2

GRANNIS and SPERRY'S ADDITION  
Plat Book D, Page 4

GRAPHIC SCALE



NORTH

ROSALIND AVENUE 70' R/W (P)

SHEET 22.2

22.2

PROJECT NO.  
6371-04-0095  
SHEET  
22.2

EXHIBIT B  
BOUNDARY SURVEY and CERTIFICATION  
of THE VUE AT LAKE EOLA,  
A CONDOMINIUM  
CITY OF ORLANDO,  
ORANGE COUNTY, FLORIDA

PREPARED FOR  
THE  
VUE  
AT LAKE EOLA  
CHURCHILL WEST INSURANCE PARTNERS

MACTEC  
4150 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804-2620  
PHONE: (407) 522-7570 FAX: (407) 522-7576  
Certificate of Authorization No. 1B 6959

REV.	DATE	DESCRIPTION

**Exhibit "C"**

**Articles of Incorporation of the Association**

COPY

0909507\101821\739481\6

**ARTICLES OF INCORPORATION  
FOR  
THE VUE AT LAKE EOLA  
CONDOMINIUM ASSOCIATION, INC.**

The undersigned incorporator for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida hereby accepts the following Articles of Incorporation.

**ARTICLE 1**

**NAME**

The name of the corporation shall be **THE VUE AT LAKE EOLA CONDOMINIUM ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "Association", these Articles of Incorporation as the "Articles", and the By-Laws of the Association as the "By-Laws".

**ARTICLE 2**

**OFFICE**

The principal office and mailing address of the Association shall be at 426 Central Avenue, Orlando, FL 32801 or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted by the Florida Condominium Act (Chapter 718, Florida Statutes) as it exists on the date hereof (the "Act").

**ARTICLE 3**

**PURPOSE**

The purpose for which the Association is organized is to provide an entity pursuant to the Act for the operation of that certain condominium located in Orange County, Florida and known as **THE VUE AT LAKE EOLA, A CONDOMINIUM** (the "Condominium")

**ARTICLE 4**

**DEFINITIONS**

The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration of Condominium to be recorded in the Public Records of Orange County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

## ARTICLE 5

### POWERS

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

- 5.1 General. The Association shall have all of the common law and statutory powers of a corporation not-for-profit under the laws of Florida, except as expressly limited or restricted by the terms of these Articles, the Declaration, the By-Laws or the Act.
- 5.2 Enumeration. The Association shall have all of the powers and duties set forth in the Act, except as limited by these Articles, the By-Laws and the Declaration (to the extent that they are not in conflict with the Act), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration and as more particularly described in the By-Laws, as they may be amended from time to time, including, but not limited to, the following:
- (a) To make and collect Assessments and other charges against members as Unit Owners (whether or not such sums are due and payable to the Association), and to use the proceeds thereof in the exercise of its powers and duties, including the collection of adequate Assessments to pay for the costs of maintenance and operation of the Surface Water or Stormwater Management System.
  - (b) To buy, accept, own, operate lease, sell trade and mortgage both real and personal property in accordance with the provisions of the Declaration.
  - (c) To maintain, repair, replace, reconstruct, add to and operate the Condominium Property and/or Association Property and other property acquired or leased by the Association.
  - (d) To purchase insurance upon the Condominium Property and Association Property and insurance for the protection of the Association, its officers, directors and Unit Owners.
  - (e) To make, amend and enforce reasonable rules and regulations for the maintenance, conservation and use of the Condominium Property and Association Property and for the health, comfort, safety and welfare of the Unit Owners.
  - (f) To approve or disapprove the transfer, ownership and possession of Units as may be provided by the Declaration.
  - (g) To enforce by legal means the provisions of the Act, the Declaration, these Articles, the By-Laws, and the rules and regulations for the use of the Condominium Property and Association Property, subject, however, to the limitation regarding assessing Units owned by the Developer for fees and

expenses relating in any way to claims or potential claims against the Developer as set forth in the Declaration and/or By-Laws.

- (h) To contract for the management and maintenance of the Condominium Property and/or Association Property and to authorize a management agent (which may or may not be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements and Association Property with such funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.
- (i) To employ personnel to perform the services required for the proper operation of the Condominium and the Association Property.
- (j) To execute all documents or consents, on behalf of the Unit Owners (and their mortgagees), required by all governmental and/or quasi-governmental agencies in connection with land use and development matters (including, without limitation, plats, waivers of plat, unities of title, covenants in lieu thereof, etc.), and in that regard, each Owner by acceptance of the deed to such Owner's Unit, appoints and designates the Board of Directors of the Association as such Owner's agent and attorney-in-fact to execute, any and all such documents or consents.
- (k) To operate, maintain and manage the Surface Water or Stormwater Management System in a manner consistent with the St. Johns River Water Management District permit no. 42-095-95413-1 requirement and applicable District rules, and shall assist in the enforcement of the Declaration as it relates to the Surface Water or Stormwater Management System.

5.3 Association Property. All funds and the title to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the members in accordance with the provisions of the Declaration, these Articles and the By-Laws.

5.4 Distribution of Income; Dissolution. The Association shall not pay a dividend to its members and shall make no distribution of income to its members, directors or officers, and upon dissolution, all assets of the Association shall be transferred only to another non-profit corporation or a public agency or as otherwise authorized by the Florida Not For Profit Corporation Act (Chapter 617, Florida Statutes). In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface

Water or Stormwater Management System shall be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

- 5.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration, the By-Laws and the Act, provided that in the event of conflict, the provisions of the Act shall control over those of the Declaration and By-Laws.

## **ARTICLE 6**

### **MEMBERS**

- 6.1 Membership. The members of the Association shall consist of all of the record title owners of Units in the Condominium from time to time, and after termination of the Condominium, shall also consist of those who were members at the time of such termination, and their successors and assigns.
- 6.2 Assignment. 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 the Unit for which that share is held.
- 6.3 Voting. On all matters upon which the membership shall be entitled to Vote, there shall be only one vote for each Unit. All votes shall be exercised or cast in the manner provided by the Declaration and By-Laws. Any person or entity owning more than one Unit shall be entitled to cast the aggregate number of votes attributable to all Units owned.
- 6.4 Meetings. The By-Laws shall provide for an annual meeting of members and may make provision for regular and special meetings of members other than the annual meeting.

## **ARTICLE 7**

### **TERM OF EXISTENCE**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State of the State of Florida. The Association shall have perpetual existence.

## **ARTICLE 8**

### **INCORPORATOR**

The name and address of the Incorporator of this Corporation is:

NAMEADDRESS

Erik Moskowitz

The Vue at Lake Eola  
426 Central Avenue  
Orlando, FL 32801

ARTICLE 9DIRECTORS

- 9.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors determined in the manner provided by the By-Laws, but which shall consist of not less than three (3) directors. Directors need not be members of the Association.
- 9.2 Duties and Powers. All of the duties and Powers of the Association existing under the Act, the Declaration, these Articles and the By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners when such approval is specifically required.
- 9.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by and subject to the qualifications set forth in the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.
- 9.4 Term of Developer's Directors. The Developer of the Condominium shall appoint the members of the first Board of Directors and their replacements who shall hold office for the periods described in the By-Laws.
- 9.5 First Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have taken office, as provided in the By-Laws, are as follows:

NAMEADDRESS

Erik Moskowitz

The Vue at Lake Eola  
426 Central Avenue  
Orlando, FL 32801

Michael Murray

The Vue at Lake Eola  
426 Central Avenue  
Orlando, FL 32801

Charles Johanns

The Vue at Lake Eola  
426 Central Avenue  
Orlando, FL 32801



- 9.6 Standards. A director shall discharge his duties as a director, including any duties as a member of a Committee, in good faith; with the care an ordinary prudent person in a like position would exercise under similar circumstances; and in a manner reasonably believed to be in the best interests of the Association. Unless a director has knowledge concerning a matter in question that makes reliance unwarranted, a director in discharging his duties, may rely on information, opinions, reports or statements, including financial statements and other data, if prepared or presented by one or more officers or employees of the Association whom the director reasonably believes to be reasonable and competent in the manners presented; legal counsel, public accountants or other persons as to matters the director reasonably believes are within such person's professional or expert competence; or a Committee of which the director is not a member if the director reasonably believes the Committee merits confidence. A director is not liable for any action taken as a director, or any failure to take action, if he performed the duties of his office in compliance with the foregoing standards.

## ARTICLE 10

### OFFICERS

The affairs of the Association shall be administered by the officers holding the offices designated in the By-Laws. The officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The By-Laws may provide for the removal from office of officers, for filling vacancies and for the duties and qualifications of the officers. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President:

Erik Moskowitz  
The Vue at Lake Eola  
426 Central Ave.  
Orlando, FL 32801

Vice President:

Charles Johanns  
The Vue at Lake Eola  
426 Central Ave.  
Orlando, FL 32801

Secretary; Treasurer:

Michael Murray  
The Vue at Lake Eola  
426 Central Ave.  
Orlando, FL 32801

## ARTICLE 11

### INDEMNIFICATION

- 11.1 Indemnitees. The Association shall indemnify any person who was or is a party to any proceeding (other than an action by, or on behalf of, the Association) by reason of the fact that he is or was a director, officer committee member, employee or agent (each, an "Indemnitee") of the Association, against liability incurred in connection with such proceeding, including any appeal thereof, if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any proceeding by judgment, order, settlement, or conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interests of the Association or, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.
- 11.2 Indemnification. The Association shall indemnify any person who was or is a party to any proceeding by or in the right of the Association to procure a judgment in its favor by reason of the fact that he is or was a director, officer, committee member, employee, or agent of the Association against expenses and amounts paid in settlement not exceeding, in the judgment of the Board of Directors, the estimated expense of litigating the proceeding to conclusion, actually and reasonably incurred in connection with the defense or settlement of such proceeding, including any appeal thereof. Such indemnification shall be authorized if such person acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association.
- 11.3 Indemnification for Expenses. To the extent that a director, officer, committee member, employee, or agent of the Association has been successful on the merits or otherwise in defense of any proceeding referred to in subsection 11.1 or 11.2, or in defense of any claim, issue, or matter thereon, he shall be indemnified against expenses actually and reasonably incurred by him in connection therewith.
- 11.4 Determination of Applicability. Any indemnification under subsection 11.1 or subsection 11.2, unless pursuant to a determination by a court, shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, committee member, employee, or agent is proper under the circumstances because he has met the applicable standard of conduct set forth in subsection 11.1 or subsection 11.2. Such determination shall be made:
- (a) by the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such proceeding;

- (b) if such a quorum is not obtainable or, even if obtainable, by majority vote of a Committee duly designated by the Board of Directors (in which directors who are parties may participate) consisting solely of two or more directors not at the time parties to the proceeding;
- (c) by independent legal counsel:
  - 1. selected by the Board of Directors prescribed in paragraph (a) or the committee prescribed in paragraph (b), or
  - 2. if a quorum of the directors cannot be obtained for paragraph (a) and the Committee cannot be designated under paragraph (b), selected by majority vote of the full Board of Directors (in which directors who are parties may participate); or
- (d) By a majority of the voting interests of the members of the Association who were not parties to such proceeding.

