

103.50

A

This instrument was prepared
by and return to: **156**
Sam D. Norton, Esquire
1819 Main Street, Suite 610
Sarasota, Florida 34236

**THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM
OF LAKE VISTA RESIDENCES, A CONDOMINIUM**

THIS AMENDMENT is executed by The Lake Vista Residences, L.L.C., a Florida limited liability company (the "Developer").

WHEREAS, on September 12, 2006, the Developer recorded that certain Declaration of Condominium of Lake Vista Residences, a Condominium (the "Condominium"), in Official Records Book 2154, Page 216, of the Public Records of Manatee County, Florida (the "Declaration"), as well as that certain Condominium Plat ("Plat") in Condominium Book 35, Page 173, of the Public Records of Manatee County, Florida; and

WHEREAS, Article XX of the Declaration reserves to the Developer the unilateral right to amend the Declaration and Plat to include additional phases to the condominium form of ownership; and

WHEREAS, on November 2, 2006, the Developer recorded that certain First Amendment to Declaration of Condominium of Lake Vista Residences, a Condominium (the "First Amendment"), in Official Records Book 2164, Page 7116, of the Public Records of Manatee County, Florida, to amend the Declaration and Plat to submit Phase II to the condominium form of ownership;

WHEREAS, on January 8, 2007, the Developer recorded that certain Second Amendment to Declaration of Condominium of Lake Vista Residences, a Condominium (the "Second Amendment"), in Official Records Book 2178, Page 3530, of the Public Records of Manatee County, Florida, to amend the Declaration and Plat to submit Phase III to the condominium form of ownership; and

WHEREAS, the Developer desires to amend the Declaration and Plat to submit Phase IV (the "Additional Phase") to the condominium form of ownership.

NOW THEREFORE, pursuant to the applicable provisions of the Florida Condominium Act, as well as the rights reserved in Article XX of the Declaration, the Developer hereby amends the Declaration and Plat to submit Phase IV to the condominium form of ownership. The Developer further hereby states and declares:

1. The legal description of Phase IV of the Condominium is attached hereto as Exhibit "A."
2. The Declaration and Plat are hereby amended to include the Plat pages attached hereto as Exhibit "B."
3. Phase IV, and each of the Condominium Units contained therein, are substantially complete, as indicated and certified on Sheet 1 of the attached Plat pages.
4. Each of the Common Elements appurtenant to each Unit in Phases I, II and III shall hereafter merge with the Common Elements of Phase IV. Further, the percentage ownership of the Common Elements, and the Common Surplus, if any, and the percentage of the Common Expenses of each Unit contained within Phases I, II and III of the Condominium shall hereafter be reduced as set forth in the Declaration.

5. Developer hereby submits Phase IV to the condominium form of ownership. Any depiction of any other phases on the Plat which have not been previously submitted to the condominium form of ownership are for illustrative purposes only.

6. All capitalized terms not specifically defined herein shall have the same meanings ascribed to them in the Declaration. All Exhibits referenced herein shall be specifically incorporated by this reference.

IN WITNESS WHEREOF, the Developer has executed this Third Amendment to Declaration of Condominium of Lake Vista Residences, a Condominium, effective this 21st day of February, 2007.

Signed, sealed and delivered
in the presence of:

THE LAKE VISTA RESIDENCES, L.L.C.,
a Florida limited liability company

Stephanie M. Bobke
Print Name: Stephanie M. Bobke

Dawn M. Laidlaw
Print Name: Dawn M. Laidlaw

Dawn M. Laidlaw
Print Name: Dawn M. Laidlaw

Linda Rizzo
Print Name: Linda Rizzo

By: Lake Vista Partners, L.L.C., a Florida limited liability
company, as its Manager

Lemuel Sharp, III
Lemuel Sharp, III, as its Manager

Walter G. Mills
Walter G. Mills, as its Manager

"DEVELOPER"

STATE OF FLORIDA
COUNTY OF SARASOTA

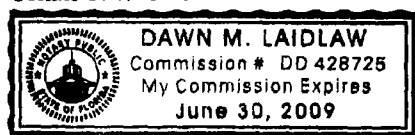
I CERTIFY that on this 21st day of February, 2007, before me, the undersigned, personally appeared, Lemuel Sharp, III, as Manager of Lake Vista Partners, L.L.C., a Florida limited liability company, as Manager of THE LAKE VISTA RESIDENCES, L.L.C., a Florida limited liability company, for and on behalf of said entities.



