

91169915

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
EAGLE'S NEST TOWNHOMES, A CONDOMINIUM
TO ADD PHASE III

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF EAGLE'S NEST TOWNHOMES, A CONDOMINIUM TO ADD PHASE III ("Amendment"), is made this 30 day of April, 1991, by BRICKETTO FLAMINI DEVELOPERS, INC., a Florida corporation ("Developer") as owner of the "Phase III Land" (as hereafter defined).

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976, as amended, ("Act"), Developer has established Eagle's Nest Townhomes, A Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 17245, Page 138, of the Public Records of Broward County, ("County"), Florida; and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership as the initial phase "Phase I"; and also provides for submission to condominium ownership of Phases II and III; and

WHEREAS, Developer desires to add Phase III as part of the Condominium;

NOW, THEREFORE Developer, as the owner in fee simple of the Phase III Land, hereby states and declares:

1. The real property more particularly described in Exhibit A hereto and also described on Exhibit B-3 to the Declaration ("Phase III Land") and the improvements located thereon and all easements and rights appurtenant thereto intended for use in connection with the Condominium are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Article 3.8 of the Declaration. The Phase III Land, together with improvements now or hereafter located thereon and all appurtenances thereto intended for use in connection with the Condominium, all as set forth on the Survey, Plot Plan and Graphic Description of Improvements for Phase III (attached hereto as Exhibit "B-3") shall constitute Phase III.

2. This Amendment shall become effective upon recording amongst the Public Records of the County. The effect of this Amendment shall be that Phase III, together with the prior phase(s), shall be, and the same shall constitute, the Condominium.



WILL CALL:
Chicago Title Insurance Agency, Inc.
3067 E. COMMERCIAL BOULEVARD • FORT LAUDERDALE, FL 33308
File No. 14153

49
650
A

91 MAY 3 AM 9:05

BK18354PG0600

IN WITNESS WHEREOF, Developer has hereunto set its hand and official seal on the date set forth below.

Witnesses:

Pamela S. Moore
Joseph C. Bricketto

BRICKETTO FLAMINI DEVELOPERS, INC.,
a Florida corporation

BY: Joseph C. Bricketto
JOSEPH C. BRICKETTO, President

Dated: April 30, 1991

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF BROWARD

)
) SS
)

I HEREBY CERTIFY that on this day personally appeared before me, JOSEPH C. BRICKETTO, an officer duly authorized and acting, the President of BRICKETTO FLAMINI DEVELOPERS, INC., to me known to me to be the person who signed the foregoing instrument as such person, and acknowledged the execution thereof to be his free act and deed as such person for the uses and purposes therein mentioned, and he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 30 day of April, 1991.



"OFFICIAL NOTARY SEAL"
PAMELA S. MOORE
MY COMM. EXP. 10/19/93

Pamela S. Moore (Seal)
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

BK18354PG0601

EXHIBIT A
LEGAL DESCRIPTION
OF
PHASE III LAND

The legal description of the Phase III Land being submitted to condominium ownership by this Amendment is set forth on the Survey, Plot Plan and Graphic Description of Improvements for Phase III which is Exhibit "B-3" to this Amendment.

BK18354P60602

EXHIBIT B-3 TO THE DECLARATION OF CONDOMINIUM OF

A CONDOMINIUM



SHEET 1 of 2 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE:

THE UNDERSIGNED DRAFTER & THIEL CONSULTING ENGINEERS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.



CONSULTING ENGINEERS, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
(305) 763-6210

SCALE: N.T.S.

F. B. / PG.: FILE

DRAWN BY:

CK'D. BY:

