

(2)

129.00

This instrument was prepared
by and return to:
Sam D. Norton, Esquire /sb
1819 Main Street, Suite 610
Sarasota, Florida 34236
6500-119

**FIFTH 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, on March 1, 2007, the Developer recorded that certain Third Amendment to Declaration of Condominium of Lake Vista Residences, a Condominium (the "Third Amendment"), in Official Records Book 2188, Page 5826, of the Public Records of Manatee County, Florida, to amend the Declaration and Plat to submit Phase IV to the condominium form of ownership; and

WHEREAS, on April 11, 2007, the Developer recorded that certain Fourth Amendment to Declaration of Condominium of Lake Vista Residences, a Condominium (the "Fourth Amendment"), in Official Records Book 2197, Page 1990, of the Public Records of Manatee County, Florida, to amend the Declaration and Plat to submit Phase V to the condominium form of ownership; and

WHEREAS, the Developer desires to amend the Declaration and Plat to submit Phase VI (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 VI to the condominium form of ownership. The Developer further hereby states and declares:

1. The legal description of Phase VI 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 VI, 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, III, IV and V shall hereafter merge with the Common Elements of Phase VI. 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, III, IV and V of the Condominium shall hereafter be reduced as set forth in the Declaration.


5. Developer hereby submits Phase VI 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.

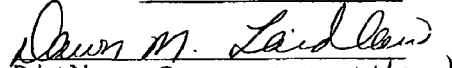
6. All capitalized terms not specifically defined herein shall have the same meanings ascribed to them in the Declaration. All Exhibits referenced herein shall be specifically incorporated by this reference.

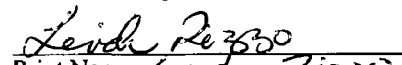
IN WITNESS WHEREOF, the Developer has executed this Fifth Amendment to Declaration of Condominium of Lake Vista Residences, a Condominium, effective this 20th day of June, 2007.

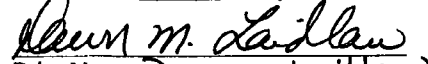
Signed, sealed and delivered
in the presence of:

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


Print Name: Sherri Puffenburger


Print Name: Dawn M. Laidlaw


Print Name: Linda Rizzo


Print Name: Dawn M. Laidlaw

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

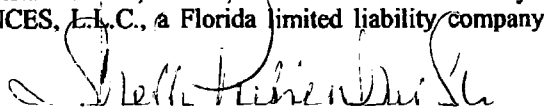

Lemuel Sharp, III, as its Manager


Walter G. Mills, as its Manager

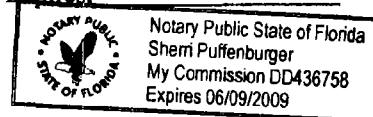
"DEVELOPER"

STATE OF FLORIDA
COUNTY OF SARASOTA

I CERTIFY that on this 20th day of June, 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.



Notary Public
State of Florida
My Commission Expires:



STATE OF FLORIDA
COUNTY OF SARASOTA

I CERTIFY that on this 20th day of June, 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"

PHASE VI LEGAL DESCRIPTION

(SEE ATTACHED)

LEGAL DESCRIPTION OF PHASE 6 (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 32°28'20"; thence southwesterly along the arc of said curve, an arc length of 1,110.82 feet to the point of tangency of said curve; thence N.44°47'18"W., a distance of 62.35 feet to the point of curvature of a curve to the right having a radius of 75.00 feet and a central angle of 82°23'01"; thence northerly along the arc of said curve, an arc length of 107.84 feet to the point of tangency of said curve; thence N.37°35'43"E., a distance of 58.69 feet to the point of curvature of a curve to the left having a radius of 100.00 feet and a central angle of 13°09'43"; thence northeasterly along the arc of said curve, an arc length of 22.97 feet to the point of tangency of said curve; thence N.24°26'00"E., a distance of 24.72 feet to the POINT OF BEGINNING; thence N.58°20'50"W., a distance of 114.99 feet; thence N.15°10'02"W., a distance of 97.04 feet; thence N.07°55'51"W., a distance of 101.98 feet; thence S.73°12'04"E., a distance of 86.37 feet; thence S.86°39'10"E., a distance of 18.01 feet; thence S.51°04'38"E., a distance of 48.98 feet; thence S.20°35'59"E., a distance of 31.10 feet; thence S.53°07'12"E., a distance of 89.02 feet; thence S.25°24'10"E., a distance of 118.99 feet; thence S.45°20'00"W., a distance of 15.83 feet; thence N.56°32'56"W., a distance of 56.40 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 99°01'04"; thence westerly along the arc of said curve, an arc length of 86.41 feet to the point of tangency of said curve; thence S.24°26'00"W., a distance of 7.81 feet to the POINT OF BEGINNING.