Dawn M. Laidlaw
Notary Public
State of Florida
My Commission Expires: 6-30-09

STATE OF FLORIDA
COUNTY OF SARASOTA

I CERTIFY that on this 22ND day of February, 2007, before me, the undersigned, personally appeared, Walter G. Mills, as Manager of Lake Vista Partners, L.L.C., a Florida limited liability company, as Manager of THE LAKE VISTA RESIDENCES, L.L.C., a Florida limited liability company, for and on behalf of said entities.



Dawn M. Laidlaw
Notary Public
State of Florida
My Commission Expires: 6-30-09

EXHIBIT "A"

LEGAL DESCRIPTION OF PHASE 4 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 31, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at northeast corner of Section 31, Township 35 South, Range 19 East, Manatee County, Florida, said corner being common corners with Sections 29, 30, and 32, said corner also being the point of curvature of a curve to the right, of which the radius point lies S.00°25'57"W., a radial distance of 132.89 feet; thence southeasterly along the arc of said curve, through a central angle of 75°03'30", an arc length of 174.09 feet to the point of tangency of said curve; thence S.14°30'33"E., a distance of 49.43 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 90°00'00"; thence southwesterly along the arc of said curve, an arc length of 54.98 feet to the point of tangency of said curve and the northerly right-of-way of Lakewood Ranch Boulevard (formerly Upper Manatee River Road, a 120-foot wide public right-of-way); the following 2 calls are along said northerly right-of-way; thence S.75°29'27"W., a distance of 523.34 feet to the point of curvature of a curve to the left having a radius of 1,960.00 feet and a central angle of 40°44'14"; thence southwesterly along the arc of said curve, an arc length of 1,393.56 feet to the end of said curve; thence N.55°14'47"W. along a line radial to the last described curve, a distance of 34.29 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.53°52'47"W., a radial distance of 15.60 feet; thence westerly along the arc of said curve, through a central angle of 88°23'24", an arc length of 24.07 feet to the point of tangency of said curve; thence N.55°29'23"W., a distance of 71.34 feet; thence N.76°19'33"W., a distance of 32.16 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.65°40'17"W., a radial distance of 331.79 feet; thence northerly along the arc of said curve, through a central angle of 25°45'23", an arc length of 149.15 feet to the point of tangency of said curve; thence N.82°27'45"W., a distance of 16.15 feet to the POINT OF BEGINNING; thence continue N.82°27'45"W., a distance of 239.62 feet; thence N.08°04'05"E., a distance of 7.20 feet; thence N.27°19'32"W., a distance of 78.04 feet; thence N.06°13'42"E., a distance of 127.92 feet; thence N.54°10'49"E., a distance of 157.10 feet; thence S.55°53'30"E., a distance of 166.55 feet; thence S.75°16'20"E., a distance of 47.44 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.44°48'07"E., a radial distance of 127.33 feet; thence southwesterly along the arc of said curve, through a central angle of 38°58'02", an arc length of 86.60 feet to the point of tangency of said curve; thence S.06°13'51"W., a distance of 145.87 feet to the POINT OF BEGINNING.

