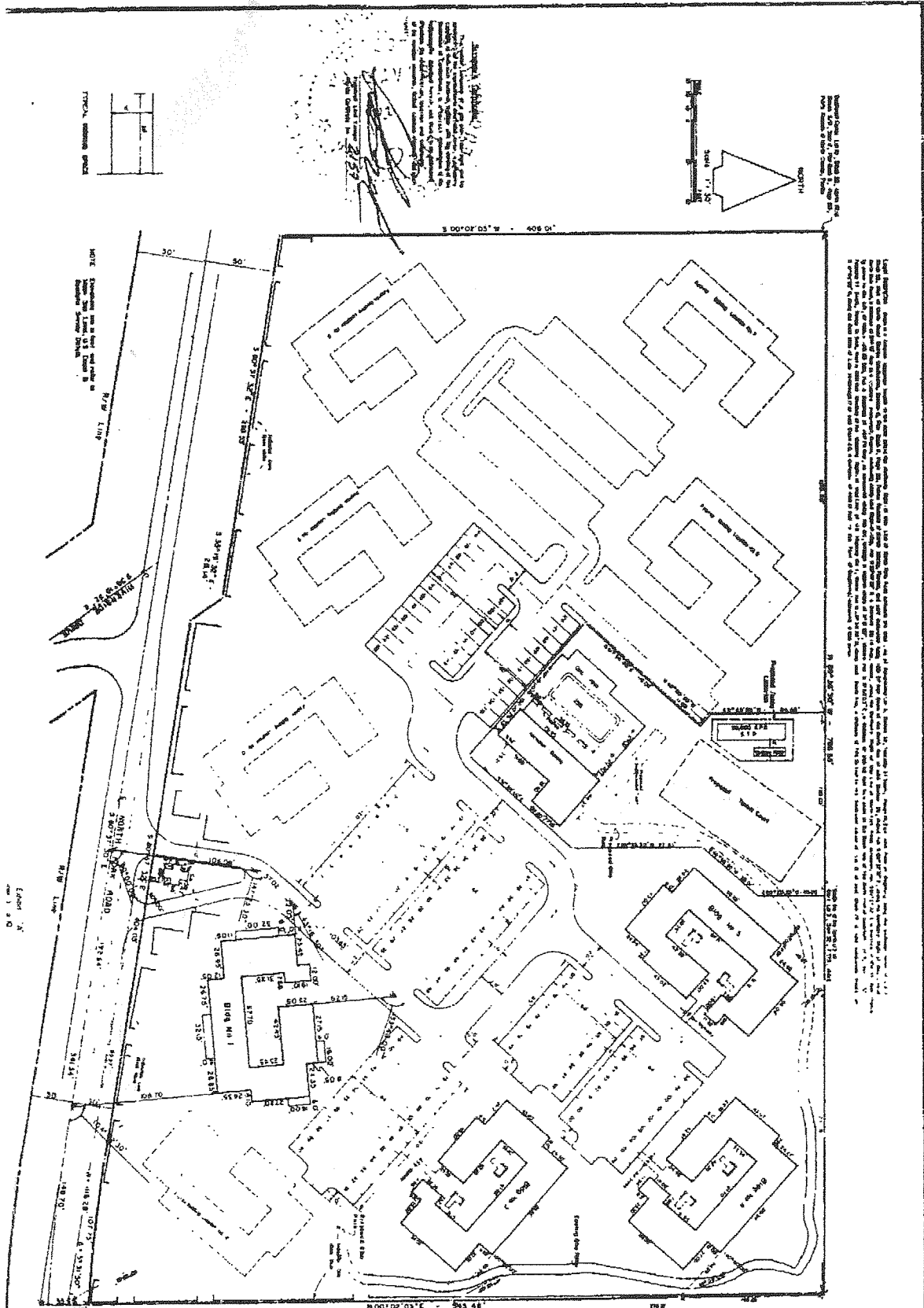


EXHIBIT "A"

Surveys and Graphic Descriptions of the Condominium



Stafford & Brock

1805 S. Federal Highway
Stuart, Florida

800 Place Condominium

Site Plan

Bldg 1

800 PLACE CONDOMINIUM BUILDING NO. 1

Start at the Southwest corner of Lot 10, Blk. 28, North River Shores Subdivision, Sec. 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said starting point lying on the South line of the North One Half of Government Lot 3, Sec. 32, Twp. 37 South, Rge. 41 East; thence run S 89°36'30" E along said South line of Government Lot 3 a distance of 786.55 feet; thence run S 00°02'03" W a distance of 436.70 feet; thence run S 85°20'00" W a distance of 142.47 feet for the Point of Beginning; thence continue to run S 85°20'00" W a distance of 130.52 feet; thence run N 04°40'00" W a distance of 85.60 feet; thence run N 85°20'00" E a distance of 130.52 feet; thence run S 04°40'00" E a distance of 85.60 feet to the Point of Beginning. Containing 0.256 acres.

SURVEYOR'S CERTIFICATE

This exhibit composed of a site plat, floor plans and the construction of the improvements described herein, is sufficiently complete so that such material, together with the wording of the Declaration of Condominium, is a correct representation of the improvements described herein, and there can be determined there from the identification, location and dimensions of the common elements, limited common elements and each unit.



Lee Brock, P.E.
Registered Land Surveyor
Florida Certificate No. 2157

Southwest corner of Lot 10, Blk. 28, North River Shores S/D, Sec. 6, Plat Book 3, Page 86, Public Records of Martin County, Florida.

South line of the North One Half of the Gov't Lot 3, Sec. 32, Twp. 37 South, Rge. 41 East.

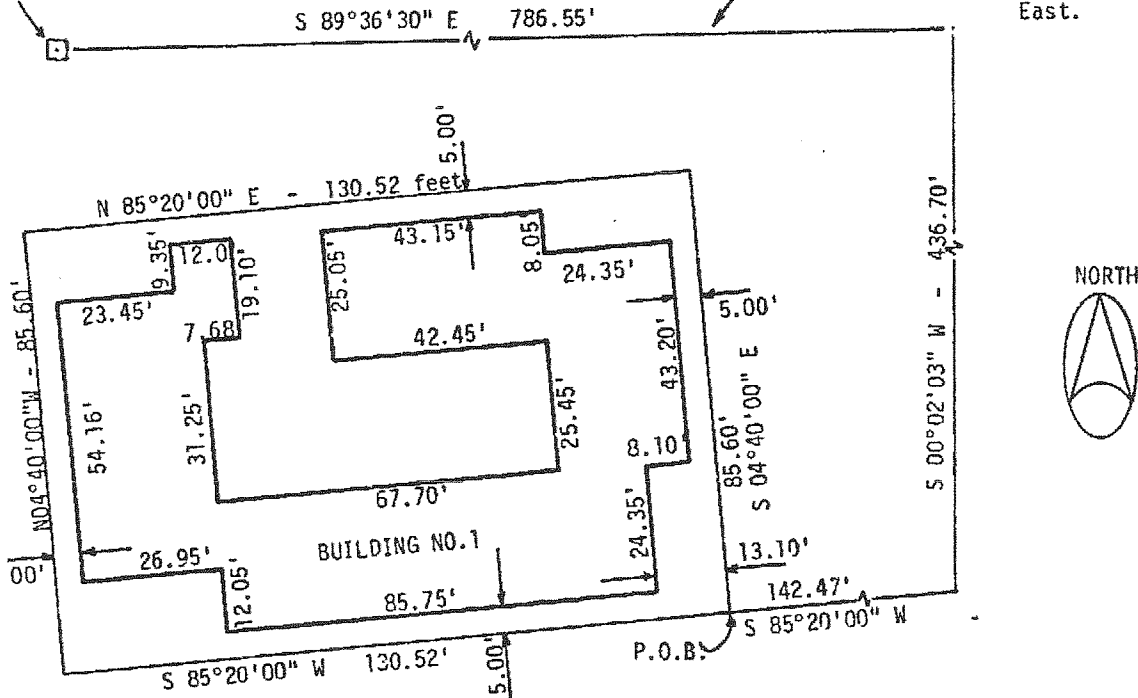
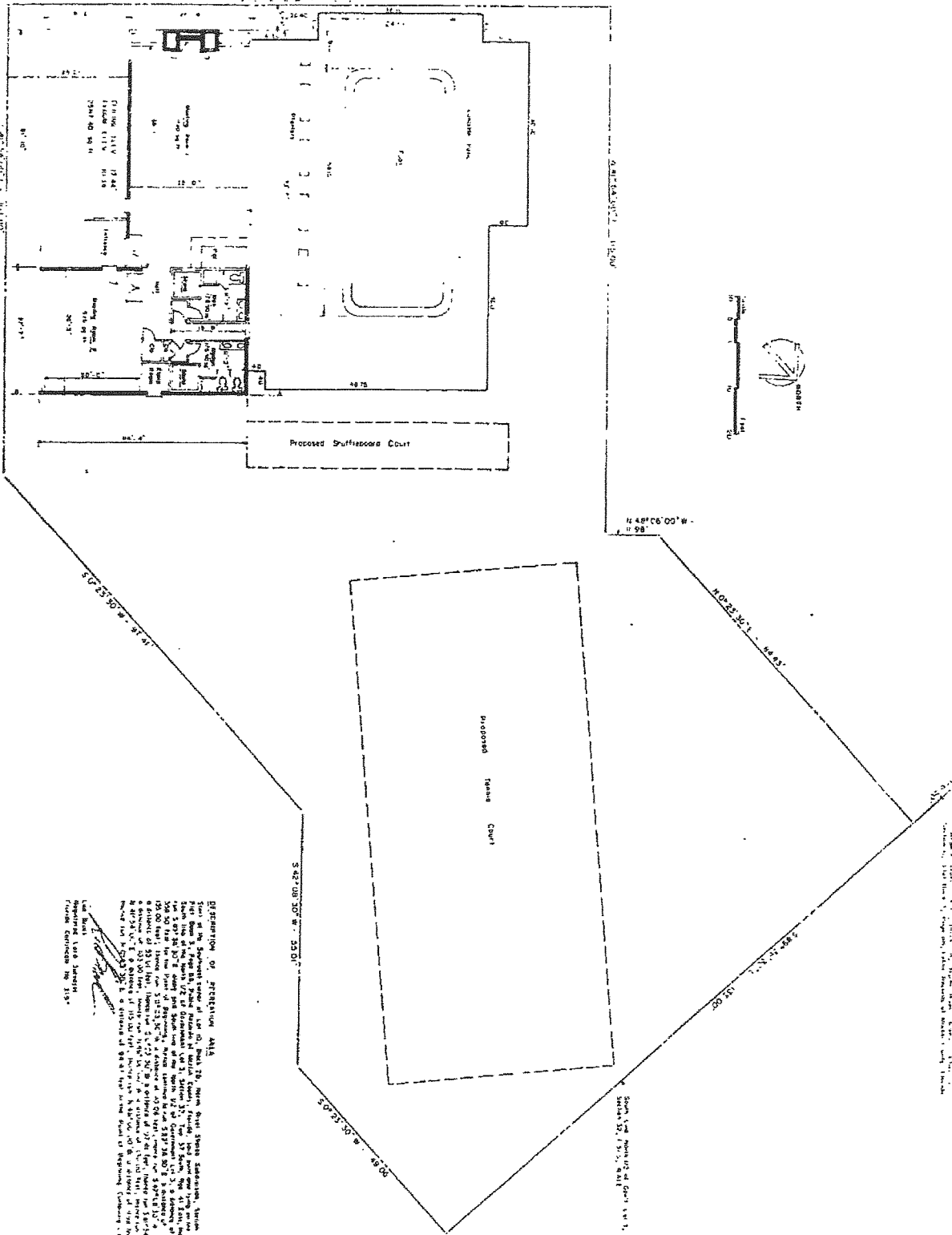


