

177⁵⁰

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF
THE SPRINGS ON KING'S BAY, A CONDOMINIUM

WHEREAS, there is recorded in O. R. Book 659, at page 2127, Public Records of Citrus County, Florida, a Declaration of Condominium of The Springs on King's Bay, A Condominium, which Declaration of Condominium submitted certain real property in Citrus County, Florida, to condominium ownership; and

WHEREAS, there is also recorded First Amendment to the Declaration of The Springs on King's Bay, A Condominium, in O. R. Book 667, at page 704; Second Amendment to the Declaration of The Springs on King's Bay, A Condominium, in O. R. Book 667, at page 723; and Surveyor's Certificate in O. R. Book 670, at page 1737; all of the Public Records of Citrus County, Florida (the aforesated Declaration of Condominium, First Amendment, Second Amendment and Surveyor's Certificate being collectively referred to herein as the "Declaration"); and

WHEREAS, the entity responsible for the operation and management of The Springs on King's Bay, A Condominium (hereinafter the "Condominium") is the Springs on King's Bay, A Condominium Association, Inc. (hereinafter the "Association"); and

WHEREAS, the Association, the unit owners and lien holders of the Condominium desire to remove from condominium ownership a portion of the real property currently included in the Condominium; and

WHEREAS, the Association and the unit owners desire to modify the plot plans so as to accurately describe the units, the common elements and the boundaries of the Condominium.

NOW, THEREFORE, in accordance with Sections 718.110(4) and 718.104(4)(e), Florida Statutes, the Association joined by the aforescribed unit owners, owners and lienholders, and any and all other persons having any interest whatsoever in the property currently comprising the Condominium, does hereby make the following Amendment to the Declaration:

As used herein the following shall apply:

- A. Words in the text which are lined through with hyphens (---) indicate deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.

1. Article III - Statement of Condominium Submission is hereby amended to read as follows:

III. STATEMENT OF CONDOMINIUM SUBMISSION. Developer does hereby submit, by this instrument, the following described lands lying in Citrus County, Florida, to the condominium form of ownership:

~~Lots 1 and 2 in Block 1,
Lots 1 and 2 in Block 2,
Lots 1 and 2 in Block 3, LESS the East 20 feet of Lot 2 in Block 3,
Lots 1, 2, 3, 5 and 6 in Block 4,
Stere Lot West of Blocks 1 and 2, and That part of "A" Street bounded on the North by Second Avenue, on the East by Lot 1 in Block 3, on the South by the waters of Crystal River, and on the West by Lot 2 in Block 1, and That part of "A" Street bounded on the North by Third Avenue, on the East by Lots 1 and 6 in Block 4, on the South by Second Avenue, and on the West by Lot 2 in Block 2, and the waters of Crystal River;~~

Prepared by & Return to: Julius J. Zschau, Esq.
28050 U.S. 19 N., Suite 501
Clearwater, FL 34621

RETURN TO CITRUS TITLE CO. FILE - 67072-CR

BK 0861 PC 0911

~~ALL-IN-CRYSTAL-CITY-ADDITION-to-the-CITY-OF-CRYSTAL-RIVER,~~
~~according-to-the-map-or-plat-thereof-recorded-in-Plat-Book-1,~~
~~page-25,-public-records-of-Citrus-County,-Florida-~~

DESCRIPTION PARCEL A CONTAINING BUILDING WP-1: Commence at the NE corner of Lot 4, Block 4, Crystal City Addition to Crystal River, Florida, as recorded in Plat Book 1, page 25, public records of Citrus County, Florida, thence S 89 deg. 22'40" W along the South right-of-way line of NW 3rd Street, as shown on said plat, a distance of 203 feet, thence S 0 deg. 37'20" E 56 feet to the P.C. of a curve, concave Northwesterly, having a central angle of 29 deg. 07'20" and a radius of 234 feet, thence Southwesterly along the arc of said curve a distance of 118.94 feet to the P.T. of said curve, said point being the P.C. of a curve, concave Southeasterly, having a central angle of 14 deg. 30' and a radius of 326 feet, thence Southwesterly along the arc of said curve a distance of 82.50 feet to the P.T. of said curve, said point being the P.C. of a curve, concave Northwesterly, having a central angle of 89 deg. 30' and a radius of 117.15 feet, thence Southwesterly and Northwesterly along the arc of said curve a distance of 183 feet to the P.T. of said curve, thence N 76 deg. 30' W 75 feet to the P.C. of a curve, concave Southerly, having a central angle of 32 deg. a radius of 216 feet, thence Northwesterly and Southwesterly along the arc of said curve a distance of 120.64 feet to the P.T. of said curve, said point being the P.C. of a curve, concave Northwesterly having a central angle of 19 deg. and a radius of 295.50 feet, thence southwesterly along the arc of said curve a distance of 97.99 feet to the P.T. of said curve, said point being the P.C. of a curve concave Southeasterly, having a central angle of 20 deg. 30' and a radius of 138.25 feet, thence Southwesterly along the arc of said curve a distance of 49.47 feet to the P.T. of said curve, said point being the P.C. of a curve, concave Northerly, having a central angle of 37deg. and a radius of 44.83 feet, thence Southwesterly and Northwesterly along the arc of said curve distance of 28.95 feet to the P.T. of said curve, thence N 73 deg. W 17 feet to the P.C. of a curve, concave Southwesterly, having a central angle of 17 deg. and a radius of 167.28 feet, thence Northwesterly along the arc of said curve a distance of 49.63 feet to the P.T. of said curve, said point being the P.C. of a curve, concave Northeasterly, having a central angle of 18 deg. 45' and a radius of 78.74 feet, thence Northwesterly along the arc of said curve a distance of 25.77 feet to the P.T. of said curve, thence N 71 deg. 15' W 15 feet to the P.C. of a curve, concave Northeasterly, having a central angle of 59 deg. and a radius of 17.67 feet, thence Northwesterly along the arc of said curve a distance of 18.20 feet to the P.T. of said curve, thence N 12 deg. 15' W 15 feet, thence S 77 deg. 45' W 19.28 feet, thence N 21 deg. 36'30" W 18.63 feet to the Point of Beginning, said point being on the approximate Mean High Water Line of the Crystal River as shown on survey by Van Norman & Associates for Hal Thomas Reid & Associates, dated March 3, 1983, thence S 21 deg. 36'30" E 164.28 feet to a point on said approximate Mean High Water Line, thence along said approximate Mean High Water Line the following courses and distances: S 84 deg. 59'15" W 120.60 feet, thence N 67 deg. 38'33" W 37.55 feet thence N 24 deg. 27'29" W 57.74 feet, thence N 35 deg. 05'40" E 42.96 feet, thence N 56 deg. 46'52" E 111.85 feet to the Point of Beginning. AND

DESCRIPTION PARCEL B BUILDING H-2: Commence at the NE corner of Lot 4, Block 4, Crystal City Addition to Crystal River, Florida, as recorded in Plat Book 1, page 25, public records of Citrus County, Florida, thence S 89 deg. 22'40" W along the South right-of-way line of NW 3rd Street, as shown on said plat, a distance of 155.75 feet to a point on a curve, concave Westerly having a central angle of 57 deg. 14'56" and a radius of 211.50 feet, thence Southeasterly and Southwesterly along the arc of said curve a distance of 211.33 feet to the P.T. of said curve (chord bearing and distance between said points being S 12 deg. 27'12" W 202.65 feet), said point being the P.C. of a curve, concave Southeasterly having a central angle

EX 0861 PC0312

of 15 deg. 05' and an radius of 367.50 feet, thence Southwesterly along the arc of said curve a distance of 96.75 feet to the P.T. of said curve, said point being the P.C. of a curve concave Northwesterly, having a central angle of 77 deg. 30'20" and a radius of 135.15 feet, thence Southwesterly, along the arc of said curve a distance of 102.96 feet to a point (chord bearing and distance between said points being S 47 deg. 49'09" W 100.49 feet), thence S 12 deg. 57'04" E 29.30 feet to the Point of Beginning, thence N 12 deg. 57'04" W 29.30 feet, thence S 53 deg. E 30.47 feet to the P.C. of a curve, concave Northeasterly, having a central angle of 37 deg. and a radius of 146.43 feet, thence Southeasterly along the arc of said curve a distance of 94.56 feet to the P.T. of said curve, thence East 24.56 feet, thence S 10 deg. 32'09" W 138.96 feet to a point on the approximate Mean High Water Line of the Crystal River as shown on a survey by Van Norman and Associates for Hal Thomas Reid and Associates, dated March 3, 1983, thence N 79 deg. 27'51" W along said approximate Mean High Water Line a distance of 131.77 feet, thence N 10 deg. 32'09" E 134.04 feet to the Point of Beginning.

It is the intention of the forgoing amendment to terminate the condominium form of ownership as to all lands not included in the forgoing amended legal description.

2. Article VI. Development Plans. Paragraph A
Improvements is hereby amended to read as follows:

VI. DEVELOPMENT PLANS.

A. Improvements. Annexed hereto and made a part hereof as Exhibit A, ~~pages 1 through 6,~~ pages 1 through 20 are the survey, site plan and graphic description of all units, including their identification numbers, locations and approximate dimensions. The legend and notes contained thereto and incorporated herein and made a part hereof by reference.

3. Article VII. Ownership of Common Elements is hereby amended to read as follows:

VII. OWNERSHIP OF COMMON ELEMENTS. The ownership of common elements as may be herein described and as the same are designated to each unit is hereby divided among all the units with each owner of a unit owning in fee simple, absolute, a proportionate, undivided interest in the aforesaid common elements equal to ~~one sixty-third (1/63)~~ one twelfth (1/12) of the whole.