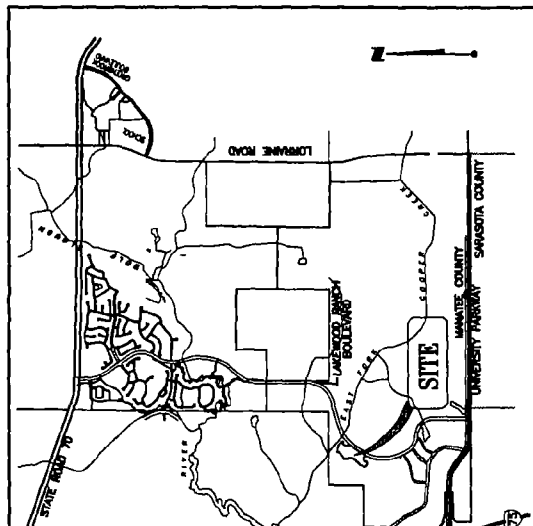
Said tract contains 72,634 square feet or 1.6674 acres, more or less.

EXHIBIT B

Notes:

- [illegible]

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



LOCATION MAP

NOT TO SCALE

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Unit Boundaries. Each Unit shall include that part of the Building containing the Unit which lies within the boundaries of the Unit, which boundaries shall be determined in the following manner:

Upper and Lower Boundaries. The upper and lower boundaries of the Units shall be the following boundaries extended as horizontal planes, when necessary, to intersect with the vertical boundaries described below.

The inner boundaries show the lower surface of the unfinished ceiling slab.

The lower boundaries shall be the inner surface of the unfinished floor slab.

Perimetrical Boundaries. The perimetrical boundaries of Units shall be the following boundaries extended as vertical planes when necessary to intersect with the upper and lower boundaries described above.

Exterior Building Walls. The perimetrical boundaries shall be the inner most unfinished surface of the exterior wall of the building containing such unit.

Interior Building Walls. The perimeter boundaries shall be the inner most unfinished surface of the interior walls separating units.

Boundaries — Further Defined. The boundaries of the Unit shall not include all of those spaces and improvements lying within the undereorded and/or unfinished inner surfaces of the particular walls and those surfaces above the undereorded finished ceilings of each Unit, and those surfaces below the undereorded finished floor of each Unit, and further shall not include those spaces and improvements lying within the undereorded and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions, columns or any other portion of the building which contributes to its support.

Common Elements and Limited Common Elements are further defined in the Declaration of Condominium, recorded in Official Record Book 2154, Page 216 of the Public Records of Manatee County, Florida.

Unit Designations: The units will be identified by the Building Letter and the Unit Number. For example Unit 201 in Building A will be identified as A-201.

Storage Designations: The Tenant Storage Spaces will be identified by the Building Letter and the number on them on the Ground Level Parking Drawings (Sheets 6 and 10). For example, Tenant Storage Space 1 in Building A will be identified as Tenant Storage Space A-1.

Parking Space Designations: The Parking Spaces will be identified by the Building Letter and the number as shown on the Ground Level Parking Drawings (Sheets 6 and 10). For example, Parking Space 1 in Building A will be identified as Parking Space A-1.

CERTIFICATE OF SURVEYOR:

[illegible]

DATE: 5/22/2007 W. CONALLER, INC. (LB#043)

抄

Robert R. Cunninghamham, P.S.M.

Florida Certificate No. 3424
[not valid without the embossed seal of certifying supervisor.]

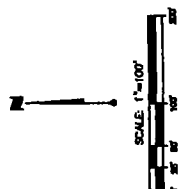
Wendell

[illegible]

Bank Code: MACP

Project Number: S2870-329-002

PHASE 4 OF THIS CONDOMINIUM IS ALSO KNOWN AS PHASE N.