EXHIBIT "A"
Sheet 1-A of 6

Drawn by: M.H.
Checked by: E.B.H.
Date: 1-10-77
Scale: 1" = 30'
Job No.: 73-53A

Prepared on the Order of:
800 Place Condominium
Building No. 1

LEE BROCK P.E., R.L.S.
ENGINEERING - SURVEYING
STUART, FLORIDA

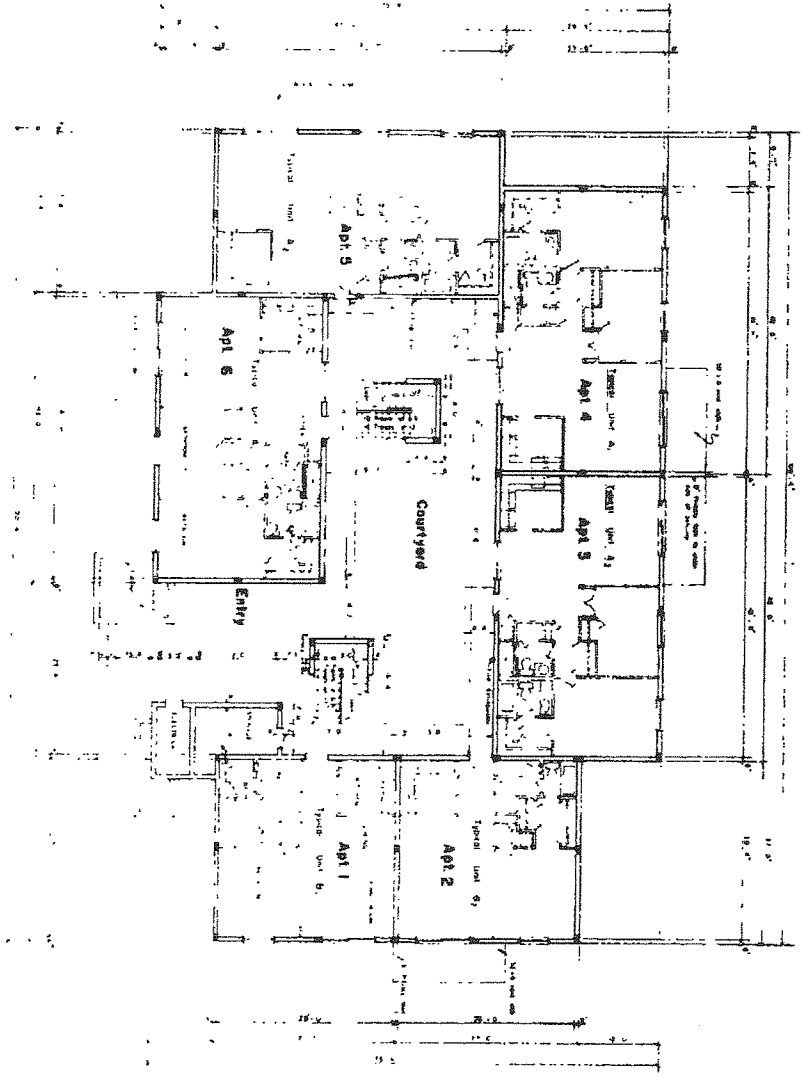


DESCRIPTION OF PROVISIONS AND
 The following is a description of the proposed tennis and shuffleboard courts to be located on the site of the 800 Place Condominium - Recreation Area, located at the intersection of U.S. Highway 1 and U.S. Highway 90, in the City of Stuart, Florida. The site is bounded by U.S. Highway 1 to the north, U.S. Highway 90 to the east, and the existing 800 Place Condominium to the south and west. The proposed tennis court is to be located on the east side of the site, and the proposed shuffleboard court is to be located on the west side of the site. The proposed tennis court is to be 100 feet wide and 100 feet long, and the proposed shuffleboard court is to be 100 feet wide and 100 feet long. The proposed tennis court is to be paved with asphalt, and the proposed shuffleboard court is to be paved with concrete. The proposed tennis court is to be surrounded by a chain-link fence, and the proposed shuffleboard court is to be surrounded by a concrete curb. The proposed tennis court is to be located on a 100-foot wide strip of land, and the proposed shuffleboard court is to be located on a 100-foot wide strip of land. The proposed tennis court is to be located on a 100-foot wide strip of land, and the proposed shuffleboard court is to be located on a 100-foot wide strip of land.

SHEET 2-A

FIRST FLOOR PLAN

Scale of 1/8" = 1'-0"



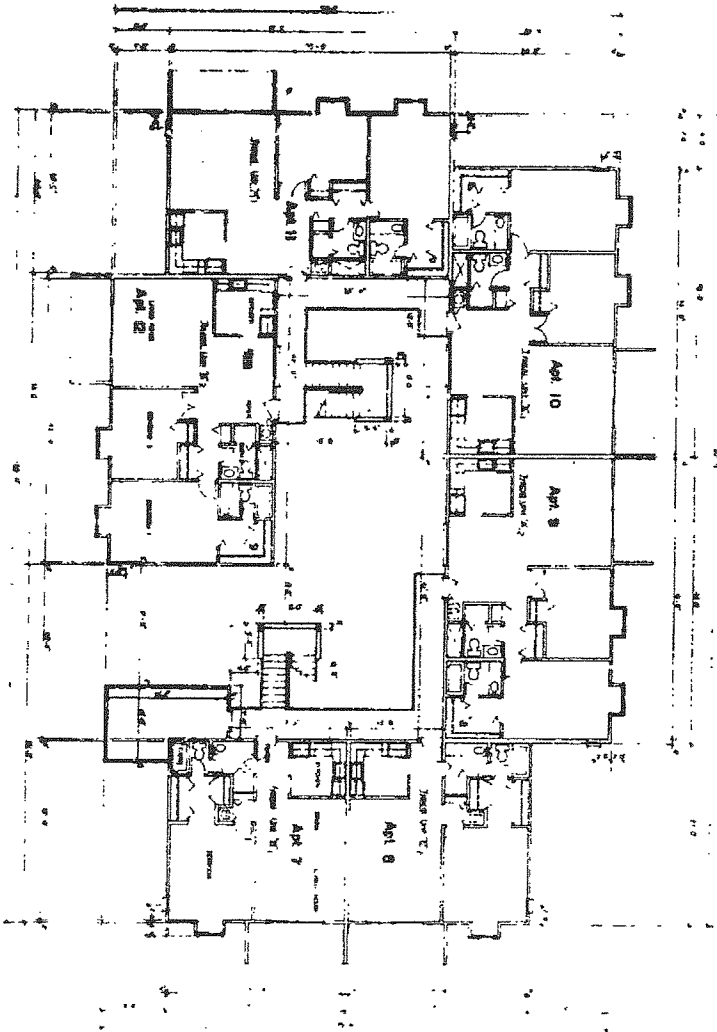
Legibility of writing typing or printing unsatisfactory in this document when microfilmed.