Each unit owner shall be responsible for the upkeep, repair, replacement, maintenance and service of the air conditioner condenser which services his unit.

4. Article X. Condominium Units is hereby amended to read as follows:

X. CONDOMINIUM UNITS. The ~~sixty-three (63)~~ twelve (12) condominium units and improvements constructed or to be constructed therein, are further identified and described in the Surveyor's Plat ("Exhibit A"). The developer specifically reserves the right to construct within each condominium unit such improvements as the developer deems best until such time as such units shall be conveyed by the developer to the purchaser.

5. There shall be added to the Declaration Article XXIII as follows:

XXIII COMMUNITY ASSOCIATION.

A. Generally. The Springs on King's Bay Community Association, Inc., a Florida corporation not-for-profit, hereinafter referred to as the "Community Association", has been established to administer, operate and maintain certain land and

facilities as more particularly described in the Declaration of Covenants, Conditions and Restrictions as recorded in Official Records Book , at Pages through , inclusive, Public Records of Citrus County, Florida, and all Amendments thereto, if any, which are made from time to time, all of which are hereinafter collectively referred to as the "Restrictions".

B. Community Facilities. The Restrictions provide for the Community Association to maintain and operate certain facilities which shall be used in common by the unit owners in this Condominium and other members of the Community Association. All costs, fees and assessments for which any unit owner in this Condominium or the Condominium Association may be obligated by virtue of the Restrictions, this Declaration or any Exhibits thereto with regard to the Community Association and the facilities maintained and operated by the Community Association shall be and are hereby deemed to be a common expense of this Condominium. The community facilities are not part of this Condominium and the right to use the community facilities is derived from the Restrictions only.

C. Future Additions. The DECLARANT under the Restrictions shall have the right to annex one (1) or more parcels of additional land by virtue of making them subject to the Restrictions and the jurisdiction of the Community Association without the consent of the unit owners as such rights have been reserved in the Restrictions. No commitment, warranty or representation is made by the DECLARANT under the Restrictions; however, that such other residential dwellings will hereafter be constructed or made subject to the Restrictions or in the jurisdiction of the Community Association.

D. Membership and Voting Rights. Each unit owner shall automatically become and remain a member of the Community Association as long as he owns a unit. The unit owner's membership shall automatically terminate upon termination of his interest in the Unit, and thereupon automatically transfer to and inure to the successor unit owner. Each unit shall have a one (1) Class A vote in the Community Association, with voting rights to be exercised as set forth in the Restrictions and Articles of Incorporation and By-Laws of the Community Association.

E. Assessments. The Restrictions provide for the making and collecting of assessments against unit owners, as Community Association members, for the expenses of operating the Community Association, maintaining the Community Facilities, and otherwise carrying out the duties and responsibilities of the Community Association under the Restrictions. The Community Association has been granted a lien by the Restrictions against each unit in the Condominium, and other rights, to secure payment of any assessment or other amounts due with respect to such unit. The DECLARANT'S obligation for payment of assessments is set forth in the Restrictions.

F. Community Facilities; Non-Exclusive Easement. Each unit owner, as a member of the Community Association, is granted, pursuant to the Declaration of Covenants, Conditions and Restrictions for the Community Association, a non-exclusive right and easement of use and enjoyment as to the Community Facilities, subject to the terms of the Restrictions. The Community Facilities are more particularly described in the Restrictions.

G. Other Condominiums. The Association may, operate one (1) or more Condominiums in addition to this Condominium provided that the maximum number of units in all Condominiums operated by this Association shall not exceed sixty (60) units.

H. Effect of Documents on Owners. Every owner of a condominium parcel, whether the title has been acquired by purchase, gift, conveyance, transfer by operation of law, or

otherwise, and every lessee, invitee, licensee, agent, servant, guest and family member of any owner shall be bound by the By-Laws and Articles of Incorporation of the Association and the Community Association, the provisions of this Declaration, the Restrictions and all amendments, if any, thereto and all Rules and Regulations passed by the Association and the Community Association in accordance with their authority to adopt such Rules and Regulations.

6. Exhibit "A" to the Declaration (said Exhibit being the plot plans and survey of the Condominium) is hereby deleted in its entirety and substituted therefore shall be Exhibit "A" attached hereto and incorporated herein by reference. Exhibit "A" attached hereto, in accordance with Section 718.104, Florida Statutes, contains a Certification of Surveyor certifying that the improvements constituting the Condominium are substantially complete.

7. Upon the recording of this Amendment, the Condominium shall consist of the following:

<u>UNIT</u>	<u>PERCENTAGE OF OWNERSHIP</u>
WU	1/12
WL	1/12
WD	1/12
EU	1/12
ED	1/12
EL	1/12
ND	1/12
NU	1/12
NL	1/12
SL	1/12
SU	1/12
SD	1/12
	<hr/> 100%

The membership vote attributable to each unit is described in Article IX of the Declaration as amended by this Third Amendment to Declaration.

8. This Amendment, together with the Declaration, shall from the date of recording of this Amendment, constitute the entire Declaration of the Condominium, and any instruments previously recorded in the public records of Citrus County, Florida, purporting to establish the Condominium or any portion thereof, or to amend the Declaration (other than the First Amendment, Second Amendment and Surveyor's Certificate aforescribed and this Third Amendment) shall be null and void and of no further force and effect. The documents recorded in O. R. Book 670, pages 1737 through 1754 are hereby deleted.

BOOK 670 PAGES 1737-1754

9. Except as herein set forth, all of the terms and provisions of the Declaration recorded in O. R. Book 659, at page 2127, the First Amendment recorded in O. R. Book 667, at page 704, and the Second Amendment recorded in O. R. Book 667, at page 723, all of the Public Records of Citrus County, Florida, are ratified, confirmed and approved, and shall remain in full force and effect.

All provisions contained in the First and Second Amendments which are inconsistent with the provisions of this Third Amendment are accordingly amended by the provisions of this Third Amendment, including but not limited to the following:

A. Article III as set forth in O. R. Book 667, page 732, public records of Citrus County, Florida, is amended to be consistent with paragraph 1 of this Third Amendment.

B. Article VI as set forth in O. R. Book 667, page 733, public records of Citrus County, Florida, is amended to be consistent with paragraph 2 of this Third Amendment.

C. Article VII as set forth in O. R. Book 667, page 733, public records of Citrus County, Florida, is hereby amended to be consistent with paragraph 3 of this Third Amendment.

D. Article X as set forth in O. R. Book 667, page 733, public records of Citrus County, Florida, is hereby amended to be consistent with paragraph 4 of this Third Amendment.

10. This Amendment shall be effective immediately upon its recording in the Public Records of Citrus County, Florida.

11. There are attached hereto Joinders of each unit owner, property owner, mortgagee, lien holder and any and all other persons having any interest in the real property comprising the Condominium as herein described and as previously described, consenting to and joining in the execution and recording of this amendment.

IN WITNESS WHEREOF, the duly authorized officers of the Association have executed this Third Amendment to Declaration as of this 29 day of June, 1990.

THE SPRINGS ON KING'S BAY,
A CONDOMINIUM ASSOCIATION, INC.

Witnesses:

[Signature]

By: [Signature]
President

[Signature]

Attest: [Signature]
Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Citrus

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared Edgar E. Tolle and Hugh E. Tolle as President and Secretary, respectively, of THE SPRINGS ON KING'S BAY A CONDOMINIUM ASSOCIATION, INC., to me well known to be the person(s) described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed, on behalf of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of June, 1990.

[Signature]
Notary Public
My Commission expires: _____



635236

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

'90 JUN 29 PM 4 45

VERIFIED BY: [Signature] D.C.

BK0861PG0916

CERTIFICATE OF AMENDMENT TO THE DECLARATION
FOR
AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF
THE SPRINGS ON KING'S BAY, A CONDOMINIUM

THIS IS TO CERTIFY THAT:

1. The Springs on King's Bay, a Condominium Association, Inc., a Florida not for profit corporation (the "Association"), is the condominium association for The Springs on King's Bay, a Condominium, (the "Condominium"). The Declaration for the Creation and Establishment of The Springs on King's Bay A Condominium was recorded in O. R. Book 659, at page 2127, Public Records of Citrus County, Florida (herein, together all subsequent amendments thereof, called the "Declaration").

2. In accordance with Chapter 718, Florida Statutes, the Articles and Bylaws of the Association, a resolution was duly adopted by one hundred percent (100%) of the membership of the Association which amended by Declaration of Condominium, all as more particularly set forth in the Third Amendment to Declaration, to which this Certificate is attached.

3. The resolutions adopting the foregoing amendments appear among the minutes of the Association and are unrevoked.

EXECUTED at Crystal River, Florida this 29 day of June, 1990.

Signed, sealed and delivered
in the presence of:

THE SPRINGS ON KING'S BAY,
A CONDOMINIUM ASSOCIATION, INC.

Edgar E. Tolle

By: *Edgar E. Tolle*
President

Deanna Walker

Attest: *Deanna Walker*
Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Citrus

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared Edgar E. Tolle and Deanna Walker, as President and Secretary respectively of The Springs on King's Bay, a Condominium Association, Inc., to me well known to be the person(s) described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed, on behalf of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of June, 1990.

Julius J. Zschau
Notary Public

My Commission expires:

This instrument prepared by
and return to: Julius J. Zschau, Esq.
28050 U. S. Highway 19 N., Suite 501
Clearwater, FL 34621



BR0861FC0917

JOINDER AND CONSENT OF MORTGAGEE

The undersigned mortgagee, as holder of one or more first mortgages on units at THE SPRINGS ON KING'S BAY, A CONDOMINIUM, does hereby consent to, join in and ratify the execution and recording of the Third Amendment to Declaration of Condominium of The Springs on King's Bay, a Condominium, to which this Joinder and Consent is attached for the purposes expressed therein.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on the 15th day of June, 1990.