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[illegible]

WTSprintMail®

Task Code: MACP1
Project Number: S2870-329-002

WTSprintMail, Inc.
2000 Park Avenue South, Suite 1000, Denver, Colorado 80202
Phone: (303) 733-1111, Fax: (303) 733-1112, Web: www.wtsprintmail.com

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Available in: English

LEGAL DESCRIPTION OF PHASE 4 (as prepared by the certifying Surveyor and Mapper):

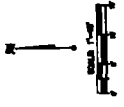
A tract of land lying in Section 31, Township 35 South, Range 19 East, Monroe County, Florida and described as follows:

[illegible]

Sold tract contains 72.634 square feet or 1.6574 acres, more or less.

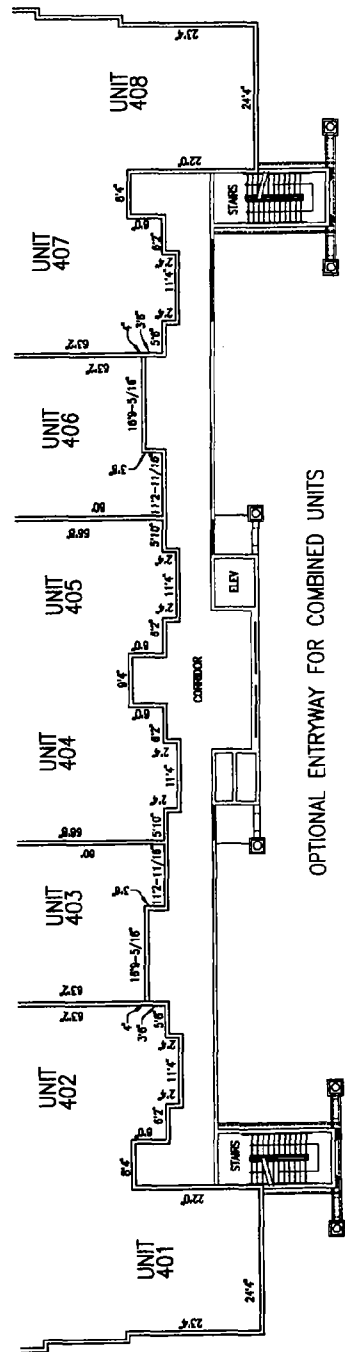
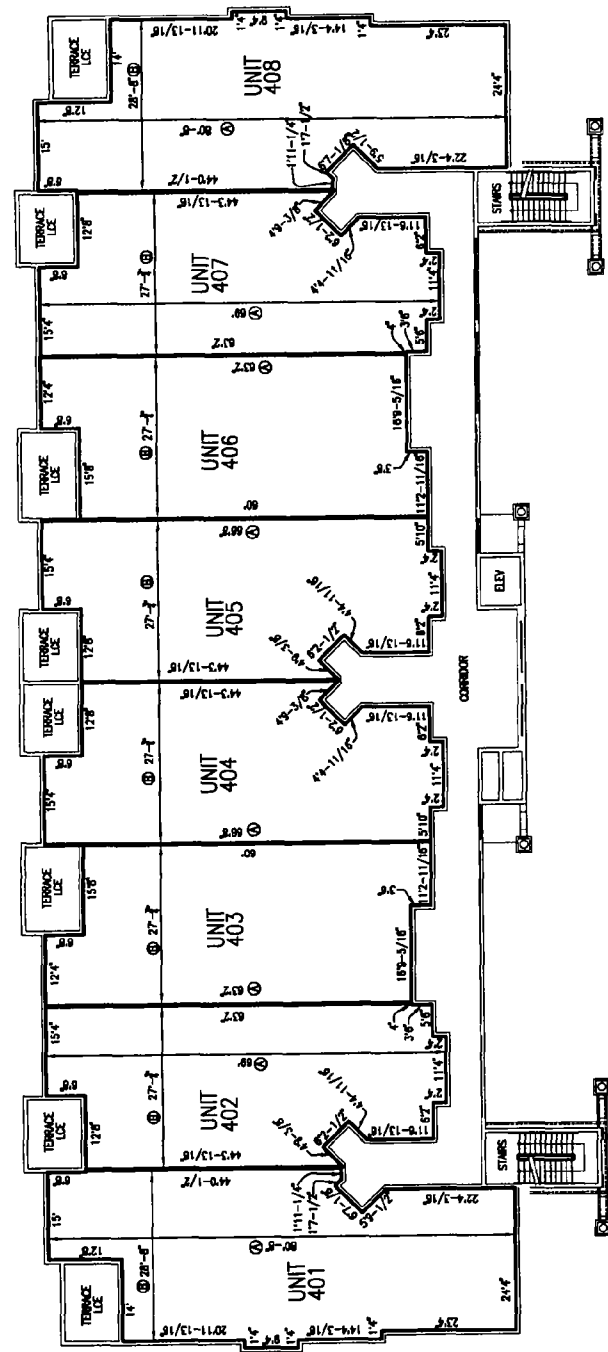
- LEGEND:
- | | | |
|------|---|-----------------------|
| LCE | = | UNITED COMMON ELEMENT |
| ELEV | = | ELEVATOR |
| --- | = | WALL LINE |
| --- | = | UNIT BOUNDARY |
| [] | = | UNITED COMMON ELEMENT |

