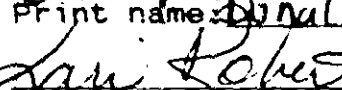


AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
REGENCY PARK, a Condominium

COMES NOW, PREMIER INVESTMENTS CORP., developer of the above referenced condominium project and pursuant to Fla. Stat. 718.104(e) hereby amends the original Declaration of Condominium as recorded in Official Record Book 759, Pages 952 through 1028, of the public records of Citrus County, Florida by including the required surveyor's certificate and attachments thereto showing that Buildings E, H, I and L of the condominium have now been substantially completed. In the event any of the surveyor's documents attached hereto are illegible the recorded original may be examined at the offices of Brannen, Stillwell & Perrin, P.A., New Bank of Inverness Building, 320 U.S. Highway 41 South, Inverness, FL 34450.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 3rd day of November, 1993.

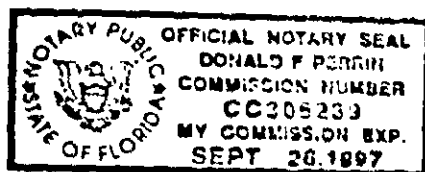

Print name: Donald F. Perrin

Print name: Kari Roberts

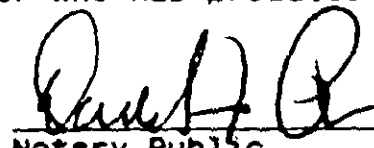
PREMIER INVESTMENTS CORP.

By: 
Dan J. Suggs
President

STATE OF FLORIDA
COUNTY OF CITRUS

3rd The foregoing instrument was acknowledged before me this 3rd day of November, 1993 by DAN J. SUGGS, who is the President of PREMIER INVESTMENT CORP., a Florida corporation, who executed the same on behalf of the corporation and (who is personally known to me) or who has produced _____




Notary Public
Print name: _____
Commission Expires: _____
Commission No.: _____

This instrument prepared by:
Donald F. Perrin, Esq.
BRANNEN, STILLWELL & PERRIN, P.A.
Post Office Box 250
Inverness, FL 34451-0250
(904) 726 - 6767

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
7 8 7 2 2 3
93 NOV 10 PM 4 33
VERIFIED BY:

D.C.

Regency Park

EXHIBIT "A"
SHEET 1 OF 11

BK 1007 PG 0219

Beginning at the Northeast corner of Block 37, INVERNESS ACRES, Unit 2 as per plat recorded in Plat Book 6, Pages 52 through 58, inclusive, public records of Citrus County, Florida, thence S. 0° 11' 14" E. along the East boundary of said Block 37, 548.05' to the Southeast corner of Block 37, said corner also being on the Northerly right-of-way of Old State Road No. 44, thence along and with said right-of-way, N. 89° 08' 39" W. 419.65' to a point on the Southerly boundary of Block 37, thence N. 0° 11' 14" W. parallel with the Easterly boundary of Block 37, 304.08' thence S. 89° 08' 39" W. 46' 46" W. parallel with the Northerly boundary of Block 37, 200.00', thence S. 0° 11' 14" E. parallel with the Easterly boundary of Block 37, 301.21' to a point on the Southerly boundary of Block 37, also being a point on the Northerly right-of-way of Old State Road 44, thence N. 89° 08' 39" W. along and with said right-of-way, 401.30', to a point on the Southerly boundary of Block 37, 340.15', thence N. 0° 11' 14" W. parallel to the Easterly boundary of Block 37, 50.00', thence N. 89° 08' 46" E. parallel with the Northerly boundary of Block 37, 165.00', thence N. 0° 11' 14" W. parallel with the Easterly boundary of Block 37, 185.45' to a point on the Northerly boundary of Block 37, bearing N. 89° 08' 46" E. 1104.80' from the Northwest corner of Block 37, thence N. 89° 08' 46" E. along and with the Northerly boundary of Block 37, 515.37' to the Point of Beginning, also being the Northeast corner of Block 37.

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4)(e), Florida Statutes, hereby certifies that the construction of the improvement comprising Buildings E, H, I & L of Regency Park are substantially complete so that this Exhibit, together with the provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements.

Note: Common element identifications, locations and dimensions prepared by others.

DATED: October 1, 1993

Note: The "LESS AND EXCEPT" portion of the original boundary has now been included.

Field Vol.: 204/58
Field Vol.: 270/20 - 26
593-467

REVISED: 9/30/93 - SURVEYORS CERTIFICATION AND SHEET NUMBER

REVISED: 11-28-89 (Sheet 2 of 7, Sheet 3 of 7, Sheet 4 of 7, Sheet 5 of 7, Sheet 6 of 7 and Sheet 7 of 7)

Note: Sheets 1 - 7 prepared by others and amended by McKean & Associates Surveyors, Inc.

REVISED: 3-14-89 (Sheet 2 of 7 and Sheet 4 of 7)

REVISED: 10-28-87 (Sheet 5 of 7 & Sheet 6 of 7)

Note: Sheets 8, 9, 10 & 11 prepared by McKean & Associates Surveyors, Inc.

REVISED: 9-01-87

DAVID K. MCKEAN, P.L.S.

FLORIDA PROFESSIONAL SURVEYOR NO. 0005213



McKean & Assoc.
Surveyors Inc.

200 N.W. Highway 41 South, Tampa, FL 33607-1111
(813) 244-2000 FAX (813) 244-8234

Regency Park

BK 1007PG0220

EXHIBIT "A"
SHEET 2 OF 11

1. Bearings shown hereon are based on the East boundary of Block 37, Inverness Acres Unit 2, P.B. 6, Pages 52 through 58 inclusive, as stated in Deed fixing meridian as S. 0° 11' 14" E.

2. All lands and all portions of this survey and plot plan, not within a unit or not designated as limited common elements, are a part of the common elements.