SHEET 3-A

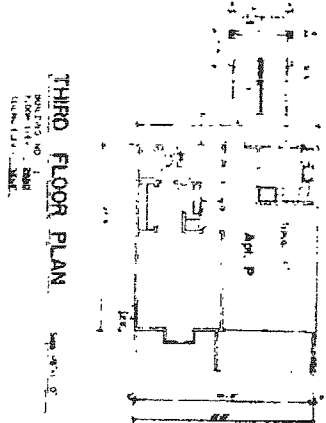
Stafford & Brock

1800 S. Federal Highway
Stuart, Florida

800 Place Condominium - First Floor Plan



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 11/11/81



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 11/11/81

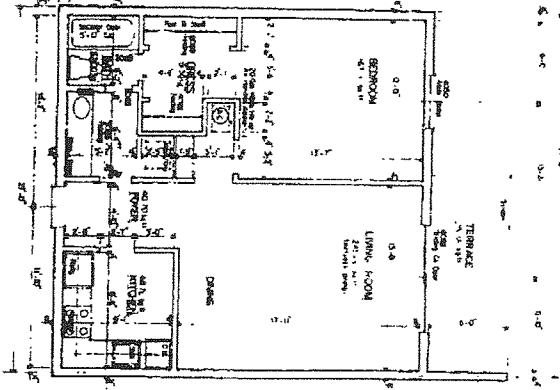
Legibility of writing typing or
 printing unsatisfactory in this
 document when microfilmed.

SHEET 4-A

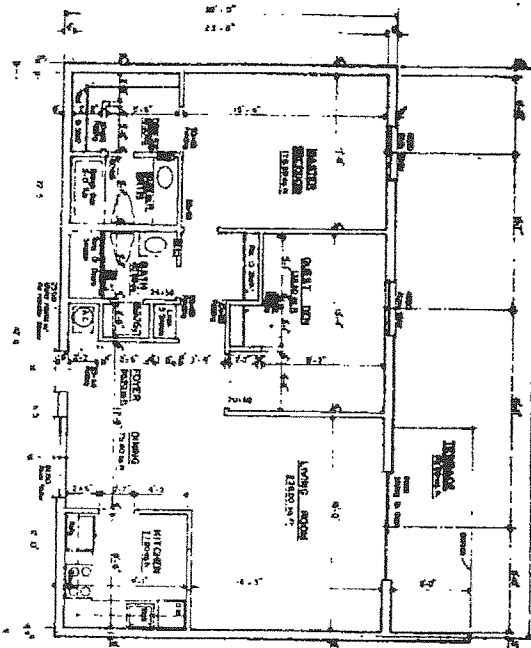
Stafford & Brock
 ENGINEERING CONSULTANTS ARCHITECTS PLANNERS
 1805 S. Federal Highway
 Stuart, Florida

800 Place Condominium - 2nd & 3rd Floor Plan

1st Floor Plan - Unit B

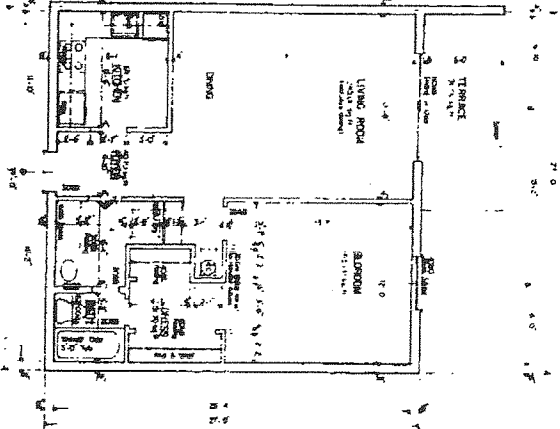


1st Floor Plan - Unit A

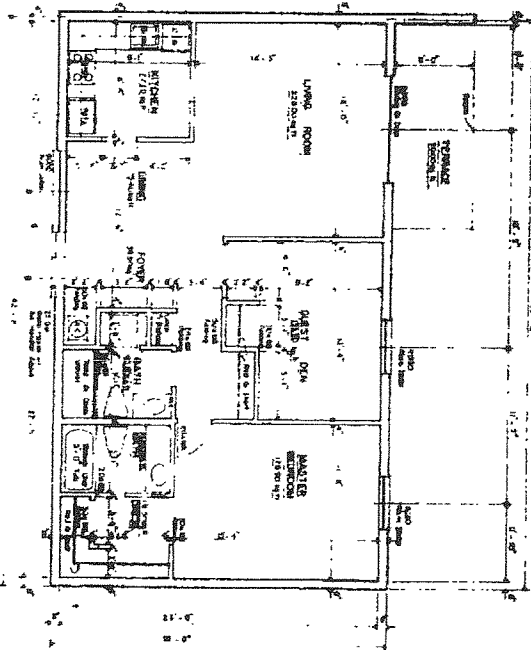


Legibility of writing typing or printing unsatisfactory in this document when microfilmed.

1st Floor Plan - Unit B



1st Floor Plan - Unit A



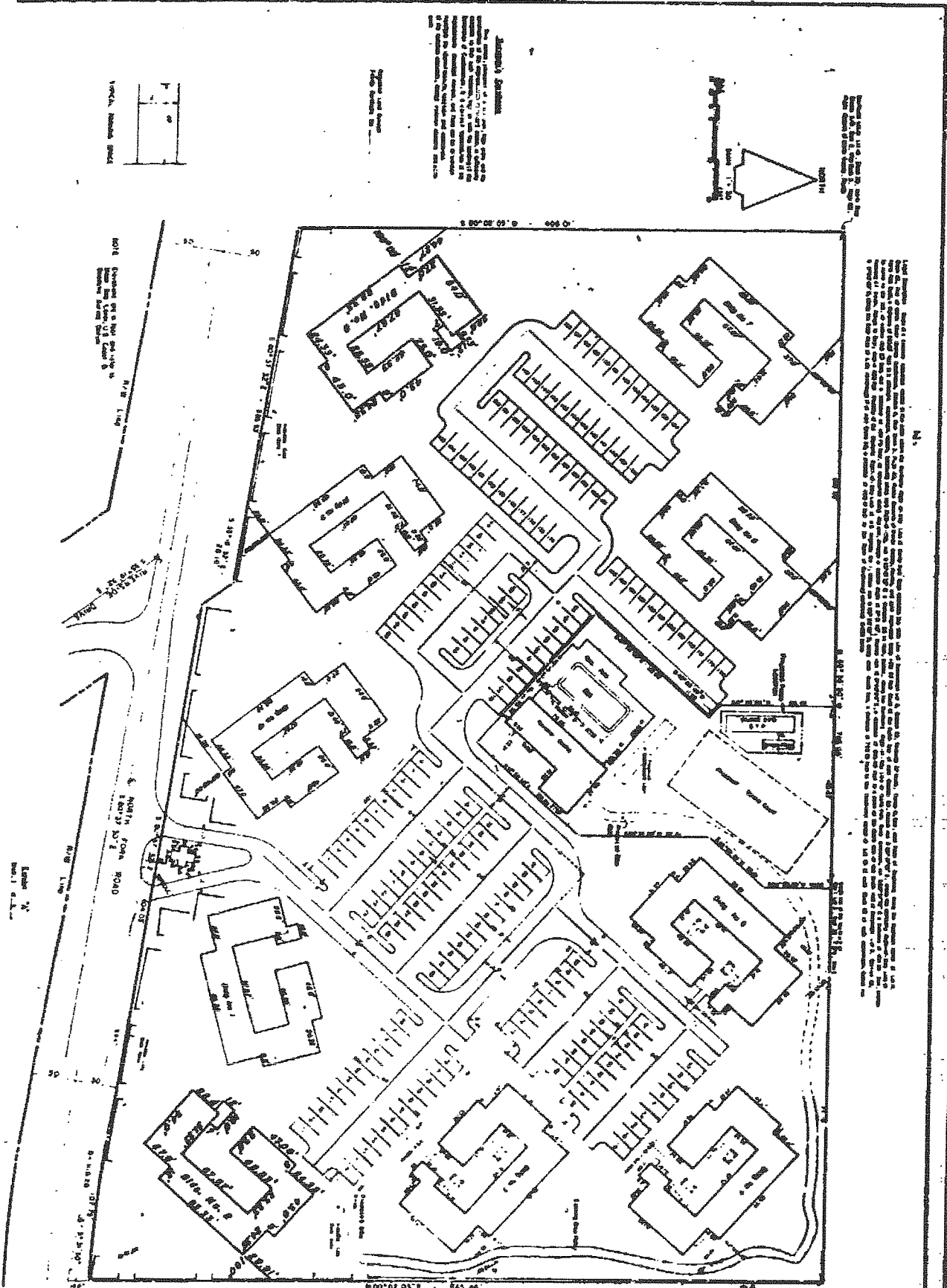
SHEET 5-A

Stafford & Brock

1805 S. Federal Highway
Stuart, Florida

800 Place Condominium

Unit Floor Plans - 1st Floor



Stafford & Brock 1805 S. Federal Highway
Stuart, Florida

Village of 800 Place Site Plan OR BOOK 475 PAGE 530

EXHIBIT A-1

VILLAGE OF 800 ICE CONDOMINIUM BUILDING NO. 2

Start at the Southwest corner of Lot 10, Blk. 28, NORTH RIVER SHORES Subdivision, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said corner lying on the South line of the North One Half of Government Lot 3, Sec. 32, Township 37 South, Range 41 East; thence run S 89°36'30" E along said South line a distance of 786.50 feet; thence run S 00°02'03" W a distance of 414.58 feet; thence run S 42°00'00" W a distance of 130.33 feet to the POINT OF BEGINNING; thence continue to run S 42°00'00" W a distance of 130.33 feet; thence run N 48°00'00" W a distance of 85.33 feet; thence run N 42°00'00" E a distance of 130.33 feet; thence run S 48°00'00" E a distance of 85.33 feet to the POINT OF BEGINNING; Containing 0.255 acres.