11.5 Determination Regarding Expenses. Evaluation of the reasonableness of expenses and authorization of indemnification shall be made in the same manner as the determination that indemnification is permissible. However, if the determination of permissibility is made by independent legal counsel, persons specified by paragraph 11.4(c) shall evaluate the reasonableness of expenses and may authorize indemnification.

11.6 Advancing Expenses. Expenses incurred by an officer or director in defending a civil or criminal proceeding may be paid by the Association in advance of that final disposition of such proceeding upon receipt of an undertaking by or on behalf of such director or officer to repay such amount that is ultimately found not to be entitled to indemnification by the Association pursuant to this section. Expenses incurred by other employees and agents may be paid in advance upon such terms or conditions that the Board of Directors deems appropriate.

11.7 Exclusivity Exclusions. The indemnification and advancement of expenses provided pursuant to this section are not exclusive, and the Association may make any other or further indemnification or advancement of expenses to any of its directors, officers, committee members, employees, or agents, under any bylaw, agreement, vote of shareholders or disinterested directors, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office. However indemnification or advancement of expenses shall not be made to or on behalf of any director, officer, employee, or agent if a judgment or other final adjudication establishes that his actions, or omissions to act were material to the cause of action so adjudicated and constitute:

- (a) a violation of criminal law, unless the director, officer, employee or agent had reasonable cause to believe his conduct was lawful or had no reasonable cause to believe his conduct was unlawful,

- (b) a transaction from which the director, officer, committee member, employee, or agent derived an improper personal benefit, or
  - (c) willful misconduct or a conscious disregard for the best interests of the Association in a proceeding by or in the right of the Association to procure a judgment in its favor or in a proceeding by or in the right of the members of the Association.
- 11.8 Continuing Effect. Indemnification and advancement of expenses as provided in this section shall continue as, unless otherwise provided when authorized or ratified, to a person who has ceased to be a director, officer, committee member, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person, unless otherwise provided when authorized or ratified.
- 11.9 Application to Court. Notwithstanding the failure of the Association to provide indemnification, and despite any contrary determination of the Board or of the members in the specific case, a director, officer, committee member, employee, or agent of the Association who is or was a party to a proceeding may apply for indemnification or advancement of expenses, or both, to the court conducting the proceeding, to the circuit court, or to another court of competent jurisdiction. On receipt of an application, the court, after giving any notice that it considers necessary, may order indemnification and advancement of expenses, including expenses incurred in seeking court-ordered indemnification or advancement of expenses, if it determines that:
- (a) the director, officer, committee member, employee, or agent is entitled to mandatory indemnification under subsection 11.3, in which case the court shall also order the Association to pay the director reasonable expenses incurred in obtaining court-ordered indemnification or advancement of expenses;
  - (b) the director, officer, committee member, employee or agent is entitled to indemnification or advancement of expenses or both, by virtue of the exercise by the Association of its power pursuant to subsection 11.7; or
  - (c) the director, officer, committee member, employee or agent is fairly and reasonably entitled to indemnification or advancement of expenses, or both, in view of all the relevant circumstances regardless of whether such person met the standard of conduct set forth in subsection 11.1, subsection 11.2, or subsection 11.7 unless (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or acted in a manner he reasonably believed to be not in, or opposed to, the best interest of the Association and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further specifically determines that indemnification should be

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denied. The termination of any proceeding by judgment order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he reasonably believed to be not in, or opposed to, the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

- 11.10 Definitions. For purposes of this Article 11, the term “expenses” shall be deemed to include attorneys’ fees, including those for any appeals; the term “liability” shall be deemed to include obligations to pay a judgment, settlement, penalty, fine, and expenses actually and reasonably incurred with respect to a proceeding; the term “proceeding” shall be deemed to include any threatened, pending, or completed action, suit, or other type of proceeding, whether civil, criminal, administrative or investigative, and whether formal or informal; the term “agent” shall be deemed to include a volunteer; the term “serving at the request of the Association” shall be deemed to include any service as a director, officer, committee member, employee or agent of the Association that imposes duties on such persons.
- 11.11 Amendment. Anything to the contrary herein notwithstanding, no amendment to the provisions of this Article 11 shall be applicable as to any party eligible for indemnification hereunder who has not given his prior written consent to such amendment.

## ARTICLE 12

### 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 in the By-Laws and the Declaration.

## ARTICLE 13

### AMENDMENTS

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

- 13.1 Notice. Notice of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered and shall be otherwise given in the time and manner provided in Chapter 617, Florida Statutes. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.
- 13.2 Adoption. Amendments shall be proposed and adopted in the manner provided in Chapter 617, Florida Statutes and in the Act (the latter to control over the former to the extent provided for in the Act).

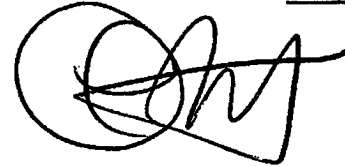
- 13.3 Developer Amendments. To the extent lawful, the Developer may amend these Articles in accordance with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone.
- 13.4 Proviso. No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to the Developer and/or Institutional First Mortgagees, unless the Developer and/or the Institutional First Mortgagees, as applicable, join in any such amendment. No amendment shall be made that is in conflict with the By-laws or the Declaration. No amendment to this Section 13.4 shall be valid.
- 13.5 Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the public records of Orange County, Florida with an identification on the first page thereof of the book and page of said public records where the Declaration was recorded which contains, as an exhibit, the initial recording of these Articles.

#### **ARTICLE 14**

##### **INITIAL REGISTERED OFFICE: ADDRESS AND NAME OF REGISTERED AGENT**

The initial registered office of this corporation shall be at 426 Central Avenue, Orlando, FL 32801, with the privilege of having its office and branch offices at other places within or without the State of Florida. The initial registered agent at that address shall be Erik Moskowitz.

IN WITNESS WHEREOF, the Incorporator has executed these Articles on August 9,  
2007.



Erik Moskowitz

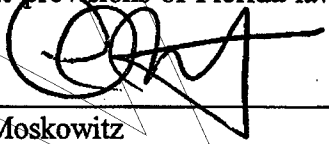
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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.**

In compliance with the laws of Florida, the following is submitted

**THE VUE AT LAKE EOLA CONDOMINIUM ASSOCIATION, INC.**, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing articles of incorporation in the County of Orange, State of Florida, the Association named in the said articles has named Erik Moskowitz, located at The Vue at Lake Eola, 426 Central Avenue, Orlando, FL 32801, as its statutory registered agent.

Having been named the statutory agent of said Association at the place designated in this certificate, I am familiar with the obligations of that position, and hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

  
Erik Moskowitz  
Registered Agent

Dated: 8/9/07

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**Exhibit “D”**

**By-Laws of the Association**

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**BY-LAWS  
OF  
THE VUE AT LAKE EOLA  
CONDOMINIUM ASSOCIATION, INC.**

A corporation not for profit organized  
under the laws of the State of Florida

1. Identity. These are the By-Laws of THE VUE AT LAKE EOLA CONDOMINIUM ASSOCIATION, INC. (the "Association"), a corporation not for profit incorporated under the laws of the State of Florida, and organized for the purposes set forth in its Articles of Incorporation.
  - 1.1. Fiscal Year. The fiscal year of the Association shall be the twelve month period commencing January 1st and terminating December 31st of each year.
  - 1.2. Seal. The seal of the Association shall bear the name of the corporation, the word "Florida", the words "Corporation Not for Profit", and the year of incorporation.
2. Definitions. For convenience, these By-Laws shall be referred to as the "By-Laws" and the Articles of Incorporation of the Association as the "Articles". The other terms used in these By-Laws shall have the same definitions and meanings as those set forth in the Declaration of The Vue at Lake Eola, unless herein provided to the contrary, or unless the context otherwise requires.
3. Members.
  - 3.1. Annual Meeting. The annual members' meeting shall be held on the date, at the place and at the time determined by the Board of Directors from time to time, provided that there shall be an annual meeting every calendar year and, to the extent possible, no later than thirteen (13) months after the last preceding annual meeting. The purpose of the meeting shall be, except as provided herein to the contrary, to elect Directors, and to transact any other business authorized to be transacted by the members, or as stated in the notice of the meeting sent to Unit Owners in advance thereof. Unless changed by the Board of Directors, the first annual meeting shall be held in the month of November following the year in which the Declaration is filed.
  - 3.2. Special Meetings. Special members' meetings shall be held at such places as provided herein for annual meetings, and may be called by the President or by a majority of the Board of Directors of the Association, and must be called by the President or Secretary upon receipt of a written petition from a majority of the members of the Association. Such petition shall state the purpose(s) of the meeting. The business conducted at a special meeting shall be limited to that stated in the notice of the meeting. Special meetings may also be called by Unit Owners in the manner provided for in the Act. Notwithstanding the foregoing: (i) as to special meetings regarding the adoption of the Condominium's estimated operating budget, reference should be made to Section 10.1 of these By-Laws,

and (ii) as to special meetings regarding recall of Board members, reference should be made to Section 4.3 of these By-Laws.

