

Donald F. Perrin
REAL ESTATE ATTORNEY
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AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
REGENCY PARK

COMES NOW, REGENCY PARK CONDOMINIUM OWNERS' ASSOCIATION, INC.
and PREMIER INVESTMENTS CORPORATION, the Developer, and executes
this Amendment to the original Declaration of Condominium of
REGENCY PARK and state as follows:

1. This Amendment is filed pursuant to paragraphs 10.4 and
19 of the Declaration of Condominium.

2. The Developer hereby gives notice of the following:

a. Attached hereto as Exhibit "A" are various survey
documents prepared by McKean & Associates Engineers & Surveyors,
Inc. which survey documents set forth the final development plans
for the construction of the remainder of the buildings and units
in this condominium.

b. These survey documents indicate that the following
changes are to be made to the original development plan which was
set forth in the original survey documents:

(1) The total number of units to be built will
remain at 88.

(2) The total number of buildings to be built will
increase from 11 to 12.

(3) The only two-story building still to be built
will be Building K.

(4) All other buildings will be single story.

(5) The total number of units in the remaining
buildings to be built will be as follows: Building E - 6 units;
Building F - 6 units; Building G - 6 units; Building H - 6 units;
Building I - 6 units; Building J - 6 units; Building K - 12 units;
Building L - 6 units; Building M - 2 units.

c. Attached hereto as Exhibit "B" is a new Percentage
of Ownership in Common Elements and Liability for Common Elements
which takes into account the new numbering of the units and
buildings. This change in percentage of ownership only results in
the renumbering of the units and does not in any manner change the
unit owners' percentage of ownership of common elements or
liability for common expenses.

BK0838PG0855

3. This Amendment to Declaration of Condominium was unanimously approved by more than seventy-five percent (75%) of the entire membership of the REGENCY PARK CONDOMINIUM OWNERS' ASSOCIATION, INC. at a duly called meeting of the Association held on December 11, 1989.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 13th day of December, 1989.

Witnesses:

[Signature]
[Signature]

REGENCY PARK CONDOMINIUM OWNERS' ASSOCIATION, INC.

By: [Signature]
Danny J. Suggs, President

[Signature]
[Signature]

PREMIER INVESTMENTS CORPORATION

By: [Signature]
Danny J. Suggs, President

STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME, a Notary Public in and for the State and County aforesaid, duly authorized to take acknowledgments, personally appeared DANNY J. SUGGS the President of REGENCY PARK CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida Non-Profit Corporation, and DANNY J. SUGGS, President of of PREMIER INVESTMENTS CORPORATION, a Florida corporation, to me well known and they acknowledged before me that they executed, sealed and delivered the foregoing Amendment to Declaration of Condominium for the uses and purposes therein expressed, as such officers, by authority and on behalf of said corporation, as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Inverness, said County and State, this 13 day of Dec, 1989.

[Signature]
Notary Public

My Commission Expires: 4-3-92

BK0838PG0856

Regency Park

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 Northernly 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 Southernly boundary of Block 37, 200.00', thence S. 0° 11' 14" E., parallel with the Northernly right-of-way of 39" W. 419.65' to a point on the Southernly boundary of Block 37, 401.30', to a point on the Southernly boundary of Block 37, 165.00', 304.88', thence S. 89° 48' 46" W., parallel with the Southernly boundary of Block 37, 340.15', thence N. 0° 11' 14" W. Easterly boundary of Block 37, 301.21' to a point on the Northernly boundary of Block 37, 165.00', Old State Road 44, thence N. 89° 08' 39" W. along and with said right-of-way, 401.30', to a point on the Northernly boundary of Block 37, bearing thence N. 0° 04' 32" W. 293.63', thence N. 89° 48' 46" E. parallel with the Northernly boundary of Block 37, 185.45' to a point on the Northernly boundary of Block 37, parallel to the Easterly boundary of Block 37, 50.00', thence N. 89° 48' 46" E. parallel with the Northernly boundary of Block 37, bearing thence N. 0° 11' 14" W., parallel with the Easterly boundary of Block 37, 185.45' to a point on the Northernly boundary of Block 37, bearing N. 89° 48' 46" E. 1334.80' from the Northwest corner of Block 37, thence N. 89° 48' 46" E. along and with the Northernly 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 improvements comprising Buildings C & D of Regency Park are substantially complete so that Exhibit "A" to the Amendment to the Declaration of Condominium for Buildings C & D of Regency Park together with the provisions of the improvements and that the Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and that the identification, location and dimensions of the common elements and of each unit within Buildings C & D of Regency Park can be determined from these materials.