3. Subject to right-of-way easement in favor of Florida Power Corporation, filed August 20, 1974 and recorded in O.R. Book 379, Page 342-6, public records of Citrus County, Florida. AND Subject to covenants and restrictions as contained in O.R. Book 263, Page 571, modified restrictions in O.R. Book 347, Page 2, public records of Citrus County, Florida. AND Subject to terms and conditions of that certain Grant of Easement filed December 7, 1976 in O.R. Book 448, Page 571, public records of Citrus County, Florida.

4. Legal Description and easement information obtained from American Title Insurance Company, Policy No. 30-573662.

5. All buildings, park areas and other improvements shown hereon are proposed unless otherwise noted.

6. All buildings, park areas and other improvements shown hereon are proposed unless otherwise noted.

7. National Geodetic Vertical Datum elevation is 16.54' lower than plan datum.

8. Buildings E, H, I and L are substantially complete. (Buildings A, B, C, D & M certified substantially complete by others)

9. Buildings F, G, J and K NOT a part of this Condominium Document. (Proposed)

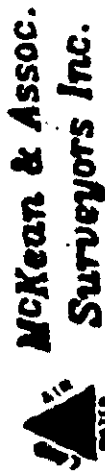
10. All ceiling heights are standard 8' unless otherwise noted.

11. Porches as shown hereon are limited common elements attached to units as designated.

12. Dimensions within individual units are subject to normal measurement tolerances.

13. Utilities are under construction at this time.

14. Elevations shown hereon are based on plan datum.

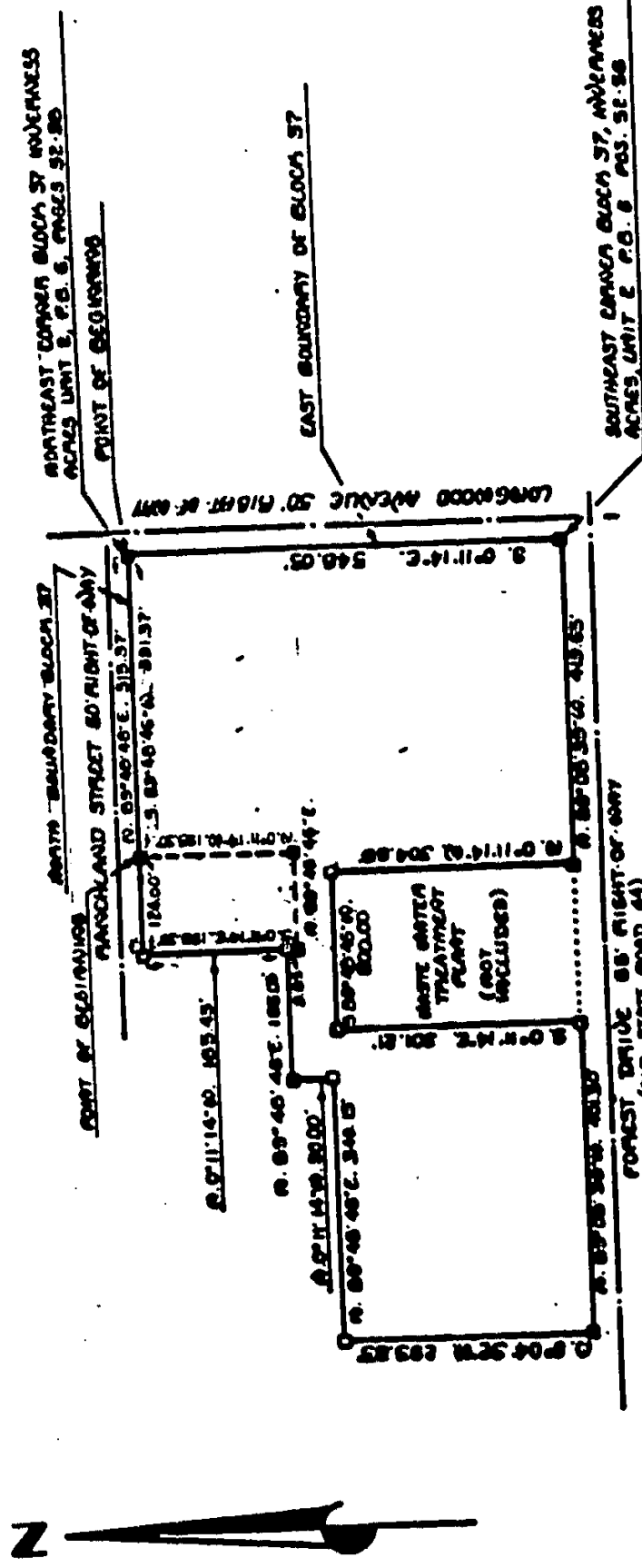


ONE U.S. Highway 91 South Fort Myers, FL 34903-0001
(804) 344-2333 FAX (804) 344-8254

Map # C - 5937

REVISED: 9/30/93 - Note numbers 6, 7, and 8; removed Notes 14 and 15.
REVISED: 11-28-89
REVISED: 3-14-89
REVISED: 9-01-87

Regency Park



REVISED: 9/30/93 - Sheet number -
REVISED: 11-28-00

GRAPHIC SCALE 1" = 200'

REVISED: 9-01-87

Survey up-dated 9/23/93

- 80' CONCRETE MONUMENT LB2786
- 10" ROUND MONUMENT CONCRETE MONUMENT
- 10" ROUND MONUMENT CONCRETE MONUMENT
- 10" ROUND MONUMENT CONCRETE MONUMENT

McKean & Assoc.
Surveyors Inc.



