



Amendments to the Declaration of
Condominium
Of Raintree Village
Orlando - Florida

Phase III

Formatted for the Web by
Reliable Property Managers, Inc.
Orlando, Florida
Phone 407-207-8640
Email florida_cam@bellsouth.net
www.reliablemanagers.com
February 18, 2004

Florida
Rec Fee \$
Doc Tax \$
Int Tax \$
Total \$

Paid
65.00
65.00

THOMAS H. LOCKER
Orange County
Comptroller
By
Deputy Clerk

FIRST AMENDMENT

TO THE

DECLARATION OF CONDOMINIUM

RAINTREE VILLAGE, UNIT III, A CONDOMINIUM

2624164 ORANGE CO. FL.
01:55:20PM 10/22/86

DR3830 PG0976

WHEREAS, on the 28th day of August, 1986, TRAFALGAR DEVELOPERS OF FLORIDA, INC., a Florida corporation, (the "Developer") filed for record its Declaration of Condominium establishing RAINTREE VILLAGE, UNIT III, A CONDOMINIUM, which was recorded in Official Records Book 3815, at pages 3170 thru 3234, of the Public Records of Orange County, Florida, and all Exhibits attached thereto and made a part thereof; and

WHEREAS, the Developer desires to amend the aforementioned Declaration of Condominium for the sole purpose of recording Exhibit "A" to said Declaration of Condominium in the Condominium Exhibit Book;

NOW, THEREFORE, the aforesaid Declaration of Condominium is hereby amended to record Exhibit "A" in Condominium Exhibit Book 14, pages 1 through 4, of the Public Records of Orange County, Florida.

IN WITNESS WHEREOF, the Developer has executed this First Amendment to the Declaration of Condominium this 17th day of October, 1986.

Witnesses:

TRAFALGAR DEVELOPERS OF FLORIDA, INC.
a Florida corporation

By: Terrence L. Conlon
Terrence L. Conlon, Vice President

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared TERRENCE L. CONLON, Vice President, of TRAFALGAR DEVELOPERS OF FLORIDA, INC., a Florida corporation, to me known to be the person who signed the foregoing instrument and severally acknowledged the execution thereof to be the act and deed of said corporation for the uses and purposes therein mentioned, and that he affixed thereto the official seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of October, 1986.

Notary Public, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. JAN 22, 1989
BONDED THRU GENERAL TAX. INC.

This instrument prepared by:
E. E. Buzard, Esq.
275 Fontainebleau Blvd.
Miami, Florida 33172

Return to:
AMERICAN TITLE

RECORDED & INDEXED
THOMAS H. LOCKER
County Comptroller, Orange Co. FL

Pages 85-88

* As Recorded in Court in Exhibit Book

14, Florida
Rec Fee
Doc Tax
Int Tax
Total

Paid 93.00
By Thomas H. Lockem
Deputy Clerk
93.00

ADDENDUM
TO
DECLARATION OF CONDOMINIUM 2715070 ORANGE CO. FL.
RAINTREE VILLAGE, UNIT III 93/40/405B
PHASE I, A CONDOMINIUM
ADDING
RAINTREE VILLAGE, UNIT III
PHASE II

0R3866 F63331

WHEREAS, on the 24th day of February, 1987, TRAFALGAR DEVELOPERS OF FLORIDA, INC., a Florida corporation, ("Developer") filed for record its Declaration of Condominium establishing RAINTREE VILLAGE, UNIT III, PHASE I, which was recorded in Official Records Book 3815, at Pages 3170 thru 3234, of the Public Records of Orange County, Florida, and all Exhibits attached thereto and made a part thereof (the "Declaration of Condominium") thereby submitting to condominium ownership the real property more particularly described in said Declaration of Condominium; and

WHEREAS, Paragraph 5 of the Declaration of Condominium permits the Developer to submit additional lands to condominium ownership at the RAINTREE VILLAGE, UNIT III; and

WHEREAS, the Developer desires to submit additional lands to condominium ownership by filing this Addendum to the aforesaid Declaration of Condominium;

NOW, THEREFORE, the aforesaid Declaration of Condominium is hereby amended by adding the following thereto, to wit:

1. The Developer, for itself, its successors, assigns and grantees, pursuant to Chapter 718, Florida Statutes, declares and submits to condominium ownership in fee simple absolute that certain parcel of real property situated in Orange County, Florida, surveyed in accordance with that certain survey attached hereto and made a part hereof as Exhibit "B" and legally described as is set forth in Exhibit "B" attached hereto and made a part hereof, pursuant to the Declaration of Condominium, so that RAINTREE VILLAGE, UNIT III, PHASE II shall share in the common elements of RAINTREE VILLAGE, UNIT III, PHASE I, and shall be subject to the terms, conditions, restrictions, reservations, easements, etc. of the Declaration of Condominium to the same extent as RAINTREE VILLAGE, UNIT III, PHASE I.