Witnesses:

Kathleen B. Wood

By: William H. Evans

____ President

Charles M. Helander

Attest: Maria Z. Csepary

____ Secretary

(Corporate Seal)

STATE OF Florida)

COUNTY OF Marion)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared

William H. Evans and Maria Z. Csepary

as _____ President and _____ Secretary, respectively, of

SunBank of Ocala,

to me well known to be the person(s) described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed, on behalf of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of June, 1990.

Kathleen B. Wood

Notary Public

My Commission expires:

Notary Public, State of Florida
My Commission Expires Dec. 27, 1993
Bonded thru Tray Full & Insurance Co.

BK0861PG0918

JOINDER AND CONSENT OF MORTGAGEE

The undersigned mortgagee, as holder of one or more first mortgages on units at THE SPRINGS ON KING'S BAY, A CONDOMINIUM, does hereby consent to, join in and ratify the execution and recording of the Third Amendment to Declaration of Condominium of The Springs on King's Bay, a Condominium, to which this Joinder and Consent is attached for the purposes expressed therein.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on the 21 day of June, 1990.

Witnesses;

Frederick S. McBurney

By: [Signature]
Vice President

C. Carlos Spies

Attest: _____
Secretary
(Corporate Seal)

STATE OF Florida)

COUNTY OF Citrus)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared Clayton R. Seck and _____ as VICE President and _____ Secretary, respectively, of CITRUS NATIONAL BANK, to me well known to be the person(s) described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed, on behalf of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of JUNE, 1990.

[Signature]
Notary Public

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP FEB 23, 1993
BONDED THRU GENERAL INS. UND.

BK0861FC0919

JOINDER OF UNIT OWNER

The undersigned, being owner(s) of the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE

does hereby consent to and joint in the execution and recording of the Third Amendment to Declaration of Condominium of The Springs on King's Bay, a Condominium, to which this Joinder is attached for the purposes expressed therein.

IN WITNESS WHEREOF the undersigned has executed this Joinder on the 25th day of JUNE, 1990.

Witnesses:

Robert T. Peum
Shirley A. Peum

Mary F. Cummins (SEAL)
Chief Executive Officer
First Federal Savings & Loan Assn (SEAL)
of Citrus County

STATE OF FLORIDA)

COUNTY OF CITRUS)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared MARY F. CUMMINS to me well known to be the person(s) described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of JUNE, 1990.

Robert T. Peum
Notary Public

My Commission expires:

July 11, 1992

BK0861P60920

EXHIBIT "A"

Unit No. W/P; ND, S/D, S/L, S/U, THE SPRINGS
ON KING'S BAY A CONDOMINIUM, according to the
Declaration of Condominium, recorded in O. R.
Book 659, page 2127, Public Records of Citrus
County, Florida

BK0861PG0921

JOINDER OF UNIT OWNER

The undersigned, being owner(s) of the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE

does hereby consent to and joint in the execution and recording of
the Third Amendment to Declaration of Condominium of The Springs on
King's Bay, a Condominium, to which this Joinder is attached for
the purposes expressed therein.

IN WITNESS WHEREOF the undersigned has executed this Joinder
on the 25 day of June, 1990.

Witnesses:

[Signature]
[Signature]

First Florida Bank N.A.

By: Darian W. Johnson (SEAL)
VICE PRESIDENT (SEAL)

STATE OF FLORIDA)

COUNTY OF Citrus)

BEFORE ME, the undersigned authority, duly authorized to
administer oaths and take acknowledgements, personally appeared
Darian W. Johnson, Vice-President
to me well known to be the person(s) described in and who executed
the foregoing instrument, and he acknowledged before me that
he executed the same freely and voluntarily for the purposes
therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
25 day of June, 1990.

[Signature]
Notary Public

My Commission expires:



EXHIBIT "A"

Unit No. H-2; E/U, E/L, W/U, W/L, E/D, W/D,
THE SPRINGS ON KING'S BAY A CONDOMINIUM,
according to the Declaration of Condominium,
recorded in O. R. Book 659, page 2127, Public
Records of Citrus County, Florida

BK0861 PC0923

JOINDER OF UNIT OWNER

The undersigned, being owner(s) of the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE

does hereby consent to and joint in the execution and recording of the Third Amendment to Declaration of Condominium of The Springs on King's Bay, a Condominium, to which this Joinder is attached for the purposes expressed therein.

IN WITNESS WHEREOF the undersigned has executed this Joinder on the 25 day of June, 1990.

Witnesses:

Darwin W. Johnson
[Signature]

Katherine B. Tolle (SEAL)
Edgar E. Tolle (SEAL)

STATE OF FLORIDA)
COUNTY OF Citrus)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared Katherine B. Tolle and Edgar E. Tolle to me well known to be the person(s) described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of June, 1990.

Julius J. Zeehan
Notary Public

My Commission expires:



EX0861PG0924

EXHIBIT "A"

Unit No. H-1 (Upper), H-1 (Lower), H-1 (Detached), H-3/U, H-3/L, H-3/D, H-4 E/U, H-4 E/L, H-4 E/D, H-4 W/U, H-4 W/L, H-4 W/D, H-5 E/U, H-5 E/L, H-5 E/D, H-5 W/U, H-5 W/L, H-5 W/D, H-6/U, H-6/L, H-6/D, WP-2/U, WP-2/L, WP-2/D, WP-3 S/U, WP-3 S/L, WP-3 S/D, WP-3 N/U, WP-3 N/L, WP-3 N/D, PA-1/U, PA-1/L, PA-1/D, PA-2/U, PA-2/L, PA-2/D, PA-3 S/U, PA-3 S/L, PA-3 S/D, PA-3 N/U, PA-3 N/L, PA-3 N/D, S-1/U, S-1/L, S-1/D, P-1/U, P-1/L, P-1/D, P-2/U, P-2/L, P-2/D, THE SPRINGS ON KING'S BAY, A CONDOMINIUM, according to the Declaration of Condominium recorded in O. R. Book 659, page 2127, Public Records of Citrus County, Florida

BK 0861 PG 0925

JOINDER OF UNIT OWNER

The undersigned, being owner(s) of the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE

does hereby consent to and joint in the execution and recording of the Third Amendment to Declaration of Condominium of The Springs on King's Bay, a Condominium, to which this Joinder is attached for the purposes expressed therein.

IN WITNESS WHEREOF the undersigned has executed this Joinder on the 25 day of June, 1990.

Witnesses:

[Signature] (SEAL)
[Signature] (SEAL)

STATE OF FLORIDA)
COUNTY OF Citrus)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared Barbour D West and Penny L. West, his wife to me well known to be the person(s) described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of June, 1990.

[Signature]
Notary Public

My Commission expires:



BR0861 PG0926

EXHIBIT "A"

Unit No. W-P1 N/U, THE SPRINGS ON KING'S BAY A
CONDOMINIUM, according to the Declaration of
Condominium, recorded in O. R. Book 659, page
2127, Public Records of Citrus County, Florida

BK 0861 PG 0927

JOINDER OF UNIT OWNER

The undersigned, being owner(s) of the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE

does hereby consent to and joint in the execution and recording of the Third Amendment to Declaration of Condominium of The Springs on King's Bay, a Condominium, to which this Joinder is attached for the purposes expressed therein.

IN WITNESS WHEREOF the undersigned has executed this Joinder on the 20 day of June, 1990.

Witnesses:

[Signature]
Christi McPhail

[Signature] (SEAL)
[Signature] (SEAL)

STATE OF FLORIDA)
COUNTY OF Citrus)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared DAVID M GARRICK to me well known to be the person(s) described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of June, 1990.

[Signature]
Notary Public

My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 09, 1992
BONDED THROUGH AGENT'S NOTARY BROKERAGE

BK0861PG0928

EXHIBIT "A"

Unit No. W-P1 N/L, THE SPRINGS ON KING'S BAY A
CONDOMINIUM, according to the Declaration of
Condominium, recorded in O. R. Book 659, page
2127, Public Records of Citrus County, Florida

BK0861PG0929

THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK 0861 PG 0930

EXHIBIT "A"
SHEET 1 OF 20 SHEETS

The undersigned, being a Surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4)(e), Florida Statutes, does hereby certify that the construction of the improvements comprising Building WP1 (Units ND, SD, NL, NU, SL, & SU) and Building H-2 (Units WD, ED, WL, WU, EL & EU) of The Springs on Kings' Bay , a Condominium, is substantially complete and that Exhibit "A" to the Declaration of Condominium for The Springs on Kings' Bay , a Condominium, together with the Declaration of 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 The Springs on Kings' Bay , a Condominium, can be determined from these materials.

DATE: 6-20-90

Mark A. Stokes
Florida Registered Surveyor No. 3597

REVISED: 6/26/90 CHANGING CONDOMINIUM NAME



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BK0861P50931

EXHIBIT "A"
SHEET 2 OF 20 SHEETS

AND (See Sheet No. 3).



