

AS DO A&E

This instrument was prepared  
by and return to:  
Sam D. Norton, Esquire  
1819 Main Street, Suite 610  
Sarasota, Florida 34236  
6500-17SB

**SIXTH 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**, on June 25, 2007, the Developer recorded that certain Fifth Amendment to Declaration of Condominium of Lake Vista Residences, a Condominium (the "Fifth Amendment"), in Official Records Book 2211, Page 7449, of the Public Records of Manatee County, Florida, to amend the Declaration and Plat to submit Phase VI to the condominium form of ownership; and

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

1. The legal description of Phase VII 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 VII is 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, V and VI shall hereafter merge with the Common Elements of Phase VII.

5. Developer hereby submits Phase VII to the condominium form of ownership.

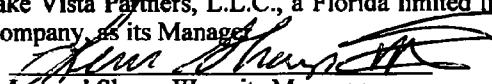
6. All capitalized terms not specifically defined herein shall have the same meanings ascribed to them in the Declaration. All Exhibits referenced herein shall be specifically incorporated by this reference.

IN WITNESS WHEREOF, the Developer has executed this Sixth Amendment to Declaration of Condominium of Lake Vista Residences, a Condominium, effective this 28<sup>th</sup> day of December, 2007.

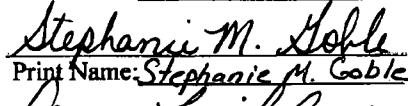
Signed, sealed and delivered  
in the presence of:

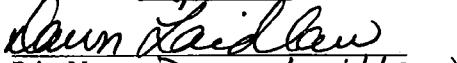
THE LAKE VISTA RESIDENCES, L.L.C.,  
a Florida limited liability company

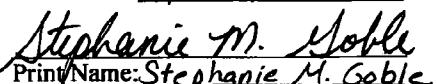
By: Lake Vista Partners, L.L.C., a Florida limited liability  
company, as its Manager

  
Lemuel Sharp, III, as its Manager

  
Print Name: Dawn Laidlaw

  
Print Name: Stephanie M. Gable

  
Print Name: Dawn Laidlaw

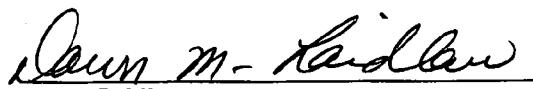
  
Print Name: Stephanie M. Gable

  
Walter G. Mills, as its Manager

"DEVELOPER"

STATE OF FLORIDA  
COUNTY OF SARASOTA

I CERTIFY that on this 28<sup>th</sup> day of December, 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: 6-30-09



STATE OF FLORIDA  
COUNTY OF SARASOTA

I CERTIFY that on this 28<sup>th</sup> day of December, 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 VII LEGAL DESCRIPTION**

**(SEE ATTACHED)**

## EXHIBIT "A"

## LEGAL DESCRIPTION OF PHASE 7 (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 7503'30", 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.7529'27"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 1,110.52 feet to the POINT OF BEGINNING; thence continue southwesterly along said curve having a radius of 1,960.00 feet through a central angle of 08°15'54", an arc length of 282.73 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 32.18 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.85°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 end of said curve; thence N.82°27'45"W., along a line non-tangent to the last described curve, a distance of 16.15 feet; thence N.0613'51"E., a distance of 145.87 feet to the point of curvature of a curve to the right having a radius of 127.33 feet and a central angle of 38°58'02"; thence northeasterly along the arc of said curve, an arc length of 86.80 feet to the end of said curve; thence S.75°16'20"E., along a line non-tangent to the last described curve, a distance of 74.52 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.75°16'20"E., a radial distance of 15.60 feet; thence northeasterly along the arc of said curve, through a central angle of 78°51'07", an arc length of 21.47 feet to the point of tangency of said curve; thence S.86°29'13"E., a distance of 41.67 feet to the point of curvature of a curve to the left having a radius of 44.40 feet and a central angle of 52°32'59"; thence northeasterly along the arc of said curve, an arc length of 40.72 feet to the point of reverse curvature of a curve to the right having a radius of 15.60 feet and a central angle of 68°50'50"; thence easterly along the arc of said curve, a distance of 18.75 feet to the point of reverse curvature of a curve to the left having a radius of 84.40 feet and a central angle of 53°38'38"; thence easterly along the arc of said curve, a distance of 79.02 feet to the end of said curve; thence S.24°26'00"W., along a line non-tangent to the last described curve, a distance of 24.72 feet to the point of curvature of a curve to the right having a radius of 100.00 feet and a central angle of 13°08'43"; thence southwesterly along the arc of said curve, an arc length of 22.97 feet to the point of tangency of said curve; thence S.37°35'43"W., a distance of 58.69 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 82°23'02"; thence southerly along the arc of said curve, an arc length of 107.84 feet to the point of tangency of said curve; thence S.44°47'18"E., a distance of 62.35 feet to the POINT OF BEGINNING.