SURVEYOR'S CERTIFICATE

This exhibit composed of a site plan, floor plans and the construction of the improvements described herein, is sufficiently complete so that such material, together with the wording of the Declaration of Condominium, is a correct representation of the improvements described herein, and there can be determined there from the identification, location and dimensions of the common elements, limited common elements and each unit.

Lee Brock, R.L.S.
Registered Land Surveyor
Florida Certificate No. 2157

South Line of the North One-Half
of Gov't Lot 3, Sect. 32, T37S,
Rge. 41 E

N 89° 36' 30" W - 786.50

S.W. Corner of Lot 10, BLK. 28,
NORTH RIVER SHORES SUBDIVISION
SEC. 6, PLAT BOOK 3, PG. 88, PUBLIC
RECORDS OF MARTIN COUNTY, FLA.

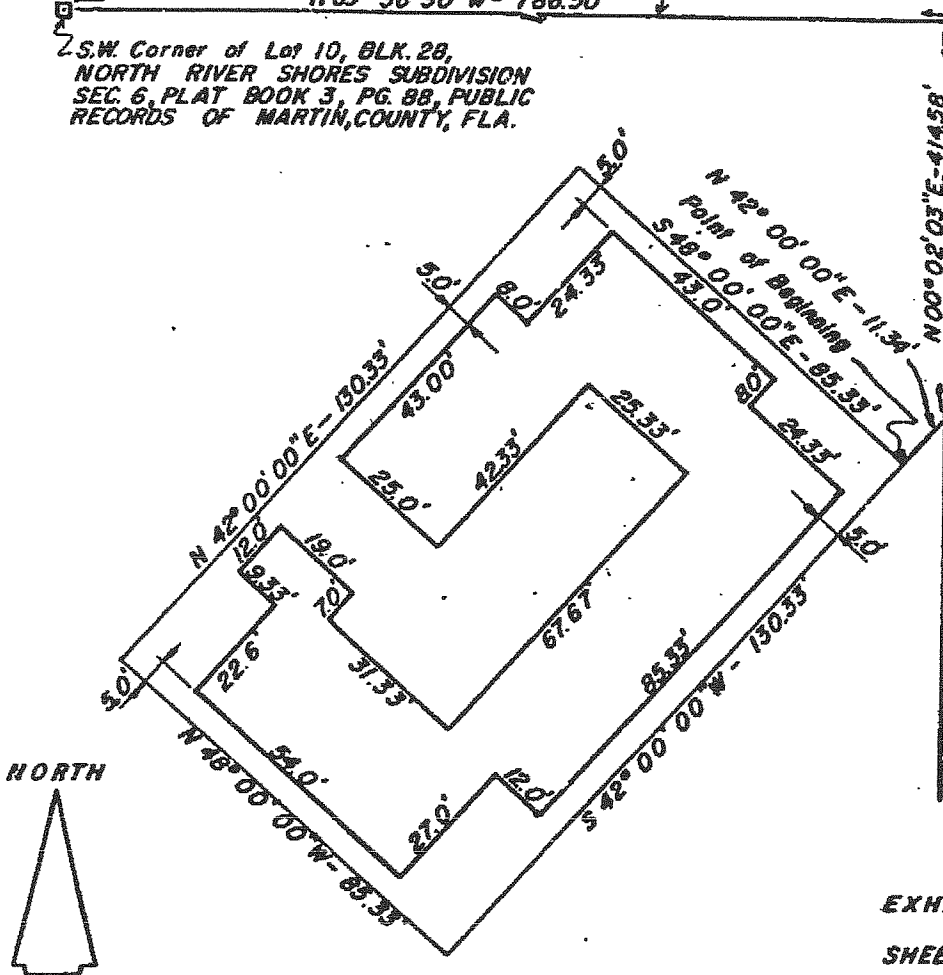
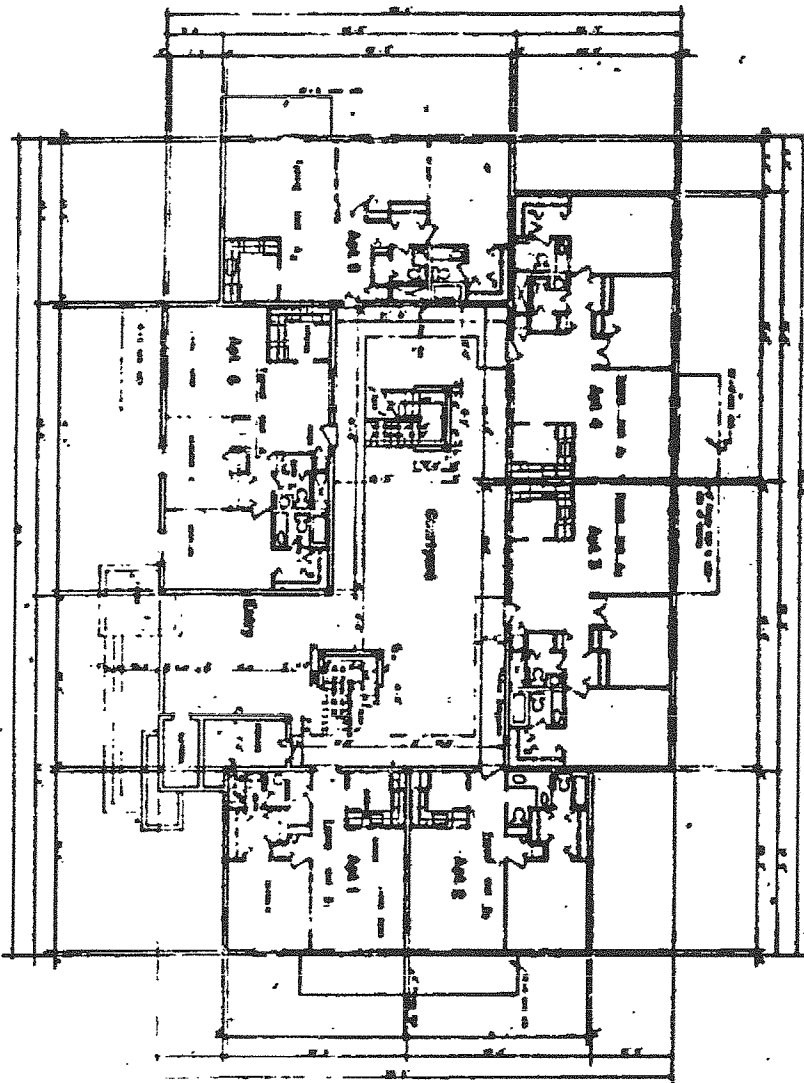