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BK0861 PG0932

EXHIBIT "A"
SHEET 3 OF 20 SHEETS

DESCRIPTION PARCEL B (CONTAINING BUILDING H-2): Commence at the NE corner of Lot 4, Block 4, Crystal City Addition to Crystal River, Florida, as recorded in plat Book 1, page 25, public records of Citrus County, Florida, thence S 89°22'40" W along the south right-of-way line of NW 3rd street, as shown on said plat, a distance of 155.75 feet to a point on a curve, concave westerly having a central angle of 57°14'56" and a radius of 211.50 feet, thence southeasterly and southwesterly along the arc of said curve a distance being S 12°27'12" to the P.T. of said curve (chord bearing and distance between said points having a central angle of 15°05', said point being the P.C. of a curve, concave southeasterly having a distance of 96.75 feet to the P.T. of said curve, said point being the arc of said curve to the P.C. of a curve, concave southeasterly along the arc of said curve a distance of 135.15 feet, angle of 15°05', and a radius of 367.50 feet, thence southwesterly along the arc of said curve a distance of 77°30'20" and a radius of 102.96 feet to a point (chord concave Northwesterly, having a central angle of 102.96 feet, thence S 12°57'04" thence Southwesterly, along the arc of said curve a distance of 100.49 feet), thence S 53° E 30.47 bearing and distance between said points being S 47°49'09" W 100.49 feet, thence S 53° E 30.47 feet to the Point of Beginning, thence N 12°57'04" W 29.30 feet, thence S 53° E 30.47 feet to the P.C. of a curve, concave Northwesterly, having a central angle of 37° and a radius of 146.43 feet, thence southeasterly along the arc of said curve a distance of 94.56 feet to the P.T. of said curve, thence East 24.56 feet, thence S 10°32'09" W 138.96 feet to a point on the approximate Mean High Water Line of the Crystal River as shown on a survey by Van Norman and Associates for Hal Thomas Reid & Associates, dated March 3, 1983, thence N 79°27'51" W along said approximate Mean High Water Line a distance of 131.77 feet, thence N 10°32'09" E 134.04 feet to the Point of Beginning.



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THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK 0861 PG 0933

EXHIBIT "A"
SHEET 4 OF 20 SHEETS

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AN "ASSUMED" BEARING OF S 89°22'40" W ON THE SOUTH RIGHT-OF-WAY LINE OF NW 3RD STREET AS SHOWN ON THE PLAT OF CRYSTAL CITY ADDITION TO CRYSTAL RIVER, FLORIDA, PLAT BOOK 1, PAGE 25, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
- 2) ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL OCEANIC SURVEY DISK (NO. 7343 D 1978) LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF U.S. HIGHWAY NO. 19 AND NW 1ST AVENUE, CRYSTAL RIVER, FLORIDA (ELEVATION: 5.538 - NATIONAL GEODETIC VERTICAL DATUM)
- 3) ALL LANDS AND ALL PORTIONS OF THIS SURVEY AND PLOT PLAN, NOT WITHIN A UNIT OR NOT DESIGNATED AS A LIMITED COMMON ELEMENT, ARE A PART OF THE COMMON ELEMENTS.
- 4) DIMENSIONS SHOWN HEREON WITHIN THE INDIVIDUAL UNITS ARE AVERAGE DIMENSIONS TO THE UNDECORATED FINISHED SURFACES OF THE VERTICAL PROJECTIONS OF THE UNIT BOUNDARY LINES AND ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.
- 5) IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE SHOWN.
- 6) L.C.E. ARE LIMITED COMMON ELEMENTS APPURTENANT TO THOSE UNITS TO WHICH THEY ARE ASSIGNED OR ABOUT, USE OF WHICH IS RESTRICTED TO THE UNITS TO WHICH THEY ARE ASSIGNED OR TO WHICH THEY ABOUT.
- 7) SHADED AREAS INDICATE CONCRETE SLABS.
- 8) THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON SHEETS 7 & 8 OF 19 SHEETS, WAS TAKEN FROM A SURVEY BY VAN NORMAN & ASSOCIATES FOR HAL THOMAS REID & ASSOCIATES, DATED MARCH 3, 1983, AND HAS NOT BEEN FIELD VERIFIED BY THIS FIRM.
- 9) THE CONDOMINIUM PROPERTY AS DESCRIBED HEREON IS AFFECTED BY EASEMENTS CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR THE SPRINGS ON KINGS', A CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 659, PAGES 2127-2190, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, PER CITRUS TITLE COMPANY, INC. IN LETTER DATED JUNE 7, 1990.
- 10) ASSIGNED PARKING AREAS ARE LIMITED COMMON ELEMENTS APPURTENANT TO UNITS AS DESIGNATED.

LEGEND:

- : CONCRETE MONUMENT FOUND
- D : CONCRETE MONUMENT SET (NO. LB 1108)
- O : IRON PIN & CAP SET (NO. LB 1108)
- ▲ : DESCRIPTIVE POINT
- P.C. : POINT OF CURVATURE
- P.T. : POINT OF TANGENCY
- Δ : DELTA
- R : RADIUS
- A : ARC
- CD : CHORD DISTANCE
- CB : CHORD BEARING
- A/C : AIR CONDITIONING



Henigar & Ray

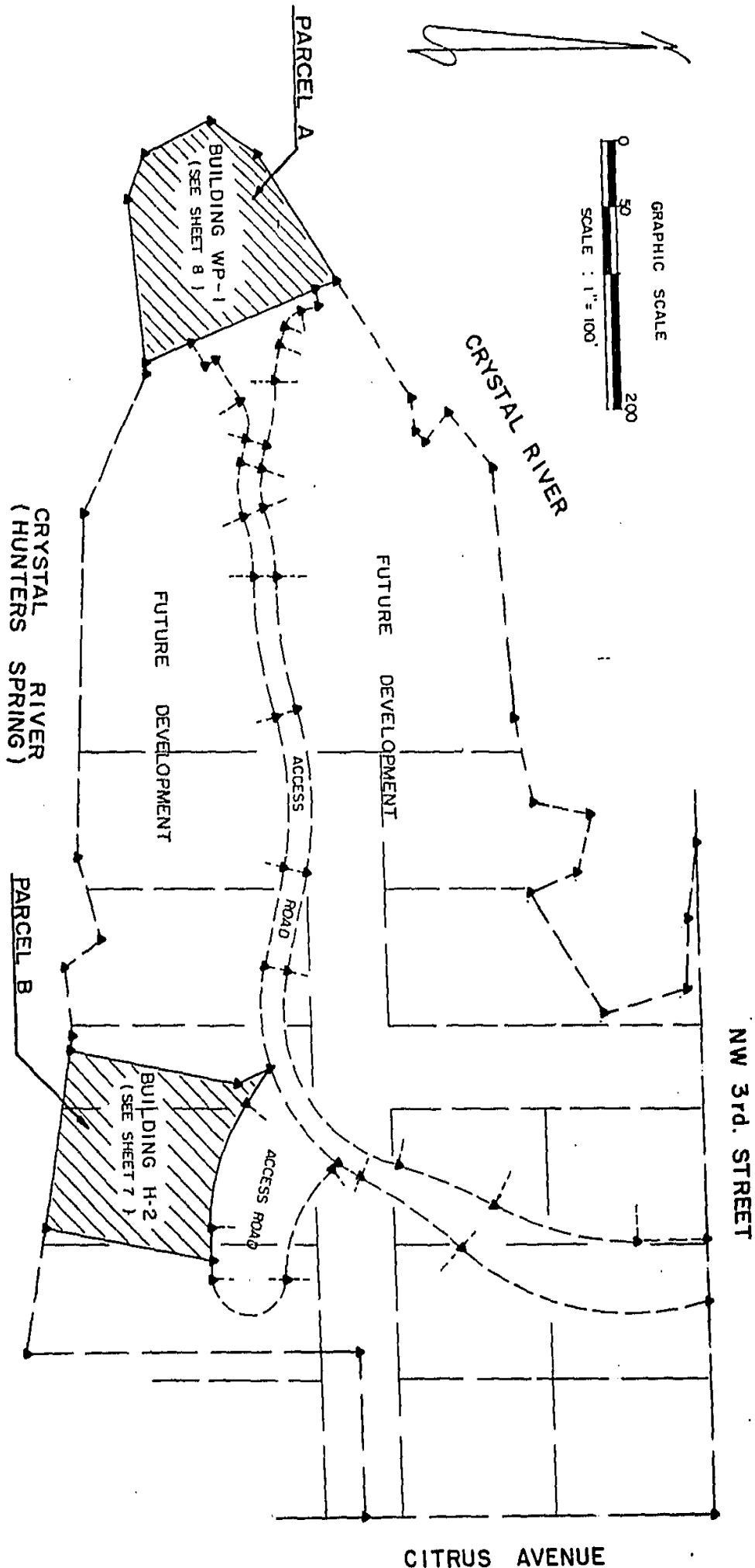
ENGINEERING ASSOCIATES, INC.