LAKE VISTA RESIDENCES, PHASE 4
A CONDOMINIUM
IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE, FLORIDA



- NOTES:
- 1.) Certain improvements within the Common Elements, such as but not limited to, water meters, sewer lines, storm drains, sanitary sewers, sidewalks, trees and landscape features have not been located.
 - 2.) Common Elements and Limited Common Elements are defined on sheet 1.
 - 3.) The exterior boundary of the condominium constitutes a "Boundary Survey" as defined in Section 610.17-6.002 (7)(f).
 - 4.) Dimensions shown hereon are proposed and taken from the original survey of the property by the Lannan Group, Inc. The actual dimensions may vary due to construction.
 - 5.) All areas not designated as Units or as Limited Common Elements, are Common Elements.
 - 6.) All improvements shown hereon within the Condominium Boundary are proposed, unless noted otherwise.

EXHIBIT B
REDUCED COPY
(NOT TO SCALE)



BUILDING D
LEVEL 4

Wisniewski

Planner - Designer - Engineer - Surveyor - Landscape Architect - Transportation Consultant

Address: 10000 Manatee Avenue North, Suite 100, Manatee, Florida 34454-1000
Phone: (813) 741-1000
Fax: (813) 741-1001
E-mail: info@wisniewski.com

Task Code: MACP1
Project Number: S2870-329-002