RUSSELL E. CAIN

DATED: AUG. 18, 1987

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

FLORIDA REGISTERED SURVEYOR NO. 2952

REVISSED: 11-28-89 (Sheet 1 of 7, Sheet 3 of 7, Sheet 4 of 7, Sheet 5 of 7, Sheet 6 of 7 and Sheet 7 of 7)

LS809d8C80XB

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

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

REVISSED: 9-01-87

McKEAN & ASSOCIATES,
ENGINEERS & SURVEYORS, INC.
2203 HIGHWAY 44 WEST
INVERNESS, FLORIDA 32650-3805
TELEPHONE: 904-344-3555

Regency Park

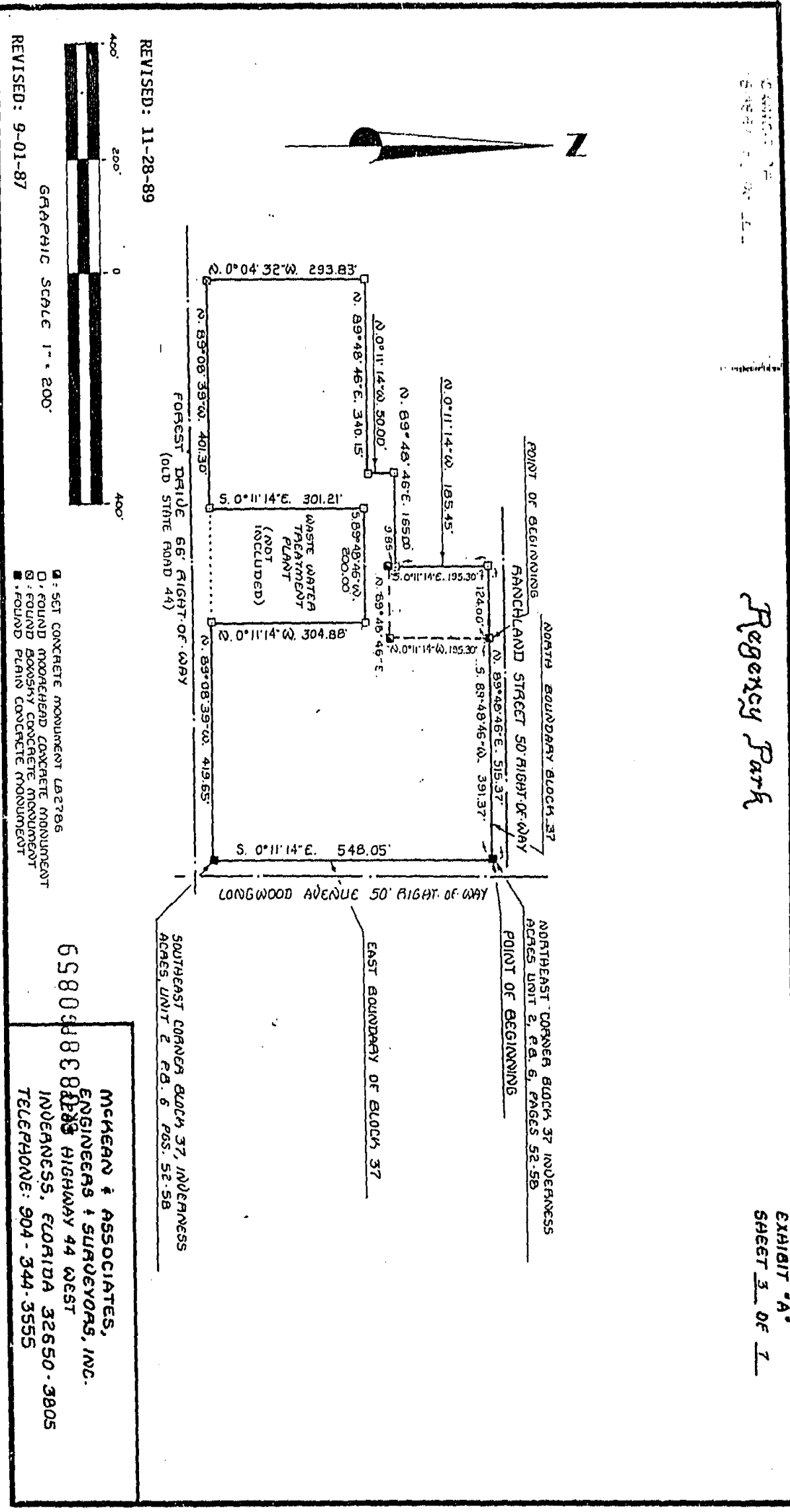
1. Bearings shown hereon are based on the East boundary of Block 37, Inverness Acres Unit 2, P.B. 6, Pages 52 through 58 inclusive, as stated in Deed fixing meridian as S. 0° 11' 14" E.
2. All lands and all portions of this survey and plot plan, not within a unit or not designated as limited common elements, 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-G, 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. Community building, pool and recreation facilities are proposed at this time.
7. Buildings A, B, C & D are substantially complete.
8. Buildings E, F, G, H, I, J, K, L & M are proposed at this time.
9. All ceiling heights are standard 8' unless otherwise noted.
10. Porches as shown hereon are limited common elements attached to units as designated.
11. Dimensions within individual units are subject to normal measurement tolerances.
12. Utilities are under construction at this time.
13. Elevations shown hereon are based on plan datum.
14. National Geodetic Vertical Datum elevation is 16.54' lower than plan datum.
15. Recreation area including club house, pool, etc., to be deeded to Homeowners Association at a later date.

