

RSC 21.00
TRUST 3.00

THIS INSTRUMENT IS FILED IN
PROPERTY RECORDS
RECORDS OF DEEDS
P.O. BOX 1747
VENICE, FLORIDA 33596-1747

000082

AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
IRONWOOD VILLAS
a Condominium
SUBMITTING PHASE III

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 III on the attached exhibit and as recorded in Condominium Book 37, pages 4A and 4D, of the Public Records of Sarasota County, Florida.

On the submission of Phase III, the Condominium contains a total of 71 units and, pursuant to Article VI of the Declaration of Condominium, each unit owner, as an appurtenance to the unit, owns an undivided 1/71st fractional interest in the common elements of the Condominium.

Dated this 10th day of October, 1988.

WITNESSES:

HAMILTON & HAMILTON, a Florida
General Partnership

BOB HAMILTON HOMES, INC., a
General Partner

Christine J. Vichet

By: *Robert S. Hamilton*
ROBERT S. HAMILTON, as President

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid 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 the corporation.

WITNESS my hand and official seal this 10th day of October, 1988.

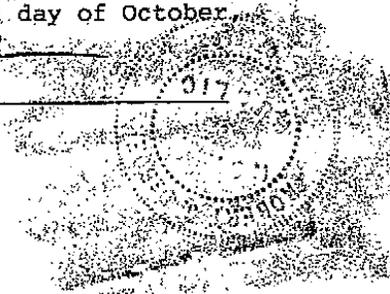
[Signature]
Notary Public

My Commission Expires:

9-27-92

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OR BOOK

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IRONWOOD VILLAS

a Condominium

PHASE III

Legal Description

PHASE III:

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

COMMENCE AT THE MOST NORTHERLY CORNER OF SAID BLOCK I, LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CAPRI ISLES BOULEVARD (80 FOOT R/W); THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 06°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 32°18' 54", FOR AN ARC DISTANCE OF 1215.05 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 07°46' 22", FOR AN ARC DISTANCE OF 292.26 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY LINES OF SAID BLOCK I, THE FOLLOWING FOUR (4) CALLS: THENCE NORTH 58°38' 05" WEST, 90.05 FEET; THENCE SOUTH 46°37' 38" WEST, 230.58 FEET; THENCE NORTH 82°22' 25" WEST 116.12 FEET; THENCE NORTH 00°30' 05" EAST, 474.36 FEET; THENCE SOUTH 89°29' 55" EAST, 94.67 FEET; THENCE SOUTH 00°30' 05" WEST, 12.00 FEET; THENCE SOUTH 89°29' 55" EAST, 30.66 FEET; THENCE NORTH 00°30' 05" EAST, 37.09 FEET; THENCE SOUTH 77°18' 43" EAST, 171.80 FEET; THENCE SOUTH 00°30' 05" WEST, 25.72 FEET; THENCE NORTH 89°29' 55" WEST, 5.33 FEET; THENCE SOUTH 00°30' 05" WEST, 54.00 FEET; THENCE SOUTH 89°29' 55" EAST, 29.05 FEET; THENCE SOUTH 00°30' 05" WEST, 85.60 FEET; THENCE SOUTH 62°37' 41" EAST, 24.00 FEET; THENCE NORTH 27°22' 19" EAST, 111.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 85°32' 35", FOR AN ARC DISTANCE OF 22.40 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 67°05' 07" EAST, 90.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.7180 ACRES, MORE OR LESS.

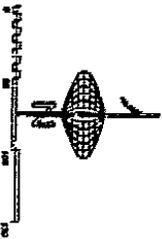
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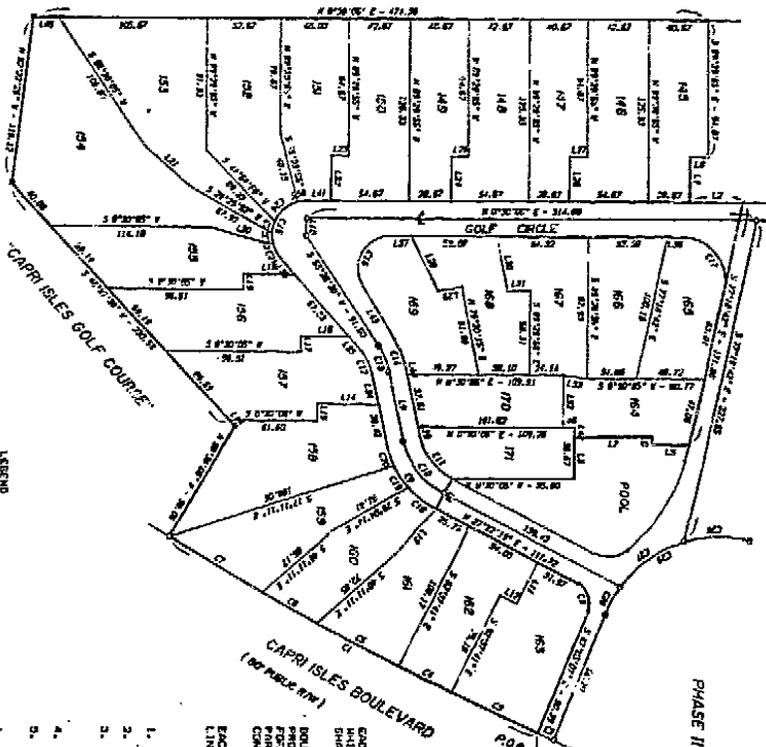
RECORDED'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

