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

يق THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF EAGLE'S NEST TOWNHOMES, A CONDOMINIUM TO ADD PHASE III ("Amendment"), is made this and day of the properties 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.
- 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.

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

Witnesses: Famela Simoore BRICKETTO FLAMINI DEVELOPERS, INC., a Florida corporation

with and Police to

JOSEPH C. BRICKETTO, President

Dated: **April 30** , 1991

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

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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 5. MOORE
MY COMM. EXP. 10/19/93

Hancela S. Mosk (Seal)
NOTARY PUBLIC

State of Florida at Large

My Commission Expires:

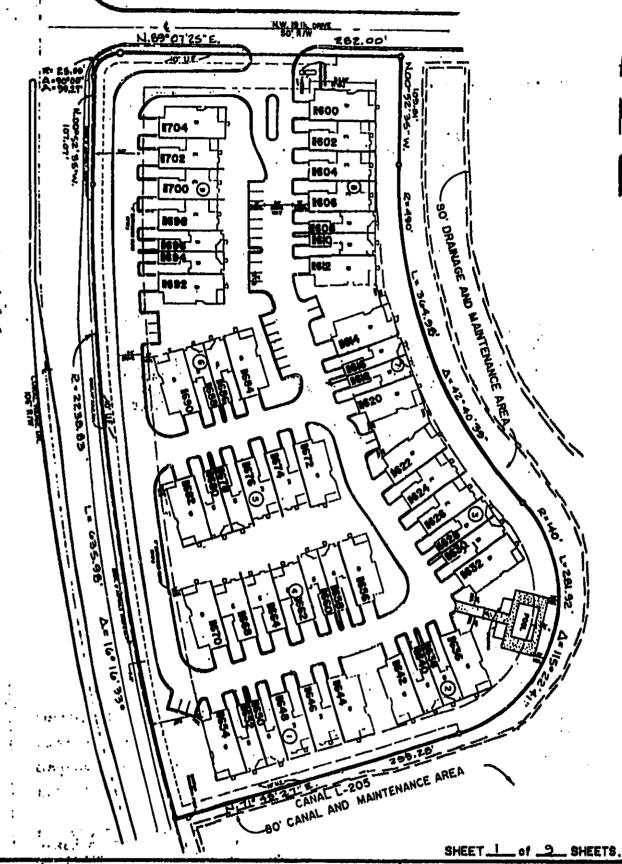
EXHIBIT A

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.

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EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

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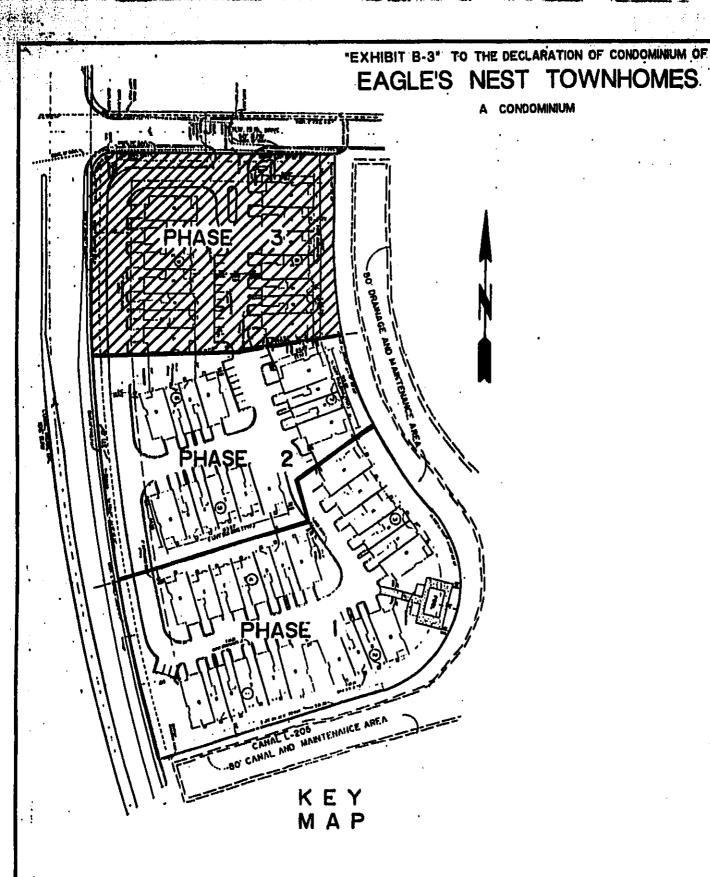
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CONSULTING ENGINEERS, INC 18321 N.W. 35th Street Coral Springs, FL 33065 (305) 763-5210

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SHEET 2 of 9 SHEETS.

EAGLE'S TOWNHOMES NEST

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

THE UNDERSIGNED AND BREWER & THIELE CONSULTING ENGINEERS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS. FIIGHTS 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 SE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.