- 3.3. Participation by Unit Owners. Subject to the following and such further reasonable restrictions as may be adopted from time to time by the Board, Unit Owners shall have the right to speak at the annual and special meetings of the Unit Owners, committee meetings and Board meetings with reference to all designated agenda items. A Unit Owner does not have the right to speak with respect to items not specifically designated on the agenda, provided, however, that the Board may permit an Owner to speak on such items in its discretion. Every Unit Owner who desires to speak at a meeting, may do so, provided that the Unit Owner has filed a written request with the Secretary of the Association not less than 24 hours prior to the scheduled time for commencement of the meeting unless waived by the chairman of the meeting (which may be done in the chairman's sole and absolute discretion and without being deemed to constitute a waiver as to any other subsequent speakers), all Unit Owners speaking at a meeting shall be limited to a maximum of three (3) minutes per speaker. The Association may also adopt other reasonable rules governing the frequency, duration and manner of Unit Owner statements. Any Unit Owner may tape record or videotape a meeting, subject to the following and such further reasonable restrictions as may be adopted from time to time by the Board:

- (a) the only audio and video equipment and devices which Unit Owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions;
- (b) audio and video equipment shall be assembled and placed in position in advance of the commencement of the meeting;
- (c) anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording, and
- (d) at least 48 hours prior written notice shall be given to the Secretary of the Association by any Unit Owner desiring to make an audio or video taping of the meeting.

- 3.4. Notice of Meeting, Waiver of Notice. Notice of a meeting of members (annual or special), stating the time and place and the purpose(s) for which the meeting is called, shall be given by the President or Secretary. A copy of the notice shall be posted at a conspicuous place on the Condominium Property at least fourteen (14) continuous days prior to the annual meeting. No such posting is required in connection with special meetings of the membership, unless required by applicable law. The Board shall adopt by rule, and give notice to Unit Owners of, a specific location on the Condominium Property upon which all notices of members' meetings shall be posted. The notice of the annual meeting shall also be hand delivered or sent by regular mail to each Unit Owner, unless the Unit Owner waives in writing the right to receive notice of the annual meeting by mail.

The delivery or mailing shall be to the address of the member as it appears on the roster of members. Where a Unit is owned by more than one person, the Association shall provide notice, for meetings and all other purposes, to that one address initially identified for that purpose by the Developer and thereafter as one or more of the Owners of the Unit shall so advise the Association in writing, or if no address is given or if the Owners disagree, notice shall be sent to the address for the Owner as set forth on the deed of the Unit. The posting and mailing of the notice for either special or annual meetings, which notice must include an agenda, shall be mailed or delivered to each Unit Owner not less than fourteen (14) days prior to the date of the meeting and shall be posted in a conspicuous place in the Condominium Property or Association Property at least fourteen (14) continuous days preceding the meeting.

Notice of specific meetings may be waived before or after the meeting and the attendance of any member (or person authorized to vote for such member), either in person or by proxy, shall constitute such member's waiver of notice of such meeting, and waiver of any and all objections to the place of the meeting, the time of the meeting or the manner in which it has been called or convened, except when his (or his authorized representative's) attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

An officer of the Association, or the manager or other person providing notice of the meeting shall provide an affidavit or United States Postal Service certificate of mailing, to be included in the official records of the Association, affirming that notices of meetings were posted and mailed or hand delivered in accordance with this Section and Section 718.112(2)(d) of the Act, to each Unit Owner at the appropriate address for such Unit Owner. No other proof of notice of a meeting shall be required.

3.5. Quorum. A quorum at members' meetings shall be attained by the presence, either in person or by proxy (limited or general), of persons entitled to cast in excess of 33 1/3% of the votes of members entitled to vote at the subject meeting.

3.6. Voting.

(a) Number of Votes. Except as provided in Section 3.11 hereof, in any meeting of members, the Owners shall be entitled to cast one vote for each Unit owned. The vote of a Unit shall not be divisible.

(b) Majority Vote. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Unit Owners for all purposes, except where otherwise provided by law, the Declaration, the Articles or these By-Laws. As used in these By-Laws, the Articles or the Declaration, the terms "majority of the Unit Owners" and "majority of the members" shall mean a majority of the votes entitled to be cast by the members and not a

majority of the members themselves and shall further mean more than fifty percent (50%) of the then total authorized votes present in person or by proxy and voting at any meeting of the Unit Owners at which a quorum shall have been attained. Similarly, if some greater percentage of members is required herein or in the Declaration or Articles, it shall mean such greater percentage of the votes of members and not of the members themselves. Notwithstanding the above, in connection with any action brought by the Unit Owners or the Association with respect to Leasing of Units, a vote of ninety percent (90%) of all Unit Owners (and not 90% of votes eligible to be cast on such matter) is required, which vote must occur at a duly called meeting of the members. Notwithstanding the above, in connection with any action or litigation brought by the Unit Owners or the Association against the Developer, a ninety percent (90%) vote of all Unit Owners is required, which vote must occur at a duly called meeting of the members.

- (c) Voting Member. If a Unit is owned by one person, that person's right to vote shall be established by the roster of members. If a Unit is owned by more than one person (including husbands and wives), the vote may be cast by any Owner of the Unit; provided, however, that in the event a dispute arises between the Owners as to how the vote for Unit shall be cast, or in the event the Owners are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to cast the vote for the Unit on the matter being voted upon at that meeting, but their presence shall be counted for purposes of determining the existence of a quorum. For purposes of this paragraph, the principals or partners of any entity (other than a corporation) owning a Unit shall be deemed Owners of the Unit, and the directors and officers of a corporation owning a Unit shall be deemed Owners of the Unit. If any Owner of a Unit appears at any meeting by proxy, and another co-owner appears in person, the vote for the Unit shall be cast by the Owner appearing in person, and the proxy shall be deemed revoked.

- 3.7. Proxies. Votes to be cast at meetings of the Association membership may be cast in person or by proxy. Except as specifically provided herein, Unit Owners may not vote by general proxy, but may vote by limited proxies substantially conforming to the limited proxy form approved by the Division. Limited proxies shall be permitted for votes taken to waive or reduce reserves, waive financial statements, amend the Declaration, Articles or these By-Laws, or for any other matter requiring or permitting a vote of Unit Owners. No proxy, limited or general, shall be used in the election of Board members. General proxies may be used for other matters for which limited proxies are not required and may also be used in voting for non-substantive changes to items for which a limited proxy is required and given. A proxy may be made by any person entitled to vote, but shall only be valid for the specific meeting for which originally given and any lawfully adjointed meetings thereof. In no event shall any proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it

was given. Every proxy shall be revocable at any time at the pleasure of the person executing it. A proxy must be in writing, signed by the person authorized to cast the vote for the Unit (as above described), name the person(s) voting by proxy and the person authorized to vote for such person(s) and shall be filed with the Secretary before the appointed time of the meeting, or before the time to which the meeting is adjourned. Each proxy shall contain the date, time and place of the meeting for which it is given and, if a limited proxy, shall set forth the matters on which the proxy holder may vote and the manner in which the vote is to be cast. The proxy form must conform to any requirements of the Condominium Act and applicable administrative rules as amended from time to time. There shall be no limitation on the number of proxies which may be held by any person (including a designee of the Developer). If a proxy expressly provides, any proxy holder may appoint, in writing, a substitute to act in its place. If such provision is not made, substitution is not permitted.

- 3.8. Adjourned Meeting. If any proposed meeting cannot be organized because a quorum has not been attained, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, provided notice of the newly scheduled meeting is given in the manner required for the giving of notice of a meeting. Except as provided in Section 3.7 hereof, any proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meeting thereof. However, in no event shall any proxy be valid for more than ninety (90) days from the date of the original meeting for which it was given.
- 3.9. Order of Business. If a quorum has been attained, the order of business at annual members' meetings, and, if applicable, at other members' meetings, shall be:
- (a) Collection of election ballots not yet cast, in the manner prescribed in Rule 61B-23.0021(1)(a) of the Florida Administrative Code;
  - (b) Call to order by the President or by the Vice President or by the chairman of the meeting;
  - (c) Appointment by the President of a chairman of the meeting (who need not be a member or a director), unless appointed by the President or Vice President prior to the meeting;
  - (d) Proof of notice of the meeting or waiver of notice;
  - (e) Reading of minutes;
  - (f) Reports of officers;
  - (g) Reports of committees;
  - (h) Appointment of inspectors of election;

- (i) Determination of number of directors to be elected;
- (j) Election of directors;
- (k) Unfinished business;
- (l) New business;
- (m) Adjournment.

Such order may be waived in whole or in part by direction of the chairman.

- 3.10. Minutes of Meeting. The minutes of all meetings of Unit Owners shall be kept in a book available for inspection by Unit Owners or their authorized representatives and Board members at any reasonable time. The Association shall retain these minutes for a period of not less than seven years.
- 3.11. Action Without A Meeting. Anything to the contrary herein notwithstanding, to the extent lawful, any action required or which may be taken at any annual or special meeting of members, may be taken without a meeting, without prior notice and without a vote if a consent in writing, setting forth the action so taken, shall be signed by the members (or persons authorized to cast the vote of any such members as elsewhere herein set forth) having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting of members at which all members (or authorized persons) entitled to vote thereon were present and voted in order to be effective, the action must be evidenced by one or more written consents describing the action taken, dated and signed by approving members having the requisite number of votes and entitled to vote on such action, and delivered to the Secretary of the Association, or other authorized agent of the Association. Written consent shall not be effective to take the corporate action referred to in the consent unless signed by members having the requisite number of votes necessary to authorize the action within sixty (60) days of the date of the earliest dated consent and delivered to the Association as aforesaid. Any written consent may be revoked prior to the date the Association receives the required number of consents to authorize the proposed action. A revocation is not effective unless in writing and until received by the Secretary of the Association, or other authorized agent of the Association. Within ten (10) days after obtaining such authorization by written consent, notice must be given to members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action. A consent signed in accordance with the foregoing has the effect of a meeting vote and may be described as such in any document.

#### 4. Directors

- 4.1. Membership. The affairs of the Association shall be governed by a Board of Directors of not less than three (3) nor more than nine (9) directors, the exact number to be determined in the first instance in the Articles, and, thereafter,

except as provided herein, from time to time upon majority vote of the membership. Directors must be natural persons who are eighteen (18) years of age or older. Directors may not vote at Board meetings by proxy or by secret ballot.