858094880XB

McKEAN & ASSOCIATES,
ENGINEERS & SURVEYORS, INC.
2203 HIGHWAY 44 WEST
INVERNESS, FLORIDA 32650-3805
TELEPHONE: 904-344-3555

REVISED: 11-28-89
REVISED: 3-14-89
REVISED: 9-01-87

Regency Park



REVISED: 11-28-89
GRAPHIC SCALE 1" = 200'
REVISED: 9-01-87

- SET CONCRETE MONUMENT LB27286
- FOUND MOPREHEAD CONCRETE MONUMENT
- FOUND BOXSITY CONCRETE MONUMENT
- FOUND PLAIN CONCRETE MONUMENT

6580348C88288
MCHERN & ASSOCIATES,
ENGINEERS & SURVEYORS, INC.
INDIANESS, FLORIDA 32650-3805
TELEPHONE: 904-344-3555

SOUTHEAST CORNER BLOCK 37, INDIANESS
ACRES UNIT 2, P.D. 6 P.S. 52-58

NORTHEAST CORNER BLOCK 37 INDIANESS
ACRES UNIT 2, P.D. 6, PAGES 52-58
POINT OF BEGINNING

EAST BOUNDARY OF BLOCK 37

LONGWOOD AVENUE 50' RIGHT OF WAY

POINT OF BEGINNING
NORTH BOUNDARY BLOCK 37
HANCHLAND STREET 50' RIGHT OF WAY

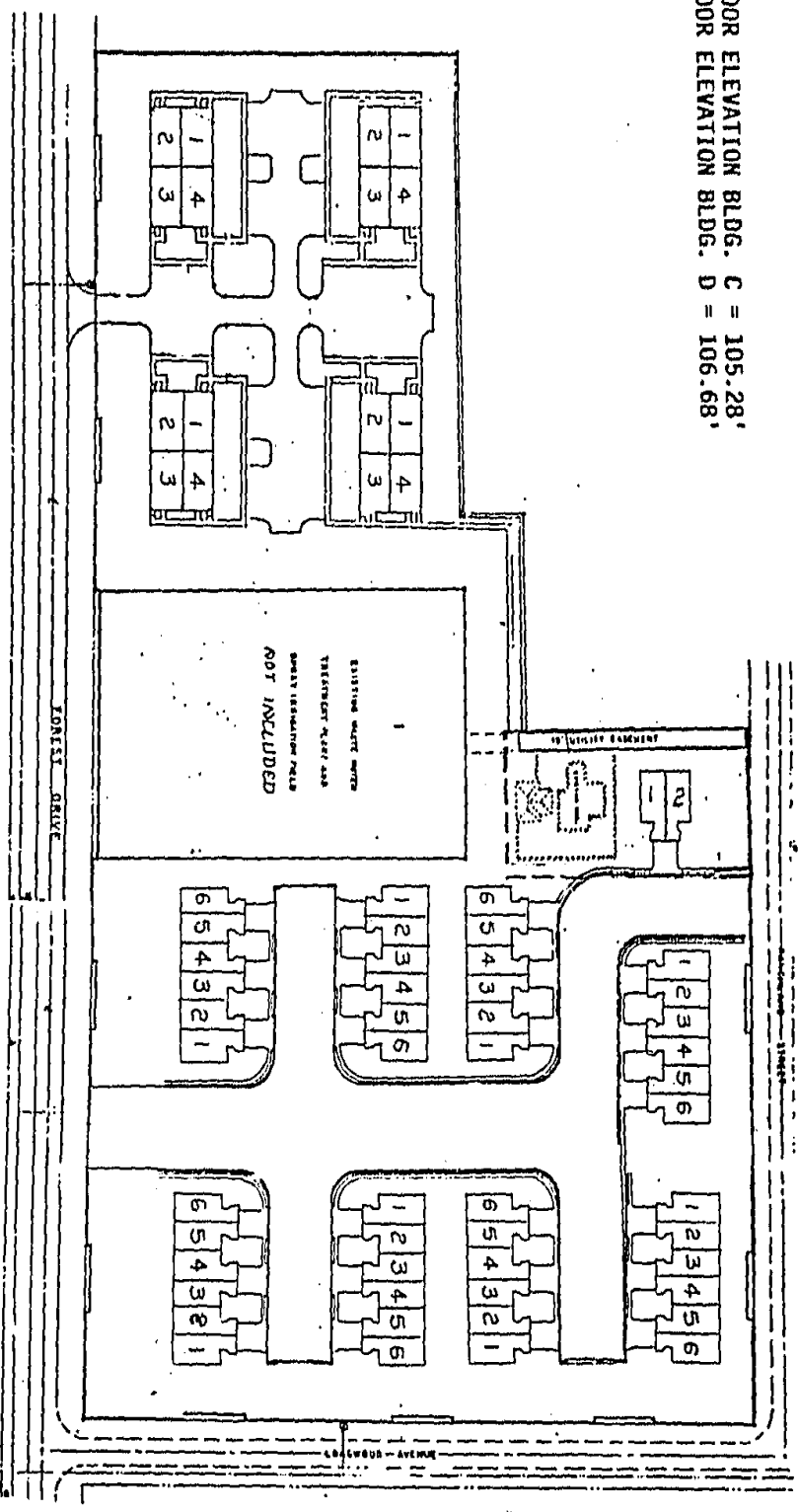
WASTE WATER
TREATMENT
PLANT
(NOT
INCLUDED)

EXHIBIT 'A'
SHEET 5 OF 7

Regency Park

EXHIBIT 'A'
SHEET 5 OF 7

FIRST FLOOR ELEVATION BLDG. C = 105.28'
FIRST FLOOR ELEVATION BLDG. D = 106.68'



NOT TO SCALE

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

1 9 8 0 9 4 8 8 0 X B

McKERN & ASSOCIATES,
ENGINEERS & SURVEYORS, INC.
2203 HIGHWAY 44 WEST
INDIANESS, FLORIDA 32650-3805
TELEPHONE: 904-344-3555

Rogers Park

EXHIBIT 'A'
SHEET 6 OF 7

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'