EXHIBIT A-2
SHEET 1 / 1

DRAWN BY: K.O.
CHECKED BY: E.B.H.
DATE: 3-5-79
SCALE: 1" = 30'
JOB NO. 78-313

PREPARED ON THE ORDER OF
VILLAGES OF 800 PLACE
BUILDING NO. 2

LEE BROCK P.E. - R.L.S.
ENGINEERING — SURVEYING
STUART, FLORIDA



FIRST FLOOR PLAN

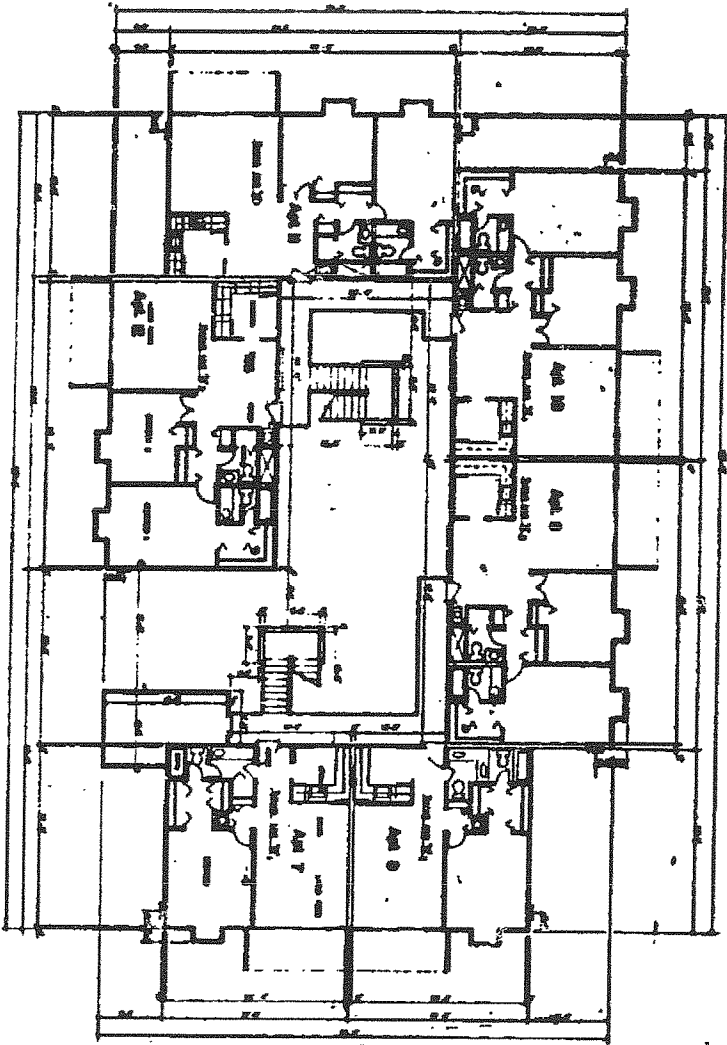
Frame Plan 805'
 Frame Ceiling 1505'
 Building No. 2

O.P. BOOK 475 PAGE 532

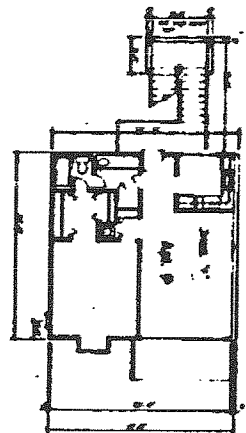
Stafford & Brock 1805 S. Federal Highway
 Stuart, Florida

Village Of 800 Place - First Floor Plan

Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN
 PLAN NO. 2581
 BUILDING NO. 2



THIRD FLOOR PLAN
 PLAN NO. 2582
 BUILDING NO. 2

D.P. BOOK 475 PAGE 533

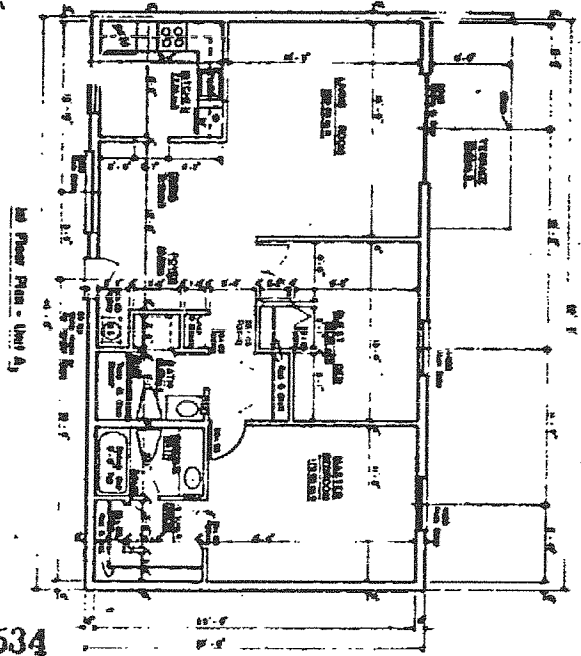
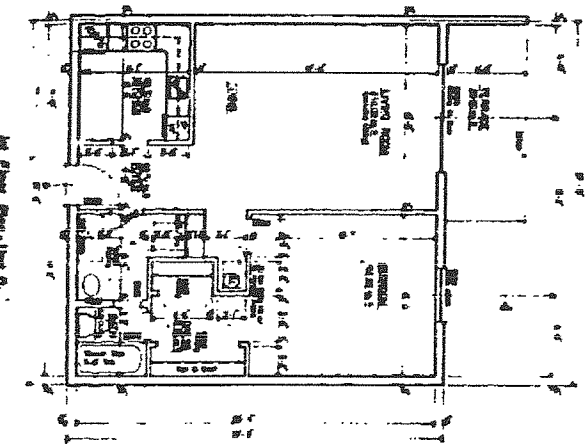
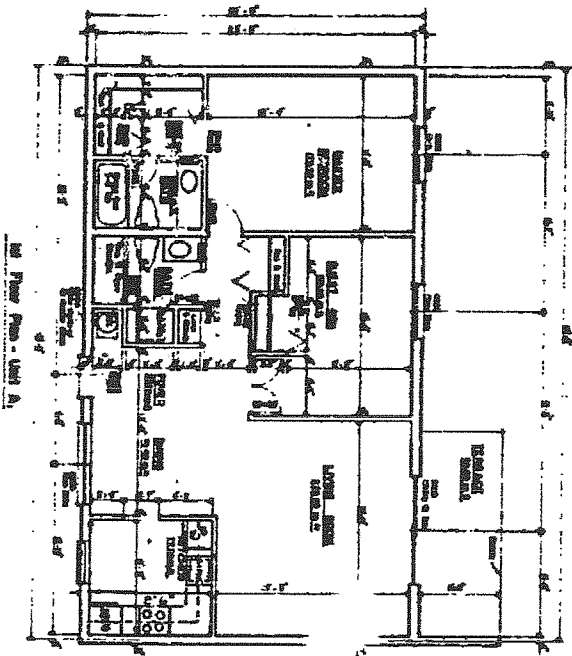
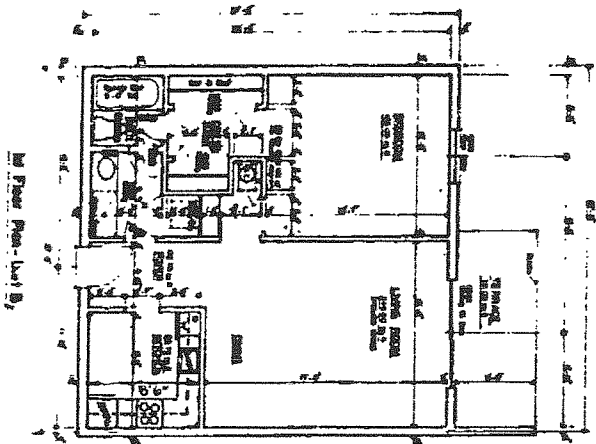
Stafford & Brock

1905 S. Federal Highway
 Stuart, Florida

Village Of 800 Place - 2nd & 3rd Floor Plan

DATE	BY	REVISION

Scale 1/4" = 1'-0"