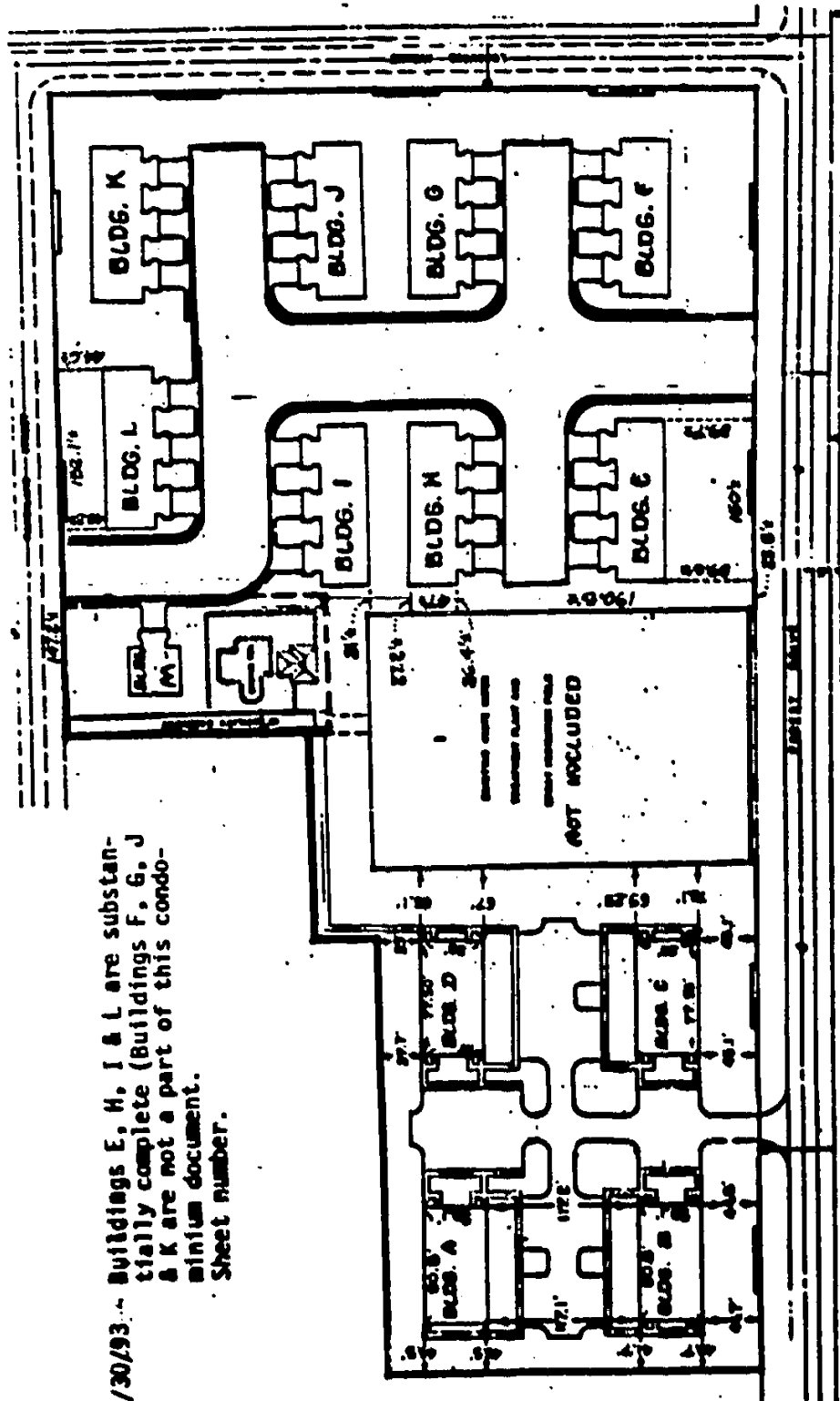
200 S.E. 10th Street, Ft. Lauderdale, FL 33301-4401
(954) 344-3333 FAX (954) 344-8254

Map # C - 5938

Regency Park

BK 1007 PG0222

REVISED: 9/30/93 - Buildings E, H, I & L are substantially complete (Buildings F, G, J & K are not a part of this condominium document.
Sheet number.



BUILDINGS A, B, C, D, & M - SUBSTANTIALLY COMPLETE

BUILDINGS E, F, G, H, I, J, K, L - PROPOSED

REVISED: 11-28-89 REVISED 4-23-90

REVISED: 3-14-89

REVISED: 9-01-87

Note: See sheets 8 - 11 for building dimensions.

McKean & Assoc.
Surveyors Inc.