JOB NO.: 88-12-74

REVISIONS

DATE _____

BY

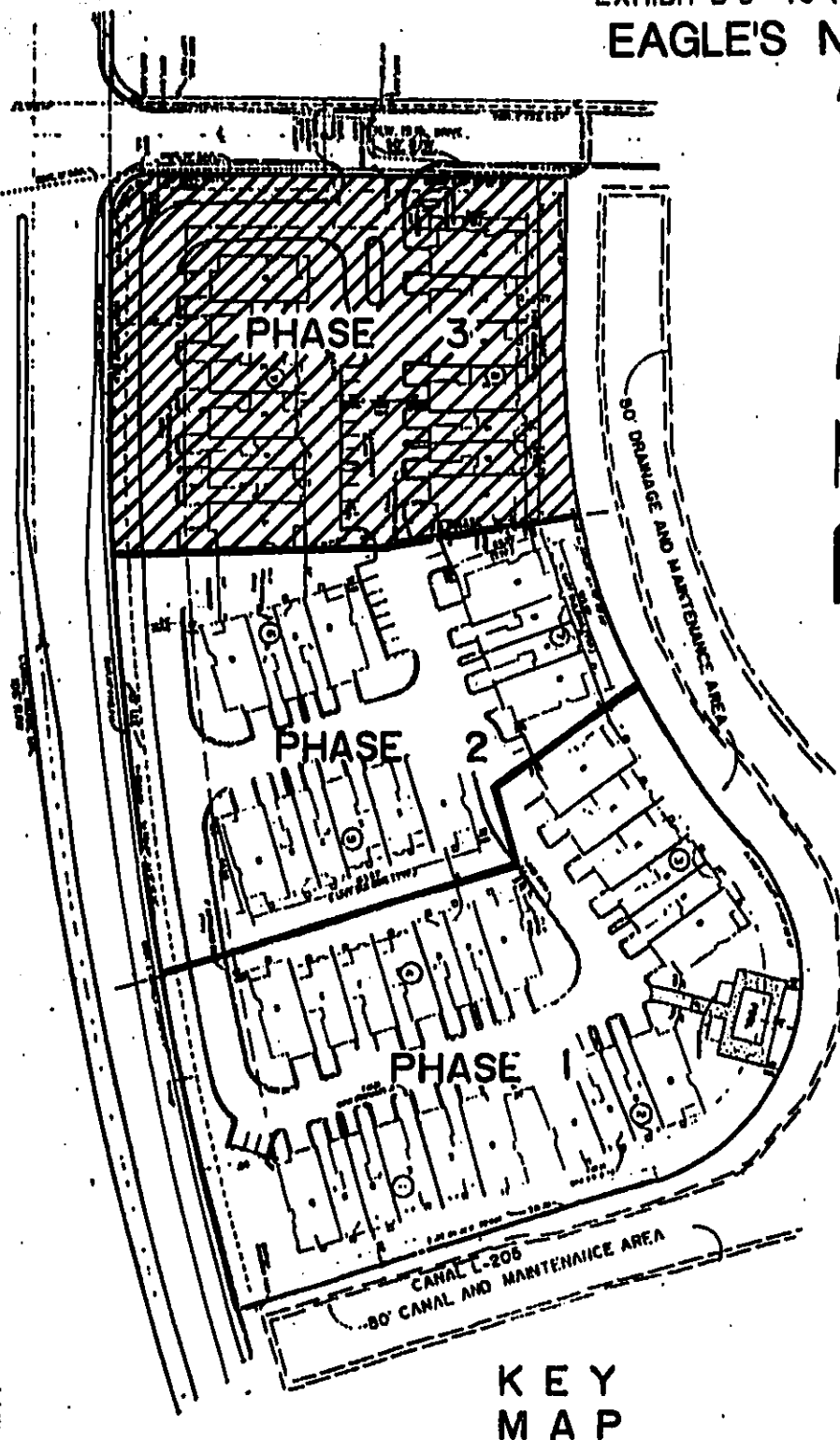
CK'

F.1

/PG.

"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES.

A CONDOMINIUM



KEY
MAP

SHEET 2 of 2 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE:

THE UNDERSIGNED AND BREWER & THIELE CONSULTING ENGINEERS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.



CONSULTING ENGINEERS, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
(305) 783-5210

SCALE: N.T.S.

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY: *P*

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

F.B./PG.