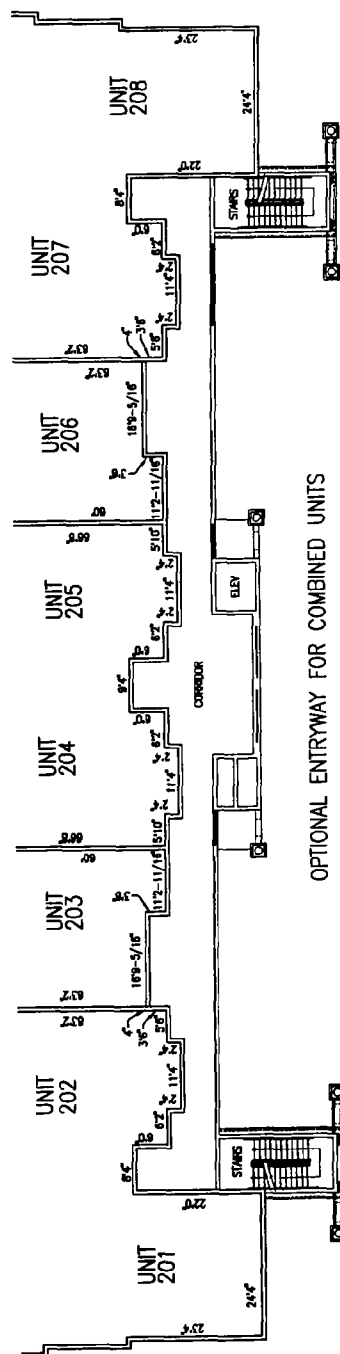
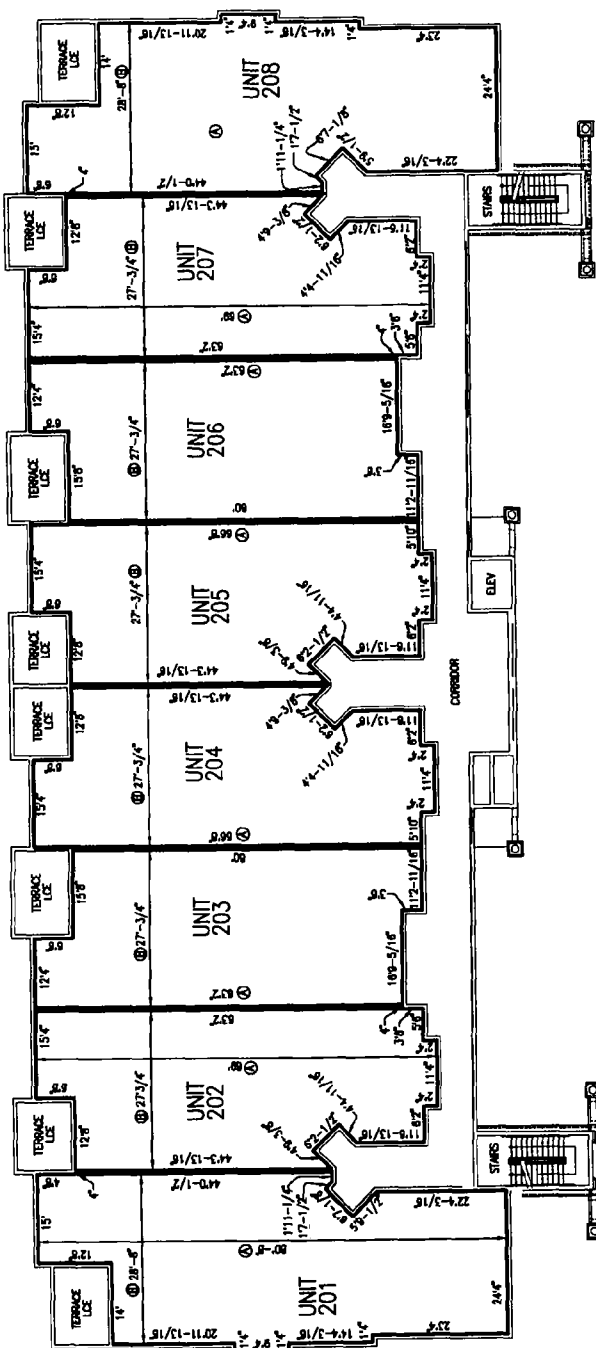
ROOM SCHEDULES	
BUILDING D	
UNIT	AREA
UNIT 401	23.4'
UNIT 402	23.4'
UNIT 403	23.4'
UNIT 404	23.4'
UNIT 405	23.4'
UNIT 406	23.4'
UNIT 407	23.4'
UNIT 408	23.4'

- LEGEND:
- LIMITED COMMON ELEMENT
 - WALL LINE
 - UNIT BOUNDARY

CONDOMINIUM BOOK PAGE 8 OF 9
LAKE VISTA RESIDENCES, PHASE 4
A CONDOMINIUM
 IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE, FLORIDA

- NOTES:
- 1.) Certain improvements within the Common Elements, such as but not limited to, water mains, sewer lines, storm drains, sanitary sewers, sidewalks, trees and landscape features have not been located.
 - 2.) Common Elements and Limited Common Elements are defined on sheet 1.
 - 3.) The exterior boundary of the condominium constitutes a "Boundary Survey" as defined in Section 610.17-610.22 (7)(f).
 - 4.) Dimensions shown herein are proposed and taken from the architectural drawings prepared by the Lannan Group, Inc. The actual dimensions may vary due to construction.
 - 5.) All areas not designated as Units or as Limited Common Elements, are Common Elements.
 - 6.) All improvements shown herein within the Condominium Boundary are proposed, unless noted otherwise.