OR BOOK 475 PAGE 534

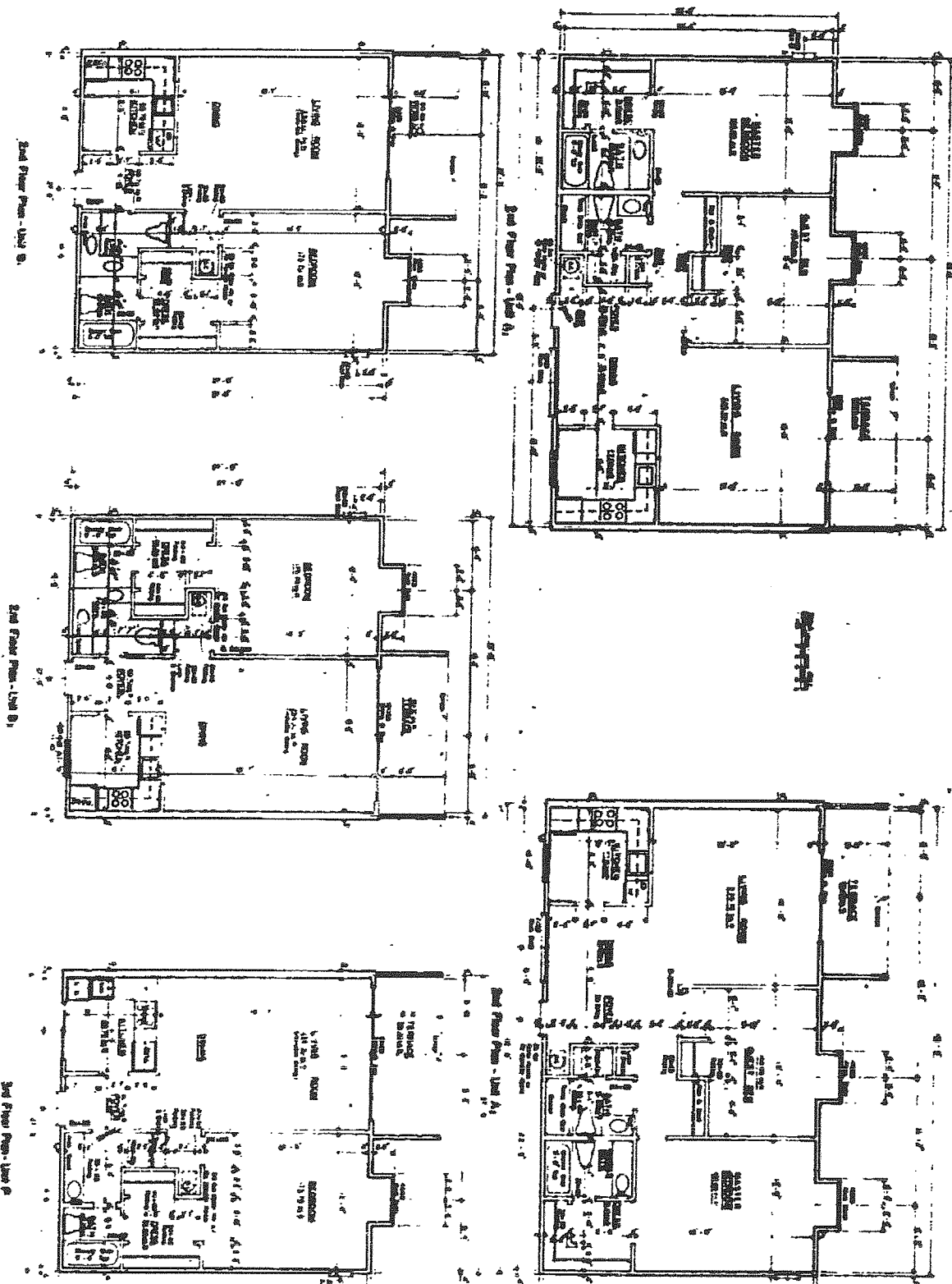
Stafford & Brock

1805 S. Federal Highway
Stuart, Florida

Village Of 800 Place

Unit Floor Plans - 1st Floor

SHEET 5-A



O R BOOK 475 PAGE 535

Stafford & Brock

1805 S. Federal Highway
Stuart, Florida

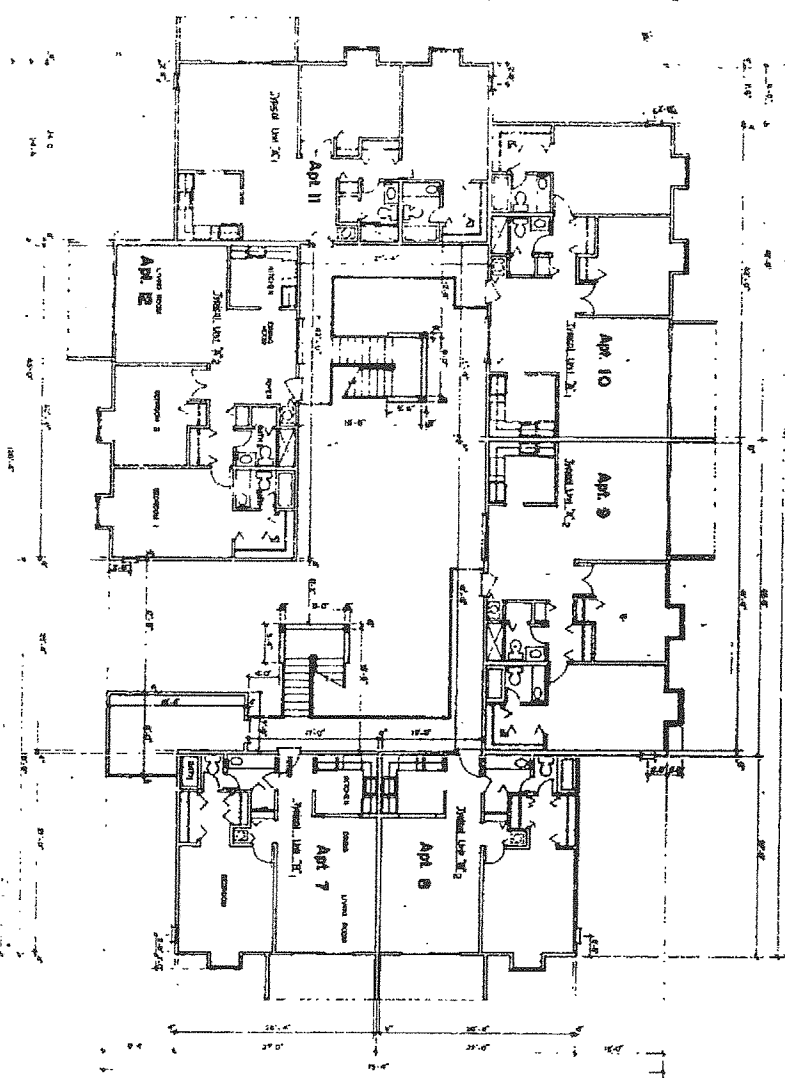
Village Of 800 Place

Unit Floor Plan - 2nd Floor & 3rd Floor

NO.	DATE	REVISION

SHEET 6-A

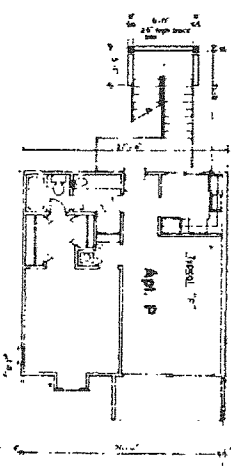
Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.



SECOND FLOOR PLAN

BUILDING NO. 3
 FLOOR NO. 2
 GRID ELEV. 25.00'

Scale 1/8" = 1'-0"



THIRD FLOOR PLAN

BUILDING NO. 3
 FLOOR NO. 3
 GRID ELEV. 26.00'

Scale 1/8" = 1'-0"

ENR 2/2/80

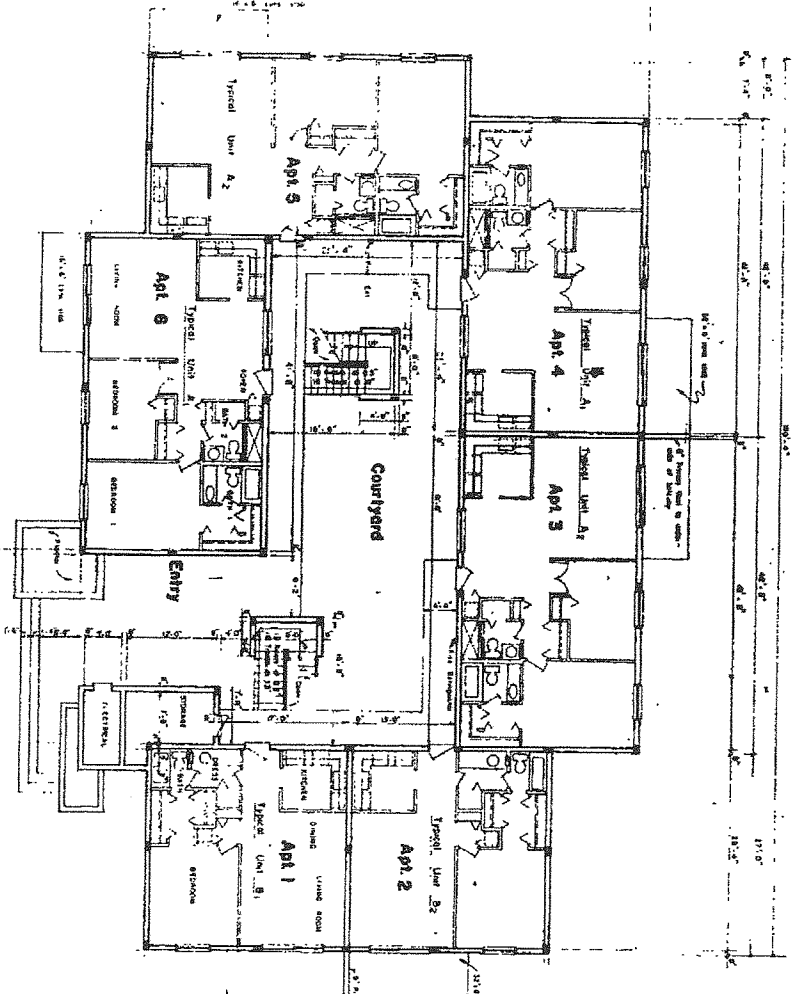
Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

FIRST FLOOR PLAN

BUILDING NO. 4
 NAME CLEARING BLDG.
 FROM EXHIBIT 172A

Scale 1/8" = 1'-0"