REVISED EXHIBIT

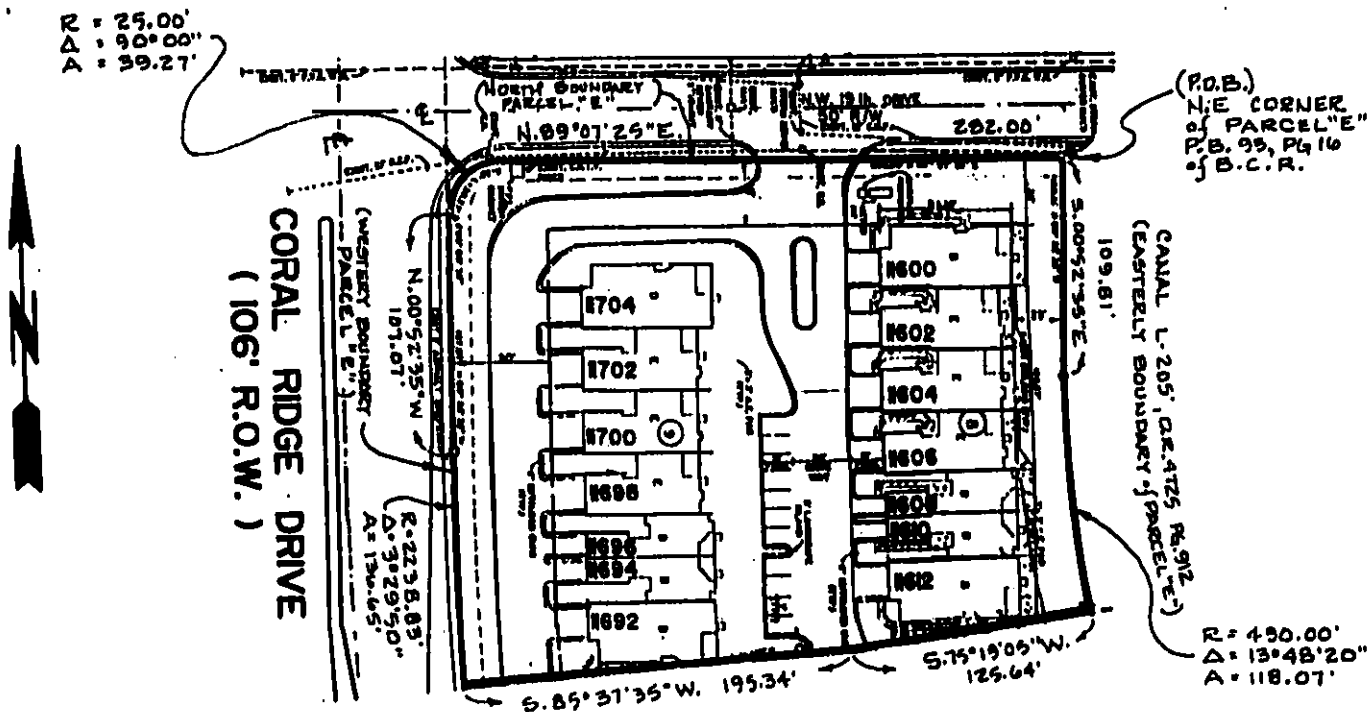
5/15/90

DCP

[Signature]

N/A

"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
A CONDOMINIUM
PHASE III



DESCRIPTION: PHASE III

A PORTION OF PARCEL E, CYPRESS RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

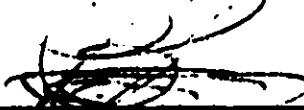
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL E; THENCE E. 00° 52' 35\"/>

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, FLORIDA.

CONTAINING 1.810 ACRES, MORE OR LESS.

CERTIFICATE:

I hereby certify that the attached sketch and description of the above-described property is true and correct to the best of my knowledge and belief, and conforms to the Minimum Technical Standards as adopted by the Board of Land Surveyors (Ch. 21HH-6.06, Florida Administrative Code), as prepared under my direction in


Paul E. Brewer
Registered Land Surveyor No. 3240
State of Florida

Dated: APRIL 4, 1989

SHEET 3 of 9 SHEETS.

EAGLE'S NEST TOWNHOMES
A CONDOMINIUM
FOR
JOSEPH BRICKETTO, INC. of FLORIDA

NOTE:

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CONSULTING ENGINEERS, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
(305) 753-5210

SCALE: N.T.S.

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY: 

JOB NO.: BB-12-74

REVISIONS

DATE

BY

CK'D.

F.B./PG.

FINAL AS-BUILT BUILDING NO. 8

4/13/91

WDK



N/A

REVISED EXHIBIT

3/5/90

DCO



N/A

ADD ADDRESS NOS

6/10/89

T.Q.



FILE

"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINIUM OF

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

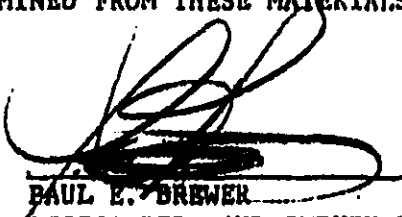
DESCRIPTION:

PARCEL E, CYPRESS RUN, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 93, PAGE 16 OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF
CORAL SPRINGS, BROWARD COUNTY, FLORIDA, CONTAINING
5.850 ACRES, MORE OR LESS.