- 4.2. Election of Directors. Election of directors shall be held at the annual members' meeting, except as herein provided to the contrary. Not less than sixty (60) days prior to a scheduled election, the Association shall mail or deliver to each Unit Owner entitled to vote, a first notice of the date of election. Any Unit Owner or other eligible person desiring to be a candidate for the Board must give written notice to the Secretary of the Association not less than forty (40) days prior to the scheduled election. Any eligible candidate may furnish the Association with an information sheet which shall be no larger than 8½ inches by 11 inches. The candidate's information sheet, if any, must be received by the Secretary by no later than thirty-five (35) days prior to the election. The Association shall have no liability for the contents of this information sheet prepared by the candidate. Not less than fourteen (14) days prior to the scheduled election, the Association shall then mail or deliver a second notice of the election to all Unit Owners entitled to vote therein, together with an agenda and a ballot which shall list all eligible candidates. Upon request of a candidate, the Association shall include the information sheet, with the mailing of the agenda and ballot, with the costs of mailing or delivery and copying to be borne by the Association.

The election of directors shall be by written ballot or voting machine. No Unit Owner shall permit any other person to cast his ballot, and any such ballots improperly cast shall be deemed invalid. The Association shall follow any administrative rules applicable to safeguarding the secrecy of ballots. Proxies shall in no event be used in electing the Board, either in general elections or elections to fill vacancies caused by recall, resignation or otherwise, unless otherwise provided in the Act. Elections shall be decided by a plurality of those ballots and votes cast. There shall be no quorum requirement; however, at least twenty percent (20%) of the eligible voters must cast a ballot in order to have a valid election of members of the Board. There shall be no cumulative voting. Notwithstanding the provisions of this Section, an election and balloting are not required unless more candidates file notices of intent to run or are nominated than vacancies exist on the Board.

- 4.3. Vacancies and Removal.

- (a) Except as to vacancies resulting from removal of directors by members (as addressed in subsection (b) below), vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining directors at any Board meeting, provided that all vacancies in directorships to which directors were appointed by the Developer pursuant to the provisions of paragraph 4.15 hereof shall be filled by the Developer without the necessity of any meeting.

- (b) Any director elected by the members (other than the Developer) may be removed by concurrence of a majority of the voting interests of the members at a special meeting of members called for that purpose or by written agreement signed by a majority of all voting interests. The vacancy in the Board of Directors so created shall be filled by the members at a special meeting of the members called for such purpose, or by the Board of Directors, in the case of removal by a written agreement unless said agreement also designates a new director to take the place of the one removed. The conveyance of all Units owned by a director in the Condominium (other than appointees of the Developer or directors who were not Unit Owners) shall constitute the resignation of such director.
- (c) Anything to the contrary herein notwithstanding, until a majority of the directors are elected by members other than the Developer of the Condominium, neither the first directors of the Association, nor any directors replacing them, nor any directors named by the Developer, shall be subject to removal by members other than the Developer. The first directors and directors replacing them may be removed and replaced by the Developer without the necessity of any meeting.
- (d) If a vacancy on the Board of Directors results in the inability to obtain a quorum of directors in accordance with these By-Laws, any Owner may apply to the Circuit Court within whose jurisdiction the Condominium lies for the appointment of a receiver to manage the affairs of the Association. At least thirty (30) days prior to applying to the Circuit Court, the Unit Owner shall mail to the Association and post in a conspicuous place on the Condominium Property a notice describing the intended action and giving the Association an opportunity to fill the vacancy(ies) in accordance with these By-Laws. If, during such time, the Association fails to fill the vacancy(ies), the Unit Owner may proceed with the petition. If a receiver is appointed, the Association shall be responsible for the salary of the receiver, court costs and attorneys' fees. The receiver shall have all powers and duties of a duly constituted Board of Directors, and shall serve until the Association fills the vacancy(ies) on the Board sufficient to constitute a quorum in accordance with these By-Laws. Anything herein to the contrary notwithstanding, if a vacancy occurs on the Board of Directors as a result of the removal of any directors and a majority or more of the Board of Directors are removed, the vacancies shall be filled in accordance with any procedural rules adopted pursuant to the Act.

- 4.4. Term. Except as provided herein to the contrary, the term of each director's service shall extend until the next annual meeting of the members and subsequently until his successor is duly elected and has taken office, or until he is removed in the manner elsewhere provided. Notwithstanding the foregoing, any director designated by the Developer shall serve at the pleasure of the Developer and may be removed and replaced by the Developer at any time.



- 4.5. Organizational Meeting. The organizational meeting of newly elected or appointed directors shall be held within ten (10) days of their election or appointment at such place and time as shall be fixed by the Directors at the meeting at which they were elected or appointed, and no further notice to the Board of the organizational meeting shall be necessary; provided, however, in the event the organizational meeting shall follow the annual meeting in which Directors were newly elected or appointed, the notice of the annual meeting shall serve as notice of the organizational meeting if said notice properly provided for the organizational meeting to be held at that time.
- 4.6. Meetings. Meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of meetings shall be given to each director, personally or by mail, telephone or telegraph, and shall be transmitted at least three (3) days prior to the meeting. Meetings of the Board of Directors and any Committee thereof at which a quorum of the members of that Committee are present shall be open to all Unit Owners. Any Unit Owner may tape record or videotape meetings of the Board, in accordance with the rules of the Division, subject to the restrictions in the Articles, Section 3.3 of these By-Laws and any modifications thereof adopted from time to time by the Board. The right to attend such meetings includes the right to speak at such meetings with respect to all designated agenda items. The Association may adopt reasonable rules governing the frequency, duration and manner of Unit Owner statements. Adequate notice of such meetings, which notice shall specifically incorporate an identification of agenda items, shall be posted conspicuously on the Condominium Property at least forty-eight (48) continuous hours preceding the meeting, except in the event of an emergency. Any item not included on the notice may be taken up on an emergency basis by at least a majority plus one of the members of the Board of Directors. Such emergency action shall be noticed and ratified at the next regular meeting of the Board of Directors. Notwithstanding the foregoing, written notice of any meeting of the Board at which non-emergency special assessments, or at which amendment to rules regarding Unit use will be considered, shall be mailed or delivered to all Unit Owners and posted conspicuously on the Condominium Property or Association Property upon which notices of Board meetings can be posted. If there is no Condominium Property or Association Property upon which notices can be posted, notices of Board meetings shall be mailed or delivered at least fourteen (14) days before the meeting to the Owner of each Unit. Evidence of compliance with this fourteen (14) day notice shall be made by an affidavit executed by the person providing the notice and filed among the official records of the Association. The Board may adopt by rule, and give notice to Unit Owners of, a specific location on the Condominium Property upon which all notices of Board and/or Committee meetings shall be posted. Special meetings of the directors may be called by the President, and must be called by the President or Secretary at the written request of one-third (1/3) of the directors or where required by the Act.

- 4.7. Waiver of Notice. Any director may waive notice of a meeting before or after the meeting and that waiver shall be deemed equivalent to the due receipt by said director of notice. Attendance by any director at a meeting shall constitute a waiver of notice of such meeting, and a waiver of any and all objections to the place of the meeting, to the time of the meeting or the manner in which it has been called or convened, except when a director states at the beginning of the meeting, or promptly upon arrival at the meeting, any objection to the transaction of affairs because the meeting is not lawfully called or convened.
- 4.8. Quorum. A quorum at directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of directors is specifically required by applicable law, the Declaration, the Articles or these By-Laws. After a quorum has been established at a meeting, the subsequent withdrawal of members, so as to reduce the number of voting interests entitled to vote at the meeting below the number required for a quorum, shall not affect the validity of any action taken at the meeting or any adjournment.
- 4.9. Adjourned Meeting. If, at any proposed meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present, provided notice of such newly scheduled meeting is given as required hereunder. At any newly scheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted as long as notice of such business to be conducted at the rescheduled meeting is given, if required (e.g., with respect to budget adoption).
- 4.10. Joinder in Meeting by Approval of Minutes. The Joinder of a director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the approval of that director of the business conducted at the meeting, but such joinder shall not allow the applicable director to be counted as being present for purposes of quorum.
- 4.11. Presiding Officer. The presiding officer at Board meetings shall be the chairman of the Board if such an officer is elected, and if none, the President shall preside. In the absence of the presiding officer, the directors shall designate one of their members to preside.
- 4.12. Order of Business. If a quorum has been attained, the order of business at Board meetings shall be:
- (a) Proof of due notice of meeting;
  - (b) Reading and disposal of any unapproved minutes;
  - (c) Reports of officers and committees;
  - (d) Election of officers;

- (e) Unfinished business;
- (f) New business;
- (g) Adjournment.

Such order may be waived in whole or in part by direction of the presiding officer.

- 4.13. Minutes of Meetings. The minutes of all meetings of the Board of Directors shall be kept in a book available for inspection by Unit Owners, or their authorized representatives, and Board members at any reasonable time. The Association shall retain these minutes for a period of not less than seven years.
- 4.14. Committees. The Board may by resolution also create Committees and appoint persons to such Committees and vest in such Committees such powers and responsibilities as the Board shall deem advisable.
- 4.15. Proviso. Notwithstanding anything to the contrary contained in this Section 4 or otherwise, the Board shall consist of three directors during the period that the Developer is entitled to appoint a majority of the directors, as hereinafter provided. The Developer shall have the right to appoint all of the members of the Board of Directors until Unit Owners other than the Developer own fifteen (15%) percent or more of the Units in the Condominium. When Unit Owners other than the Developer own fifteen percent (15%) or more of the Units in the Condominium that will be operated ultimately by the Association, the Unit Owners other than the Developer shall be entitled to elect not less than one-third (1/3) of the members of the Board of Directors. Upon the election of such director(s), the Developer shall forward to the Division of Florida Land Sales, Condominiums and Mobile Homes the name and mailing address of the director(s) elected. Unit Owners other than the Developer are entitled to elect not less than a majority of the members of the Board of Directors' (a) three years after fifty (50%) percent of the Units that will be operated ultimately by the Association have been conveyed to purchasers, (b) three months after ninety (90%) percent of the Units that will be operated ultimately by the Association have been conveyed to purchasers, (c) when all of the Units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; (d) when some of the Units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business, or (e) seven (7) years after recordation of the Declaration, whichever occurs first. The Developer is entitled (but not obligated) to elect at least one (1) member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business five percent (5%) of the Units that will be operated ultimately by the Association.

The Developer may transfer control of the Association to Unit Owners other than the Developer prior to such dates in its sole discretion by causing enough of its appointed Directors to resign, whereupon it shall be the affirmative obligation of Unit Owners other than the Developer to elect Directors and assume control of the Association. Provided at least thirty (30) days' notice of Developer's decision to cause its appointees to resign is given to Unit Owners, neither the Developer, nor such appointees, shall be liable in any manner in connection with such resignations even if the Unit Owners other than the Developer refuse or fail to assume control.