2. RAINTREE VILLAGE, UNIT III, PHASE II, shall contain eighteen (18) condominium units, as more particularly located on the Site Plan and Plot, and other documentation attached as Exhibit "B" hereto and made a part hereof. The elevations of these eighteen (18) apartments are as set forth in Exhibit "B" attached hereto and made a part hereof.

3. Exhibit "A-1", attached to the aforesaid Declaration of Condominium establishing RAINTREE VILLAGE, UNIT III, PHASE I, is hereby modified to reflect that the share, expressed as a percentage of the common elements, common expenses and common surplus that is appurtenant to each condominium unit in RAINTREE VILLAGE, UNIT III, PHASE I and RAINTREE VILLAGE, UNIT III, PHASE II, is as is set forth in Exhibit "A" attached hereto and made a part hereof.

4. Except as modified hereby, the Declaration of Condominium establishing RAINTREE VILLAGE, UNIT III, PHASE I, and the Exhibits attached thereto and made a part thereof, shall remain in full force and effect in all their particulars.

IN WITNESS WHEREOF, the Developer has executed this Addendum to the Declaration of Condominium this 24th day of February, 1987.

Witness: TRAFALGAR DEVELOPERS OF FLORIDA, INC.
a Florida corporation

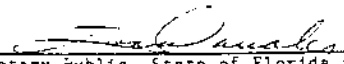
By: George J. Fernandez
Vice President

Emma C. Rodriguez (CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared
Gus Hernandez, Vice President of TRAFALGAR DEVELOPERS OF
FLORIDA, INC., a Florida corporation, to me known to be the person who
signed the foregoing instrument and severally acknowledged the execution
thereof to be the act and deed of said corporation for the uses and
purposes therein mentioned, and that he affixed thereto the official seal
of said corporation.

WITNESS my hand and official seal in the County and State last
aforesaid this 24th day of February, 1987.


Notary Public, State of Florida at
Large

My Commission Expires:

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUNE 20, 1988
BONDED INTO GENERAL TRS. UNCL.

OR3866 PG3332

RAINTREE VILLAGE, UNIT III

PHASES I and II
(BUILDINGS 2, 13 AND 14)

COMMON OWNERSHIP PERCENTAGES PER APARTMENT

<u>Unit Type</u>	<u>Unit Number</u>	<u>Percentage Ownership Per Unit</u>	<u>Total Number of Units</u>	<u>Total Percentage Ownership</u>
PHASE ONE (Building 2):				
A	2L2, 2L3	3.0162	2	6.0324
A-2	2U2	3.2915	1	3.2915
B	2L1	3.7221	1	3.7221
B-2	2U3	4.1125	1	4.1125
C	2L4	4.1276	1	4.1276
PHASE TWO (Buildings 13 and 14):				
A	13L1, 13L2, 13L3, 13L4, 14L1, 14L2, 14L3, 14L4, 14L5	4.1301	9	37.1705
C	13U2, 13U3, 14U3, 14U4	4.5881	4	18.3525
D	13U1, 13U4, 14U1, 14U2, 14U5	4.6382	5	23.1909
			24	100.0000

Until the Developer improves the real property described in Exhibit B-3 attached to the Declaration of Condominium and submits said land to condominium ownership, the share of common elements, common expenses and common surplus for each condominium shall be as set forth above. Upon submission of Phase III (Building 11, as described in Exhibit B-3 attached to the Declaration of Condominium), to condominium ownership, each unit's share of the common elements, common expenses and common surplus shall be as set forth in Exhibit A-3 attached to the Declaration of Condominium of Raintree Village, Unit III, Phase I and II.