CERTIFICATION: BUILDING 8

THIS CERTIFICATION, MADE THIS 23RD DAY OF APRIL, 1991.
BY THE UNDERSIGNED SURVEYING FIRM, IS MADE PURSUANT TO
THE PROVISIONS OF SECTION 718.104 (4) (e) OF THE FLORIDA
STATUTES, AS AMENDED, AND IS A CERTIFICATION THAT THE
ATTACHED EXHIBIT "B-3", SHEETS 1 THROUGH 9 IS AN ACC-
URATE REPRESENTATION OF THE IMPROVEMENTS DESCRIBED THERE-
ON, AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS AS
PROPOSED ARE SO THAT SUCH MATERIALS, TOGETHER WITH
THE WORDING IN THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES, A CONDOMINIUM, RELATING TO
MATTERS OF SURVEYING IS AN ACCURATE REPRESENTATION OF
THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS
DESCRIBED, AND THAT SAID IDENTIFICATION, LOCATION AND
DIMENSIONS OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS,
AND EACH APARTMENT CAN BE DETERMINED FROM THESE MATERIALS.


PAUL E. BREWER
REGISTERED LAND SURVEYOR
NO. 3240
STATE OF FLORIDA

NOT VALID UNLESS SEALED WITH
AN EMBOSSED SURVEYOR'S SEAL

SHEET 4 of 9 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE:

THE UNDERSIGNED AND BREWER & THIELE CONSULTING ENGINEERS,
INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE
INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS,
RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER
MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO
REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION
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PROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT
ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.



CONSULTING ENGINEERS, INC.
12321 NW 35th Street
Coral Springs, FL 33066
(305) 753-5210

SCALE: N/A

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY: 

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

F.B./PG.

REVISED CERT FOR BLDG. NO. 8

REVISED EXHIBIT & DESCRIPTION

4/23/91

WPK



N/A

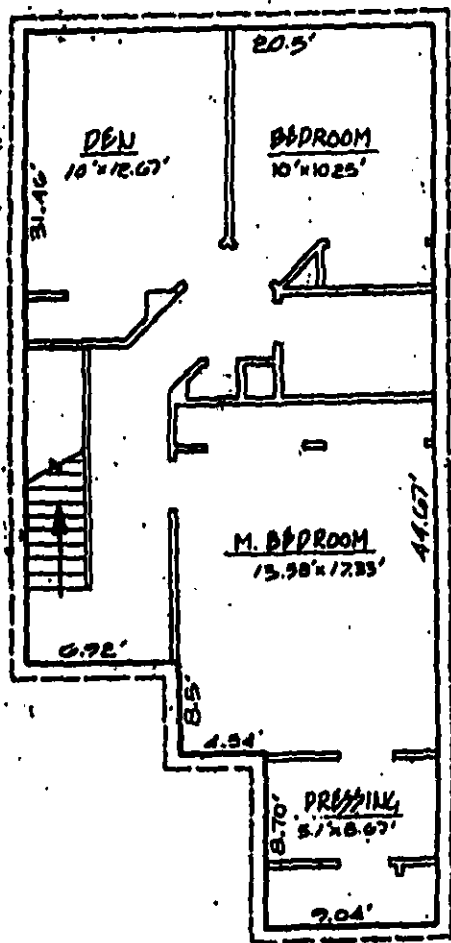
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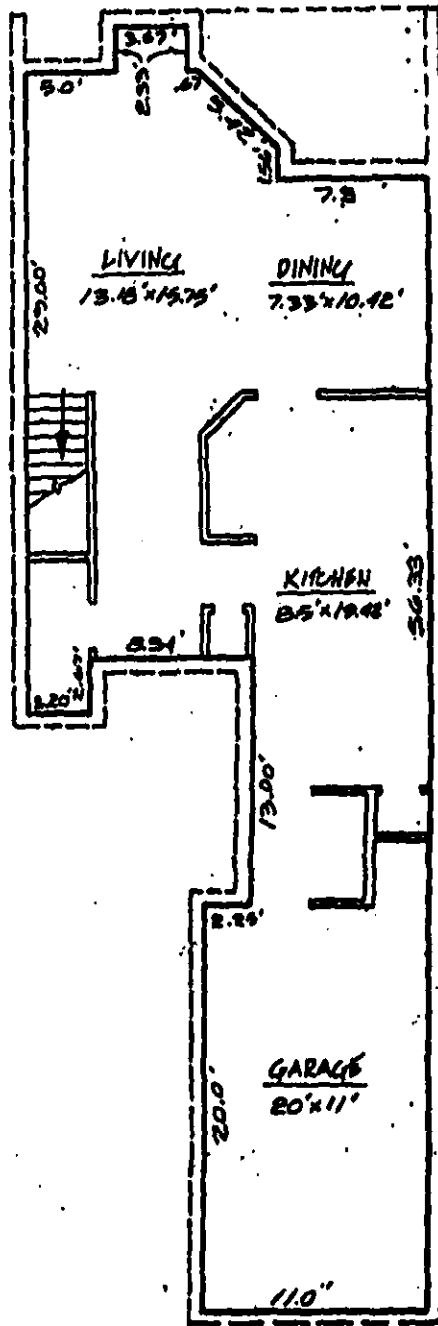