Said tract contains 93,498 square feet or 2.1464 acres, more or less.

**EXHIBIT "B"**

**ADDITIONAL PHASE VII PLAT PAGES**

**(SEE ATTACHED)**

# LAKE VISTA RESIDENCES, PHASE 7

## A CONDOMINIUM

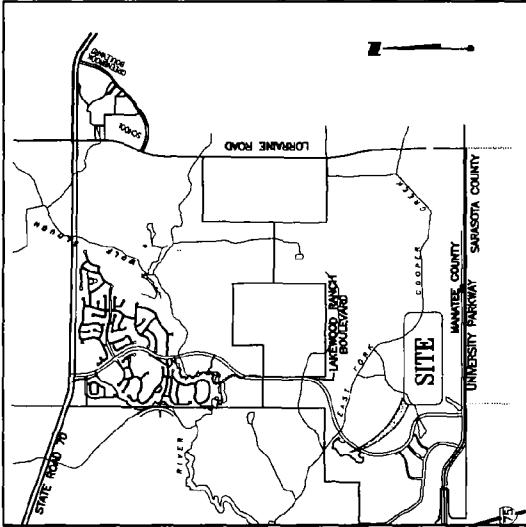
### IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

CONDOMINIUM BOOK PAGE

SHEET 1 OF 5

## NOTES:

- 1.) Boundaries shown herein are relative to the East Line of Section 31, Township 35 South, Range 19 East, having a bearing of S011137W.
- 2.) This site lies within Flood Zone "X" (Areas determined to be outside 500-year flood plain). Zone X Shoreline (Areas of 500-year flood with average depths of one foot or greater) drainage areas have been shaded. Areas of 100-year flood and areas projected by the Corps of Engineers have been shaded. The 100-year flood area is bounded by the Manatee River, University Parkway, University Boulevard, University Avenue, Florida Avenue, and University Street. A Map for Manatee County, Florida, Map No. 120153, C and 120153, G, dated July 13, 1992, is included. The Index for this community was reviewed July 30, 1998.
- 3.) Unless it is otherwise indicated, the original signed seal of a Florida licensed engineer and register drafting, sketch, plan or map is for informational purposes only and is not valid.
- 4.) Elevation shown herein are relative to the National Geodetic Vertical Datum (NGVD) of 1929 based on Beach Marks 53 and 58, with a established elevation of 30.2773 feet and 31.2773 feet, respectively as shown on Right-of-Way map for Upper Manatee River Road.
- 5.) Certain improvements within the Common Elements, such as but not limited to, water mains, water lines, storm drains, sanitary sewers, sidewalks, trees and landscape features have been located.
- 6.) The exterior boundary of the condominium constitutes a "Boundary Survey" as defined in Section 610.17-8.002 (7)(A).
- 7.) Dimensions shown herein are proposed and taken from the architectured drawings prepared by the Lemmon Group, Inc. The actual dimensions may vary due to construction.
- 8.) All areas not designated as Units or as Limited Common Elements, are Common Elements.
- 9.) All Improvements shown herein within the Condominium Boundary are proposed, unless noted otherwise.
- 10.) Information shown herein was taken from the Title Insurance Policy Owner Form, issued by Chicago Title Insurance Company, Policy Number 72-10820-272340, dated September 25, 2004, Schedule B of said Policy. Not the following exceptions which are deemed encumbrances in nature and can not be graphically shown:
- 11.) Deed of easement for Country Club/Eldorado Villas, recorded in Official Records Book 1499, Page 1005, Official Records Book 1513, Page 1007, Official Records Book 1512, Page 1329, Official Records Book 1516, Official Records Book 1520, Page 300, Official Records Book 1521, Page 1527, Official Records Book 1522, Page 1529, Official Records Book 1572, Page 4097, Official Records Book 1578, Official Records Book 1579, Official Records Book 1580, Page 1376, Official Records Book 1645, Page 3783, Official Records Book 1702, Page 6196, Official Records Book 1711, Page 980, Supplemental Declaration recorded in Official Records Book 1825, Page 1514 and Official Records Book 1826, Page 5138, of the Public Records of Manatee County, Florida.