DR3866 PG3333

as recorded in Condominium Exhibit Book 14, pages 85 through 88,
Public Records of Orange County, Florida,

SURVEYOR'S CERTIFICATE

The undersigned, being a Surveyor authorized to practice in the State of Florida, does hereby certify that the survey notes and plans marked Exhibit "B" to the Addendum to the Declaration of Condominium of Raintree Village, Unit III, Phase II* are an accurate representation of the improvements constructed thereon which are substantially complete so that such material, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimension of the improvements, so that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

Dated this 18 day of February, 198 87.

By: [Signature]

Registered Land Surveyor No. 1700

State of Florida

(SEAL)

OR3866 PG3334

A PROPOSED CONDOMINIUM LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

[illegible]

BLANKET OVERALL COMPANY LICENSE

ALWAYS USE THE FASTENING ELEMENTS



CERTIFICATION

THE INVESTIGATED SUBJECTS WERE NOT AUTHORIZED TO PARTICIPATE IN THE STATE OF FLORIDA, STATES THAT THIS CONDOMINIUM PLAN OF MAINTENANCE, CONSISTING OF SHEETS 1 THROUGH 4 INCLUDING COORDINATES AND RECORDS AS DESCRIBED IN OFFICIAL RECORD BOOK OF PAGE 1 ARE IN SUFFICIENT DETAIL TO DETERMINE THE COMMON ELEMENTS AND EACH UNIT AND THEIR RESPECTIVE DIMENSIONS AND APPROXIMATE DIMENSION. THE CONSTRUCTION OF THIS CONDOMINIUM IS SUBSTANTIALLY COMPLETE.

EXHIBIT "A"

Blount Sikes & Associates

Consulting Civil Engineers, 4000
10th St. N.E., Minneapolis 1, Minn.

87: *WJ*
 RECEIVED BY *WJ*
 FLORIDA SECRETARY'S REINSTATEMENT NO. 2704
 (Seal)

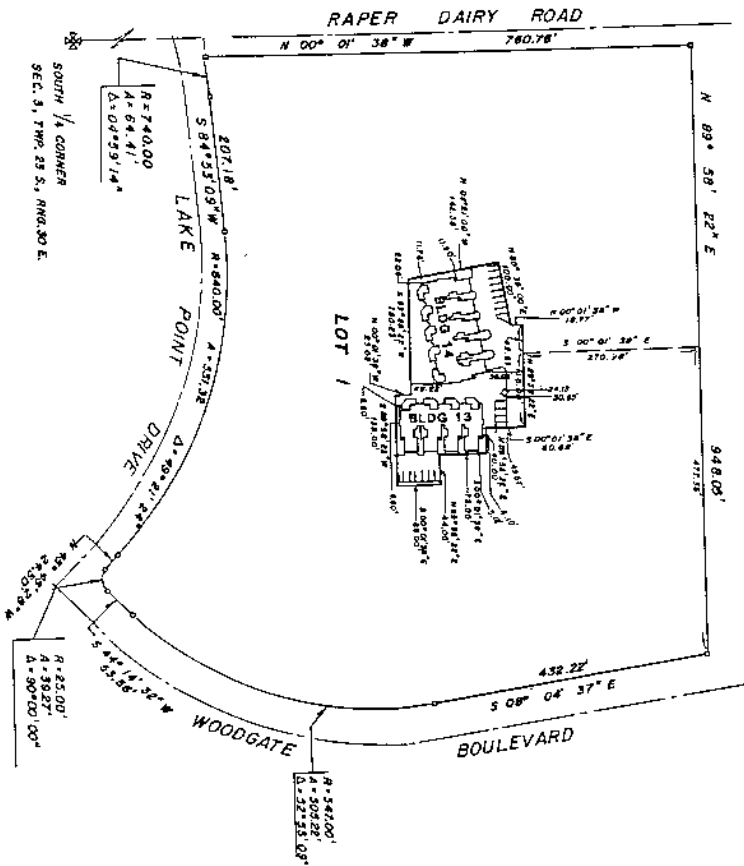
2/28/87

* OR 3815 Pg 3170
AND FIRST REMITTANCE: OR 3830 Pg 976
AND ADDENDUM, OR 3866. Page 3331,

QUEST 1 OF 4

RAINTREE VILLAGE

A PROPOSED CONDOMINIUM LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

[illegible]

NOTES -
1. INGRESS - EGRESS EASEMENT - BLANKET
OVERALL COMMON ELEMENTS
2. UTILITY EASEMENT - BLANKET OVERALL
COMMON ELEMENTS



GRAPHIC SCALE: 1"=100'

33337 998380

EXHIBIT "B"