N/A

**"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
A CONDOMINIUM**



SECOND FLOOR



FIRST FLOOR

UNIT B

SCALE: 1" = 10'

**NOTE: DIMENSIONS SHOWN WERE TAKEN FROM ARCHITECTURAL PLANS.
PREPARED BY THE DESIGN NETWORK, 7848 WILES RD. CORAL SPRINGS, FL.**

SHEET 6 of 9 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE:

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BREWER & THIELE
CONSULTING ENGINEERS, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
(305) 753-5210

SCALE: 1" = 10'

F. B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY:

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

F.B./PG.

REVISED EXHIBIT

3/5/90

D.C.

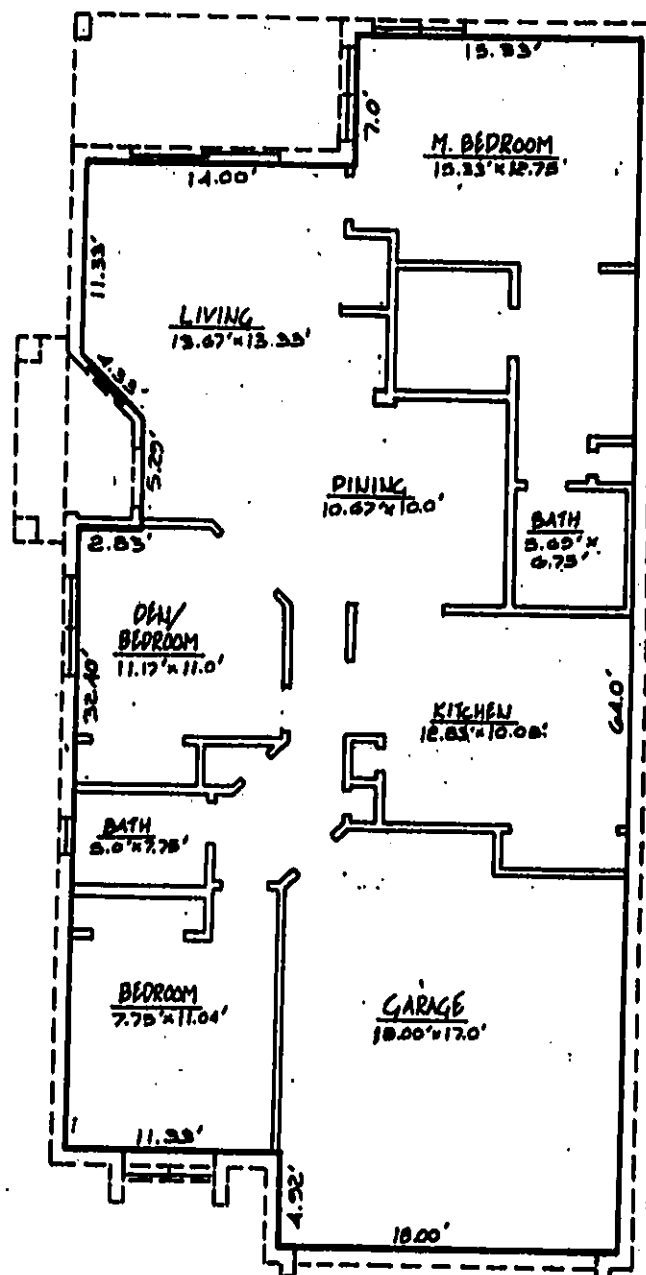
N/A

N/A

BK18354PG0607

BRUNING 40-5000 74026-01

"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
 A CONDOMINIUM



SCALE: 1" = 10'

UNIT D

NOTE: DIMENSIONS SHOWN WERE TAKEN FROM ARCHITECTURAL PLANS
 PREPARED BY THE DESIGN NETWORK, 7848 WILES RD. CORAL SPRINGS, FL.

SHEET 10 of 9 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKET70, INC. of FLORIDA

NOTE:

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CONSULTING ENGINEERS, INC.
 12321 N.W. 38th Street
 Coral Springs, FL 33085
 (305) 753-8210

SCALE: 1" = 10'

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY:

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

F.B./PG.

