

THIS INSTRUMENT PREPARED BY Robert J. DeBoer

AMENDMENT TO DECLARATION OF CONDOMINIUM

ATTORNEY AT LAW P.O. BOX 1787 VENICE, FLORIDA 34284 - 1787

REC 2400-2100 Rae S.S. 300 Trust I.T.

IRONWOOD VILLAS a Condominium

877007

SUBMITTING PHASE II

KNOW ALL MEN BY THESE PRESENTS: That the Declaration of Condominium of IRONWOOD VILLAS, a Condominium, recorded in Official Records Book 2010, page 1912, et seq., of the Public Records of Sarasota County, Florida, is hereby amended by the submission of, as part of the Condominium property, the lands and improvements depicted and described as Phase II on the attached exhibit and as recorded in Condominium Book 37, pages 4A and 4C, of the Public Records of Sarasota County, Florida.

O.R. 2025 PG 0222

On the submission of Phase II, the Condominium contains a total of 44 units, and, pursuant to Article VI of the Declaration of Condominium, each unit owner, as an apurtenance to the unit, owns an undivided 1/44th fractional interest in the common elements of the Condominium.

Dated this 11th day of April, 1988.

WITNESSES:

HAMILTON & HAMILTON, a Florida General Partnership

[Signature]

BOB HAMILTON HOMES, INC., a General Partner

Christine J. Verchot

BY: [Signature] ROBERT S. HAMILTON, President

STATE OF FLORIDA COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, the undersigned authority duly authorized to take acknowledgments, personally appeared ROBERT S. HAMILTON, as President of BOB HAMILTON HOMES, INC., a Florida Corporation, a General Partner of HAMILTON & HAMILTON, a Florida General Partnership, and he acknowledged before me that he executed the foregoing instrument as such officer for and on behalf of said corporation as its free act and deed through authority of its Board of Directors and that they affixed thereto the corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of April, 1988.

[Signature] Notary Public

My Commission Expires:

9-27-88

IRONWOOD VILLAS
a Condominium

PHASE II

Legal Description

O.R. 2025 PG 0223

PHASE II:

A PORTION OF BLOCK 1, "CAPRI ISLES, UNIT NO. 2", AS RECORDED IN PLAT BOOK 22, PAGES 6-68, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF SAID BLOCK 1, LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CAPRI ISLES BOULEVARD (80 FOOT R/W); THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 08°40'12" EAST, 290.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2154.33 FEET, A CENTRAL ANGLE OF 19°35'27", FOR AN ARC DISTANCE OF 736.62 FEET, HAVING A CHORD BEARING AND DISTANCE OF, SOUTH 01 07 31" WEST, 733.03 FEET FOR A POINT OF BEGINNING; THENCE, CONTINUE, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 2154.33 FEET, A CENTRAL ANGLE OF 12°05'09", FOR AN ARC DISTANCE OF 454.43 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 67°05'07" WEST, 93.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 73.98 FEET, A CENTRAL ANGLE OF 81°35 54", FOR AN ARC DISTANCE OF 103.35 FEET TO THE POINT OF TANGENCY; THENCE NORTH 14° 30' 47" EAST, 413.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 83° 52' 49", FOR AN ARC DISTANCE OF 14.64 FEET TO THE POINT OF TANGENCY AND TO THE SOUTHERLY LINE OF A 40 FOOT PRIVATE ROAD EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 1100, PAGE 2165, OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID LINE SOUTH 81° 36' 24" EAST, 26.34 FEET; THENCE SOUTH 08°23'36" WEST, 75.00 FEET; THENCE SOUTH 81° 36' 24" EAST, 133.00 FEET TO THE POINT OF BEGINNING AND CONTAINS 1.7760 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

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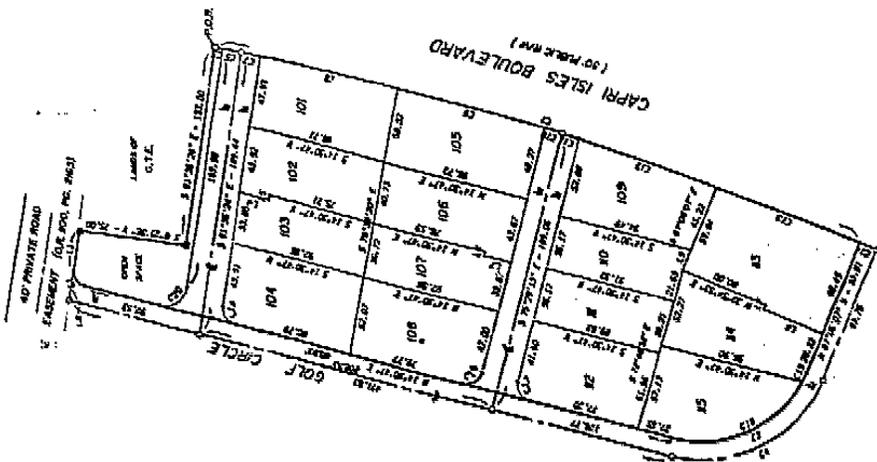
CONDOMINIUM BOOK OF 7 PAGES PAGE 4