200 S.W. Highway 41 South Fort Lauderdale, FL 33400-4401
(800) 344-2222 FAX (800) 344-2234

Map # C - 5939

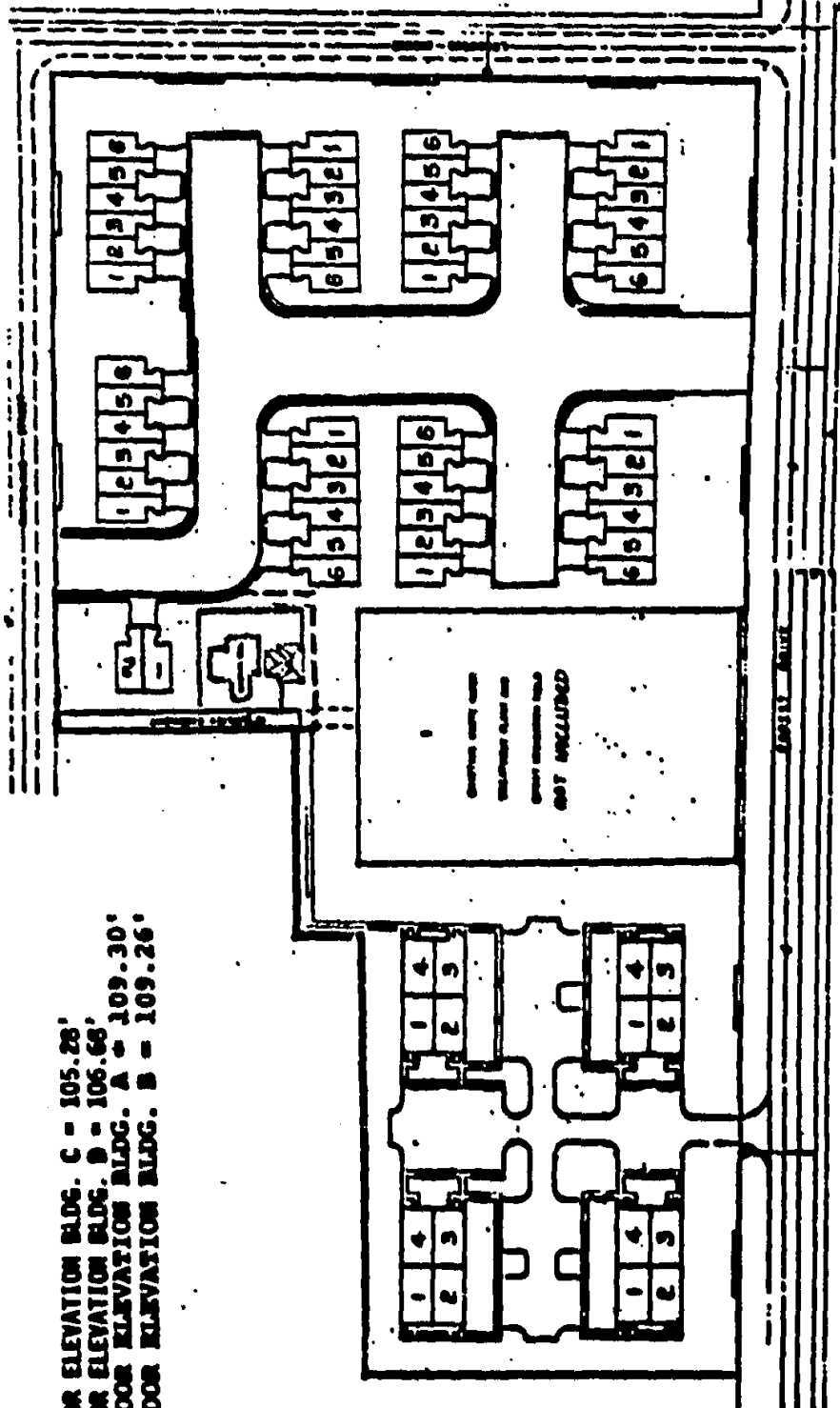
Regency Park

BK 1007P0223

EXHIBIT "A"
SHEET 5 OF 11

REVISED: 9/30/93- Sheet number

FIRST FLOOR ELEVATION BLDG. C - 105.26'
FIRST FLOOR ELEVATION BLDG. D - 106.68'
FIRST FLOOR ELEVATION BLDG. A - 109.30'
FIRST FLOOR ELEVATION BLDG. B - 109.26'



ALL BUILDINGS GROUND AND/OR FIRST FLOOR

REAL PROPERTY BEING SUBMITTED TO CONDOMINIUM OWNERSHIP.

REVISED: 11-28-89

REVISED: 10-28-87 (Re-Numbered Units)