Within seventy-five (75) days after the Unit Owners other than the Developer are entitled to elect a member or members of the Board of Directors, or sooner if the Developer has elected to accelerate such event as aforesaid, the Association shall call, and give not less than sixty (60) days' notice of an election for the Unit Owners to elect such member or members of the Board of Directors. The election shall proceed as provided in Section 716.112(2)(d) of the Act. The notice may be given by any Unit Owner if the Association fails to do so.

At the time the Unit Owners other than the Developer elect a majority of the members of the Board of Directors of the Association, the Developer shall relinquish control of the Association and such Unit Owners shall accept control. At that time (except as to subparagraph (g), which may be ninety (90) days thereafter) Developer shall deliver to the Association, at Developer's expense, all property of the Unit Owners and of the Association held or controlled by the Developer, including, but not limited to, the following items, if applicable to the Condominium:

- (a) the original or a photocopy of the recorded Declaration of Condominium, and all amendments thereto. If a photocopy is provided, the Developer must certify by affidavit that it is a complete copy of the actual recorded Declaration;
- (b) a certified copy of the Articles of Incorporation of the Association;
- (c) a copy of the By-Laws of the Association;
- (d) the minute book, including all minutes, and other books and records of the Association;
- (e) any rules and regulations which have been adopted;
- (f) resignations of resigning officers and Board members who were appointed by the Developer;
- (g) the financial records, including financial statements of the association, and source documents from the incorporation of the Association through the date of the turnover. The records shall be audited for the period from the incorporation of the Association or from the period covered by the last

audit, if an audit has been performed for each fiscal year since incorporation, by an independent certified public accountant. All financial statements shall be prepared in accordance with generally accepted accounting principles and shall be audited in accordance with generally accepted auditing standards as prescribed by the Florida Board of Accountancy. The accountant performing the audit shall examine, to the extent necessary, supporting documents and records, including the cash disbursements and related paid invoices to determine if expenditures were for Association purposes, and billings, cash receipts and related records to determine that the Developer was charged and paid the proper amounts of Assessments;

- (h) association funds or the control thereof;
- (i) all tangible personal property that is the property of the Association or is or was represented by the Developer to be part of the Common Elements or is ostensibly part of the Common Elements, and an inventory of such property;
- (j) a copy of the plans and specifications utilized in the construction or remodeling of Improvements and the supplying of equipment and for the construction and installation of all mechanical components serving the Improvements and the Condominium Property, with a certificate, in affidavit form, of an officer of the Developer or an architect or engineer authorized to practice in Florida, that such plans and specifications represent, to the best of their knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the Condominium Property and the construction and installation of the mechanical components serving the Improvements and the Condominium Property;
- (k) a list of the names and addresses of all contractors, subcontractors and suppliers, of which Developer had knowledge at any time in the development of the Condominium, utilized in the construction or remodeling of the Improvements and the landscaping of the Condominium and/or Association Property;
- (l) insurance policies;
- (m) copies of any Certificates of Occupancy or Certificates of Completion which may have been issued for the Condominium Property;
- (n) any other permits issued by governmental bodies applicable to the Condominium Property in force or issued within one (1) year prior to the date the Unit Owners take control of the Association;
- (o) all written warranties of contractors, subcontractors, suppliers and manufacturers, if any, that are still effective;

- (p) a roster of Unit Owners and their addresses and telephone numbers, if known, as shown on the Developer's records;
- (q) leases of the Common Elements and other leases to which the Association is a party, if applicable;
- (r) employment contracts or service contracts in which the Association is one of the contracting parties, or service contracts in which the Association or Unit Owners have an obligation or responsibility, directly or indirectly, to pay some or all of the fee or charge of the person or persons performing the service; and
- (s) all other contracts to which the Association is a party.

5. Authority of the Board.

5.1. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Condominium and may take all acts, through the proper officers of the Association, in executing such powers, except such acts which by law, the Declaration, the Articles or these By-Laws may not be delegated to the Board of Directors by the Unit Owners. Such powers and duties of the Board of Directors shall include, without limitation (except as limited elsewhere herein), the following:

- (a) operating and maintaining all Common Elements and the Association Property;
- (b) determining the expenses required for the operation of the Association and the Condominium;
- (c) employing and dismissing the personnel necessary for the maintenance and operation of the Common Elements and the Association Property;
- (d) adopting and amending rules and regulations concerning the details of the operation and use of the Condominium and Association Property, subject to a right of the Unit Owners to overrule the Board as provided in Section 15 hereof;
- (e) maintaining bank accounts in a federally insured institution on behalf of the Association and designating the signatories required therefor;
- (f) purchasing, leasing or otherwise acquiring title to, or an interest in, property in the name of the Association, or its designee, for the use and benefit of its members. The power to acquire personal property shall be exercised by the Board and the power to acquire real property shall be exercised as described herein and in the Declaration;

- (g) purchasing, leasing or otherwise acquiring Units or other property, including, without limitation, Units at foreclosure or other judicial sales, all in the name of the Association, or its designee;
- (h) selling, leasing, mortgaging or otherwise dealing with Units acquired, and subleasing Units leased, by the Association, or its designee;
- (i) organizing corporations and appointing persons to act as designees of the Association in acquiring title to or leasing Units or other property;
- (j) obtaining and reviewing insurance for the Condominium and Association Property;
- (k) making repairs, additions and improvements to, or alterations of, Condominium Property and Association Property, and repairs to and restoration of Condominium and Association Property, in accordance with the provisions of the Declaration after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings or otherwise;
- (l) enforcing obligations of the Unit Owners, allocating profits and expenses and taking such other actions as shall be deemed necessary and proper for the sound management of the Condominium;
- (m) purchasing or leasing Units for use by resident superintendents and other similar persons;
- (n) borrowing money on behalf of the Association or the Condominium when required in connection with the operation, care, upkeep and maintenance of Common Elements or the acquisition of real property, and granting mortgages on and/or security interests in Association owned property; provided, however, that the consent of the Owners of at least two-thirds (2/3) of the Units represented at a meeting at which a quorum has been attained in accordance with the provisions of these By-Laws shall be required for the borrowing of any sum which would cause the total outstanding indebtedness of the Association to exceed \$10,000.00. If any sum borrowed by the Board of Directors on behalf of the Condominium pursuant to the authority contained in this subparagraph (n) is not repaid by the Association, a Unit Owner who pays to the creditor such portion thereof as his interest in his Common Elements bears to the interest of all the Unit Owners in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against, or which will affect, such Owner's Unit;
- (o) subject to the provisions of Section 5.2 below, contracting for the management and maintenance of the Condominium and Association Property and authorizing a management agent (who may be an affiliate of

the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments and Charges, preparation of financial statements and keeping of records, enforcement of rules and regulations, maintenance, repair, and replacement of the Common Elements and Association Property with such funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Declaration, the Articles, these By-Laws and the Act, including, but not limited to, the making of Assessments and Charges, promulgation of rules and execution of contracts on behalf of the Association;

- (p) at its discretion, but within the parameters of the Act, authorizing Unit Owners or other persons to use portions of the Common Elements or Association Property for private parties and gatherings and imposing reasonable charges for such private use;
- (q) exercising (i) all powers specifically set forth in the Declaration, the Articles, these By-Laws and in the Act, (ii) all powers incidental thereto, and (iii) all other powers of a Florida corporation not for profit; and
- (r) contracting with and creating or joining in the creation of special taxing districts, joint councils and the like.

5.2. Contracts. Any contract which is not to be fully performed within one (1) year after the making thereof, for the purchase, lease or renting of materials or equipment to be used by the Association in accomplishing its purposes, and all contracts for the provision of services, shall be in writing. If a contract for purchase, lease or renting materials or equipment, or for the provision of services, requires payment by the Association on behalf of the Condominium in the aggregate that exceeds five percent (5%) of the total annual budget of the Association, including reserves, the Association shall obtain competitive bids for the materials, equipment or services. Nothing contained herein shall be construed to require the Association to accept the lowest bid. Notwithstanding the foregoing, contracts with employees of the Association and contracts for attorneys, accountants, architects, engineers and landscape architects services shall not be subject to the provisions hereof. Further, nothing contained herein is intended to limit the ability of the Association to obtain needed products and services in an emergency; nor shall the provisions hereof apply if the business entity with which the Association desires to contract is the only source of supply within the County. The Association may, if permitted under the Act, opt out of the requirements of this Section.

## 6. Officers.

6.1. Executive Officers. The executive officers of the Association shall be a President, a Vice President, a Treasurer and a Secretary (none of whom need be Directors),



all of whom shall be elected by the Board of Directors and who may be preemptorily removed at any meeting by concurrence of a majority of all of the Directors. A person may hold more than one office, except that the President may not also be the Secretary. No person shall sign an instrument or perform an act in the capacity of more than one office. The Board of Directors from time to time shall elect such other officers and designate their powers and duties as the Board shall deem necessary or appropriate to manage the affairs of the Association. Officers, other than designees of the Developer, must be Unit Owners (or authorized representatives of corporate/partnership/trust Unit Owners).

- 6.2. President. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties that are usually vested in the office of president of an association.
- 6.3. Vice-President. The Vice-President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He also shall assist the President and exercise such other powers and perform such other duties as are incident to the office of the vice president of an association and as may be required by the Directors or the President.
- 6.4. Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the members. The Secretary shall attend to the giving of all notices to the members and Directors and other notices required by law. The Secretary shall have custody of the seal of the Association and shall affix it to instruments requiring the seal when duly signed. The Secretary shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of the secretary of an association and as may be required by the Directors or the President.
- 6.5. Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. The Treasurer shall keep or shall cause to be kept books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors for examination at reasonable times. The Treasurer shall submit a treasurer's report to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of treasurer and as may be required by the Board or the President. The Treasurer shall prepare or shall cause to be prepared the financial reports required by Sections 718.111(13) and 718.301(4) of the Act, Rule 61B-22.006 of the Florida Administrative Code, and Section 10.7 of these By-Laws. All monies and other valuable effects shall be kept for the benefit of the Association in such depositories as may be designated by a majority of the Board of Directors.
- 6.6. Developer Appointees. No officer appointed by the Developer may be removed except as provided in Section 4.15 hereof and by law.