"IRONWOOD VILLAS" A LAND CONDOMINIUM COUNTY OF SARASOTA STATE OF FLORIDA SEC. 9 - TWP. 30 SOUTH - RANGE 19 EAST

O. R. 2010 PG 1939

PHASE II

LINE TABLE		CURVE TABLE			
LINE	DICTION	CHORD	RADIUS	CHORD	ANGLE
1	N 11° 00' 00" E	10.00	10.00	10.00	90.00
2	S 79° 29' 13" E	5.00	5.00	5.00	90.00
3	S 79° 29' 13" E	5.00	5.00	5.00	90.00
4	S 79° 29' 13" E	5.00	5.00	5.00	90.00
5	S 79° 29' 13" E	5.00	5.00	5.00	90.00
6	S 79° 29' 13" E	5.00	5.00	5.00	90.00
7	S 79° 29' 13" E	5.00	5.00	5.00	90.00
8	S 79° 29' 13" E	5.00	5.00	5.00	90.00
9	S 79° 29' 13" E	5.00	5.00	5.00	90.00
10	S 79° 29' 13" E	5.00	5.00	5.00	90.00
11	S 79° 29' 13" E	5.00	5.00	5.00	90.00
12	S 79° 29' 13" E	5.00	5.00	5.00	90.00
13	S 79° 29' 13" E	5.00	5.00	5.00	90.00
14	S 79° 29' 13" E	5.00	5.00	5.00	90.00
15	S 79° 29' 13" E	5.00	5.00	5.00	90.00
16	S 79° 29' 13" E	5.00	5.00	5.00	90.00
17	S 79° 29' 13" E	5.00	5.00	5.00	90.00
18	S 79° 29' 13" E	5.00	5.00	5.00	90.00
19	S 79° 29' 13" E	5.00	5.00	5.00	90.00
20	S 79° 29' 13" E	5.00	5.00	5.00	90.00
21	S 79° 29' 13" E	5.00	5.00	5.00	90.00
22	S 79° 29' 13" E	5.00	5.00	5.00	90.00
23	S 79° 29' 13" E	5.00	5.00	5.00	90.00
24	S 79° 29' 13" E	5.00	5.00	5.00	90.00
25	S 79° 29' 13" E	5.00	5.00	5.00	90.00
26	S 79° 29' 13" E	5.00	5.00	5.00	90.00
27	S 79° 29' 13" E	5.00	5.00	5.00	90.00
28	S 79° 29' 13" E	5.00	5.00	5.00	90.00
29	S 79° 29' 13" E	5.00	5.00	5.00	90.00
30	S 79° 29' 13" E	5.00	5.00	5.00	90.00
31	S 79° 29' 13" E	5.00	5.00	5.00	90.00
32	S 79° 29' 13" E	5.00	5.00	5.00	90.00
33	S 79° 29' 13" E	5.00	5.00	5.00	90.00
34	S 79° 29' 13" E	5.00	5.00	5.00	90.00
35	S 79° 29' 13" E	5.00	5.00	5.00	90.00
36	S 79° 29' 13" E	5.00	5.00	5.00	90.00
37	S 79° 29' 13" E	5.00	5.00	5.00	90.00
38	S 79° 29' 13" E	5.00	5.00	5.00	90.00
39	S 79° 29' 13" E	5.00	5.00	5.00	90.00
40	S 79° 29' 13" E	5.00	5.00	5.00	90.00
41	S 79° 29' 13" E	5.00	5.00	5.00	90.00
42	S 79° 29' 13" E	5.00	5.00	5.00	90.00
43	S 79° 29' 13" E	5.00	5.00	5.00	90.00
44	S 79° 29' 13" E	5.00	5.00	5.00	90.00
45	S 79° 29' 13" E	5.00	5.00	5.00	90.00
46	S 79° 29' 13" E	5.00	5.00	5.00	90.00
47	S 79° 29' 13" E	5.00	5.00	5.00	90.00
48	S 79° 29' 13" E	5.00	5.00	5.00	90.00
49	S 79° 29' 13" E	5.00	5.00	5.00	90.00
50	S 79° 29' 13" E	5.00	5.00	5.00	90.00
51	S 79° 29' 13" E	5.00	5.00	5.00	90.00
52	S 79° 29' 13" E	5.00	5.00	5.00	90.00
53	S 79° 29' 13" E	5.00	5.00	5.00	90.00
54	S 79° 29' 13" E	5.00	5.00	5.00	90.00
55	S 79° 29' 13" E	5.00	5.00	5.00	90.00
56	S 79° 29' 13" E	5.00	5.00	5.00	90.00
57	S 79° 29' 13" E	5.00	5.00	5.00	90.00
58	S 79° 29' 13" E	5.00	5.00	5.00	90.00
59	S 79° 29' 13" E	5.00	5.00	5.00	90.00
60	S 79° 29' 13" E	5.00	5.00	5.00	90.00
61	S 79° 29' 13" E	5.00	5.00	5.00	90.00
62	S 79° 29' 13" E	5.00	5.00	5.00	90.00
63	S 79° 29' 13" E	5.00	5.00	5.00	90.00
64	S 79° 29' 13" E	5.00	5.00	5.00	90.00
65	S 79° 29' 13" E	5.00	5.00	5.00	90.00
66	S 79° 29' 13" E	5.00	5.00	5.00	90.00
67	S 79° 29' 13" E	5.00	5.00	5.00	90.00
68	S 79° 29' 13" E	5.00	5.00	5.00	90.00
69	S 79° 29' 13" E	5.00	5.00	5.00	90.00
70	S 79° 29' 13" E	5.00	5.00	5.00	90.00
71	S 79° 29' 13" E	5.00	5.00	5.00	90.00
72	S 79° 29' 13" E	5.00	5.00	5.00	90.00
73	S 79° 29' 13" E	5.00	5.00	5.00	90.00
74	S 79° 29' 13" E	5.00	5.00	5.00	90.00
75	S 79° 29' 13" E	5.00	5.00	5.00	90.00
76	S 79° 29' 13" E	5.00	5.00	5.00	90.00
77	S 79° 29' 13" E	5.00	5.00	5.00	90.00
78	S 79° 29' 13" E	5.00	5.00	5.00	90.00
79	S 79° 29' 13" E	5.00	5.00	5.00	90.00
80	S 79° 29' 13" E	5.00	5.00	5.00	90.00
81	S 79° 29' 13" E	5.00	5.00	5.00	90.00
82	S 79° 29' 13" E	5.00	5.00	5.00	90.00
83	S 79° 29' 13" E	5.00	5.00	5.00	90.00
84	S 79° 29' 13" E	5.00	5.00	5.00	90.00
85	S 79° 29' 13" E	5.00	5.00	5.00	90.00
86	S 79° 29' 13" E	5.00	5.00	5.00	90.00
87	S 79° 29' 13" E	5.00	5.00	5.00	90.00
88	S 79° 29' 13" E	5.00	5.00	5.00	90.00
89	S 79° 29' 13" E	5.00	5.00	5.00	90.00
90	S 79° 29' 13" E	5.00	5.00	5.00	90.00
91	S 79° 29' 13" E	5.00	5.00	5.00	90.00
92	S 79° 29' 13" E	5.00	5.00	5.00	90.00
93	S 79° 29' 13" E	5.00	5.00	5.00	90.00
94	S 79° 29' 13" E	5.00	5.00	5.00	90.00
95	S 79° 29' 13" E	5.00	5.00	5.00	90.00
96	S 79° 29' 13" E	5.00	5.00	5.00	90.00
97	S 79° 29' 13" E	5.00	5.00	5.00	90.00
98	S 79° 29' 13" E	5.00	5.00	5.00	90.00
99	S 79° 29' 13" E	5.00	5.00	5.00	90.00
100	S 79° 29' 13" E	5.00	5.00	5.00	90.00