REVISED: 9-01-87



**McKean & Assoc.
Surveyors Inc.**

200 N.E. Highway 41 South, Tallahassee, FL 32309-0001
(904) 344-2000 FAX (904) 344-0054

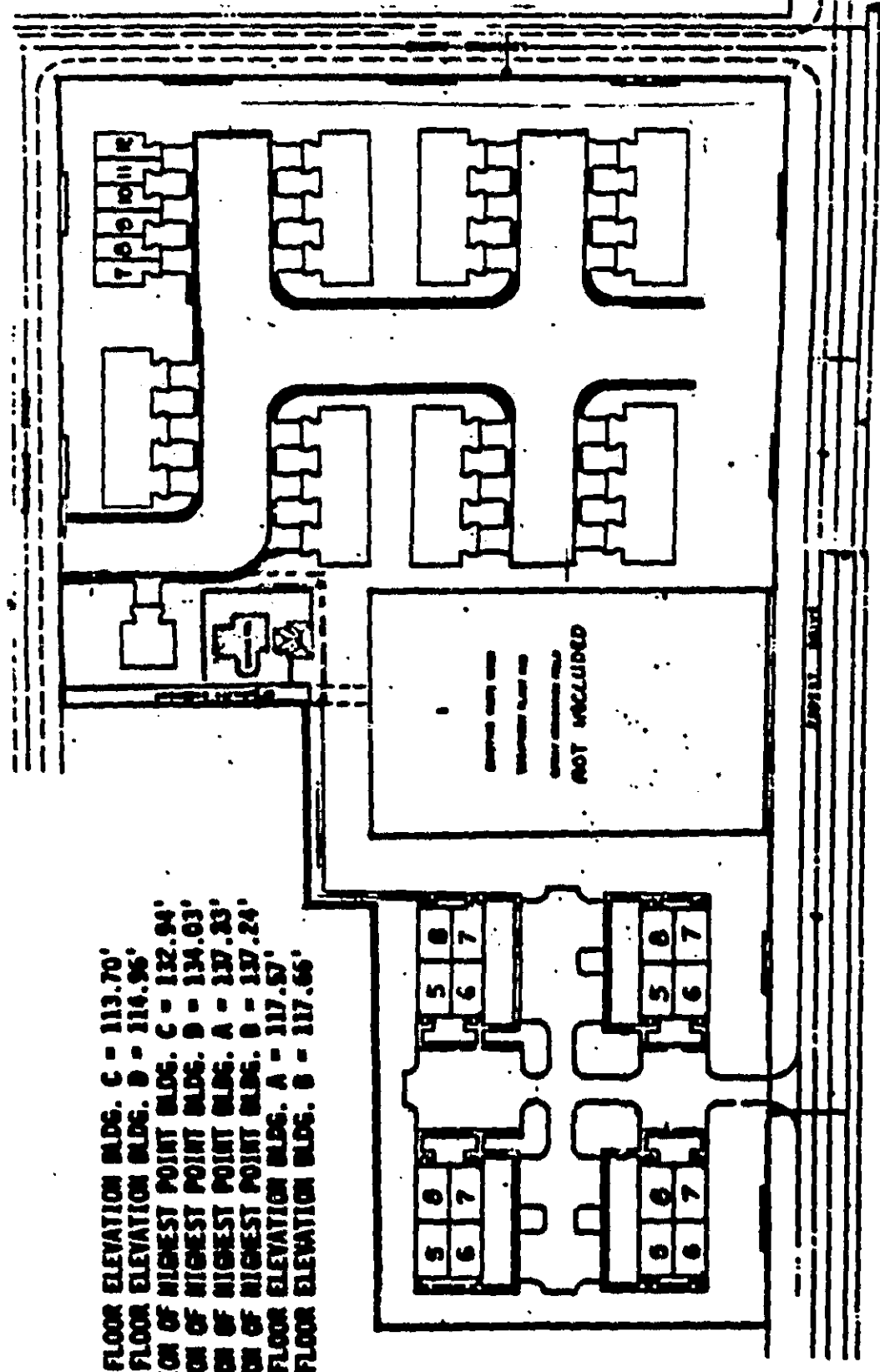
Map # C - 5940

EXHIBIT "A"
 SHEET 6 OF 11
 REVISED: 9/30/93- Sheet number

BK 1007PG0224

Regency Park

SECOND FLOOR ELEVATION BLDG. C - 113.70'
 SECOND FLOOR ELEVATION BLDG. D - 114.96'
 ELEVATION OF HIGHEST POINT BLDG. C - 132.94'
 ELEVATION OF HIGHEST POINT BLDG. D - 134.03'
 ELEVATION OF HIGHEST POINT BLDG. A - 137.23'
 ELEVATION OF HIGHEST POINT BLDG. B - 137.24'
 SECOND FLOOR ELEVATION BLDG. A - 117.57'
 SECOND FLOOR ELEVATION BLDG. B - 117.66'



ALL BUILDINGS SECOND FLOOR NUMBERS
 REAL PROPERTY BEING SUBMITTED TO CONDOMINIUM OWNERSHIP.

REVISED: 11-28-89
 REVISED: 10-29-87 (No-Numbered Units)
 REVISED: 9-01-87

McKean & Assoc.
Surveyors Inc.

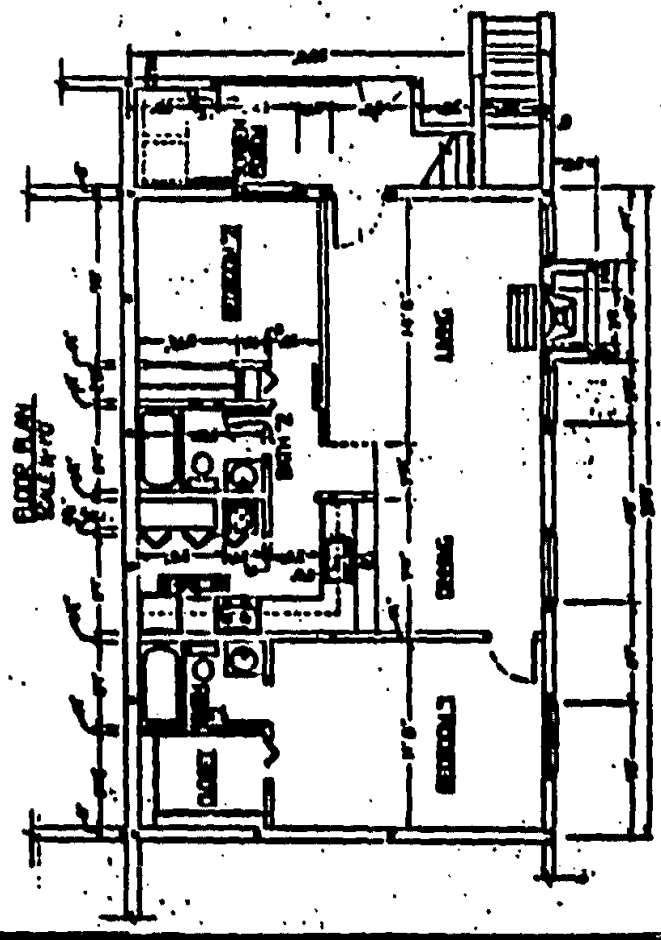
200 S.W. Highway 41 South, Tallahassee, FL 32309-0401
 (904) 244-2000 FAX (904) 244-8234

Map # C - 5941

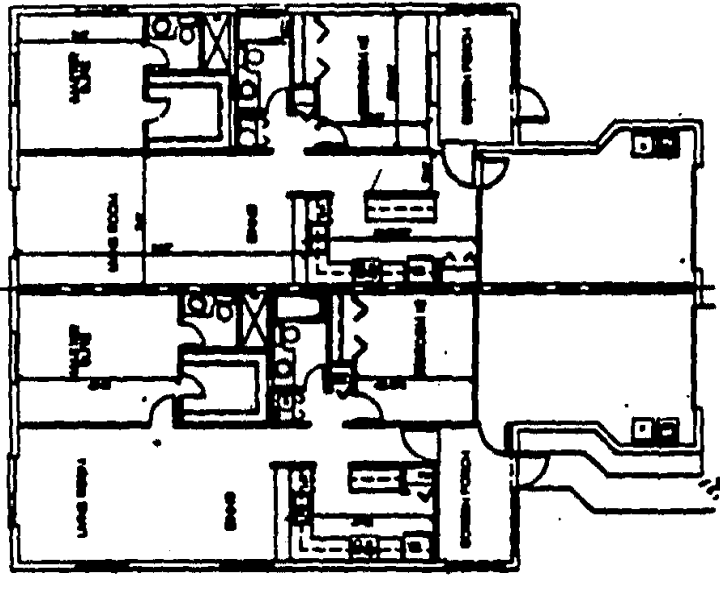
Regency Park

EXHIBIT "A"
SHEET 7 OF 11
REVISED: 9/30/93- Sheet number

DK 1007PG0225



FIRST & SECOND FLOOR
Floor Plan Buildings A, B, C, & D



FIRST & SECOND FLOOR (Where Applicable)
Typical Floor Plan Buildings E, F, G, H, I, J, K, L & M
Actual Floor Plan Layout may vary.