7. Fiduciary Duty. The officers and directors of the Association, as well as any manager employed by the Association, have a fiduciary relationship to the Unit Owners. No officer, director or manager shall solicit, offer to accept, or accept any thing or service of value for which consideration has not been provided for his own benefit or that of his immediate family, from any person providing or proposing to provide goods or services to the Association. Any such officer, director or manager who knowingly so solicits, offers to accept or accepts any thing or service of a value exceeding \$100.00 shall, in addition to all other rights and remedies of the Association and Unit Owners, be subject to a civil penalty in accordance with the Act. Notwithstanding the foregoing, this paragraph shall not prohibit an officer, director or manager from accepting services or items received in connection with trade fairs or education programs.
8. Compensation. Neither directors nor officers shall receive compensation for their services as such, but this provision shall not preclude the Board of Directors from employing a director or officer as an employee of the Association, nor preclude contracting with a director or officer for the management of the Condominium or for any other service to be supplied by such director or officer. Directors and officers shall be reimbursed for all actual and proper out of pocket expenses relating to the proper discharge of their respective duties.
9. Resignations. Any director or owner may resign his post at any time by written resignation, delivered to the President or Secretary, which shall take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such date unless withdrawn. The acceptance of a resignation shall not be required to make it effective. The conveyance of all Units owned by any director or officer (other than appointees of the Developer or officers who were not Unit Owners) shall constitute a written resignation of such director or officer.
10. Fiscal Management. The provisions for fiscal management of the Association set forth in the Declaration and Articles shall be supplemented by the following provisions:
- 10.1. Budget.
- (a) Adoption by Board; Items. The Board of Directors shall from time to time, and at least annually, prepare a budget for the Condominium governed and operated by the Association (which shall detail all accounts and items of expense and contain at least all items set forth in Section 718.504(20) of the Act, if applicable), determine the amount of Assessments payable by the Unit Owners to meet the Common Expenses of the Condominium and allocate and assess such expenses among the Unit Owners in accordance with the provisions of the Declaration. In addition, if the Association maintains limited common elements with the cost to be shared only by those entitled to use the limited common elements, the budget or a schedule attached thereto shall show amounts budgeted therefor. In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance (to the extent required by law or desired by the Board). The

amount of reserves shall be computed by means of a formula which is based upon the estimated life and the estimated replacement cost of each reserve item. The Association may adjust replacement and reserve assessments annually to take into account any extension of the useful life of a reserve item caused by deferred maintenance. Reserves shall not be required if the members of the Association have, by a majority vote at a duly called meeting of members, determined for a specific fiscal year to provide no reserves or reserves less adequate than required hereby. Prior to transfer of control of the Association to Unit Owners other than the Developer, and if provided in the initial budget of the Association, the Developer may vote to waive reserves for each of the first two (2) years of operation of the Association, after which time, reserves may only be waived or reduced upon the vote of a majority of non-Developer voting interests present at a duly called meeting of the Association. If a meeting of Unit Owners has been called to determine to provide no reserves or reserves less adequate than required, and such result is not attained or a quorum is not attained, the reserves, as included in the budget, shall go into effect. Reserve funds and any interest accruing thereon shall remain in the reserve account for authorized reserve expenditures, unless their use for any other purposes is approved in advance by a vote of the majority of the voting interests present at a duly called meeting of the Association.

The adoption of a budget for the Condominium shall comply with the requirements hereinafter set forth:

- i. Notice of Meeting. A copy of the proposed budget of Common Expenses shall be mailed to each Unit Owner not less than fourteen (14) days prior to the meeting of the Board of Directors at which the budget will be considered, together with a notice of that meeting indicating the time and place of such meeting.
- ii. Special Membership Meeting. If a budget is adopted by the Board of Directors which requires Assessments against such Unit Owners in any year exceeding one hundred fifteen percent (115%) of such Assessments for the preceding year, as hereinafter defined, upon written application of ten percent (10%) of the Unit Owners, a special meeting of the Unit Owners shall be held within thirty (30) days of delivery of such application to the Board of Directors. Each Unit Owner shall be given at least ten (10) days' notice of said meeting. At the special meeting, Unit Owners shall consider and adopt a budget. The adoption of said budget shall require a vote of Owners of not less than fifty percent (50%) of all the Units (including Units owned by the Developer). If a meeting of the Unit Owners has been called as aforesaid and a quorum is not

obtained or a substitute budget has not been adopted by the Unit Owners, the budget adopted by the Board of Directors shall go into effect as scheduled.

iii. Determination of Budget Amount. In determining whether a budget requires Assessments against Unit Owners in any year exceeding one hundred fifteen percent (115%) of Assessments for the preceding year, there shall be excluded in the computations any authorized provisions for reasonable reserves made by the Board of Directors with respect to repair or replacement of the Condominium Property or with respect to anticipated expenses of the Association which are not anticipated to be incurred on a regular or annual basis, and there shall be excluded further from such computation Assessments for Improvements to the Condominium Property.

iv. Proviso. As long as the Developer is in control of the Board of Directors of the Association, the Board shall not impose Assessments for a year greater than one hundred fifteen percent (115%) of the prior year's Assessments, as herein defined, without the approval of a majority of Unit Owners including the Developer.

(b) Adoption by Membership. In the event that the Board of Directors shall be unable to adopt a budget for a fiscal year in accordance with the requirements of Subsection 10.1(a) above, the Board of Directors may call a special meeting of Unit Owners for the purpose of considering and adopting such budget, which meeting shall be called and held in the manner provided for such special meetings in said subsection, or propose a budget in writing to the members, and if such budget is adopted by the members, upon ratification by a majority of the Board of Directors, it shall become the budget for such year.

10.2. Assessments and Charges. Assessments against Unit Owners for their share of the items of the budget shall be established for the applicable fiscal year annually at least twenty (20) days preceding the year for which the Assessments become effective. Such Assessments shall be due in equal installments, payable in advance on the first day of each month (or each quarter at the election of the Board) of the year for which the Assessments become effective. If annual Assessments are not established as required, Assessments shall be presumed to have been established in the amount of the last prior Assessments, and monthly (or quarterly) installments on such Assessments shall be due upon each installment payment date until changed by amended Assessments. In the event the annual Assessments prove to be insufficient, the budget and Assessments may be amended at any time by the Board of Directors, subject to the provisions of Section 10.1 hereof, if applicable. Unpaid Assessments for the remaining portion

of the fiscal year for which amended Assessments are established shall be payable in as many equal installments as there are full months (or quarters) of the fiscal year left as of the date of such amended Assessments, each such monthly (or quarterly) installment to be paid on the first day of the month (or quarter), commencing the first day of the next ensuing month (or quarter). If only a partial month (or quarter) remains, the amended Assessments shall be paid with the next regular installment in the following year, unless otherwise directed by the Board in its resolution.

- 10.3. Special Assessments, Special Charges and Assessments for Capital Improvements, Special Assessments. Special Charges and Capital Improvement Assessments (as defined in the Declaration) shall be levied as provided in the Declaration and shall be paid in such manner as the Board of Directors of the Association may require in the notice of such Assessments or Charges. The funds collected pursuant to a Special Assessment shall be used only for the specific purpose or purposes set forth in the notice of adoption of same. However, upon completion of such specific purpose or purposes, any excess funds will be considered Common Surplus, and may, at the discretion of the Board, either be returned to the Unit Owners or applied as a credit towards future assessments.
- 10.4. Depository. The depository of the Association shall be such bank or banks in the State of Florida as shall be designated from time to time by the directors and in which the monies of the Association shall be deposited separately in the Association's name. Withdrawal of monies from those accounts shall be made only by checks signed by such person or persons as are authorized by the directors. All sums collected by the Association from Assessments, Charges or otherwise may be commingled in a single fund or divided into more than one fund, as determined by a majority of the Board of Directors. Reserve and operating funds of the Association may be commingled for purposes of investment, but separate ledgers must be maintained for each account.
- 10.5. Acceleration of Installments Upon Default. If a Unit Owner shall be in default in the payment of an installment upon his Assessments, the Board of Directors or its agent may accelerate the remaining annual or fiscal year's Assessments upon thirty (30) days' prior written notice to the Unit Owner and the filing of a claim of lien, and the then unpaid balance of the Assessments for the balance of the year shall be due upon the date stated in the notice, but not less than five (5) days after delivery of the notice to the Unit Owner, or not less than ten (10) days after the mailing of such notice to him by certified mail, whichever shall first occur.
- 10.6. Fidelity Insurance. Fidelity insurance shall be obtained and maintained by the Association for all persons who control or disburse Association funds. The insurance policy or fidelity bond shall be in an amount equal to the maximum funds that will be in the custody of the Association or its management agent at any one time. As used in this paragraph, the term "persons who control or disburse funds of the Association" includes, but is not limited to, those individuals authorized to sign checks and the president, secretary, and treasurer of the

Association. The Association shall bear the cost of bonding, to be in an amount not less than the greater of (i) three (3) times the total monthly Assessments or (ii) such amounts as may be required, from time to time, under the Act.

- 10.7. Accounting Records and Reports. The Association shall maintain accounting records in the state, according to accounting practices normally used by similar associations. The records shall be open to inspection by Unit Owners or their authorized representatives at reasonable times and written summaries of them shall be supplied at least annually. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, and (b) an account for each Unit designating the name and current mailing address of the Unit Owner, the amount of Assessments and Charges, the dates and amounts in which the Assessments and Charges come due, the amount paid upon the account and the dates so paid, and the balance due. Written summaries of the records described in clause (a) above, in the form and manner specified below, shall be supplied to each Unit Owner annually.

On or before April 1 of each year, the Board shall mail, or furnish by personal delivery, to each Unit Owner, and to the Division of Florida Land Sales, Condominiums, and Mobile Homes of the Department of Business Regulation a complete financial report of actual receipts and expenditures for the previous twelve (12) months. The report shall show the amount of receipts by accounts and receipt classifications and shall show the amount of expenses by accounts and expense classifications, including, if applicable, but not limited to, the following:

- (a) costs for security;
- (b) professional and management fees and expenses;
- (c) taxes;
- (d) costs for recreation facilities;
- (e) expenses for refuse collection and utility services;
- (f) expenses for lawn care;
- (g) costs for building maintenance and repair;
- (h) insurance costs;
- (i) administrative and salary expenses; and
- (j) general reserves, maintenance reserves and depreciation reserves.