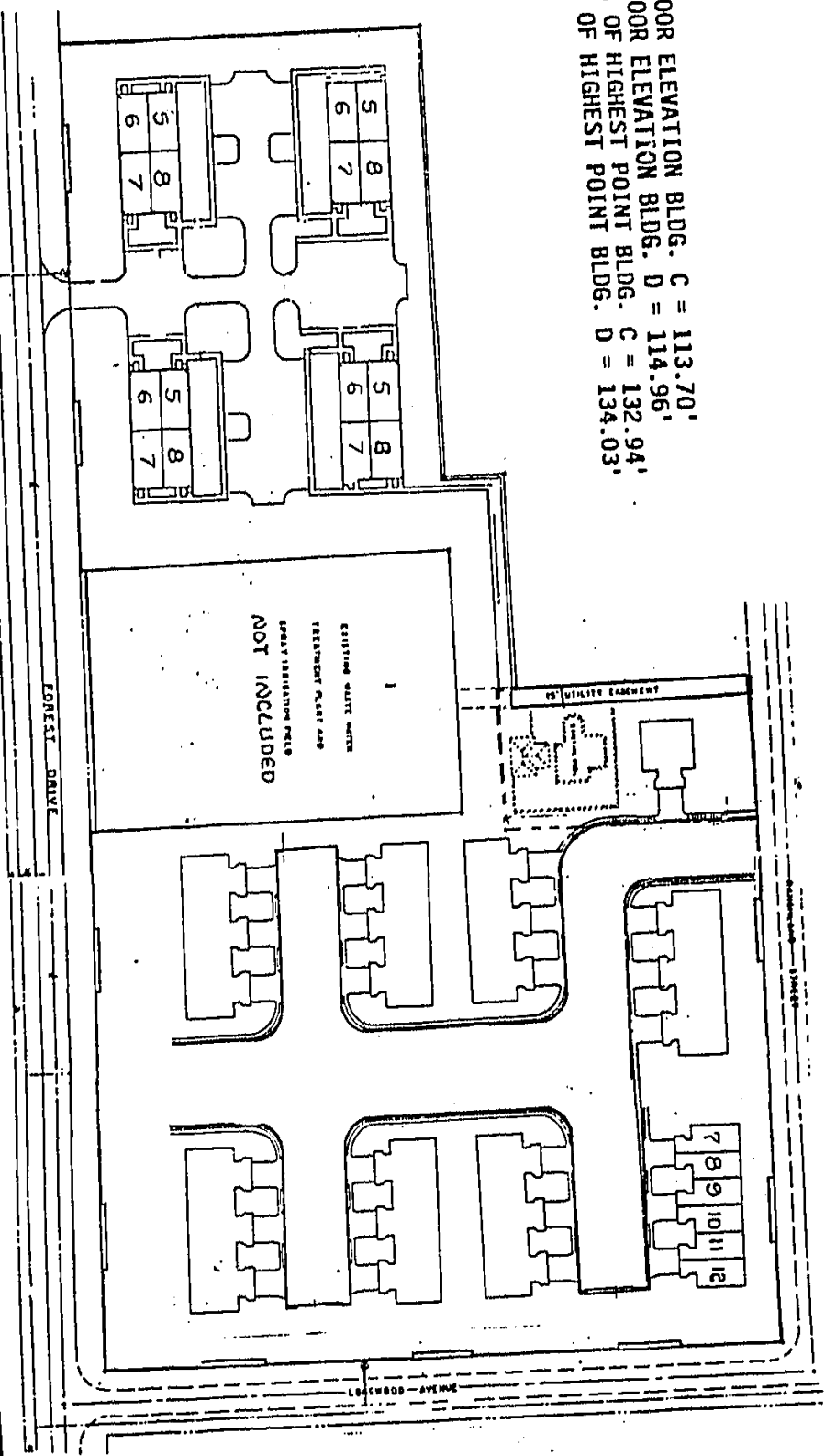


EXHIBIT 'A'
SHEET 6 OF 7

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

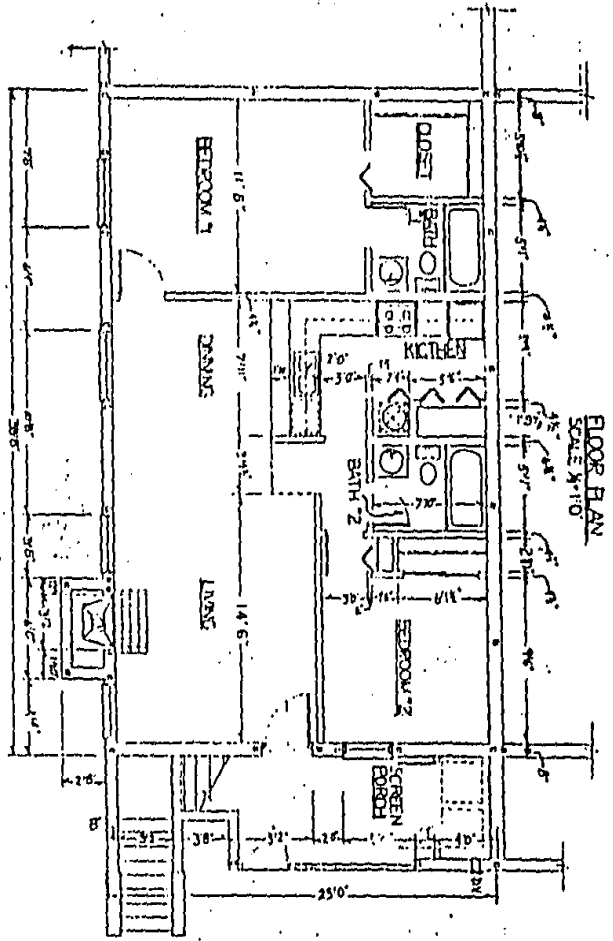
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REVISED: 11-28-89
REVISED: 10-28-87 (Re-Numbered Units)
REVISED: 9-01-87

McKEAN & ASSOCIATES,
ENGINEERS & SURVEYORS, INC.
2203 HIGHWAY 44 WEST
INVERNESS, FLORIDA 32650
TELEPHONE: 904-344-3555

31-211
SHEET 1 OF 2