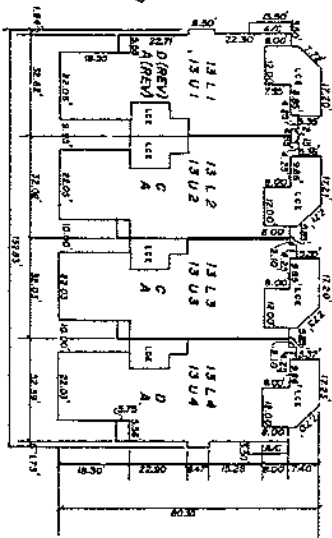
RAINTREE VILLAGE

UNIT III PHASE II

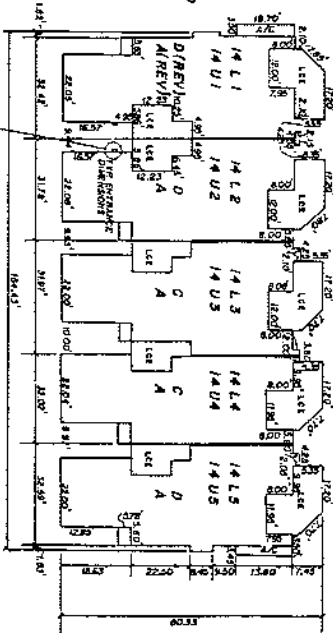
A PROPOSED CONDOMINIUM LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

CONDOMINIUM EXHIBIT BOOK 14 PAGE 87

BUILDING 13 - 8 UNITS
1st FLOOR UNITS - A, B, A (REV)
2nd FLOOR UNITS - D (REV), C, D

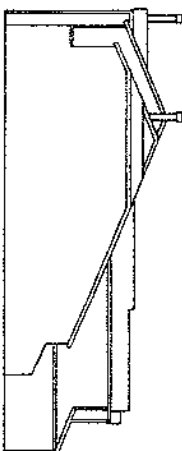


BUILDING 14 - 10 UNITS
1st FLOOR UNITS - A, B, A (REV)
2nd FLOOR UNITS - D (REV), C, D



NOTE: TYPICAL UNIT NUMBERING AS FOLLOWS:

13 L 1 - BLDG. 13 - 1st FLOOR - UNIT 1
13 U 1 - BLDG. 13 - 2nd FLOOR - UNIT 1



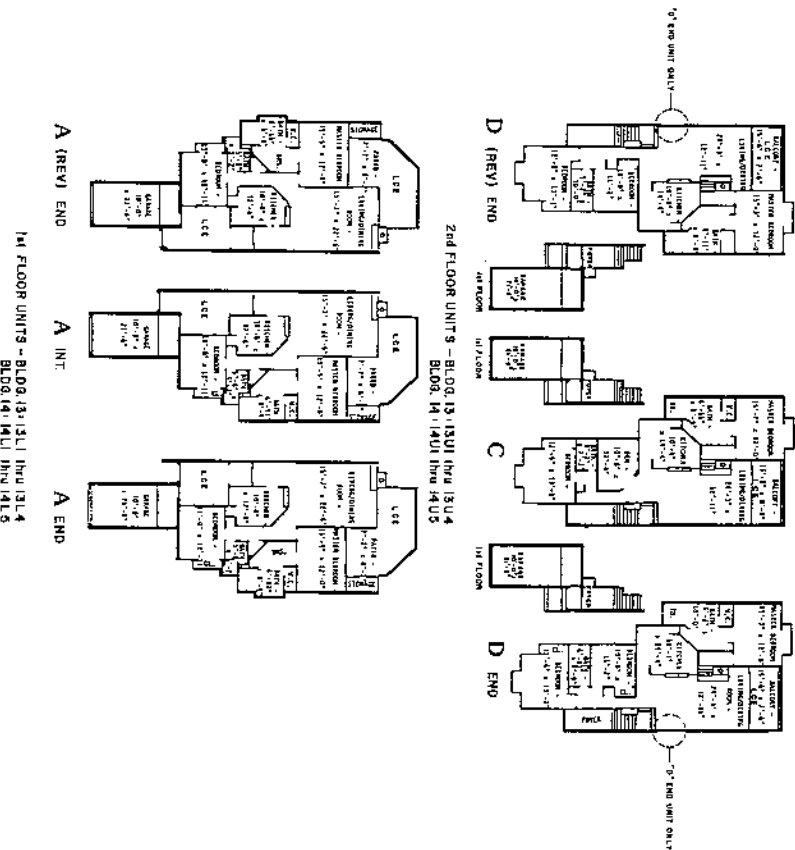
FLOOR & CEILING ELEVATIONS

LOCATION	13	14
FIRST FLOOR		
FINISH FLOOR	57.13	49.00
CEILING	101.13	101.00
2nd FLOOR		
FINISH FLOOR	101.13	101.00
CEILING	101.13	101.00
3rd FLOOR		
FINISH FLOOR	101.13	101.00
CEILING	101.13	101.00