- 12.) Memorandum of Agreement and between Perogen Communications, a Colorado general partnership, and Sun Community Joint Venture, a Florida general partnership, recorded in Official Records Book 1452, Page 2323, of the Public Records of Manatee County, Florida.
- 13.) Notice of Adoption of Development Order (University Lakes) recorded in Official Records Book 1478, Page 6072, and Notice of Development Under Construction recorded in Official Records Book 1503, Page 4215, of the Public Records of Manatee County, Florida.
- 14.) Easements for Common recorded in Official Records Book 1543, Page 6538, of the Public Records of Manatee County, Florida.
- 15.) Notice of Easement of the Lakewood Ranch Community Development District 3 recorded in Official Records Book 1605, Page 3202, of the Public Records of Manatee County, Florida. (Affects the Easement Periods only)
- 16.) Deed of Compensation Easement granted to the Southwest Florida Water Management District, on Official Records Book 1750, Page 637, of the Public Records of Manatee County, Florida.
- 17.) Deed of Use Restrictions dated July 20, 2004 and as recorded in Official Records Book 1843, Page 4027, of the Public Records of Manatee County, Florida.
- 18.) Deed Restrictions as set forth in that certain Special Master Deed recorded in Official Records Book 1856, Page 5100, of the Public Records of Manatee County, Florida.
- 19.) Easement Agreement between The Lake Vista Residences, L.L.C., a Florida limited liability company and Schroeder-Murice Ranch, Inc., a Delaware corporation, dated September 22, 2004, filed September 28, 2004 in Official Records Book 1606, Page 5105, of the Public Records of Manatee County, Florida.



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.

## CERTIFICATE OF SURVEYOR:

I, the undersigned Professional Surveyor & Member, authorized to practice in the State of Florida hereby certify that a Boundary Survey was made of the land described herein and that this Plat, consisting of 5.0 acres, is a correct representation of the improvements described within Plat 7, LAKE VISTA RESIDENCES, A CONDOMINIUM, so that this Plat together with the provisions of the description describing the condominium property is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements can be determined therefrom. The Clubhouse and Pool, located within Plat 7, are substantially complete. All planned improvements, including, but not limited to, landscaping, utility services and access to Plat 7, are substantially complete. This survey meets the minimum technical standards per Chapter 81G17-3.1(Florida Administrative Code).

Date: November 20, 2007

*[Handwritten signatures and initials over the certificate text]*

Robert R. Gunnison, P.S.  
Florida Certified (C-1924)  
(not valid without the registered seal of the State Board of Professional Engineers and Surveyors)