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THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK0861 PG 0934

EXHIBIT "A"
SHEET 3 OF 20 SHEETS



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EXHIBIT "A"
SHEET 6 OF 22 SHEETS



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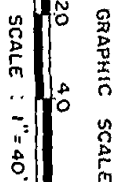
BK0861PG0936



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EXHIBIT "A"
SHEET 8 OF 30 SHEETS
BK0861PG0937



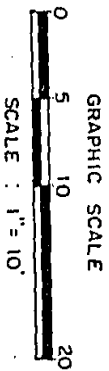
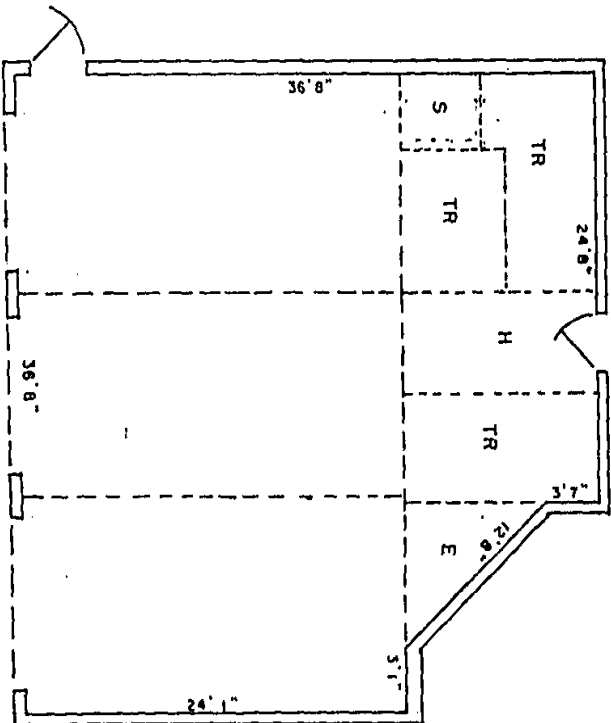
ARCHITECTS * ECOLOGISTS * ENGINEERS * LANDSCAPE ARCHITECTS * PLANNERS * SURVEYORS
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THE SPRINGS ON KINGS' BAY, A CONDOMINIUM

EXHIBIT "A"
SHEET 9 OF 20 SHEETS

BK 0861 PG 0938

LEGEND:
H: HALLWAY
TR: TOOL ROOM
S: STORAGE
E: EQUIPMENT



NOTE: FLOOR ELEVATION - 5.17

BUILDING WP-1, UNIT ND, GARAGE AREA



Henigar & Ray

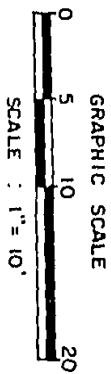
ENGINEERING ASSOCIATES, INC.

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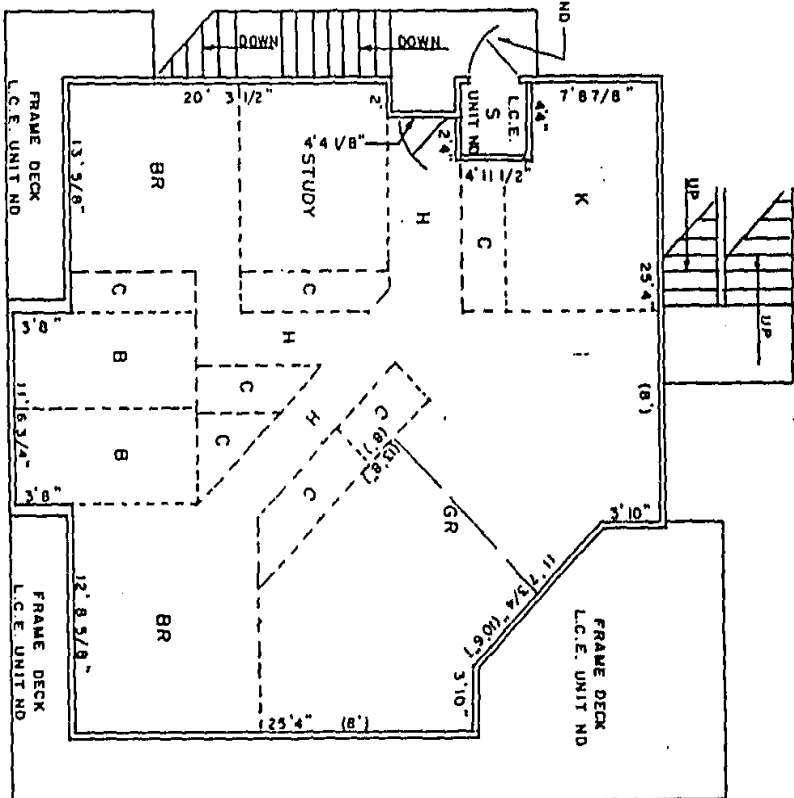
THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK0861PG0939

EXHIBIT "A"
SHEET 10 OF 20 SHEETS



NOTE: THE ELEVATION AT THE HIGHEST POINT OF THE BUILDING
CONTAINING UNIT ND IS 29.25.
NOTE: FLOOR ELEVATION 14.28.



LEGEND:
GR: GREAT ROOM
BR: BEDROOM
S: STORAGE
K: KITCHEN
B: BATHROOM
C: CLOSET
H: HALLWAY

BUILDING WP-1, UNIT ND



Henigar & Ray

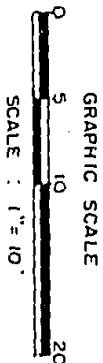
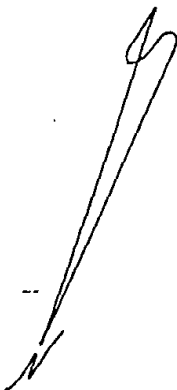
ENGINEERING ASSOCIATES, INC.

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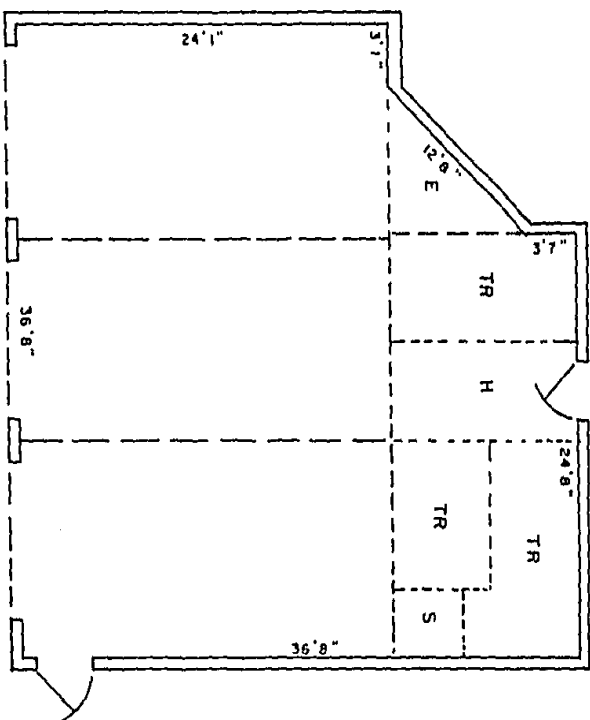
THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK 0861 PG 0940

EXHIBIT "A"
SHEET 11 OF 20 SHEETS



NOTE: FLOOR ELEVATION 5.14.



LEGEND:
H: HALLWAY
TR: TOOL ROOM
S: STORAGE
E: EQUIPMENT

BUILDING WP-1, UNIT SD, GARAGE AREA



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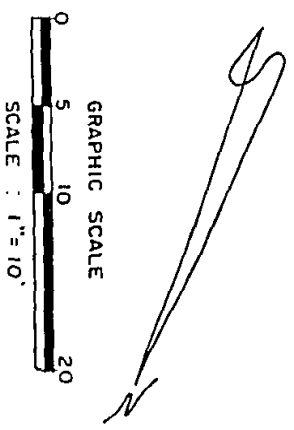
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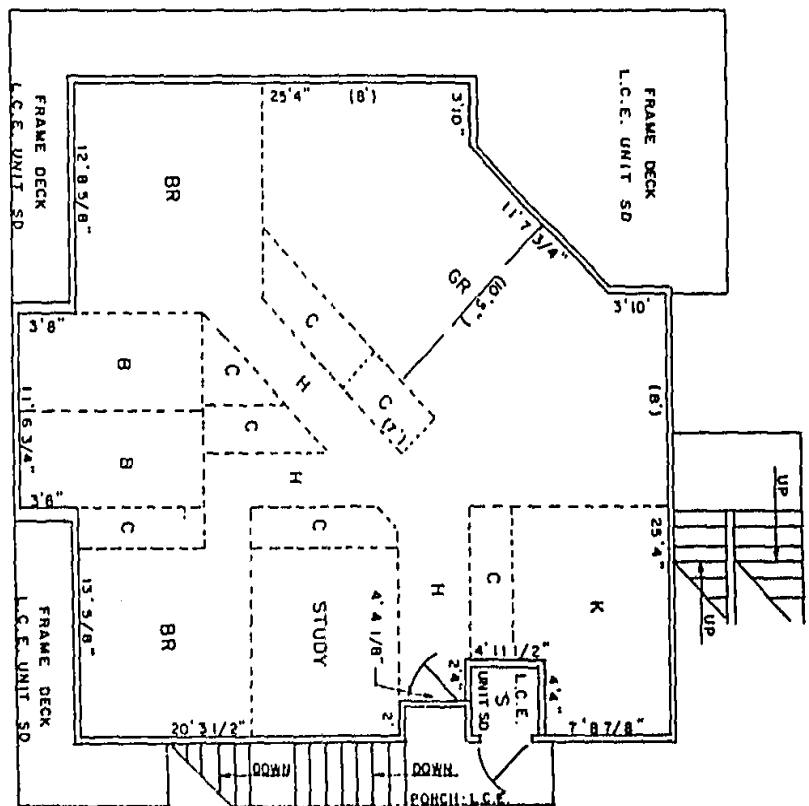
THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK 0861 PG 0911

EXHIBIT "A"
SHEET 12 OF 20 SHEETS



NOTE : THE ELEVATION AT THE HIGHEST POINT OF THE BUILDING
CONTAINING UNIT SD IS 29.14.