RAINTREE VILLAGE

UNIT III PHASE II

A PROPOSED CONDOMINIUM LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



RECORDED & RECORD VERIFIED

Thomas A. Loebe
County Commissioner, Orange Co., FL

0033394 998330

EXHIBIT "B"

3300
6000

Florida
Rec Fee \$
Doc Tax \$
Int Tax \$
Total \$

Paid 93.00
By THOMAS H. LOCKER
Orange County
Comptroller
Deputy Clerk

93.00

ADDENDUM
TO
DECLARATION OF CONDOMINIUM
RAINTREE VILLAGE, UNIT III
PHASES I and II, A CONDOMINIUM
ADDING
RAINTREE VILLAGE, UNIT III
PHASE III

2768828
768828
ORANGE CO. FL.
05/19/87
02:58:20PM

NR3888 160131

WHEREAS, on the 27th day of February, 1987, TRAFALGAR DEVELOPERS OF FLORIDA, INC., a Florida corporation, ("Developer") filed for record its Declaration of Condominium establishing RAINTREE VILLAGE, UNIT III, PHASE I, which was recorded in Official Records Book 3815, at Pages 3170 thru 3234, and an Addendum thereto establishing RAINTREE VILLAGE, UNIT III, PHASE II, as recorded on March 4, 1987 in Official Records Book 3866, at Pages 3331 thru 3334, of the Public Records of Orange County, Florida, and all Exhibits attached thereto and made a part thereof (the "Declaration of Condominium") thereby submitting to condominium ownership the real property more particularly described in said Declaration of Condominium and Addendum thereto; and

WHEREAS, Paragraph 5 of the Declaration of Condominium permits the Developer to submit additional lands to condominium ownership at the RAINTREE VILLAGE, UNIT III; and

WHEREAS, the Developer desires to submit additional lands to condominium ownership by filing this Addendum to the aforescribed Declaration of Condominium;

NOW, THEREFORE, the aforescribed Declaration of Condominium is hereby amended by adding the following thereto, to-wit:

1. The Developer, for itself, its successors, assigns and grantees, pursuant to Chapter 718, Florida Statutes, declares and submits to condominium ownership in fee simple absolute that certain parcel of real property situated in Orange County, Florida, surveyed in accordance with that certain survey attached hereto and made a part hereof as Exhibit "B-1" and legally described as is set forth in Exhibit "B-1", attached hereto and made a part hereof, pursuant to the Declaration of Condominium, so that RAINTREE VILLAGE, UNIT III, PHASE III shall share in the common elements of RAINTREE VILLAGE, UNIT III, PHASES I and II, and shall be subject to the terms, conditions, restrictions, reservations, easements, etc. of the Declaration of Condominium to the same extent as RAINTREE VILLAGE, UNIT III, PHASES I and II.

2. RAINTREE VILLAGE, UNIT III, PHASE III, shall contain eight (8) condominium units, as more particularly located on the Site Plan and Plot, and other documentation attached as Exhibit "B-1" hereto and made a part hereof. The elevations of these eight (8) apartments are as set forth in Exhibit "B-1" attached hereto and made a part hereof.

3. Exhibits "A-1" and "A-2", attached to the aforescribed Declaration of Condominium establishing RAINTREE VILLAGE, UNIT III, PHASES I and II are hereby modified to reflect that the share, expressed as a percentage of the common elements, common expenses and common surplus that is appurtenant to each condominium unit in RAINTREE VILLAGE, UNIT III, PHASES I and II and RAINTREE VILLAGE, UNIT III, PHASE III are as set forth in Exhibit "A" attached hereto and made a part hereof.

4. Except as modified hereby, the Declaration of Condominium and Addendum thereto establishing RAINTREE VILLAGE, UNIT III, PHASES I and II, and the Exhibits attached thereto and made a part thereof, shall remain in full force and effect in all their particulars.