- 10.8. Application of Payment. All payments made by a Unit Owner shall be applied as provided in these By-Laws and in the Declaration or as otherwise determined by the Board.

- 10.9. Notice of Meetings. Notice of any meeting where Assessments or Charges against Unit Owners are to be considered for any reason shall specifically contain a statement that Assessments will be considered and the nature of any such Assessments.
11. Roster of Unit Owners. Each Unit Owner shall file with the Association a copy of the deed or other document showing his ownership. The Association shall maintain such information. The Association may rely upon the accuracy of such information for all purposes until notified in writing of changes therein as provided above. Only Unit Owners of record, on the date notice of any meeting requiring their vote is given, shall be entitled to notice of and to vote at such meeting. However, any other Owner who, prior to such meeting, produces adequate evidence, as provided above, of their interest, and waives in writing notice thereof, shall also be entitled to vote at such meeting.
12. Parliamentary Rules. Except when specifically or impliedly waived by the chairman of a meeting (either of members or directors), Robert's Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Act, the Declaration, the Articles or these By-Laws, provided, however, that a strict or technical reading of said Robert's Rules shall not be made so as to frustrate the will of the persons properly participating in said meeting.
13. Fining Procedure.
- 13.1. Every Unit Owner and his family, guests, invitees, lessees and employees shall comply with the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, and the Rules and Regulations of the Association, as amended from time to time. Failure of a Unit Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors, a fine or fines may be imposed upon a Unit Owner for failure of a Unit Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation in the Declaration, Articles of Incorporation, By-Laws, or Rules and Regulations.
- 13.2. Prior to imposing any fine against a Unit Owner or tenant, the Unit Owner or tenant shall be afforded an opportunity for a hearing after reasonable notice to the Unit Owner or tenant of not less than 14 days, which notice shall include (i) a statement of the date, time and place of the hearing, (ii) a statement of the provisions of the Declaration, By-Laws or Rules and Regulations which have allegedly been violated, and (iii) a short and plain statement of the matters asserted by the Association. The Unit Owner or tenant shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge and respond to any material considered by the Association. The hearing must be held before a committee of other Unit Owners, which may consist of the directors of the Association. At the hearing, the Committee shall conduct a reasonable

inquiry to determine whether the alleged violation in fact occurred, and if the Committee so determines, it may impose such fine as it deems appropriate by written notice to the Unit Owner or tenant. If the Committee does not agree with the fine, the fine may not be levied. The amount of any fine shall be determined by the Association and shall not exceed \$100.00 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.00. If the Unit Owner or tenant fails to attend the hearing as set by the Board, the Unit Owner or tenant shall be deemed to have admitted the allegations contained in the notice to the Unit Owner or tenant. Any fine imposed by the Board shall be due and payable within ten (10) days after written notice of the imposition of the fine, or if a hearing is timely requested within ten (10) days after written notice of the Board's decision at the hearing. If not paid when due, all of the provisions of this Declaration relating to the late payment of monies owed to the Association shall be applicable except as otherwise provided by the Act. If any fine is levied against a tenant and is not paid by the tenant or Unit Owner within ten (10) days after same is due, the Association shall have the right to evict the tenant as hereinafter provided.

14. Amendments. Except as may be provided in the Declaration to the contrary, these By-Laws may be amended in the following manner:
  - 14.1. Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of a meeting at which a proposed amendment is to be considered.
  - 14.2. Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than one-third (1/3) of the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that such approval is delivered to the Secretary at or prior to the meeting. The approval must be:
    - (a) prior to turning over control of the Association to Unit Owners other than the Developer, by not less than a majority of the votes of all members of the Association represented at a meeting at which a quorum has been attained and by not less than eighty percent (80%) of the entire Board of Directors; or
    - (b) after control of the Association has been turned over to Unit Owners other than the Developer, by not less than a majority of the votes of all members of the Association represented at a meeting at which a quorum has been attained. Notwithstanding the above, in connection with any approval with respect to Leasing of Units, approval of eighty percent (80%) of all Unit Owners is required, which approval must occur at a duly called meeting of the members.



14.3. Except as elsewhere provided herein or by the Act, the Board of Directors, upon the unanimous vote of all the directors, shall have the right, without the consent of the Unit Owners, to make the following amendments to these By-Laws (i) amendments made to conform to the requirements of any Institutional First Mortgagee so that such mortgagee will make, insure, or guarantee first mortgage loans on the Units, (ii) amendments required by any governmental authority, or (iii) amendments made to conform the provisions of these By-Laws to any provisions of the Act or any rule promulgated thereunder, or any other applicable statute or regulation now or hereafter adopted or amended, provided however that no such amendment shall be effective to impose any additional liability or obligation on the Developer.

14.4. Proviso. Notwithstanding anything herein or in the Articles or the Declaration to the contrary, no amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to the Developer, unless the Developer joins in any such amendment. No amendment shall be made that is in conflict with the Articles or the Declaration. No amendment to this Section shall be valid.

14.5. Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of these By-Laws, which certificate shall be executed by the President or Vice-President and attested by the Secretary or Assistant Secretary of the Association with the formalities of a deed, or by the Developer alone if the amendment has been adopted consistent with the provisions of the Declaration allowing such action by the Developer. The amendment shall be effective when the certificate and a copy of the amendment is recorded in the Public Records of the County with an identification on the first page of the amendment of the Official Records Book and Page of said Public Records where the Declaration is recorded.

14.6. Form of Amendments. None of these bylaws shall be revised or amended by reference to its title or number only. Proposals to amend existing Bylaws shall contain the full text of the Bylaws to be amended; new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation shall be inserted immediately preceding the proposed amendment in substantially the following language, "Substantial rewording of Bylaws. See Bylaw \_\_\_\_\_ for present text".

15. Rules and Regulations. Attached hereto as Schedule A and made a part hereof are initial rules and regulations concerning the use of portions of the Condominium and Association Property. The Board of Directors may, from time to time, modify, amend or add to such rules and regulations, except that subsequent to the date control of the Board is turned-over by the Developer to Unit Owners other than the Developer, Owners of a majority of the Units may overrule the Board with respect to any such modifications, amendments or

additions. Copies of such modified, amended or additional rules and regulations shall be furnished by the Board of Directors to each affected Unit Owner not less than thirty (30) days prior to the effective date thereof. At no time may any rule or regulation be adopted which would prejudice the rights reserved to the Developer.

16. Official Records. From the inception of the Association, the Association shall maintain for the Condominium, a copy of each of the following, where applicable, which shall constitute the official records of the Association:
- (a) the plans, permits, warranties, and other items provided by the Developer pursuant to Section 718.301(4) of the Act;
  - (b) a photocopy of the recorded Declaration of Condominium and all amendments thereto;
  - (c) a photocopy of the recorded By-Laws of the Association and all amendments thereto;
  - (d) a certified copy of the Articles of Incorporation of the Association or other documents creating the Association and all amendments thereto;
  - (e) a copy of the current rules and regulations of the Association;
  - (f) a book or books containing the minutes of all meetings of the Association, of the Board of Directors, and of Unit Owners, which minutes shall be retained for a period of not less than seven (7) years;
  - (g) a current roster of all Unit Owners, their mailing addresses, Unit identifications, voting certifications, and if known, telephone numbers;
  - (h) all current insurance policies of the Association and of all condominiums operated by the Association;
  - (i) a current copy of any management agreement, lease, or other contract to which the Association is a party or under which the Association or the Unit Owners have an obligation or responsibility;
  - (j) bills of sale or transfer for all property owned by the Association;
  - (k) accounting records for the Association and the accounting records for the Condominium, according to good accounting practices. All accounting records shall be maintained for a period of not less than seven (7) years. The accounting records shall include, but not be limited to:
    - i. accurate, itemized, and detailed records for all receipts and expenditures;

- ii. a current account and a monthly, bimonthly, or quarterly statement of the account for each Unit designating the name of the Unit Owner, the due date and amount of each Assessment, the amount paid upon the account, and the balance due;
  - iii. all audits, reviews, accounting statements, and financial reports of the Association or Condominium; and
  - iv. all contracts for work to be performed. Bids for work to be performed shall also be considered official records and shall be maintained for a period of one (1) year.
- (l) ballots, sign-in sheets, voting proxies and all other papers relating to voting by Unit Owners which shall be maintained for a period of one (1) year from the date of the election, vote or meeting to which the document relates;
  - (m) all rental records where the Association is acting as agent for the rental of Units;
  - (n) a copy of the current Question and Answer Sheet, in the form promulgated by the Division, which shall be updated annually; and
  - (o) all other records of the Association not specifically listed above which are related to the operation of the Association.

The official records of the Association shall be maintained within the State. The records of the Association shall be made available to a Unit Owner within five (5) working days after receipt of written request by the Board of Directors or its designee. This paragraph may be complied with by having a copy of the official records of the Association available for inspection or copying on the Condominium Property or Association Property.

The official records of the Association shall be open to inspection by any Association member or the authorized representative of such member at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at a reasonable expense, if any, which shall be paid by the Association member. The Association may adopt reasonable rules regarding the time, location, notice and manner of record inspections and copying. The failure of an Association to provide official records to a Unit Owner or his authorized representative within ten (10) working days after receipt of a written request therefor shall create a rebuttable presumption that the Association willfully failed to comply with this paragraph. A Unit Owner who is denied access to official records is entitled to the actual damages or minimum damages for the Association's willful failure to comply with this paragraph. The minimum damages shall be \$50 per calendar day up to 10 days, the calculation to begin on the 11th working day after the Association's receipt of the written request.

Failure to permit inspection of the Association records as provided herein entitles any person prevailing in an enforcement action to recover reasonable attorneys' fees from the person in control of the records who, directly or indirectly, knowingly denies access to the records for inspection. The Association shall maintain on the Condominium Property an adequate number of copies of the Declaration, Articles, By-Laws and rules, and all amendments to the foregoing, as well as the Question and Answer Sheet, to ensure their availability to Unit Owners and prospective purchasers. The Association may charge the actual costs incurred in preparing and furnishing these documents to those persons requesting same. Notwithstanding the provisions of this paragraph, the following records shall not be accessible to Unit Owners:

- (a) a record which was prepared by an Association attorney or prepared at the attorney's express direction, which reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the Association, and which was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings, or which was prepared in anticipation of imminent civil or criminal litigation or imminent adversarial administrative proceedings until the conclusion of the litigation or adversarial administrative proceedings;
  - (b) information obtained by the Association in connection with the approval of the lease, sale or other transfer of a Unit; and
  - (c) medical records of Unit Owners.
17. Certificate of Compliance. A certificate of compliance from a licensed electrical contractor or electrician may be accepted by the Association's Board as evidence of compliance of the Units with the applicable condominium fire and life safety code.
18. Construction. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all genders.
19. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define or limit the scope of these By-Laws or the intent of any provision hereof.
20. Conflict. Notwithstanding anything in the Declaration to the contrary, in the event any of the provisions of these By-Laws conflict with the provisions of the Condominium Act as it may be amended from time to time, the provisions of the Act shall control.