BUILDING WP-1, UNIT SD



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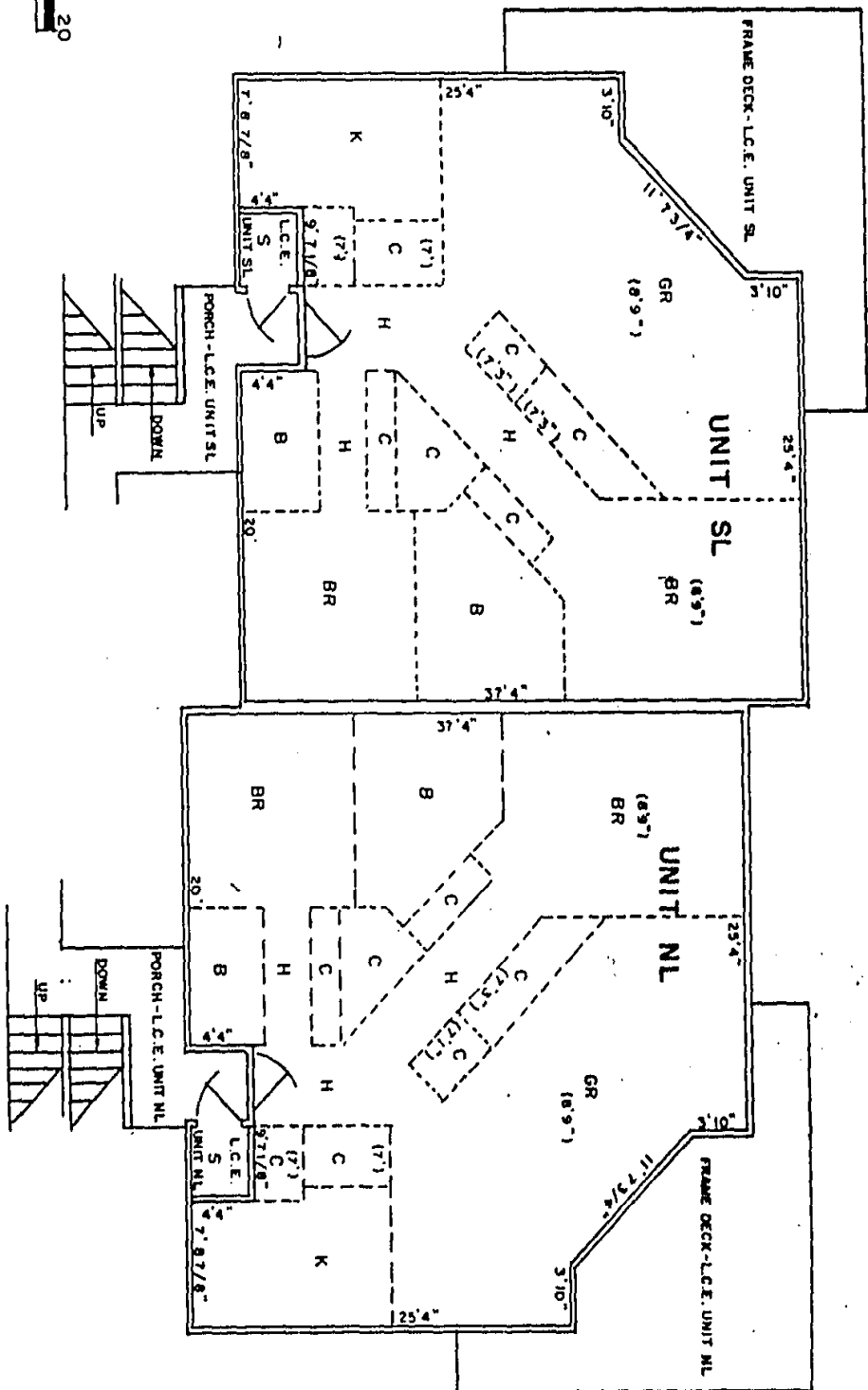
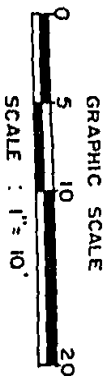
THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK 0861 PG 0942

EXHIBIT "A"
SHEET 13 OF 20 SHEETS

LEGEND:
GR: GREAT ROOM
BR: BEDROOM
S: STORAGE
K: KITCHEN
B: BATHROOM
C: CLOSET
H: HALLWAY

NOTE: FLOOR ELEVATION UNIT NL 9.21'
NOTE: FLOOR ELEVATION UNIT SL 9.19'



BUILDING WP-1, UNITS NL & SL



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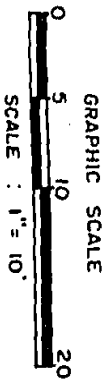
THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK0861P60943

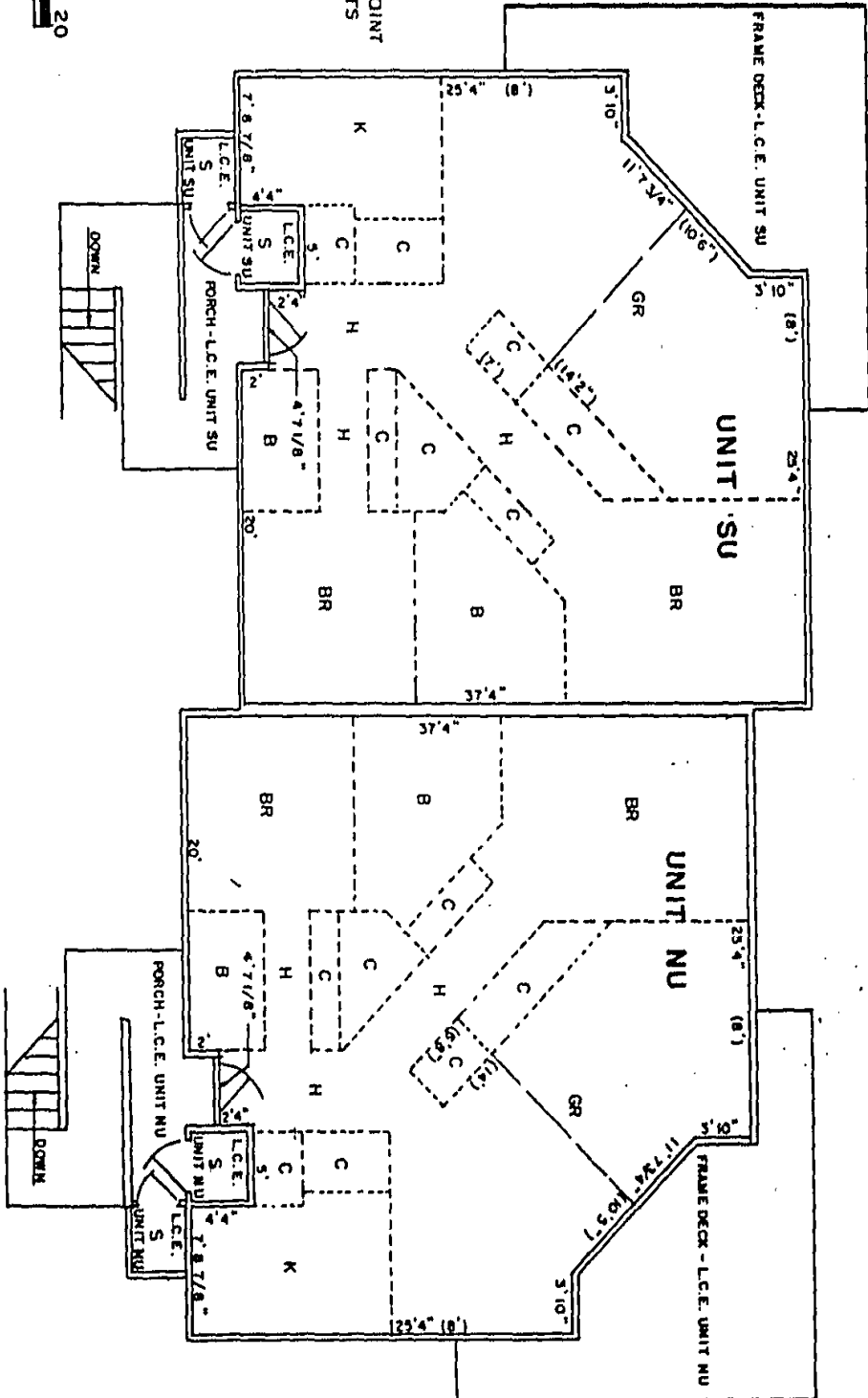
EXHIBIT "A"
SHEET 14 OF 20 SHEETS

LEGEND:
GR: GREAT ROOM
BR: BEDROOM
S: STORAGE
K: KITCHEN
B: BATHROOM
C: CLOSET
H: HALLWAY

NOTE: THE ELEVATION AT THE HIGHEST POINT
OF THE BUILDING CONTAINING UNITS
NL, SL, NU & SU IS 34.09'.
NOTE: FLOOR ELEVATION UNIT NU 19.11'
NOTE: FLOOR ELEVATION UNIT SU 19.20'



BUILDING WP-1, UNITS NU & SU



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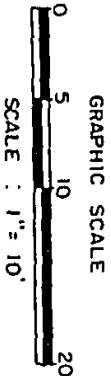
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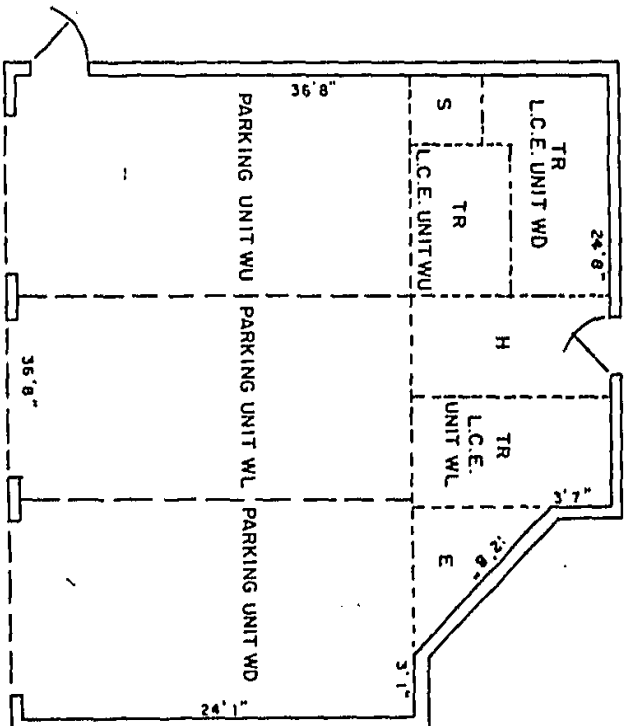
THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK 0861 Pg 0944

EXHIBIT "A"
SHEET 15 OF 20 SHEETS



NOTE : FLOOR ELEVATION - 5.00.