EXHIBIT B
REDUCED COPY
(NOT TO SCALE)



OPTIONAL ENTRYWAY FOR COMBINED UNITS

RECORD MEASUREMENTS

UNIT	AREA	MEASUREMENT
UNIT 201	AREA	28.00'
UNIT 202	AREA	28.00'
UNIT 203	AREA	28.00'
UNIT 204	AREA	28.00'
UNIT 205	AREA	28.00'
UNIT 206	AREA	28.00'
UNIT 207	AREA	28.00'
UNIT 208	AREA	28.00'

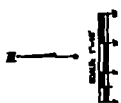
LEGEND:
 L.C. = LIMITED COMMON ELEMENT
 ELEV = ELEVATOR
 --- = UNIT BOUNDARY

BUILDING D
LEVEL 2

Wisniewski

Project: Signature: Designer: Architect: Transmittal: Consultant:
 Wisniewski, Inc.
 2000 West 1st Avenue, Suite 200, Tampa, FL 33609
 Tel: 813-288-1111 Fax: 813-288-1112
 Task Code: MACP1
 Project Number: S2870-328-002

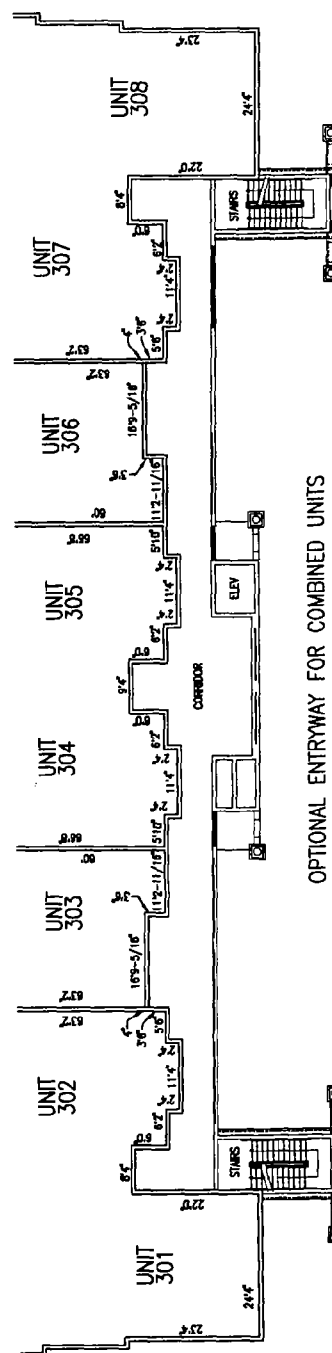
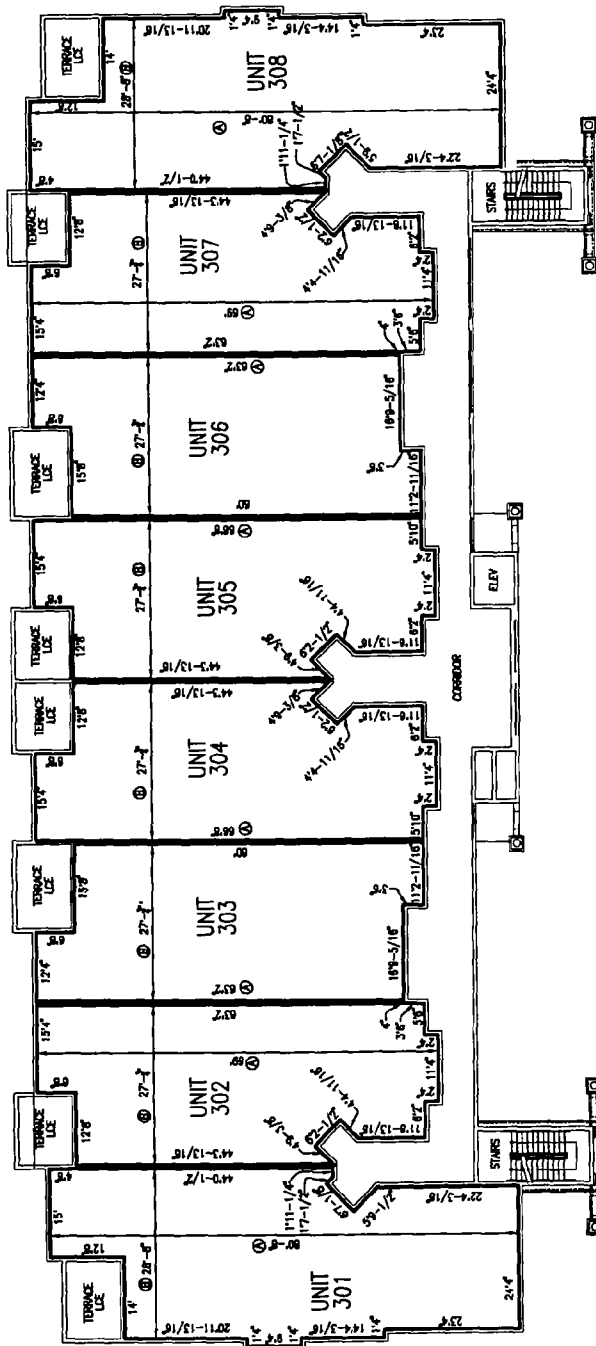
CONDOMINIUM BOOK PAGE 7 OF 8
LAKE VISTA RESIDENCES, PHASE 4
A CONDOMINIUM
 IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE, FLORIDA