Said tract contains 36,229 square feet or 0.8317 acres, more or less.

EXHIBIT "B"

ADDITIONAL PHASE VI PLAT PAGES

(SEE ATTACHED)

NOTES

- [illegible]

LOCATION MAP

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

1. The undersigned, Professional Surveyor & Mapper, authorized to practice in the State of Florida, hereby certifies that the foregoing plat is a true and correct kind and description of the improvement described and that the Units located within LAKESIDE VISTA ESTATES, PHASE A, A CONDOMINIUM, as that this plat together with the provisions of the declaration describing the condominium property, is an accurate and complete description of the improvement and the Units located within each Unit can be identified, location and dimensions of the improvement as follows: F-203, F-204, F-201, F-202, F-203, F-204, F-205, F-206, F-207, F-202, F-203, F-204, F-206, F-207, F-204, F-205, F-203, F-204, F-205 and F-206, are substantially complete. All planned improvements, including, but not limited to, landscaping, utility services and access to the units, are shown on the plat. This survey meets the minimum technical standards set forth in 61C17-2, Florida Administrative Code.

Date: 12/15/04 12/15/04 12/15/04 12/15/04 12/15/04 12/15/04 12/15/04 12/15/04 12/15/04 12/15/04

By: Robert R. Cunningham, P.S. ROBERT CUNNINGHAM, INC. (LE0945)
Florida Certificate No. 3924

Not valid without the embossed seal of certifying surveyor)

Wissniller

Therrell, Eugene Ecologist. **University of Wisconsin Transportation Center**

[illegible]

Project Number: S2670-329-002

Apr 04, 2007 = 630042 "0.000, A(1) = 1.231(0.026) W(1.231) (1.1), "SE(1) = 2.26 (1-0.25-0.01) DMG(1) =

[illegible]

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 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 616.17-6.002 (7)(f).
- 4.) Dimensions shown hereon are proposed and taken from the architectural drawings prepared by the Lawson 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.