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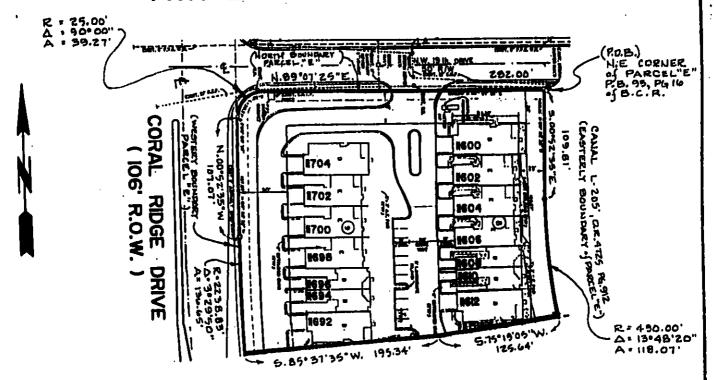
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"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINIUM OF

TOWNHOMES NEST EAGLE'S

A CONDOMINIUM

PHASE III



DESCRIPTION: PHASE III

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

BEGINNING AT THE MORTHEAST CORNER OF RAID PARCEL, E. THENCE S. OF 52'35" E., A DISTANCE OF 109.81 FRET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 490.00 FERT, A CENTRAL ANGLE OF 13'48'20" AND AN ARC LENGTH OF 118.07 FERT. THE LAST TWO (2) DESCRIBED COURSES REING COINCIDENT WITH THE EASTERLY ROUNDARY OF SAID PARCEL, "R" AND THE WESTERLY RIGHT-OF-WAY OF CAMAL L-205, AS RECORDED IN OFFICIAL RECORDS BOOK 4725, PAGE 912 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S. 75'19'05"W., A DISTANCE OF 125.64 FRET; THENCE S. 85'37'35"W., A DISTANCE OF 195.34FERT, TO A FOINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE MADIUS FOINT BEARS N. 85' 37'35"E.; THENCE MORTHWESTERLY; ALONG THE ARC OF SAID CURVE, HAVENCY THENCE N. 00' 52'35"W., A DISTANCE OF 03'29'50" AND AN ARC LENGTH OF 136.65 FERT TO THE POINT OF TANGENCY; THENCE N. 00' 52'35"W., A DISTANCE OF 107.07 FERT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT. THE LAST TWO (2) DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID PARCEL "E" AND THE KASTERLY RIGHT-OF-WAY OF CORAL RIDGE DRIVE; THENCE HORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, ACENTRAL ANGLE OF 90'00'00", AND AN ARC LENGTH OF 39.27 FEET TO THE POINT OF THREMENCY, THENCE N. 89'07'25"E., A DISTANCE OF 282.00 FEET TO THE POINT OF DESCRIBED COURSES REING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID PARCEL "E" AND THE SOUTHERLY RIGHT-OF-WAY OF N.W. 19TH DRIVE.

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

CONTAINING 1.810 ACRES, HORE OR LESS.

CERTIFICATE:

I hereby tertify 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

_ Dated: APRIL 4, 1989

Itered Land Surveyor No. 3240

State of Florida

SHEET 3 of 9 _ SHEETS

TOWNHOMES EAGLE'S NEST

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of I LORIDA

THE UNDERSIGNED AND BREWER & THIELE CONSULTING ENGINEERS, INC MAKE NO REPRESENTATIONS OR QUARANTEES AS TO FHE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS. RIGHTS OF WAY, SETRACK LINES, AGREFMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH SATTERS. 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



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

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

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

DESCRIPTION:

A CONTRACTOR OF THE PROPERTY O

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, EROWARD 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 I THROUGH 8 IS AN ACCURATE REPRESENTATION OF THE IMPROVEMENTS DESCRIBED THEREON, 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'S THIELE CONSULTING ENGMÉERS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EXBEMENTS, RIGHTS OF WAY. SETBACK LINES, AGREEMENTS AND OTHER MIGHTERS, AND FURTHER. THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS, SUCH INPORMATION RHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDSSHOWN PERSON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.

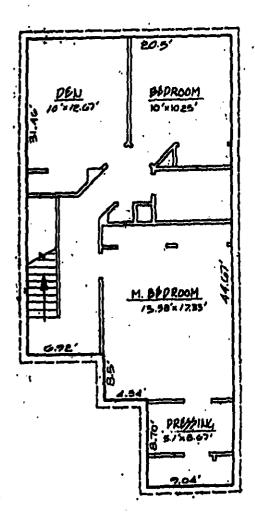


CONSULTING ENGINEERS, INC. 12321 N.W. 35th Street Corat Springs, FL 33065 (305) 753-5210

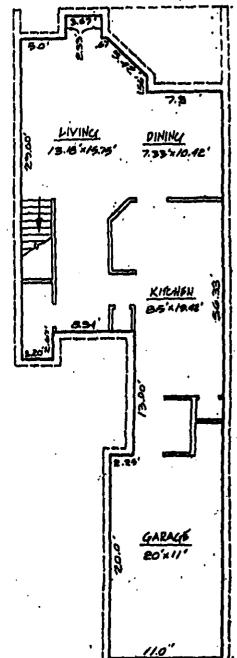
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EAGLE'S NEST TOWNHOMES

A CONDOMINIUM



SECOND FLOOR



UNIT B

SCALE: 1"= 10"

FIRST FLOOR

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

SHEET 5 of 9 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE:

The undersigned and brewer a thiele consulting engineers. Inc. Make no representations or guarantees at to the information replected hereon pertaining to easements. Rights of way. Setback lines, agreements and other matters, and purther this instrument is not intended to replect or set forth all buch matters. Such information: should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not asstracted for rights of way and/or easements of record.