REVISED: 11-29-89

Note: Interior floor plans for buildings E, H, I & L as shown on sheets 8, 9, 10 & 11 prepared by others.

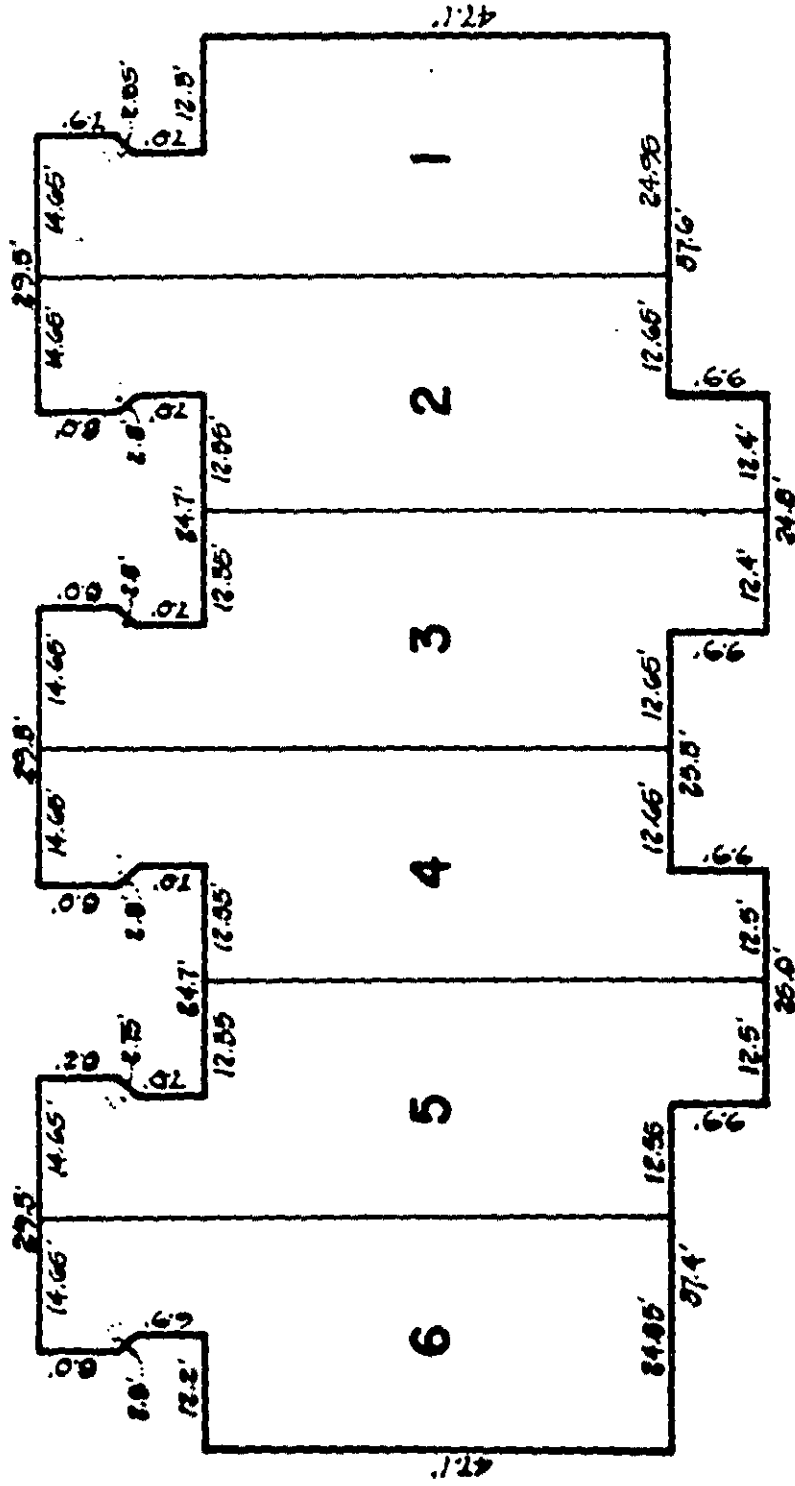
McKean & Assoc.
Surveyors Inc.

200 S.W. 4th Street, Suite 100, Fort Lauderdale, FL 33301-2001
(904) 344-3000 FAX (904) 344-0004

REGENCY PARK - BUILDING "E"

EXHIBIT "A"
SHEET 8 OF 11

BK 1007 PG 0226



FINISHED FLOOR ELEVATION: 67.38'
TOP OF ROOF ELEVATION: 117.21

SCALE: 1" = 20'

MCKEAN & ASSOC.
Surveyors Inc.