IN WITNESS WHEREOF, the Developer has executed this Addendum to the Declaration of Condominium this 23rd day of April, 1987.

Witness:

TRAFALGAR DEVELOPERS OF FLORIDA, INC.
a Florida corporation

By: Gus Hernandez, Vice President

(CORPORATE SEAL)

EXHIBIT J-2

* as recorded in Condominium Exhibit Book 142, Pages 118 through 124, Public Records, Orange County, Florida,

Return: American Title

STATE OF FLORIDA)
COUNTY OF ORANGE)

BEFORE ME, the undersigned authority, personally appeared
GUS HERNANDEZ, Vice President of TRAFALGAR DEVELOPERS OF
FLORIDA, INC., a Florida corporation, to me known to be the person who signed
the foregoing instrument and severally acknowledged the execution thereof to
be the act and deed of said corporation for the uses and purposes therein
mentioned, and that he affixed thereto the official seal of said corporation.

WITNESS my hand and official seal in the County and State last
aforesaid this 23rd day of April, 1987.


Notary Public, State of Florida at
Large

My Commission Expires: Notary Public, State of Florida
My Commission Expires March 12, 1991
Bound This Day June 1st 1987

(SEAL)

Exhibit J-2:D21H/2-3

Declaration Unit III OR 3815 Pg 3170
and First Amendment OR 3830 Pg 976
and Addendum OR 3866 Pg 1331
and Addendum OR ~~3866~~ Pg 0137
Public Records of Orange County Florida

OR3808 PG0132

THE SHARE, EXPRESSED AS A PERCENTAGE, OF THE COMMON ELEMENTS, COMMON EXPENSES AND COMMON SURPLUS THAT IS APPURTENANT TO EACH CONDOMINIUM UNIT.

RAINTREE VILLAGE, UNIT III

PHASES I, II and III
(BUILDINGS 2, 13 and 14 and 11)

$\frac{1}{32} = 3.125$

COMMON OWNERSHIP PERCENTAGES PER APARTMENT

Unit Type	Unit Number	Percentage Ownership Per Unit	Total Number Of Units	Total Percentage Ownership
<u>PHASE I (Building 2):</u>				
A	2L2, 2L3	2.23467 ↑	2	4.46934
A-2	2U2	2.43866 ↑	1	2.43866
B	2L1	2.75764 ↑	1	2.75764
B-2	2U3	3.04694 ↑	1	3.04694
C	2L4	3.05806 ↑	1	3.05806
<u>PHASE II (BUILDINGS 13 and 14):</u>				
A	13L1, 13L2, 13L3, 13L4, 14L1, 14L2, 14L3, 14L4, 14L5	3.05992 ↑	9	27.53928
C	13U2, 13U3, 14U3 14U4	3.39929 ↓	4	13.59716
D	13U1, 13U4, 14U1 14U2, 14U5	3.43638 ↓	5	17.18190
<u>PHASE III (BUILDING 11):</u>				
A	11L1, 11L2, 11L3 11L4	3.05992 ↑	4	12.23968
C	11U2, 11U3	3.39929 ↓	2	6.79858
D	11U1, 11U4	3.43638 ↓	2	6.87276
		3.125 ×	32 =	100.00000

SURVEYOR'S CERTIFICATE

The undersigned, being a Surveyor authorized to practice in the State of Florida, does hereby certify that the survey notes and plans marked Exhibit "B-1" to the Addendum to the Declaration of Condominium of Raintree Village, Unit III, Phase III are an accurate representation of the improvements and constructed thereon which are substantially complete so that such material, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, so that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

Dated this 30th day of March, 1987.

By: *W. C. H. V.*

Registered Land Surveyor No. 2700

State of Florida

(SEAL)

Declaration Unit III OR 3815 Pg 3170
and First Amendment OR 3830 Pg 976
and Addendum OR 3866 Pg 1331
and Addendum OR ~~3888~~ Pg 0134

Public Records of Orange County, Florida

OR3888 PG0134

EXHIBIT B-1

A PROPOSED CONDOMINIUM LYING IN SECTION 3,TOWNSHIP 23 SOUTH,RANGE 30 EAST
CITY OF ORLANDO ORANGE COUNTY FLORIDA

[illegible]