*[Handwritten signatures and initials over the certificate text]*

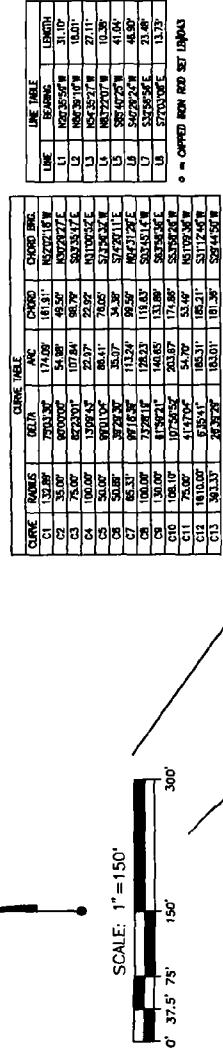
Mark J. Schaefer, P.E.  
Florida Certified Professional Engineer  
Project Number: S2-670-11-129-002

*[Handwritten signatures and initials over the certificate text]*

Project Number: S2-670-11-129-002

CONDOMINIUM BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 5  
**LAKE VISTA RESIDENCES, PHASE  
A CONDOMINIUM**  
IN SECTION 31, TOWNSHIP 36 SOUTH, RANGE 19 EAST  
MANATEE, FLORIDA

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



LINE	NAME	BEARING	LENGTH
1	KOD-355-E	N 31° 07'	31.07'
2	KOD-355-W	N 101°	10.01'
3	KOD-357-N	S 27° 11'	27.11'
4	KOD-207-N	N 103°	10.35'
5	SOD-347-N	S 41° 04'	41.04'
6	SOD-347-E	S 48.90'	48.90'
7	SOD-355-E	S 23.48'	23.48'
8	SOD-355-E	S 13.73'	13.73'