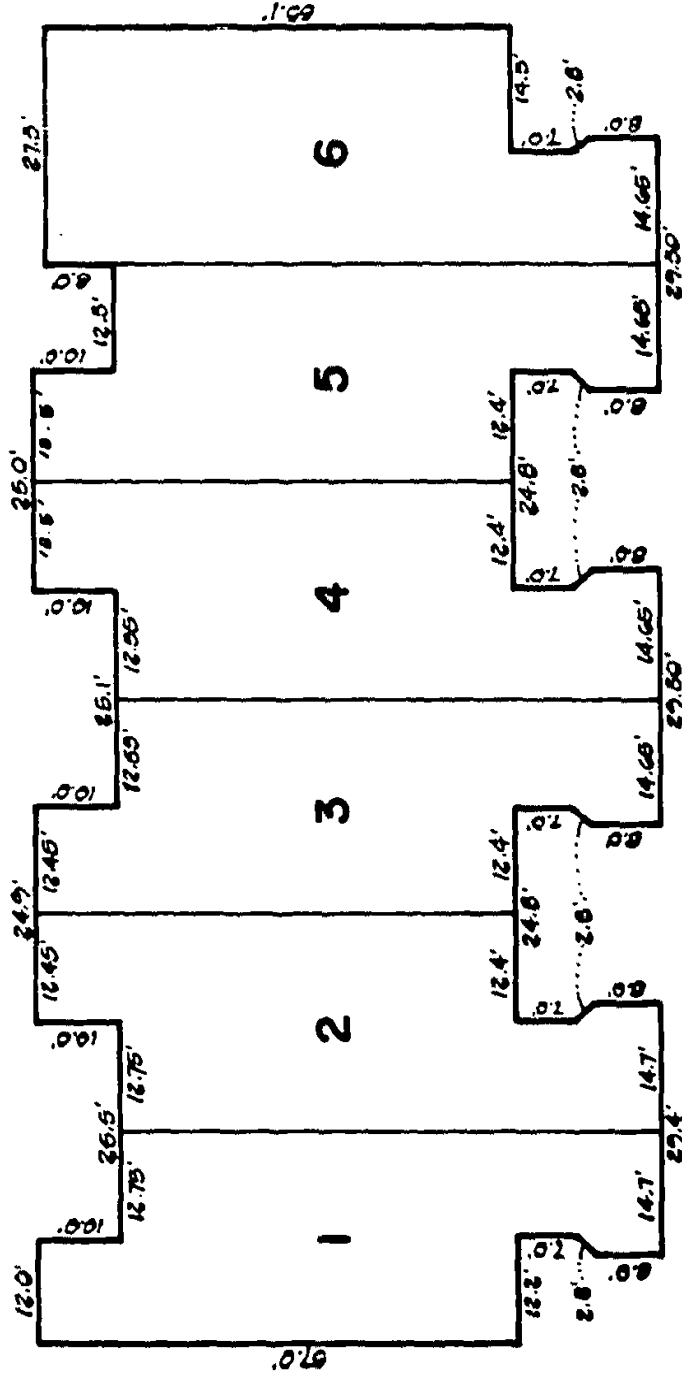
629 U.S. Highway 41 South Jacksonville, FL 32250-4401
(904) 344-3555 FAX (904) 344-8254

Map # C - 5943

EXHIBIT "A"
SHEET 2 OF 11

REGENCY PARK - BUILDING "H"

BK 1007PG0227



FINISHED FLOOR ELEVATION: 88.19'
TOP OF ROOF ELEVATION: 119.84'

SCALE: 1" = 20'



**McKean & Assoc.
Surveyors Inc.**

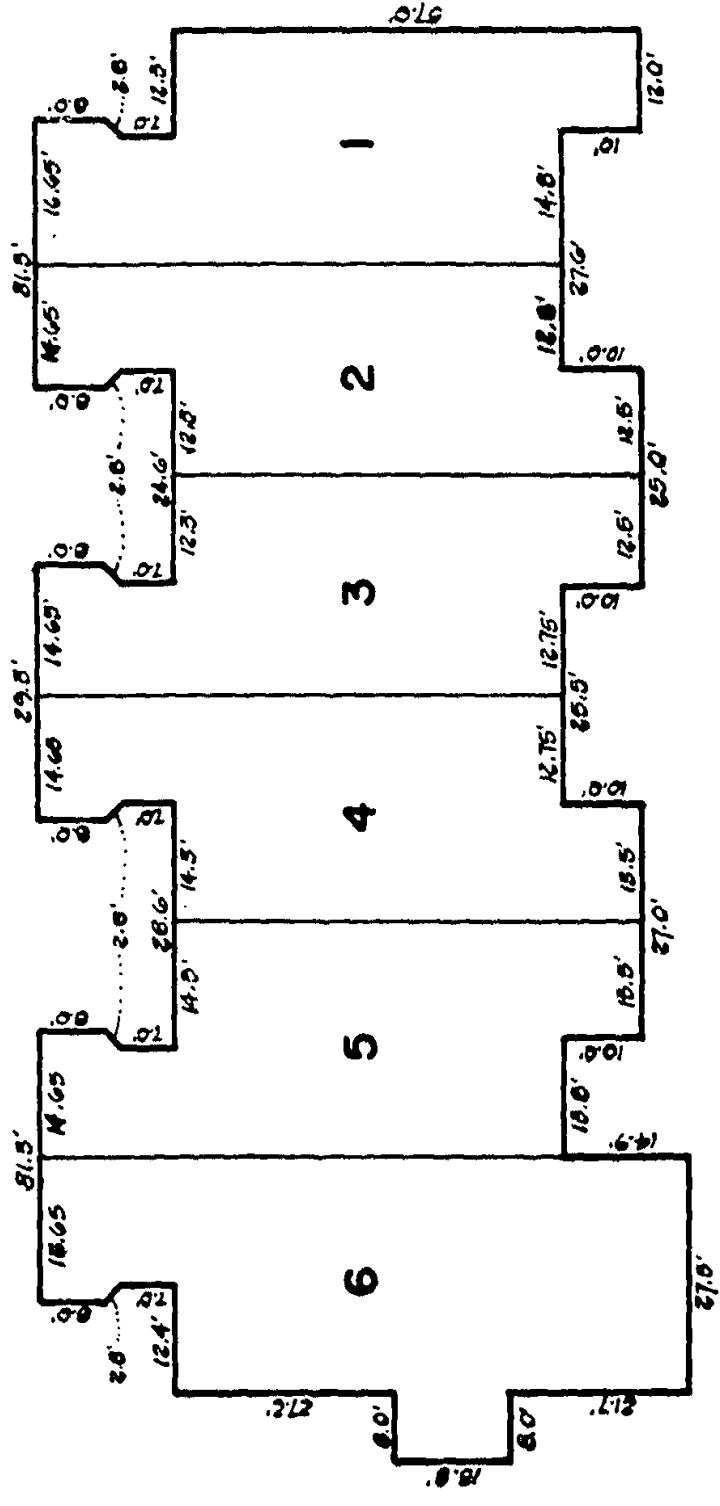
2805 U.S. Highway 41 South, Jacksonville, FL 32230-8401
(904) 344-3553 FAX (904) 344-8254