NOTES:

- 1.) Certain improvements within the Common Elements, such as but not limited to, water meters, water lines, storm drains, sanitary sewers, sidewalks, trees and landscape features have not been bottled.
- 2.) Common Elements and Limited Common Elements are defined on sheet 1.
- 3.) The exterior boundary of the condominium constitutes a "Boundary Survey" as defined in Section 610.02 (7)(f).
- 4.) Dimensions shown hereon are proposed and taken from the architectural drawings prepared by the Lamon Group, Inc. The actual dimensions may vary due to construction.
- 5.) All areas not designated as Units or as Limited Common Elements, are Common Elements.
- 6.) All improvements shown hereon within the Condominium Boundary are proposed, unless noted otherwise.

EXHIBIT B
REDUCED COPY
(NOT TO SCALE)



OPTIONAL ENTRYWAY FOR COMBINED UNITS

RECORD MEASUREMENTS

UNIT	AREA	AREA	AREA
UNIT 301	60.50	22.00	22.00
UNIT 302	60.50	22.00	22.00
UNIT 303	60.50	22.00	22.00
UNIT 304	60.50	22.00	22.00
UNIT 305	60.50	22.00	22.00
UNIT 306	60.50	22.00	22.00
UNIT 307	60.50	22.00	22.00
UNIT 308	60.50	22.00	22.00

LEGEND:
 LCE = LIMITED COMMON ELEMENT
 ELEV = ELEVATOR
 STAIR = STAIR
 BOUNDARY = UNIT BOUNDARY

BUILDING D
LEVEL 3

Wilsamiller

Wilsamiller, Inc.
 10000 Highway 19, Suite 100
 Manatee, Florida 34683
 Phone: (813) 939-1111
 Fax: (813) 939-1112
 E-mail: wilsamiller@wilsamiller.com

Task Code: MACP1
 Project Number: S2870-328-002