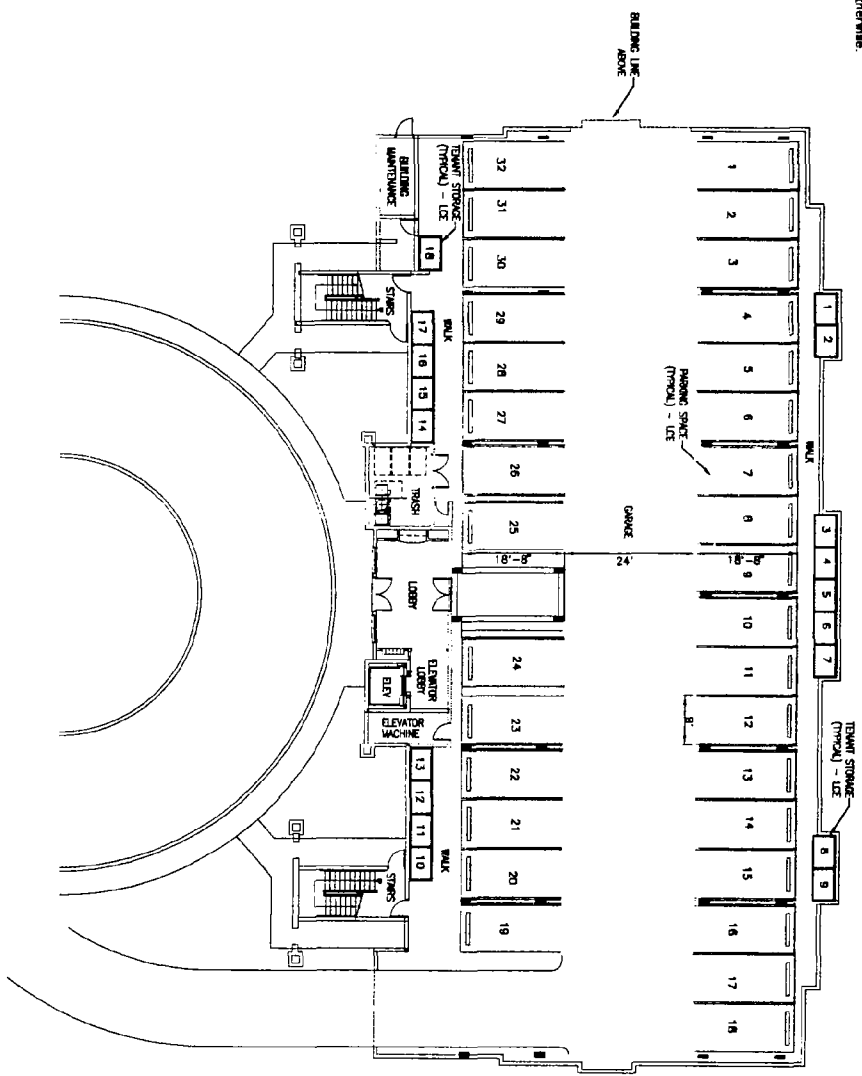


**LAKE VISTA RESIDENCES, PHASE 6
A CONDOMINIUM**
IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE, FLORIDA

CONDOMINIUM BOOK PAGE

SHEET 5 OF 9

**EXHIBIT B
REDUCED COPY
(NOT TO SCALE)**



LEGEND:
LGE = LIMITED COMMON ELEMENT
ELEV = ELEVATOR
STAIRS = STAIRS
STORAGE = STORAGE
UNIT = UNIT
UNIT BOUNDARY = UNIT BOUNDARY
LIMITED COMMON ELEMENT = LIMITED COMMON ELEMENT

**BUILDING F
GROUND LEVEL PARKING**

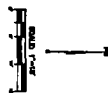
Wilschmiller

Project Number: S2670-329-002
Task Code: WAC71
Wilschmiller & Associates, Inc.
1000 Highway 100, Suite 100
Tampa, Florida 33606
Phone: (813) 281-1111
Fax: (813) 281-1112
www.wilschmiller.com

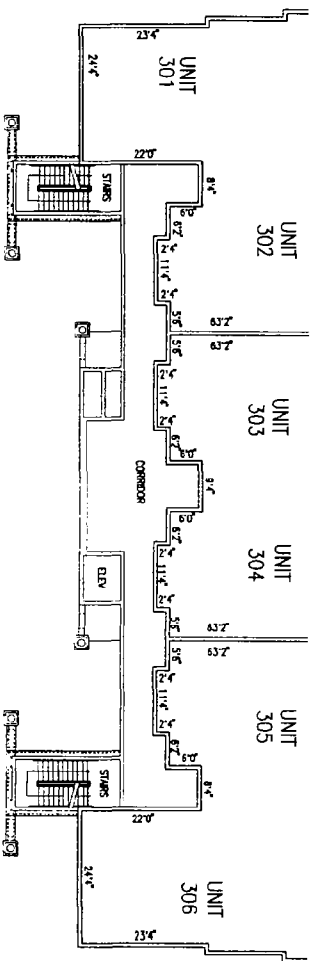
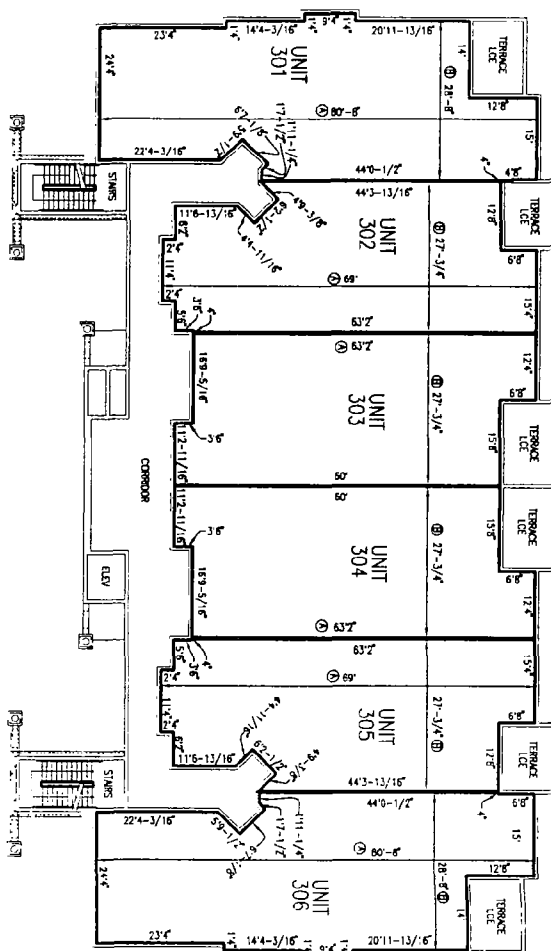
[illegible]