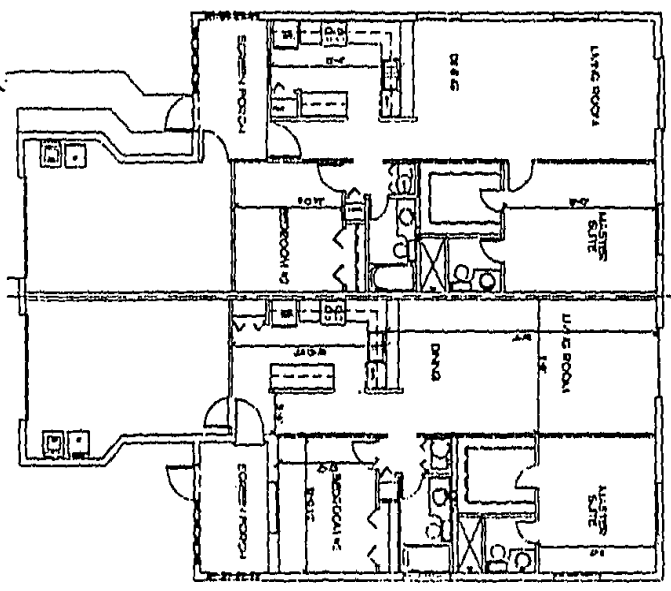
Regency Park



FIRST & SECOND FLOOR

Typical Floor Plan Buildings A, B, C, & D

REVISED: 11-28-89



FIRST & SECOND FLOOR (Where Applicable)

Typical Floor Plan Buildings E, F, G, H, I, J, K, L & M

EXHIBIT "A"
SHEET 1 OF 2

CG809d8C80K8

McKEAN & ASSOCIATES,
ENGINEERS & SURVEYORS, INC.
2203 HIGHWAY 44 WEST
INVERNESS, FLORIDA 32650-3505
TELEPHONE: (904) 344-3555

Exhibit "B"