BIANKI? DITERALIS COMMONS ELEMENIS

BRANKE? UHITY PASSENGER DIVERGE CONDUIT ELEMENTS

* FIRST AMENDMENT RECORDED IN OFFICIAL RECORD BOOK 3450 PAGE 918
ADDITIONAL RECORDS IN OFFICIAL RECORD BOOK 3455 PAGE 1531
ADDITIONAL RECORDS IN OFFICIAL RECORD BOOK 3458 PAGE 1531
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

THE UNOBSERVED SHORTAGE RELIES ON AN APPROXIMATION TO PRODUCE IN THE STATE OF FLORIDA, STATES THAT THIS COMPARISON MAY BE MISLEADING, COMPARISONS OF SOUTHERN AND NORTHERN, TOGETHER WITH THE RECALCULATION AS RECORDED IN OFFICIAL RECORDS BOOK SEVEN, PAGE 210, ARE IN SUBSTANTIAL AGREEMENT TO THOSE IN THE COMMISSION'S AND DATA UNIT AND HELD RELEVANT LOCATIONS AND APPROXIMATE DIMENSIONS. THE COMMISSION'S 35 INVESTIGATIVE COMPLETES.

Date: 3/30/87

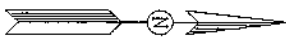
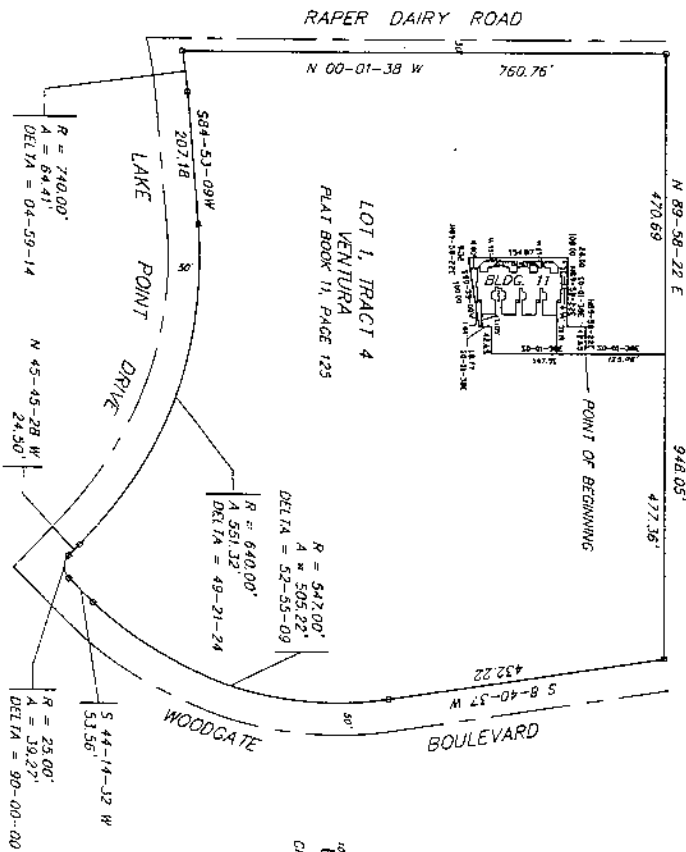
003888 P60136

RAINTREE VILLAGE

UNIT III PHASE III

A PROPOSED CONDOMINIUM LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO ORANGE COUNTY FLORIDA

CONDOMINIUM EXHIBIT BOOK 14 PAGE 119



NOTES:

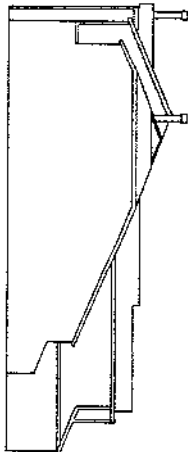
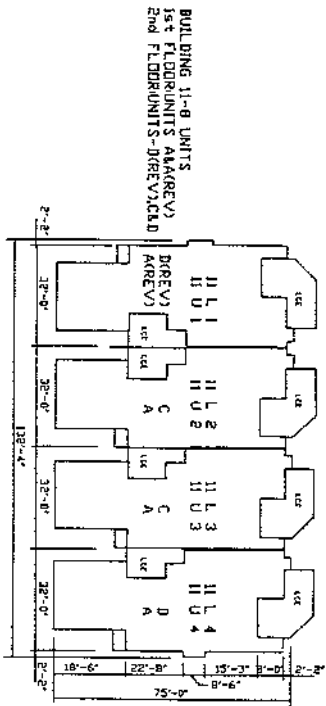
1. INGRESS - EGRESS EASEMENT - BLANKET OVERALL COMMON EASEMENTS
2. UTILITY EASEMENT - BLANKET OVERALL COMMON ELEMENTS