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 located.
- 2) Common Elements and United Common Elements are defined on sheet 1.
- 3) The exterior boundary of the condominium constitutes a "Boundary Survey" as defined in Section 61617-6.002 (7)(b).
- 4) Dimensions shown herein are proposed and taken from the architectural drawings prepared by the Larson Group, Inc. The actual dimensions may vary due to construction.
- 5) All areas not designated as Units or as United Common Elements, are Common Elements.
- 6) All improvements shown herein within the Condominium Boundary are proposed, unless noted otherwise.



COMMON DIMENSIONS			
UNIT	AREA	PERIMETER	THICKNESS
UNIT 301	66.57	134.57	12"
UNIT 302	66.57	134.57	12"
UNIT 303	66.57	134.57	12"
UNIT 304	66.57	134.57	12"
UNIT 305	66.57	134.57	12"
UNIT 306	66.57	134.57	12"



OPTIONAL ENTRYWAY FOR COMBINED UNITS

LEGEND:
 L.E. = UNITED COMMON ELEMENT
 ELEV = ELEVATOR
 --- = WALL LINE
 --- = UNIT BOUNDARY

CONDOMINIUM BOOK PAGE 9
 SHEET 7 OF 9
LAKE VISTA RESIDENCES, PHASE 6
A CONDOMINIUM
 IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE, FLORIDA

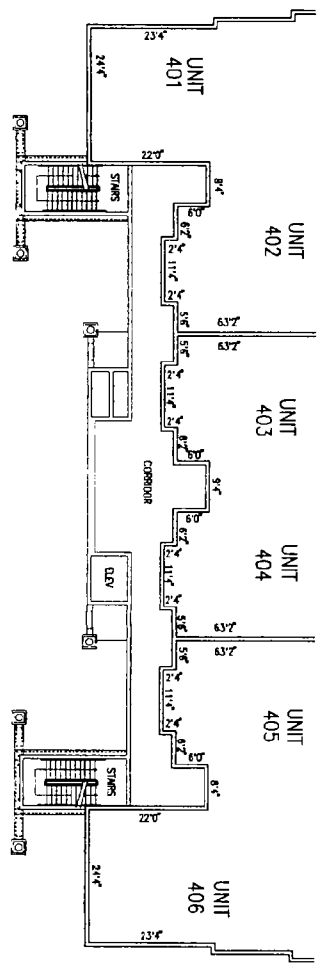
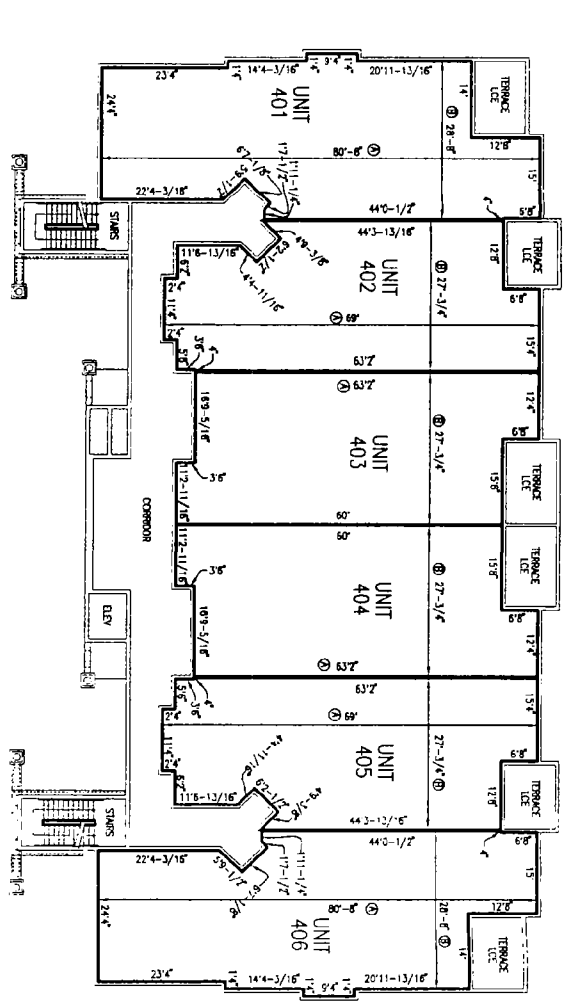
EXHIBIT B
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 (NOT TO SCALE)