REVISED EXHIBIT

3/15/90

800

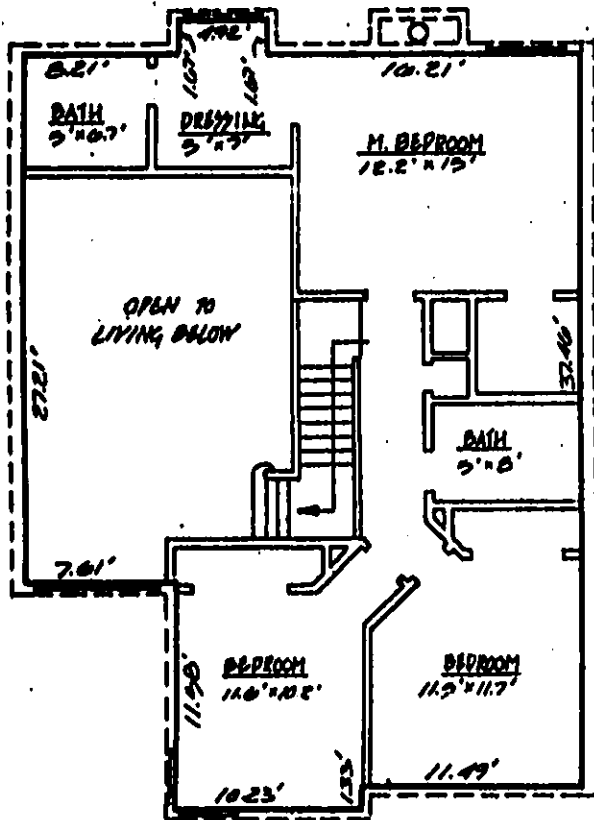
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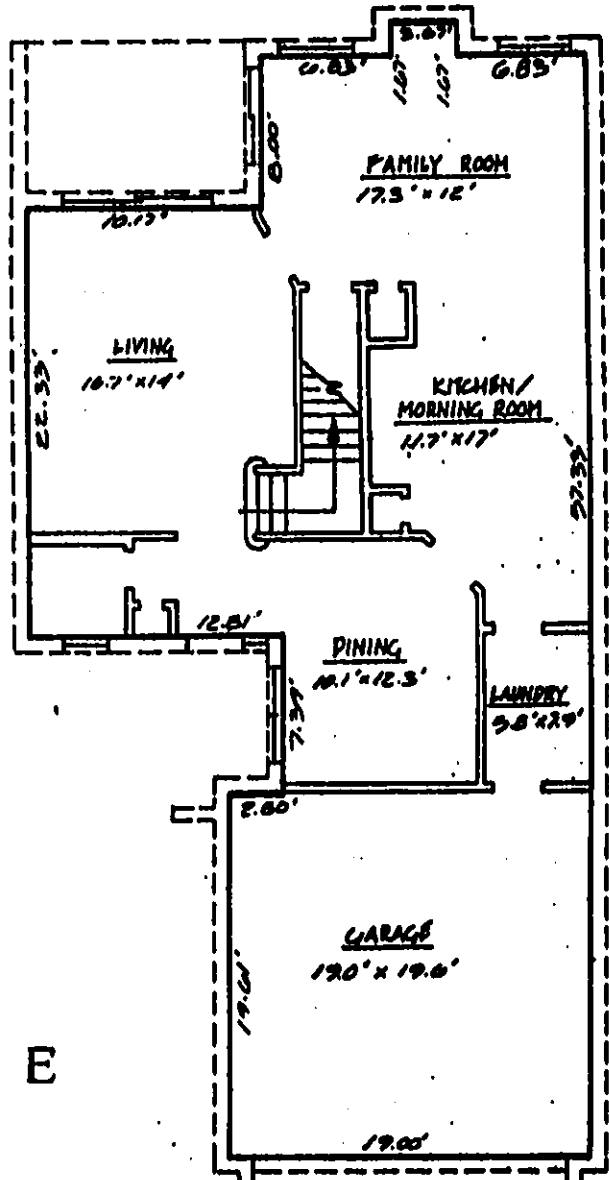
BRUNING 40-5000 74426-Q1

PK18354 PG0608

**"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
A CONDOMINIUM**



SECOND FLOOR



FIRST FLOOR

UNIT E

SCALE: 1" = 10'

**NOTE: DIMENSIONS SHOWN WERE TAKEN FROM ARCHITECTURAL PLANS
PREPARED BY THE DESIGN NETWORK, 7848 WILES RD. CORAL SPRINGS, FL.**

SHEET 7 of 9 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE.