PERCENTAGE OWNERSHIP IN COMMON ELEMENTS
AND LIABILITY FOR COMMON EXPENSES
OF
REGENCY PARK, a Condominium

UNIT OWNERS' SHARE STATED AS
FRACTIONAL INTEREST OF COMMON
ELEMENTS, COMMON EXPENSES, SURPLUS
AND SHARE UPON TERMINATION

<u>UNIT NO.</u>	<u>OWNERS' SHARE</u>
Bldg. A, Unit 1	1/88
Bldg. A, Unit 2	1/88
Bldg. A, Unit 3	1/88
Bldg. A, Unit 4	1/88
Bldg. A, Unit 5	1/88
Bldg. A, Unit 6	1/88
Bldg. A, Unit 7	1/88
Bldg. A, Unit 8	1/88
Bldg. B, Unit 1	1/88
Bldg. B, Unit 2	1/88
Bldg. B, Unit 3	1/88
Bldg. B, Unit 4	1/88
Bldg. B, Unit 5	1/88
Bldg. B, Unit 6	1/88
Bldg. B, Unit 7	1/88
Bldg. B, Unit 8	1/88
Bldg. C, Unit 1	1/88
Bldg. C, Unit 2	1/88
Bldg. C, Unit 3	1/88
Bldg. C, Unit 4	1/88
Bldg. C, Unit 5	1/88
Bldg. C, Unit 6	1/88
Bldg. C, Unit 7	1/88
Bldg. C, Unit 8	1/88
Bldg. D, Unit 1	1/88
Bldg. D, Unit 2	1/88
Bldg. D, Unit 3	1/88
Bldg. D, Unit 4	1/88
Bldg. D, Unit 5	1/88
Bldg. D, Unit 6	1/88
Bldg. D, Unit 7	1/88
Bldg. D, Unit 8	1/88
Bldg. E, Unit 1	1/88
Bldg. E, Unit 2	1/88
Bldg. E, Unit 3	1/88
Bldg. E, Unit 4	1/88
Bldg. E, Unit 5	1/88
Bldg. E, Unit 6	1/88
Bldg. F, Unit 1	1/88
Bldg. F, Unit 2	1/88
Bldg. F, Unit 3	1/88
Bldg. F, Unit 4	1/88
Bldg. F, Unit 5	1/88
Bldg. F, Unit 6	1/88
Bldg. G, Unit 1	1/88
Bldg. G, Unit 2	1/88
Bldg. G, Unit 3	1/88
Bldg. G, Unit 4	1/88
Bldg. G, Unit 5	1/88
Bldg. G, Unit 6	1/88

BK0838PG0864

Bldg. H, Unit 1	1/88
Bldg. H, Unit 2	1/88
Bldg. H, Unit 3	1/88
Bldg. H, Unit 4	1/88
Bldg. H, Unit 5	1/88
Bldg. H, Unit 6	1/88
Bldg. I, Unit 1	1/88
Bldg. I, Unit 2	1/88
Bldg. I, Unit 3	1/88
Bldg. I, Unit 4	1/88
Bldg. I, Unit 5	1/88
Bldg. I, Unit 6	1/88
Bldg. J, Unit 1	1/88
Bldg. J, Unit 2	1/88
Bldg. J, Unit 3	1/88
Bldg. J, Unit 4	1/88
Bldg. J, Unit 5	1/88
Bldg. J, Unit 6	1/88
Bldg. K, Unit 1	1/88
Bldg. K, Unit 2	1/88
Bldg. K, Unit 3	1/88
Bldg. K, Unit 4	1/88
Bldg. K, Unit 5	1/88
Bldg. K, Unit 6	1/88
Bldg. K, Unit 7	1/88
Bldg. K, Unit 8	1/88
Bldg. K, Unit 9	1/88
Bldg. K, Unit 10	1/88
Bldg. K, Unit 11	1/88
Bldg. K, Unit 12	1/88
Bldg. L, Unit 1	1/88
Bldg. L, Unit 2	1/88
Bldg. L, Unit 3	1/88
Bldg. L, Unit 4	1/88
Bldg. L, Unit 5	1/88
Bldg. L, Unit 6	1/88
Bldg. M, Unit 1	1/88
Bldg. M, Unit 2	1/88

BK0838PG0865

VERIFIED BY:
J. H. Huddleston
 B.C.

'89 DEC 13 PM 4 20

FILED & RECORDED
 CITRUS COUNTY, FLORIDA
 BETTY STRIFLER, CLERK

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