O. R. 2010 PA 1940

"IRONWOOD VILLAGES"
A LAND CONDORMINIUM
COUNTY OF SPANISH
STATE OF FLORIDA
SEC. 3 - 1/4, 21 SOUTH - PHASE 19 2007



"CAPRI ISLES GOLF COURSE"



LEGEND
■ FILL CONCRETE FOUNDATION (2' MIN. CONC. 100 PSI)
□ FILL CONCRETE FOUNDATION (2' MIN. CONC. 100 PSI)
○ SET IN 1/2" CONC. 100 PSI
○ SET IN 1/2" CONC. 100 PSI
○ SET IN 1/2" CONC. 100 PSI

UNIT NO.	AREA	PRICE	DATE	OWNER
101	1,200	120,000	1/15/07	JOHN DOE
102	1,150	115,000	1/15/07	JANE SMITH
103	1,300	130,000	1/15/07	BOB BROWN
104	1,250	125,000	1/15/07	ALICE GREEN
105	1,100	110,000	1/15/07	CHARLIE BLACK
106	1,350	135,000	1/15/07	DORIS WHITE
107	1,200	120,000	1/15/07	EDWARD RED
108	1,150	115,000	1/15/07	FLORENCE BLUE
109	1,300	130,000	1/15/07	GEORGE ORANGE
110	1,250	125,000	1/15/07	HENRY PURPLE
111	1,100	110,000	1/15/07	IRIS YELLOW
112	1,350	135,000	1/15/07	JACK PINK
113	1,200	120,000	1/15/07	KAREN BROWN
114	1,150	115,000	1/15/07	LARRY GREEN
115	1,300	130,000	1/15/07	MARY BLACK
116	1,250	125,000	1/15/07	NOEL WHITE
117	1,100	110,000	1/15/07	OLIVER RED
118	1,350	135,000	1/15/07	PEGGY BLUE
119	1,200	120,000	1/15/07	RAYMOND ORANGE
120	1,150	115,000	1/15/07	SARAH PURPLE
121	1,300	130,000	1/15/07	TOMMY YELLOW
122	1,250	125,000	1/15/07	URSULA PINK
123	1,100	110,000	1/15/07	VICTOR BROWN
124	1,350	135,000	1/15/07	WALTER GREEN
125	1,200	120,000	1/15/07	XENIA BLACK
126	1,150	115,000	1/15/07	YOUNG WHITE
127	1,300	130,000	1/15/07	ZOYIA RED
128	1,250	125,000	1/15/07	ADAM BLUE
129	1,100	110,000	1/15/07	BEATRICE ORANGE
130	1,350	135,000	1/15/07	CHARLES PURPLE
131	1,200	120,000	1/15/07	DORIS YELLOW
132	1,150	115,000	1/15/07	EDWARD PINK
133	1,300	130,000	1/15/07	FLORENCE BROWN
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143	1,200	120,000	1/15/07	PEGGY BROWN
144	1,150	115,000	1/15/07	RAYMOND GREEN
145	1,300	130,000	1/15/07	SARAH BLACK
146	1,250	125,000	1/15/07	TOMMY WHITE
147	1,100	110,000	1/15/07	URSULA RED
148	1,350	135,000	1/15/07	VICTOR BLUE
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198	1,150	115,000	1/15/07	VICTOR BLUE
199	1,300	130,000	1/15/07	WALTER ORANGE
200	1,250	125,000	1/15/07	XENIA PURPLE

- UNIT DIMENSIONS**
- CONDO UNIT SHALL INCLUDE THAT PART OF THE COMMONWELL PROPERTY SHOWN ON THIS PLAN WHICH IS IDENTIFIED BY THE FOLLOWING NUMBER:
1. ALL ROADS SHOWN HEREON ARE COMMON ELEMENTS.
 2. UNLESS NOTED HEREON, ALL UNIT ANGLES ARE 90°.
 3. THERE ARE RESERVED EASEMENTS OF 10 FEET IN WIDTH ALONG ALL EXISTING AND PROPOSED DRIVEWAYS, AND DRIVEWAYS, IN ADDITION TO EXISTING EASEMENTS SHOWN HEREON.
 4. ALL LOTS NOT LOCATED WITHIN UNITS ARE COMMON ELEMENTS.
 5. RECORDS SHOWN AND DESCRIBED HEREON REFER TO EXISTING PLAN OF CONDOMINIUM, UNIT NO. 27.
 6. EACH UNIT IS IDENTIFIED BY A NUMBER.
- GENERAL NOTES**
1. ALL ROADS SHOWN HEREON ARE COMMON ELEMENTS.
 2. UNLESS NOTED HEREON, ALL UNIT ANGLES ARE 90°.
 3. THERE ARE RESERVED EASEMENTS OF 10 FEET IN WIDTH ALONG ALL EXISTING AND PROPOSED DRIVEWAYS, AND DRIVEWAYS, IN ADDITION TO EXISTING EASEMENTS SHOWN HEREON.
 4. ALL LOTS NOT LOCATED WITHIN UNITS ARE COMMON ELEMENTS.
 5. RECORDS SHOWN AND DESCRIBED HEREON REFER TO EXISTING PLAN OF CONDOMINIUM, UNIT NO. 27.
 6. EACH UNIT IS IDENTIFIED BY A NUMBER.