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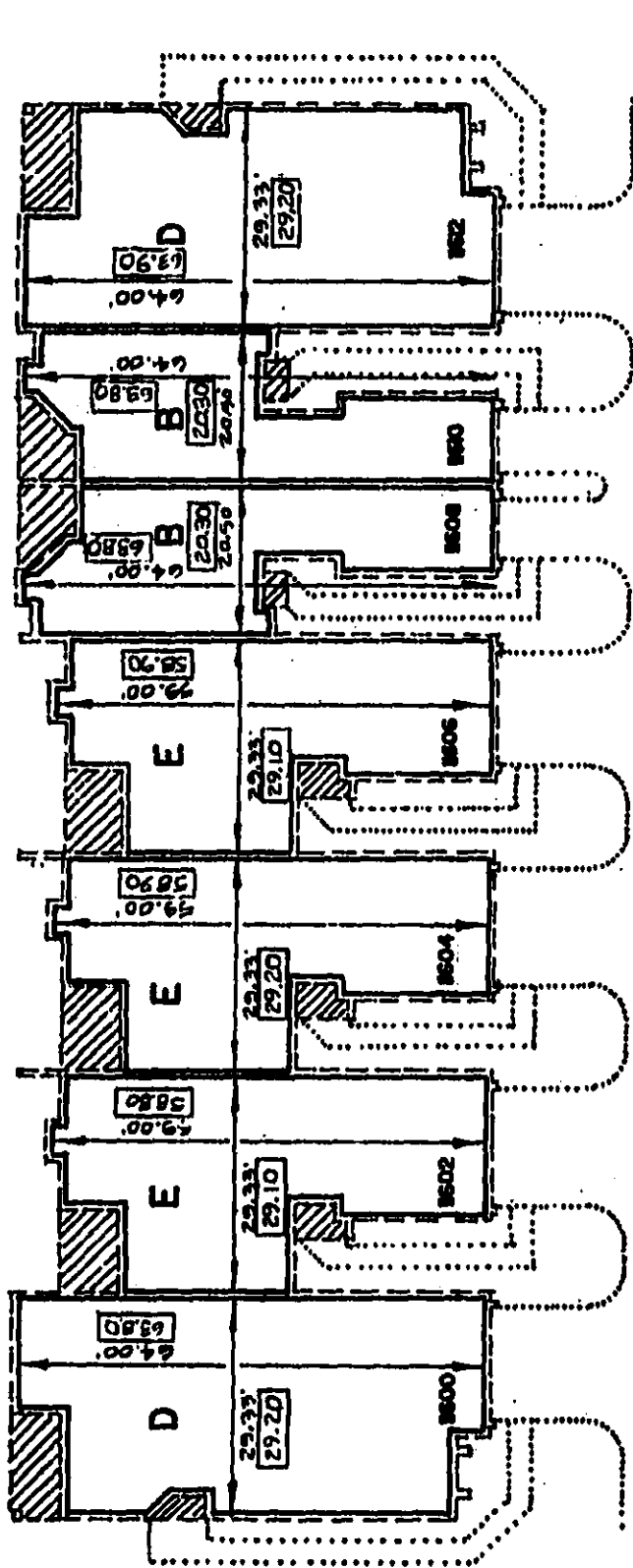
BREWER & THIELE
CONSULTING ENGINEERS, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
(305) 753-5210

SCALE: 1" = 10'	REVISIONS	DATE	BY	CK'D.	F.B./PG.
F.B./PG.: FILE					
DRAWN BY: T.Q.					
CK'D. BY: <i>[Signature]</i>					
JOB NO.: 88-12-74	REVISED EXHIBIT	3/5/90	BOO	<i>[Signature]</i>	N/A

BRUNING 40-5008-74426-01

BK 18354P60609

**"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
A CONDOMINIUM**



**TYPICAL SEVEN-UNIT BUILDING
(BUILDING NO. 8)**

UPPER LIMITS OF APARTMENT	26.10	34.40	34.47	34.40	36.08	36.03	26.02
LOWER LIMITS OF APARTMENT	12.97	12.97	12.97	12.97	12.97	12.97	12.97

- NOTE:
- LIMITED COMMON ELEMENT.
 - INDICATES PROPOSED PERIMETRICAL BOUNDARY OF EACH UNIT.
 - INDICATES AS BUILT PERIMETRICAL BOUNDARY OF EACH UNIT.

SHEET 8 of 9 SHEETS.