EXHIBIT B-1

RAINTREE VILLAGE

UNIT III PHASE III

A PROPOSED CONDOMINIUM LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO ORANGE COUNTY FLORIDA



TYPICAL UNIT NUMBERING AS FOLLOWS:
11 L 1 - BLDG. 11 - 1st FLOOR - UNIT 1
11 U 1 - BLDG. 11 - 2nd FLOOR - UNIT 1

FLOOR & CEILING ELEVATIONS	
LOCATION	BUILDING NUMBER
FIRST FLOOR	47.32
CEILING FLOOR	101.32
LIVING ROOM CEILING	108.00
RECORD FLOOR	108.82
FINISH FLOOR	109.15
CEILING	109.15

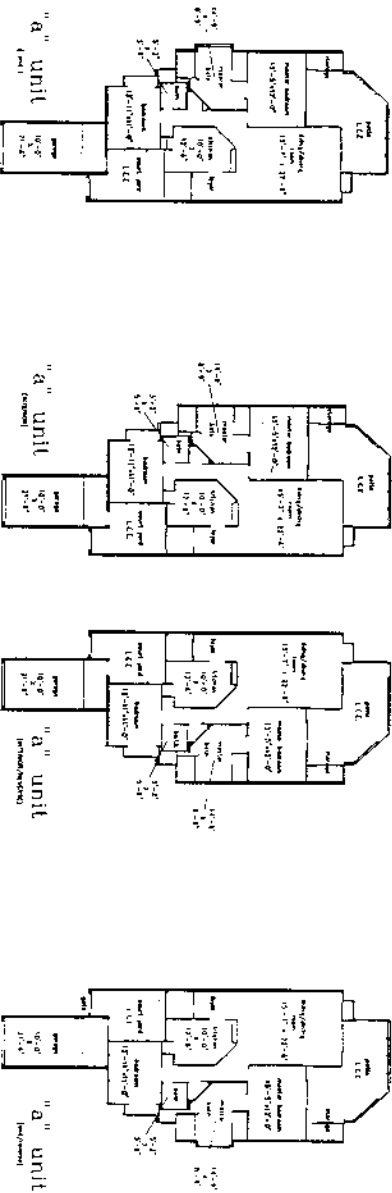
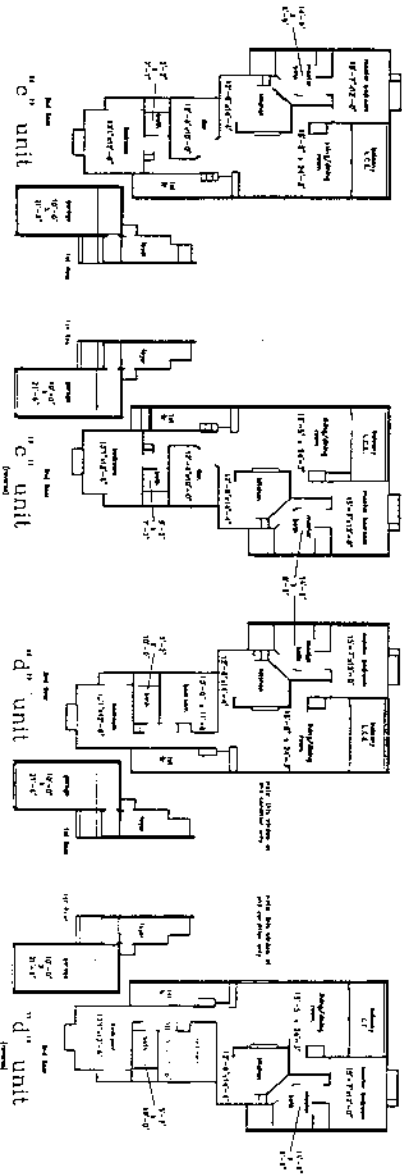
OR3888 P60138

EXHIBIT B-1

RAINTREE VILLAGE

UNIT III PHASE III

A PROPOSED CONDOMINIUM LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO
ORANGE COUNTY
FLORIDA



RECEIVED & FORWARDED BY
[Signature]
[Date]
[Address]