LEGEND:
H: HALLWAY
TR: TOOL ROOM
S: STORAGE
E: EQUIPMENT

BUILDING H-2, UNIT WD, GARAGE AREA



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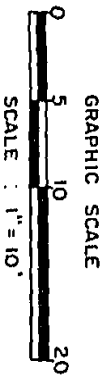
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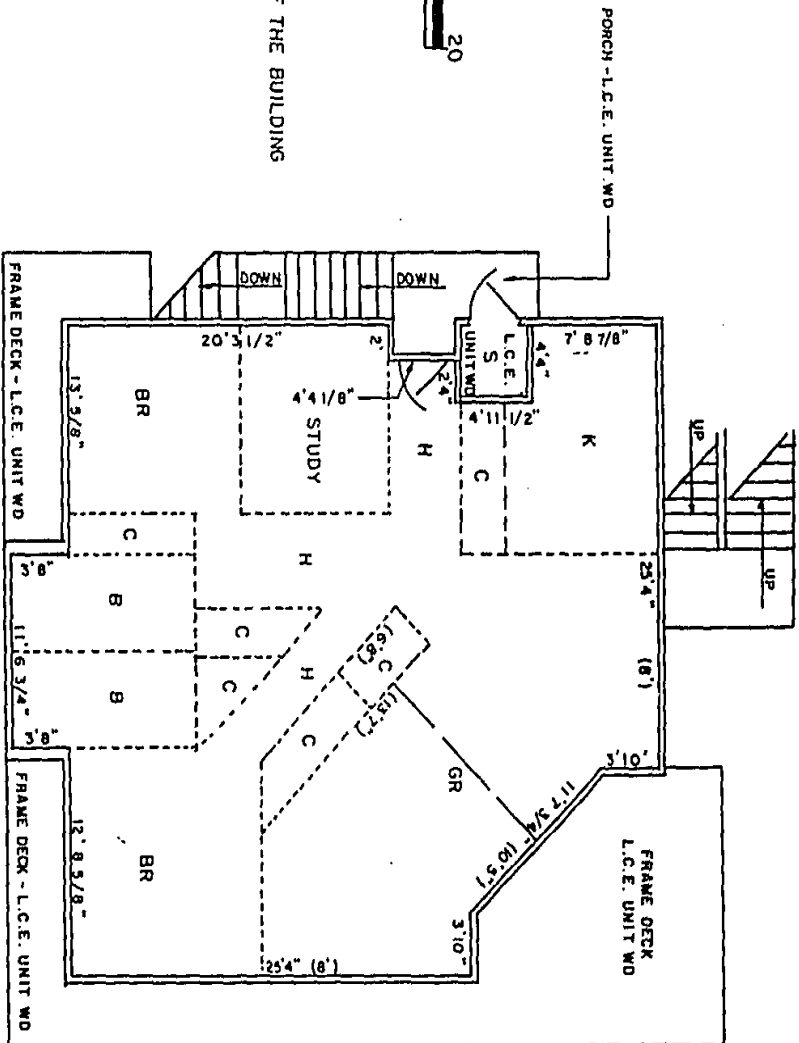
THE SPRINGS ON KINGS' BAY, A CONDOMINIUM

BK 0861 PG 0945

EXHIBIT "A"
SHEET 16 OF 20 SHEETS



NOTE: THE ELEVATION AT THE HIGHEST POINT OF THE BUILDING
CONTAINING UNIT WD IS 29.37.
NOTE: FLOOR ELEVATION - 14.17.



LEGEND:
GR: GREAT ROOM
BR: BEDROOM
S: STORAGE
C: CLOSET
B: BATHROOM
H: HALLWAY

BUILDING H-2, UNIT WD



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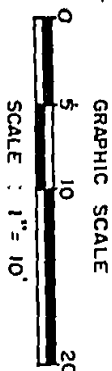
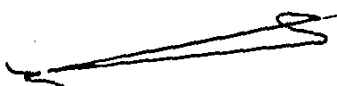
ENGINEERING ASSOCIATES, INC.

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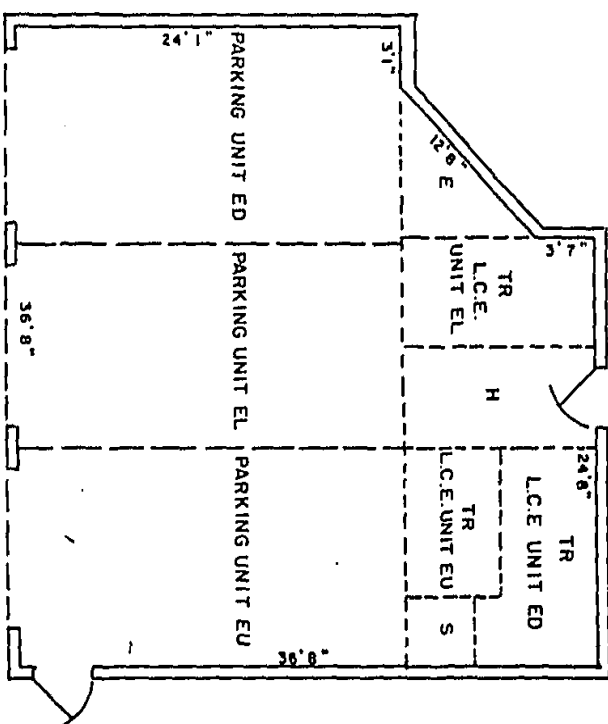
THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK 0861 PG 0946

EXHIBIT "A"
SHEET 17 OF 20 SHEETS



NOTE : FLOOR ELEVATION 4.89



LEGEND:
H: HALLWAY
TR: TOOL ROOM
S: STORAGE
E: EQUIPMENT

BUILDING H-2, UNIT ED, GARAGE AREA



Henigar & Ray

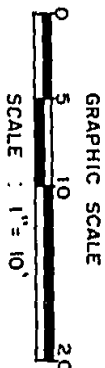
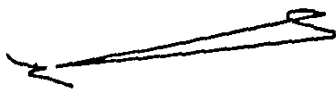
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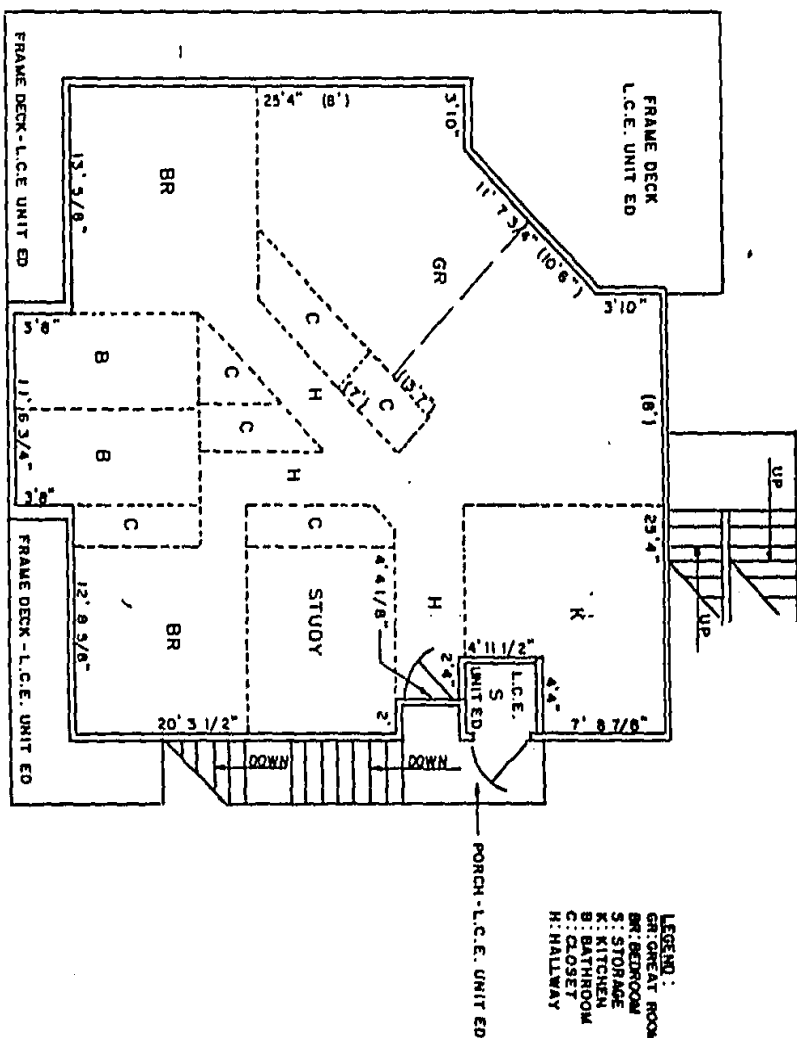
THE SPRINGS ON KINGS' BAY, A CONDOMINIUM

BK0861PG0947

EXHIBIT "A"
SHEET 18 OF 20 SHEETS



NOTE: THE ELEVATION AT THE HIGHEST POINT OF THE BUILDING
CONTAINING UNIT ED IS 29.30.
NOTE: FLOOR ELEVATION 14.13.