Map # C - 5944

REGENCY PARK - BUILDING "I"

EXHIBIT "A"
SHEET 10 OF 11

BK 1007 PG 0228



FINISHED FLOOR ELEVATION: 88.45'
TOP OF ROOF ELEVATION: 119.99'

SCALE: 1" = 20'



**McKean & Assoc.
Surveyors Inc.**

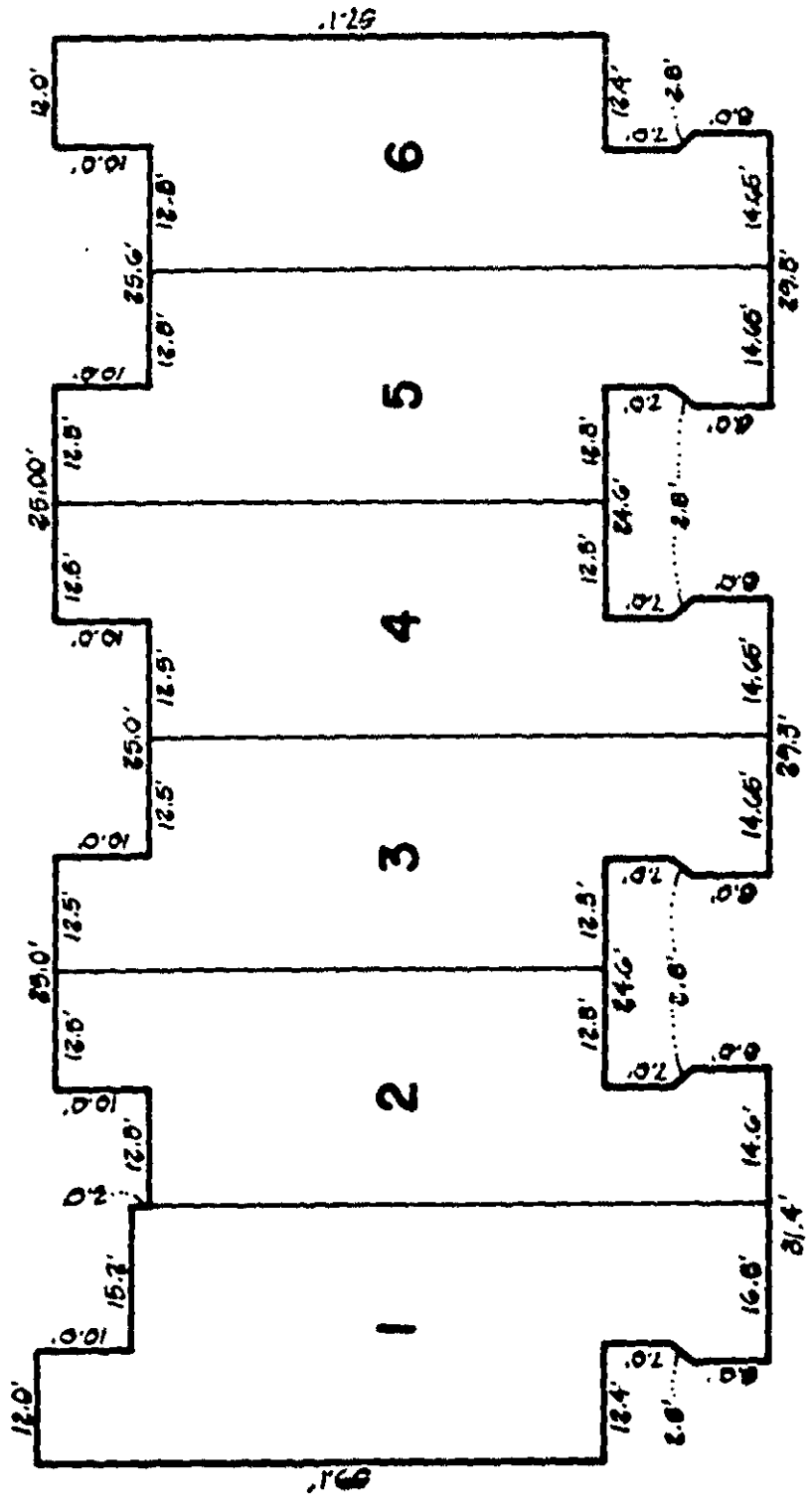
625 U.S. Highway 41 South Inverness, FL 34450-8401
(804) 344-3555 FAX (804) 344-8254

Map # C - 5945

REGENCY PARK - BUILDING "L"

BK 1007PG0229

EXHIBIT "A"
SHEET 11 OF 11



FINISHED FLOOR ELEVATION: 88.39'
TOP OF ROOF ELEVATION: 120.30

SCALE: 1"=20'



Mckean & Assoc.
Surveyors Inc.

626 U.S. Highway 41 South Insurance, Fl. 34450-6401
(804) 344-3555 FAX (804) 344-8254

Map # C -5946