**Exhibit "E"**

**Schedule of Estimated Assessments**

COPY

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EXHIBIT "E" TO DECLARATION

SCHEDULE OF ESTIMATED ASSESSMENTS

Floor	Unit Number	Unit ID	Size (sf.)	Monthly Assessment	Annual Assessment
FLOOR 1	1A	A	2655	\$909.60	\$10,915.24
	1B	B	1282	\$439.21	\$5,270.56
	1C	C	1083	\$371.04	\$4,452.43
	1D	D	1068	\$365.90	\$4,390.76
	1E	E	922	\$315.88	\$3,790.53
	1F	F	756	\$259.01	\$3,108.07

Floor	Unit Number	Unit ID	Size (sf.)	Monthly Assessment	Annual Assessment
FLOORS 2-3	2A-1	A	1541	\$527.95	\$6,335.36
	2A-2	B	950	\$325.47	\$3,905.64
	2A-3	C	943	\$323.07	\$3,876.86
	2A-4	D	943	\$323.07	\$3,876.86
	2A-5	E	951	\$325.81	\$3,909.75
	2A-6	F	951	\$325.81	\$3,909.75
	2A-7	G	939	\$321.70	\$3,860.42
	2A-8	H	939	\$321.70	\$3,860.42
	2A-9	I	925	\$316.91	\$3,802.86
	2A-10	I	925	\$316.91	\$3,802.86
	2A-11	J	925	\$316.91	\$3,802.86
	2A-12	J	925	\$316.91	\$3,802.86
	2A-13	K	957	\$327.87	\$3,934.42
	2A-14	L	963	\$329.92	\$3,959.09
	2A-15	M	1008	\$345.34	\$4,144.09
	2A-16	N	1134	\$388.51	\$4,662.10

Floor	Unit Number	Unit ID	Size (sf.)	Monthly Assessment	Annual Assessment
FLOORS 4-5	4A-1	A	1541	\$527.95	\$6,335.36
	4A-2	B	950	\$325.47	\$3,905.64
	4A-3	C	943	\$323.07	\$3,876.86
	4A-4	D	943	\$323.07	\$3,876.86
	4A-5	E	951	\$325.81	\$3,909.75
	4A-6	F	951	\$325.81	\$3,909.75
	4A-7	G	939	\$321.70	\$3,860.42
	4A-8	H	939	\$321.70	\$3,860.42
	4A-9	I	925	\$316.91	\$3,802.86
	4A-10	J	925	\$316.91	\$3,802.86
	4A-11	I	925	\$316.91	\$3,802.86
	4A-12	K	927	\$317.59	\$3,811.08
	4A-13	L	957	\$327.87	\$3,934.42
	4A-14	M	963	\$329.92	\$3,959.09
	4A-15	N	1007	\$345.00	\$4,139.98
	4A-16	O	1134	\$388.51	\$4,662.10

Floor	Unit Number	Unit ID	Size (sf.)	Monthly Assessment	Annual Assessment
FLOOR 6	6S-1	A	891	\$305.26	\$3,663.08
	6S-2	B	532	\$182.26	\$2,187.16
	6S-3	C	527	\$180.55	\$2,166.60
	6S-4	D	527	\$180.55	\$2,166.60
	6S-5	E	532	\$182.26	\$2,187.16
	6S-6	B	532	\$182.26	\$2,187.16
	6S-7	F	520	\$178.15	\$2,137.82
	6S-8	G	520	\$178.15	\$2,137.82
	6S-9	F	520	\$178.15	\$2,137.82
	6S-10	G	520	\$178.15	\$2,137.82
	6S-11	F	520	\$178.15	\$2,137.82
	6S-12	G	520	\$178.15	\$2,137.82
	6S-13	H	539	\$184.66	\$2,215.94
	6S-14	I	548	\$187.74	\$2,252.94
	6S-15	J	564	\$193.23	\$2,318.72
	6S-16	K	694	\$237.76	\$2,853.17
	6S-17	L	525	\$179.87	\$2,158.38
	6S-18	M	525	\$179.87	\$2,158.38
	6S-19	L	525	\$179.87	\$2,158.38
	6S-20	M	525	\$179.87	\$2,158.38
	6S-21	L	525	\$179.87	\$2,158.38
	6S-22	N	659	\$225.77	\$2,709.28

Floor	Unit Number	Unit ID	Size (sf.)	Monthly Assessment	Annual Assessment
FLOOR 7	7S-1	A	520	\$178.15	\$2,137.82
	7S-2	B	520	\$178.15	\$2,137.82
	7S-3	A	520	\$178.15	\$2,137.82
	7S-4	B	520	\$178.15	\$2,137.82
	7S-5	C	539	\$184.66	\$2,215.94
	7S-6	D	548	\$187.74	\$2,252.94
	7S-7	E	564	\$193.23	\$2,318.72
	7S-8	F	694	\$237.76	\$2,853.17
	7S-9	G	525	\$179.87	\$2,158.38
	7S-10	H	525	\$179.87	\$2,158.38
	7S-11	G	525	\$179.87	\$2,158.38
	7S-12	H	525	\$179.87	\$2,158.38
	7S-13	G	525	\$179.87	\$2,158.38
	7S-14	I	659	\$225.77	\$2,709.28

Floor	Unit Number	Unit ID	Size (sf.)	Monthly Assessment	Annual Assessment
FLOORS 8-9, 10-11, 12-13 AND 14-15	8A-1	A	1374	\$470.73	\$5,648.79
	8A-2	B	915	\$313.48	\$3,761.75
	8A-3	C	985	\$337.46	\$4,049.53
	8A-4	D	967	\$331.29	\$3,975.53
	8A-5	E	966	\$330.95	\$3,971.42
	8A-6	F	1000	\$342.60	\$4,111.20
	8A-7	G	921	\$315.53	\$3,786.42
	8A-8	H	921	\$315.53	\$3,786.42
	8A-9	G	921	\$315.53	\$3,786.42
	8A-10	I	990	\$339.17	\$4,070.09
	8A-11	J	996	\$341.23	\$4,094.76
	8A-12	K	1051	\$360.07	\$4,320.87
	8A-13	L	1195	\$409.41	\$4,912.88
	8A-14	M	1381	\$473.13	\$5,677.57
	8A-15	N	923	\$316.22	\$3,794.64
	8A-16	O	1186	\$406.32	\$4,875.88
	8A-17	P	1210	\$414.55	\$4,974.55
	8A-18	Q	932	\$319.30	\$3,831.64
	8A-19	R	932	\$319.30	\$3,831.64
	8A-20	Q	932	\$319.30	\$3,831.64
	8A-21	S	933	\$319.65	\$3,835.75
	8A-22	T	928	\$317.93	\$3,815.19
	8A-23	U	928	\$317.93	\$3,815.19
	8A-24	V	1142	\$391.25	\$4,694.99

Floor	Unit Number	Unit ID	Size (sf.)	Monthly Assessment	Annual Assessment
FLOORS 16 THROUGH 23	16C-1	A	2009	\$688.28	\$8,259.40
	16B-1	B	1132	\$387.82	\$4,653.88
	16B-2	C	1132	\$387.82	\$4,653.88
	16B-3	B	1132	\$387.82	\$4,653.88
	16B-4	D	1226	\$420.03	\$5,040.33
	16B-5	E	1442	\$494.03	\$5,928.35
	16C-2	F	2156	\$738.65	\$8,863.75
	16B-6	G	1265	\$433.39	\$5,200.67
	16B-7	H	1134	\$388.51	\$4,662.10
	16B-8	I	1134	\$388.51	\$4,662.10
	16B-9	J	1285	\$440.24	\$5,282.89

Floor	Unit Number	Unit ID	Size (sf.)	Monthly Assessment	Annual Assessment
FLOORS 24-28, 33 AND 34	24C-1	A	2011	\$688.97	\$8,267.62
	24B-1	B	1140	\$390.56	\$4,686.77
	24B-2	C	1140	\$390.56	\$4,686.77
	24B-3	B	1140	\$390.56	\$4,686.77
	24B-4	D	1229	\$421.06	\$5,052.66
	24B-5	E	1444	\$494.71	\$5,936.57
	24C-2	F	2159	\$739.67	\$8,876.08
	24B-6	G	1268	\$434.42	\$5,213.00
	24B-7	H	1138	\$389.88	\$4,678.55
	24B-8	I	1138	\$389.88	\$4,678.55
	24B-9	J	1287	\$440.93	\$5,291.11



Floor	Unit Number	Unit ID	Size (sf.)	Monthly Assessment	Annual Assessment
FLOORS 29 THROUGH 32	29B-1	B	3172	\$1,086.73	\$13,040.73
	29B-2	C	1140	\$390.56	\$4,686.77
	29B-3	B	1140	\$390.56	\$4,686.77
	29B-4	D	1237	\$423.80	\$5,085.55
	29B-5	E	1444	\$494.71	\$5,936.57
	29C-2	F	2159	\$739.67	\$8,876.08
	19B-6	G	1268	\$434.42	\$5,213.00
	19B-7	H	1138	\$389.88	\$4,678.55
	19B-8	I	1138	\$389.88	\$4,678.55
	19B-9	J	1287	\$440.93	\$5,291.11

Floor	Unit Number	Unit ID	Size (sf.)	Monthly Assessment	Annual Assessment
FLOOR 35 AND ROOFTOP	35B-1	A	4246	\$1,454.68	\$17,456.16
	35B-2	B	3199	\$1,095.98	\$13,151.73
	35B-3	C	3432	\$1,175.80	\$14,109.64
	35B-4	D	3133	\$1,073.37	\$12,880.39
	35B-5	E	3303	\$1,131.61	\$13,579.29
	35B-6	F	3187	\$1,091.87	\$13,102.39