### Description (Continued)

THE MET BULLETPROOF

Wetzel Miller

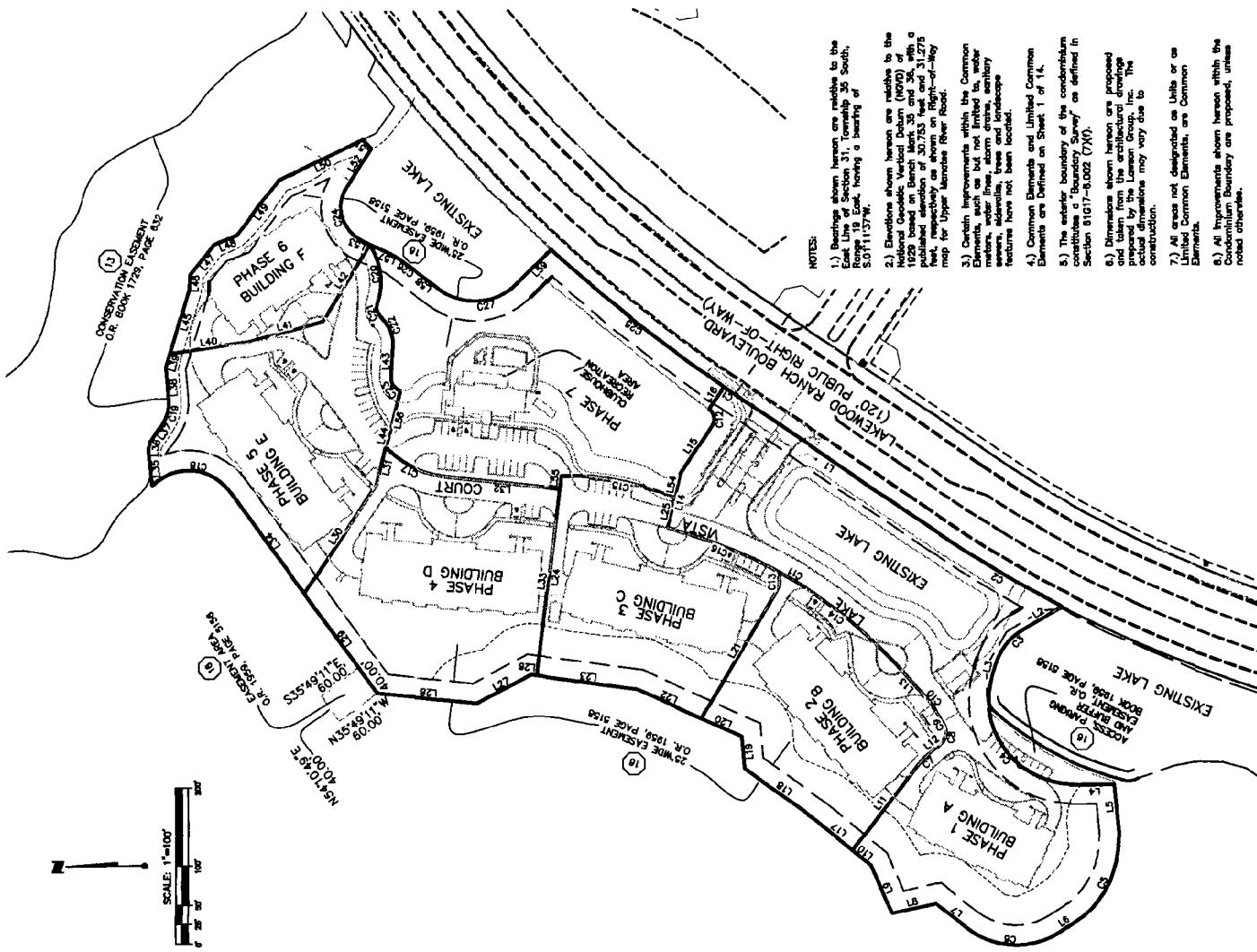
Wine Service

**Wackerle, Inc.** 1000 First Street, Sacramento, California 95814, Phone 916-445-5454, Fax 916-447-4455 • **Taco's** Order: **VACO 1**

CONDOMINIUM BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 3 OF 5  
**LAKE VISTA RESIDENCES, PHASE 7**  
**A CONDOMINIUM**  
IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 19 EAST,  
MANATEE, FLORIDA

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

LINE TABLE		
LINE	SEGMENT	LENGTH
L1	N123456789W	50.84'
L2	N123456789W	50.84'
L3	N123456789W	11.27'
L4	N123456789W	50.43'
L5	S890123456789W	50.43'
L6	N123456789W	24.48'
L7	N123456789W	45.80'
L8	N123456789W	24.48'
L9	N123456789W	47.66'
L10	N123456789W	30.19'
L11	S123456789W	130.34'
L12	S123456789W	11.27'
L13	S123456789W	47.74'
L14	S123456789W	19.13'
L15	S123456789W	71.34'
L16	S123456789W	34.29'
L17	N123456789W	60.70'
L18	N123456789W	11.27'
L19	N123456789W	41.04'
L20	N123456789W	105.09'
L21	N123456789W	44.81'
L22	N123456789W	190.01'
L23	N123456789W	109.05'
L24	N123456789W	255.77'
L25	N123456789W	38.89'
L26	N123456789W	19.03'
L27	N123456789W	76.04'
L28	N123456789W	101.32'
L29	N123456789W	157.05'
L30	S123456789W	333.90'
L31	S123456789W	47.64'
L32	S123456789W	101.88'
L33	S123456789W	155.87'
L34	S123456789W	198.82'
L35	S123456789W	43.83'
L36	S123456789W	14.87'
L37	S123456789W	27.11'
L38	S123456789W	46.81'
L39	S123456789W	18.33'
L40	S123456789W	101.88'
L41	S123456789W	97.04'
L42	S123456789W	104.89'
L43	N123456789W	185.39'
L44	N123456789W	41.87'
L45	S123456789W	106.37'
L46	S123456789W	101.88'
L47	S123456789W	48.89'
L48	S123456789W	51.10'
L49	S123456789W	89.02'
L50	S123456789W	202.10'
L51	S123456789W	15.85'
L52	S123456789W	36.80'
L53	S123456789W	72.16'
L54	N123456789W	101.88'
L55	N123456789W	12.16'



**EXHIBIT B** CONDOMINIUM BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
**LAKE VISTA RESIDENCES, PHASE 7** SHEET 4 OF 5  
**A CONDOMINIUM**

IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 19 EAST,  
MANATEE, FLORIDA