BUILDING H-2, UNIT ED



Henigar & Ray

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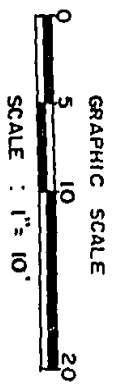
THE SPRINGS ON KINGS' BAY , A CONDOMINIUM

BK0861 PG0948

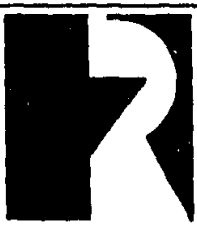
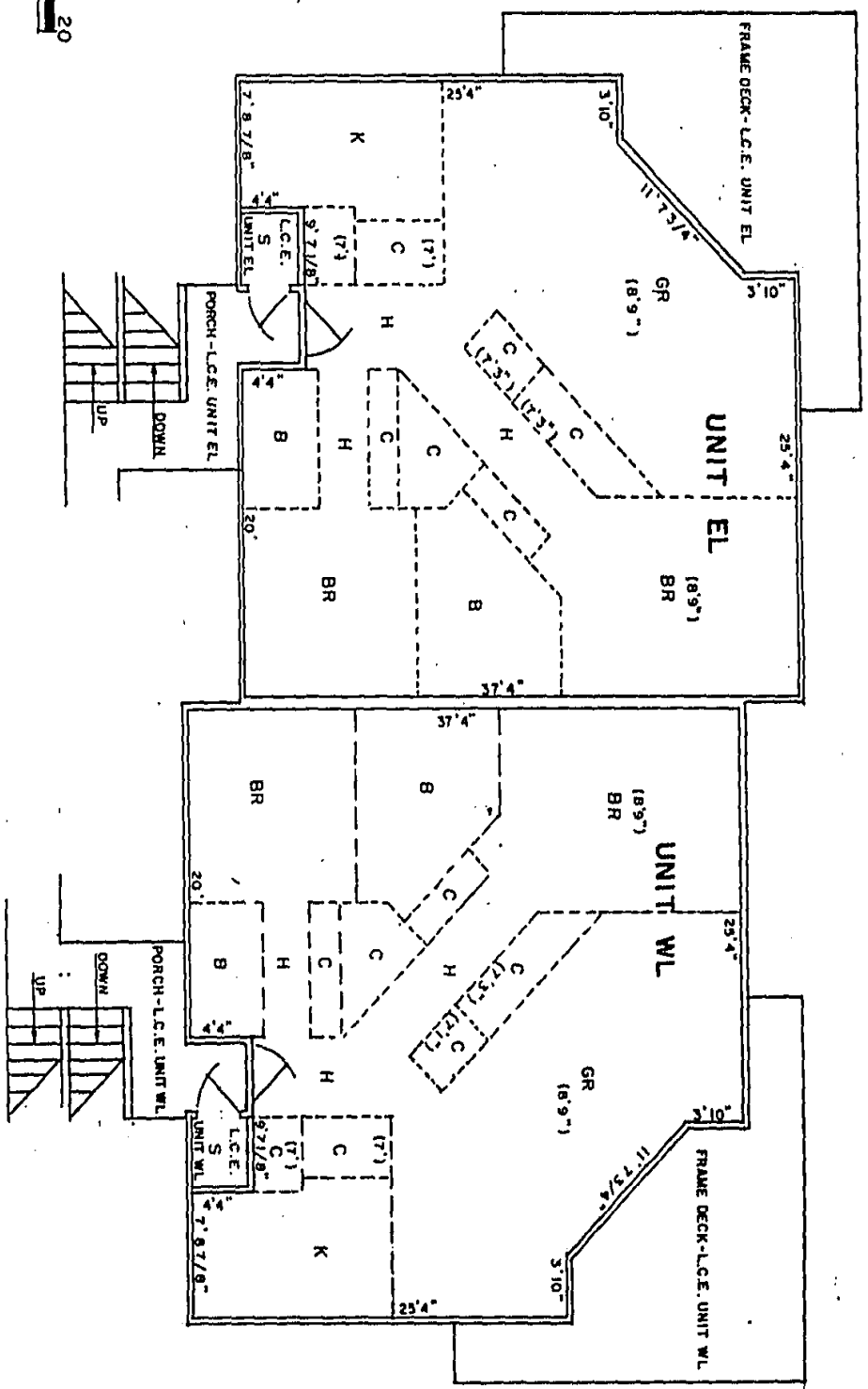
EXHIBIT "A"
SHEET 19 OF 20 SHEETS

- LEGEND:
- GR: GREAT ROOM
 - BR: BEDROOM
 - S: STORAGE
 - K: KITCHEN
 - B: BATHROOM
 - C: CLOSET
 - H: HALLWAY

NOTE: FLOOR ELEVATION UNIT WL 9.06.
NOTE: FLOOR ELEVATION UNIT EL 9.01.



BUILDING H-2, UNITS WL & EL



Henigar & Ray

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THE SPRINGS ON KINGS' BAY, A CONDOMINIUM

BK 0861 PG 0949

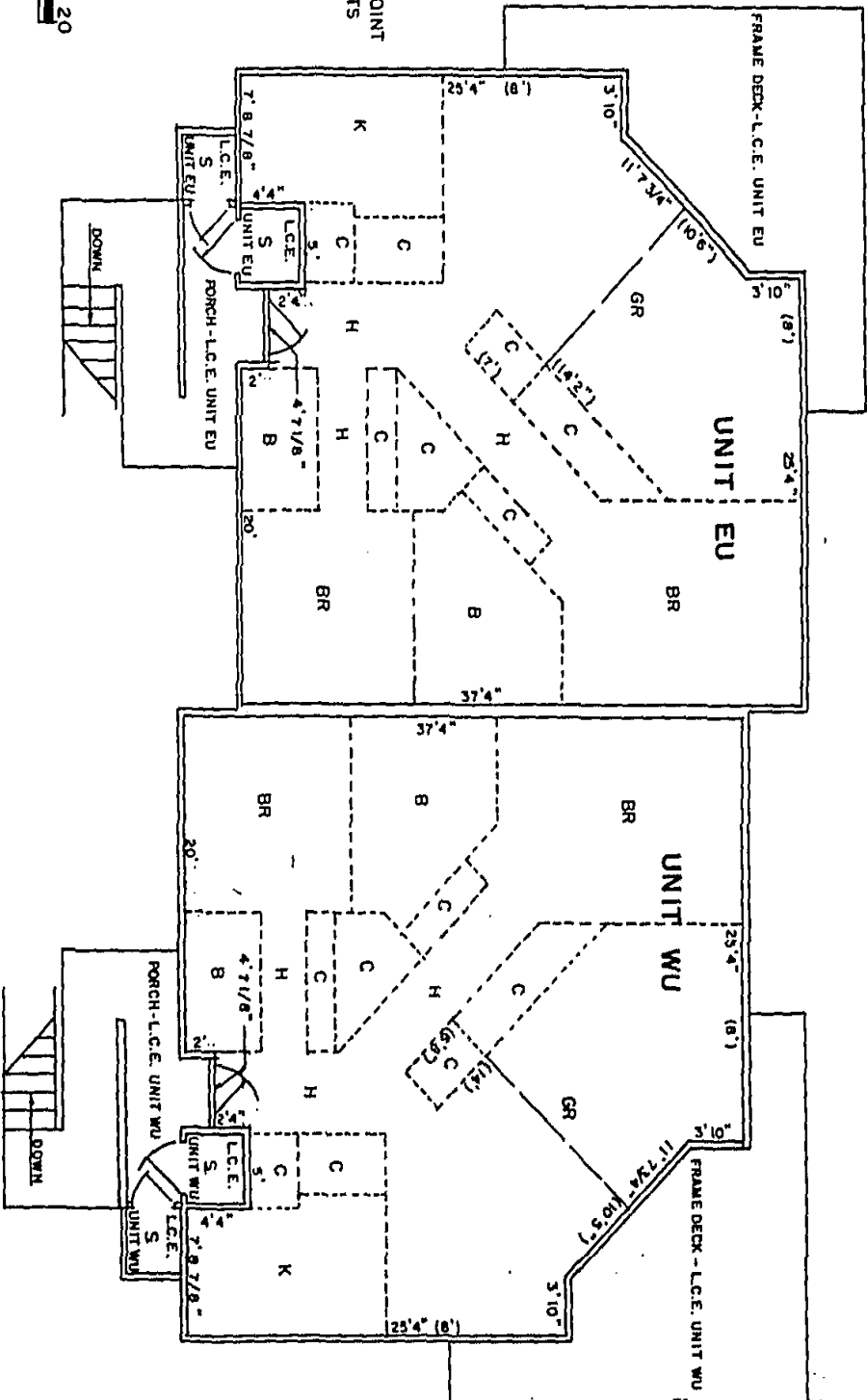
EXHIBIT "A"
SHEET 20 OF 20 SHEETS

LEGEND:
G: GREAT ROOM
B: BEDROOM
S: STORAGE
K: KITCHEN
B: BATHROOM
C: CLOSET
H: HALLWAY

NOTE: THE ELEVATION AT THE HIGHEST POINT
OF THE BUILDING CONTAINING UNITS
WL. EL. WU 8 EU IS 34.25.
NOTE: FLOOR ELEVATION UNIT WU 19.00.
NOTE: FLOOR ELEVATION UNIT EU 19.00.

GRAPHIC SCALE
0 5 10 20
SCALE: 1" = 10'

BUILDING H-2, UNITS WU 8 EU



Henigar & Ray

ENGINEERING ASSOCIATES, INC.

ARCHITECTS * ECOLOGISTS * ENGINEERS * LANDSCAPE ARCHITECTS * PLANNERS * SURVEYORS
640 EAST HWY.44, CRYSTAL RIVER, FL. 32629 PHONE: (904)795-6551 * (904)489-9094