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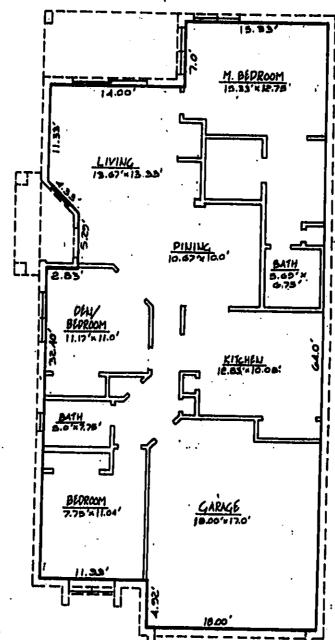
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"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINUM OF

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 6 of 9 SHEETS

EAGLE'S NEST TOWNHOMES

A CONDOMINUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE

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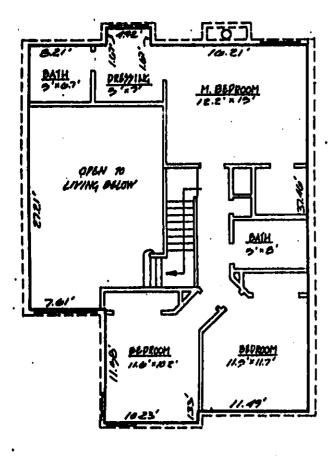
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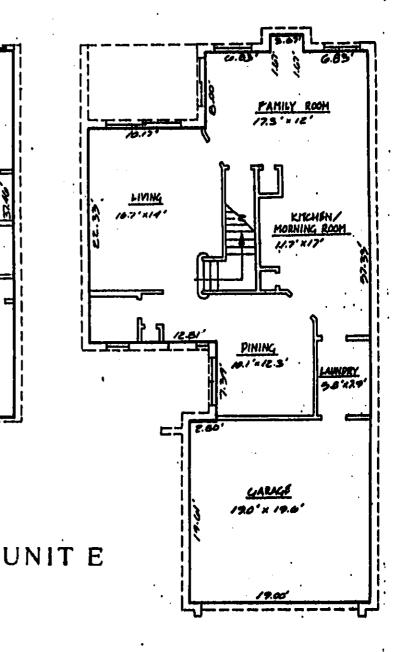
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SHEET 7 of 9 SHEETS

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE.

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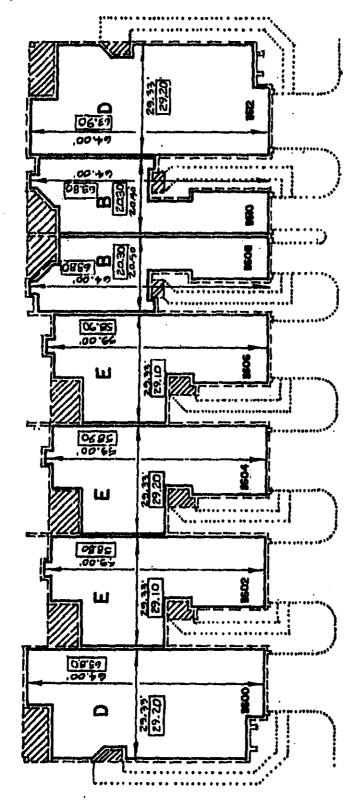
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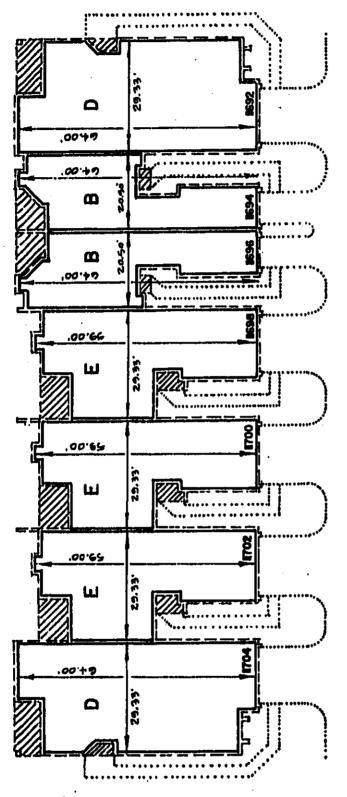
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"EXHIBIT B-3" TO THE DECLARATION OF CONDOMINUM OF EAGLE'S NEST TOWNHOMES

A CONDOMINIUM



TYPICAL SEVEN-UNIT BUILDIN

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SHEET 9 of 9 SHEETS

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

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