CONSENT OF MORTGAGE

The undersigned Mortgagee is the owner and holder of two mortgages on the real property described in Exhibit "A" to the Declaration of Condominium of IRONWOOD VILLAS, a Condominium recorded in Official Records Book 2010, Page 1912, of the Public Records of Sarasota County, Florida. The above described mortgages are recorded in Official Records Book 1912, Page 1864, and in Official Records Book 1972, Page 1027, of the Public Records of Sarasota County, Florida. The undersigned Mortgagee consents to the submission of Phase II of Ironwood Villas, a Condominium, as described and depicted in the attached exhibit.

O.R. 2025 PG 0226

Dated this 12th day of April, 1988.

Executed in the presence of: FIRST FLORIDA BANK, N.A.

Carol Outlaw
Melinda S. Borden

By: Carol S. Davids

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on the day before me, an officer duly qualified to take acknowledgments, personally appeared CAROL S. DAVIDS, as Assistant Vice President, of FIRST FLORIDA BANK, N.A., to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that s/he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of April, 1988.

Melinda S. Borden
Notary Public (SEAL)

My Commission Expires:
Notary Public State of Florida at Large
My Commission Expires June 2, 1991
Bonded By U.S.F. & G.

RECORDED IN OFFICIAL
APR 25 11 56 AM '88
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL.