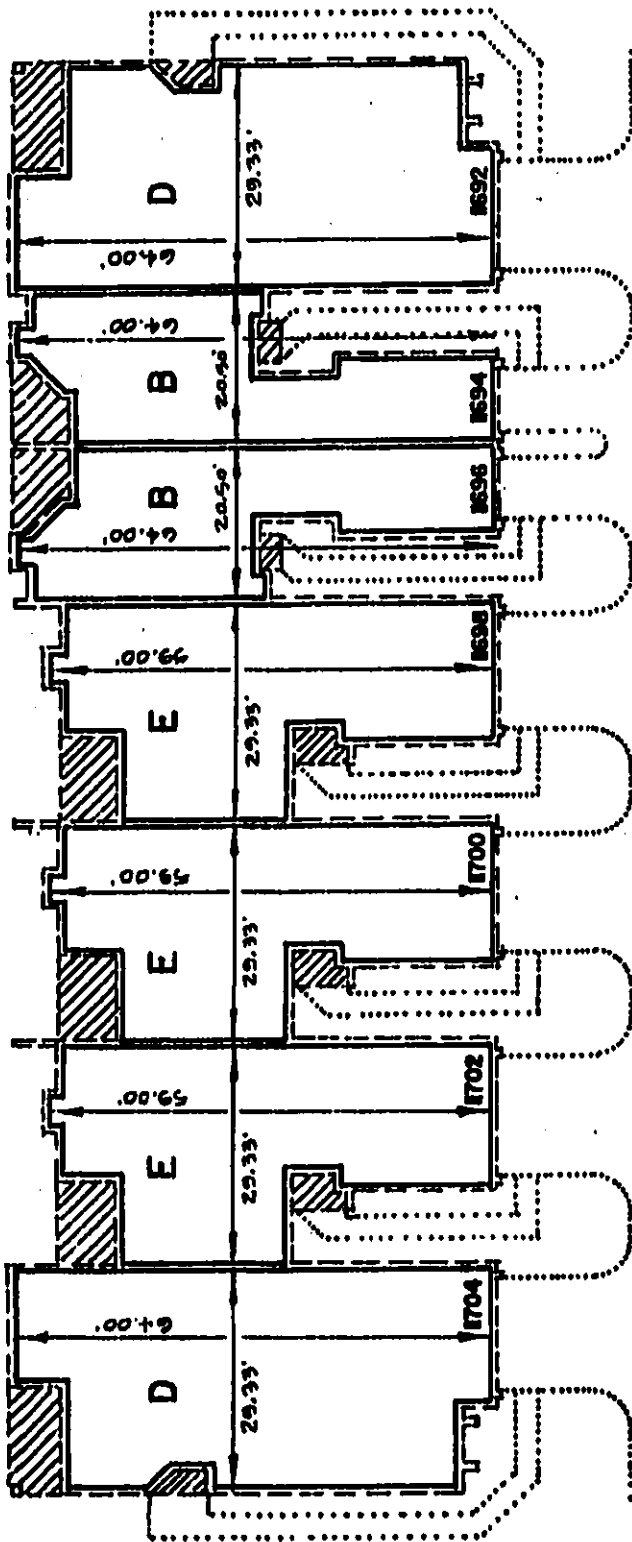
**EAGLE'S NEST TOWNHOMES
A CONDOMINIUM
FOR
JOSEPH BRICKETTO, INC. of FLORIDA**

NOTE:
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 BREWER & THIELE CONSULTING ENGINEERS, INC. 12321 N.W. 35th Street Coral Springs, FL 33065 (305) 763-8210	SCALE: N.T.S.	REVISIONS	DATE	BY	CK'D.	F.B./PG.
	F.B./PG.: FILE					
	DRAWN BY: T.Q.					
	CK'D. BY:	FINAL AS-BUILT BLDG. NO. 8	4/23/91	WDK		458/64
	JOB NO.: 88-12-74	REVISED EXHIBIT	9/15/90	OLD		N/A
		ADD. ADDRESS NOS.	6/19/89	TQ		FILE

BK18354P60610

**"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
A CONDOMINIUM**



**TYPICAL SEVEN-UNIT BUILDING
(BUILDING NO. 9)**

UPPER LIMITS OF APARTMENT
LOWER LIMITS OF APARTMENT

NOTE:

LIMITED COMMON ELEMENT.

INDICATES PROPOSED PERIMETRICAL BOUNDARY OF EACH UNIT.

INDICATES AS BUILT PERIMETRICAL BOUNDARY OF EACH UNIT.

SHEET 9 of 9 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM
FOR

JOSEPH BRACKETT, INC. of FLORIDA

NOTE:

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(305) 753-8210

SCALE: N.T.S.

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY:

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

F.B./PG.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

L. A. HESTER
COUNTY ADMINISTRATOR

REVISED EXHIBIT

ADD ADDRESS NO.

3/15/90

6/12/89

DG

T.Q.

N/A

FILE

BRUING 40-5000 74425-01

BK18354PG0611