LEGAL DESCRIPTION OF PHASE 7 (as proposed 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:

Commence at northeast corner of Section 31, Township 35 South, Range 19 East, Monroe County, Florida, and run eastward along the public right-of-way of Lakewood Ranch Boulevard, a distance of 132.69 feet, thence southwesterly along the arc of solid curve, on arc length of 174.09 feet, to the point of tangency of solid curve; thence northwesterly along the arc of solid curve, on arc length of 40.43 feet, to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 60.000°; thence southwesterly along the arc of solid curve, on arc length of 54.08 feet to the point of tangency of solid 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 a solid northerly right-of-way, thence S.42°37'W., a distance of 32.33 feet to the point of curvature of a curve to the left having a radius of 100.00 feet and a central angle of 11.10°; thence northwesterly along the arc of solid curve, on arc length of 31.74 feet; thence through a point of tangency of solid curve, on arc length of 25.42 feet, to the point of curvature of a curve to the left having a radius of 100.00 feet and a central angle of 11.10°; thence northwesterly along the arc of solid curve, on arc length of 20.73 feet to the end of solid curve; thence N.52°14'47"W. along a line tangent 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.32°27'7"W., a radial distance of 15.50 feet; thence westerly along the arc of solid curve, through a central angle of 88.23°24', an arc length of 24.07 feet to the point of tangency of solid curve; thence N.52°29'23"W., a distance of 71.34 feet; thence northeasterly along the arc of solid curve, through a central angle of 78.51°07', an arc length of 77.76'19.35", a distance of 32.15 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 35.17 feet; thence northwesterly along the arc of solid curve, through a central angle of 25.42 feet, on arc length of 1.980.00 feet, to the end of solid curve; thence N.52°14'47"W. along a line tangent to the last described curve, a distance of 15.50 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.32°27'7"W., a radial distance of 15.50 feet; thence northwesterly along the arc of solid curve, on arc length of 137.13 feet, to the point of curvature of solid curve, to the right having a radius of 15.50 feet and a central angle of 38.50°; thence northwesterly along the arc of solid curve, on arc length of 86.80 feet, to the end of solid curve; thence S.27°58'20"E., along a line non-tangent to the last described curve, a distance of 74.52 feet, to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.75°16'07"E., a radial distance of 15.50 feet; thence northeasterly along the arc of solid curve, through a central angle of 78.51°07', an arc length of 21.47 feet to the point of tangency of solid curve, thence S.68°25'37"E., a distance of 41.87 feet to the point of curvature of curve to the left having a radius of 44.40 feet and a central angle of 32.23°59'; thence northeasterly along the arc of solid curve, on arc length of 60.72 feet, to the point of curvature of curve to the right having a radius of 44.40 feet and a central angle of 38.50°; thence northwesterly along the arc of solid curve, on arc length of 64.40 feet, to the end of solid curve; thence S.27°58'20"E., along a line non-tangent to the last described curve, a distance of 53.50'26", thence northeasterly along the arc of solid curve, a distance of 78.02 feet, to the end of solid curve; thence S.27°20'07"W., along a line non-tangent to the last described curve, a distance of 24.72 feet to the point of curvature of a curve to the right, having a radius of 100.00 feet and a central angle of 31.09'5"; thence northeasterly along the arc of solid curves, on arc length of 22.97 feet to the point of tangency of solid curves; thence S.37°35'45"W., a distance of 58.69 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 82.23°07'; thence northeasterly along the arc of solid curves, on arc length of 101.84 feet, to the point of tangency of solid curves; thence S.44°47'18"E., a distance of 62.35 feet, to the POINT OF BEGINNING.

Sold tract contains 92,498 square feet or 2.1464 acres, more or less.

**Weston Miller**

Surveyors • Engineers • Geologists • Appraisers • Landscaping • Preparatory Consultants  
Miller Miller, Inc.  
1000 Franklin Street, Suite 1200, Denver, Colorado 80204 • (303) 296-1200 • Fax (303) 296-1201