EXHIBIT 172A



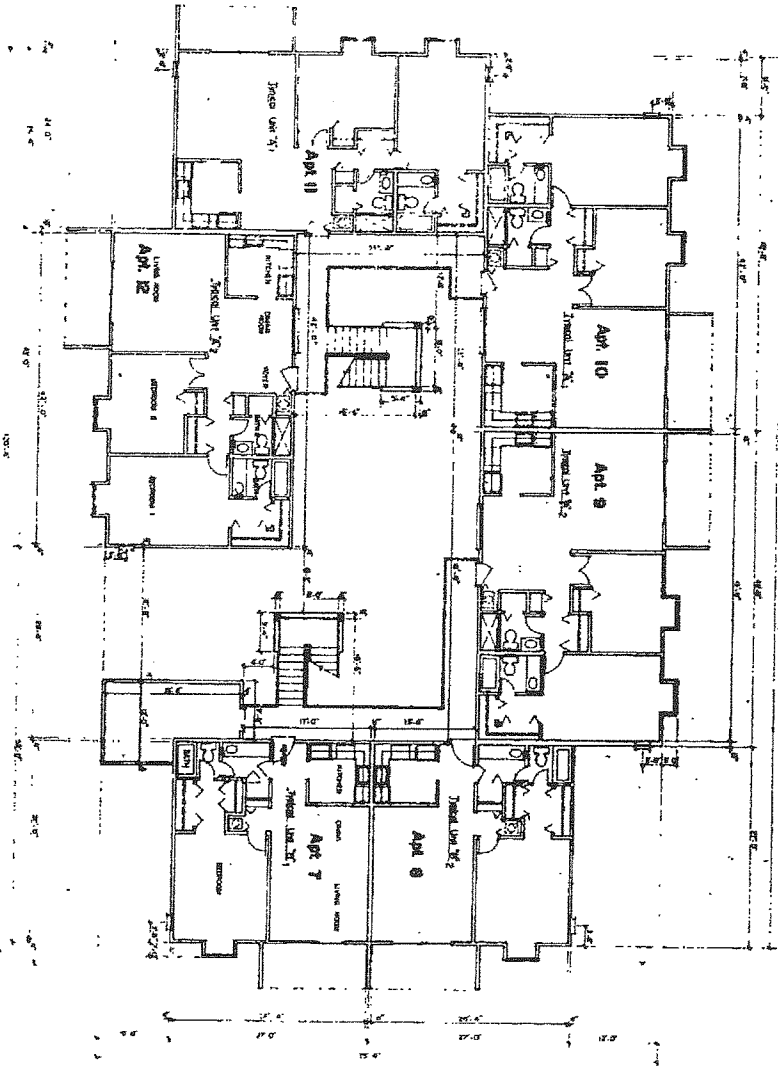
Stafford & Brock
 ENGINEERING CONSULTANTS SURVEYING DESIGNERS PLANNING

1805 S. Federal Highway
 Stuart, Florida

800 Place Condominium - First Floor Plan

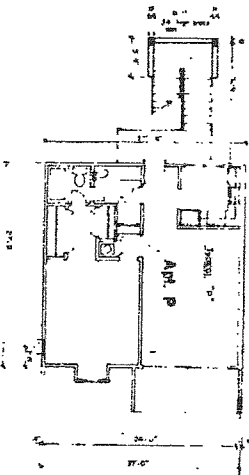
BOOK 388 PAGE 2511

REVISION	DESCRIPTION



SECOND FLOOR PLAN

BUILDING NO. 888
FLOOR ELEV. 2ND
DRAWN DATE: 1/27/82



THIRD FLOOR PLAN

BUILDING NO. 888
FLOOR ELEV. 3RD
DRAWN DATE: 1/27/82

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

Stafford & Brock



1805 S. Federal Highway
Stuart, Florida

800 Place Condominium - 2nd & 3rd Floor Plan

BOOK 0888-112

DIVISION OF CONSTRUCTION

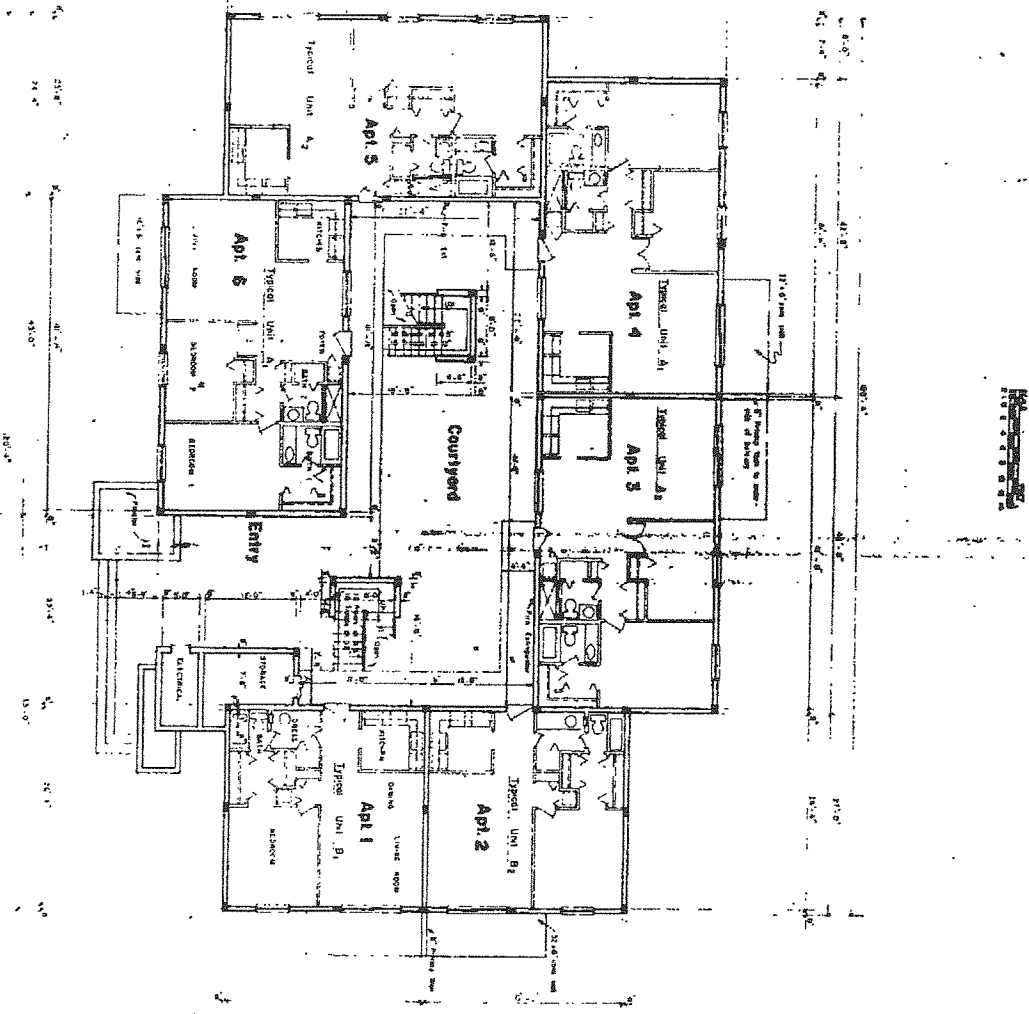
Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

FIRST FLOOR PLAN

BUILDING NO. 8
FLOOR ELEVATION 8.00
GRID ELEVATION 11.77

Scale 1/8" = 1'-0"