BUILDING F
LEVEL 3

WISGAMILLER

Project Number: 52870-329-002
 Task Code: MACP1
 Date: 01/20/2017
 Project: Lake Vista Residences, Phase 6, Manatee, Florida
 Project: Lake Vista Residences, Phase 6, Manatee, Florida
 Project: Lake Vista Residences, Phase 6, Manatee, Florida

- | PULMONO F | |
|-----------|-------|
| A | B |
| U001 441 | 22.63 |
| U001 442 | 24.85 |
| U001 443 | 24.95 |
| U001 444 | 26.80 |
| U001 445 | 28.90 |
| U001 446 | 29.50 |



OPTIONAL ENTRYWAY FOR COMBINED UNITS

EXHIBIT B
REDUCED COPY
(NOT TO SCALE)

**BUILDING F
LEVEL 4**

LEGEND:
LCE - UNITED COMMON ELEMENT
ELEV - ELEVATOR
----- - REAL LINE
----- - UNIT BOUNDARY

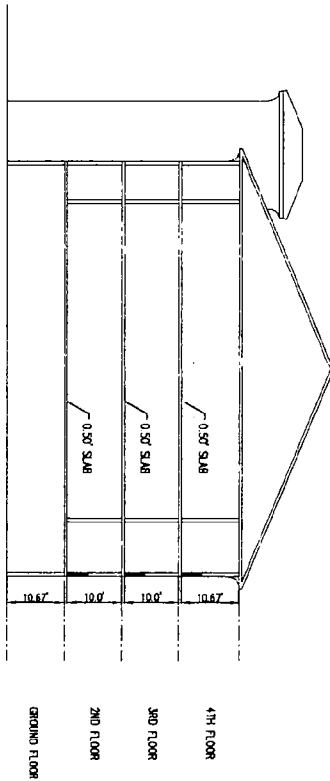
Wilsdorf Miller

Task Code: MACP1
Project Number: 52670-329-002

Apr 04, 2007 · 08:00 · RCDZAC.FIN.SUN.26.2.1.102.A1.VP.WC60.2670910.inddmg

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 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 herein are proposed and taken from the architectural drawings prepared by the Larson 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.



REDUCED RESIDUALS FLOOR ELEVATIONS

FLOOR	FINISH FLOOR ELEVATION
4TH FLOOR	10.67
3RD FLOOR	10.67
2ND FLOOR	10.67
GROUND FLOOR	10.67

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

CONDOMINIUM BOOK _____ PAGE _____
SHEET 9 OF 9
LAKE VISTA RESIDENCES, PHASE 6
A CONDOMINIUM
IN SECTION 31, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
MANATEE, FLORIDA

EXHIBIT B
REDUCED COPY
(NOT TO SCALE)

BUILDING F
SECTION VIEW

WISQ MILLER

Project Number: 32870-328-002
WISQ MILLER, INC.
10000 W. US HWY 90, SUITE 100
FORT MYERS, FL 33907
TEL: 888-888-8888
WWW.WISQMILLER.COM