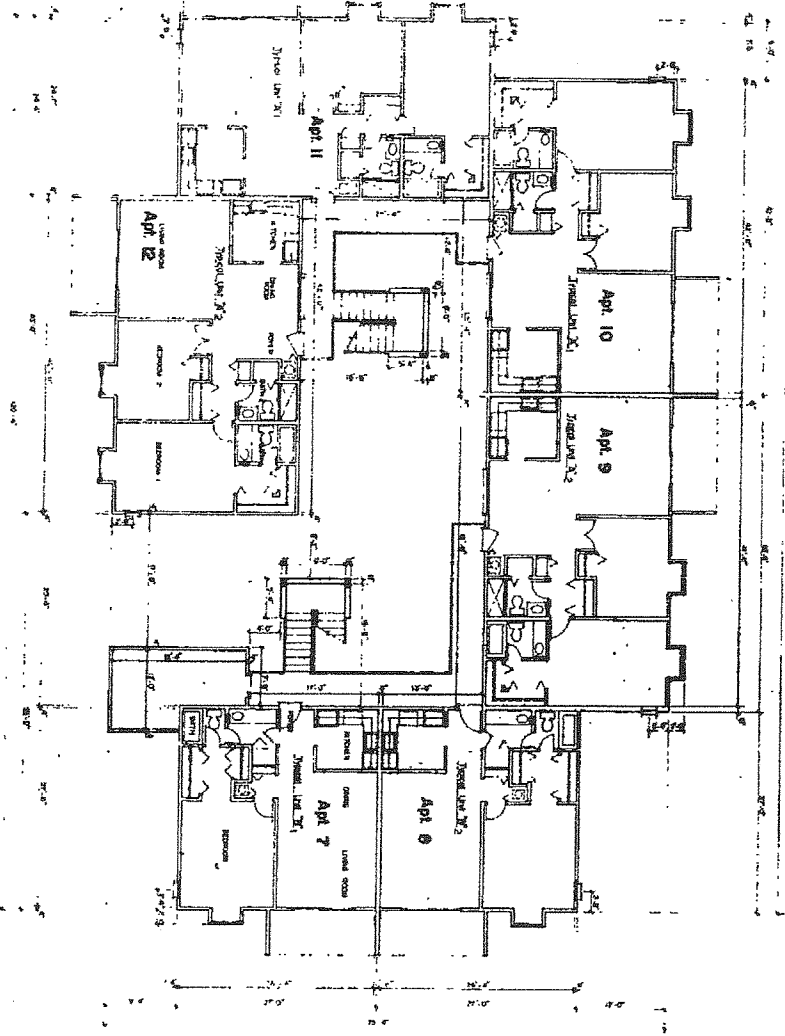
EXHIBIT "C"
Sheet 7 of 11



SECOND FLOOR PLAN

BUILDING NO. 2
ROOM 402 / 403A
COMMON AREA / STAIR

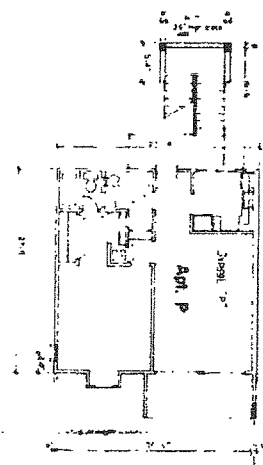
SEE ARCHIT. 107



THIRD FLOOR PLAN

BUILDING NO. 2
FLOOR 404 / 405
COMMON AREA / STAIR

SEE ARCHIT. 107

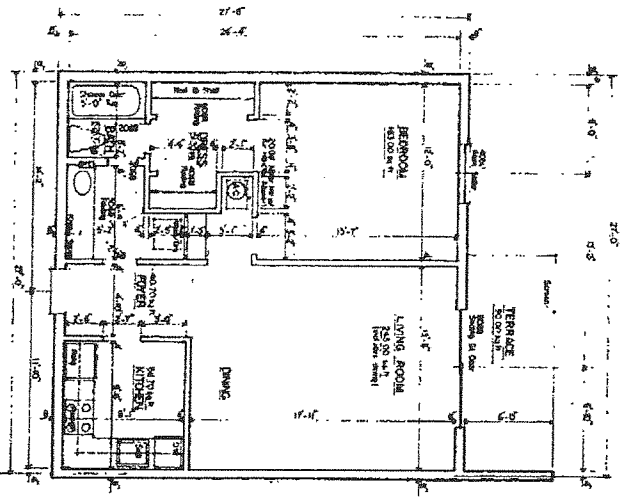


Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

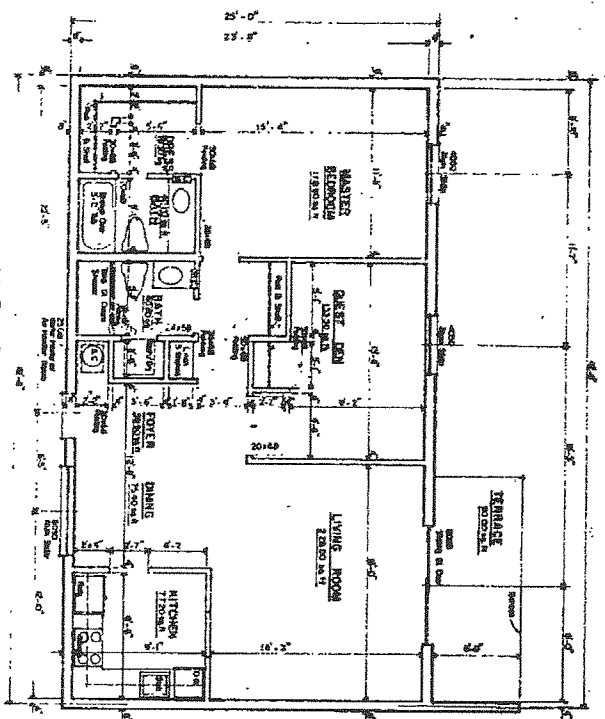


DESIGNED BY	200
CHECKED BY	200
DATE	11/11/88
SCALE	AS SHOWN

REVISION	DESCRIPTION

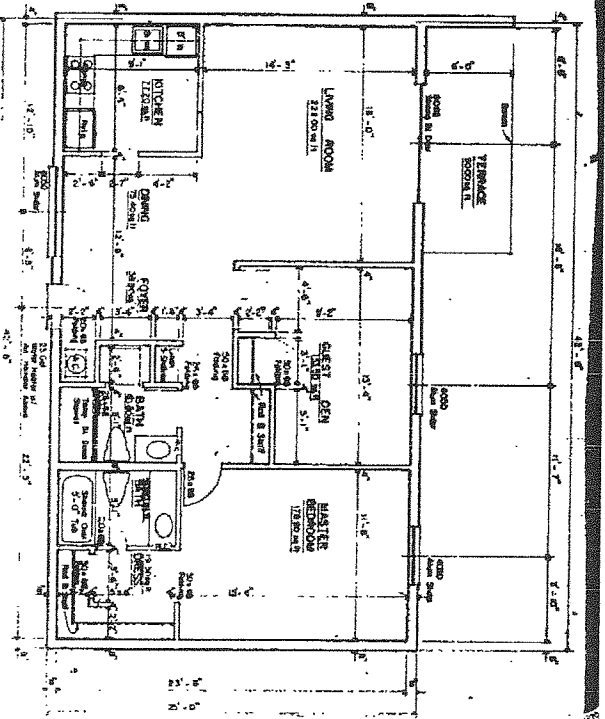


1st Floor Plan - Unit A1

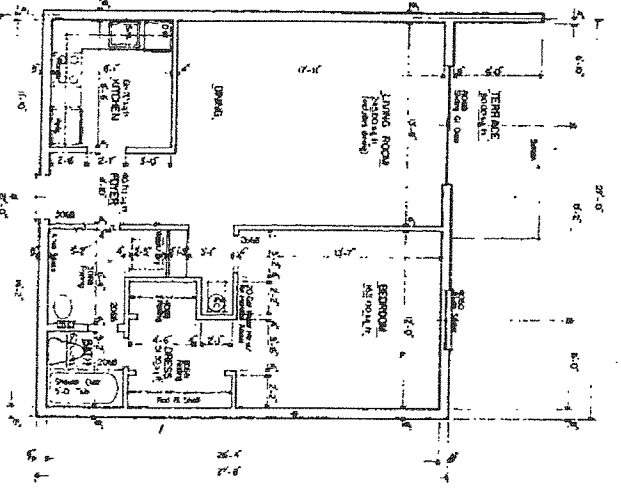


Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

1st Floor Plan - Unit A2

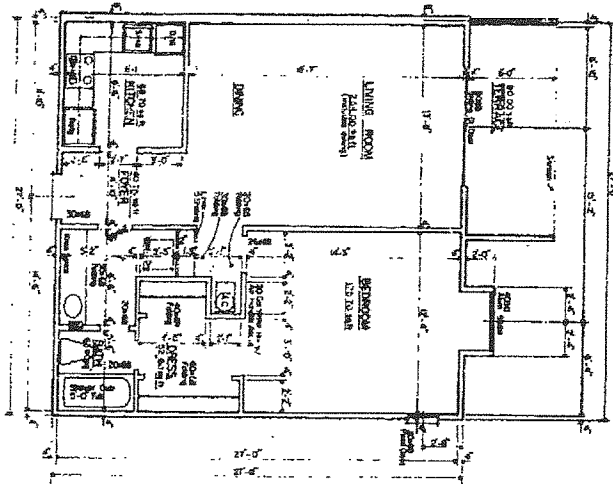


1st Floor Plan - Unit B1

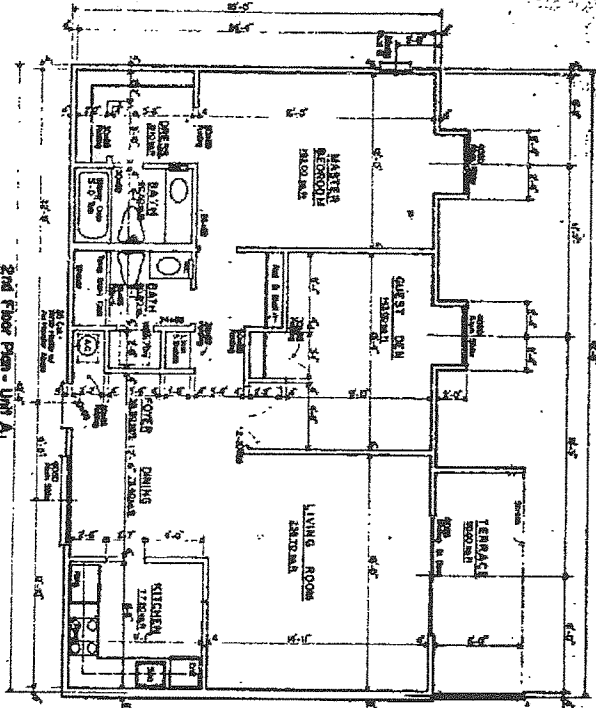


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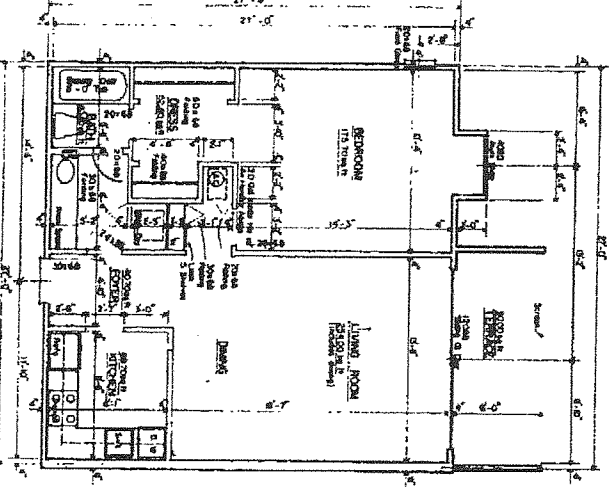
2nd Floor Plan - Unit A1



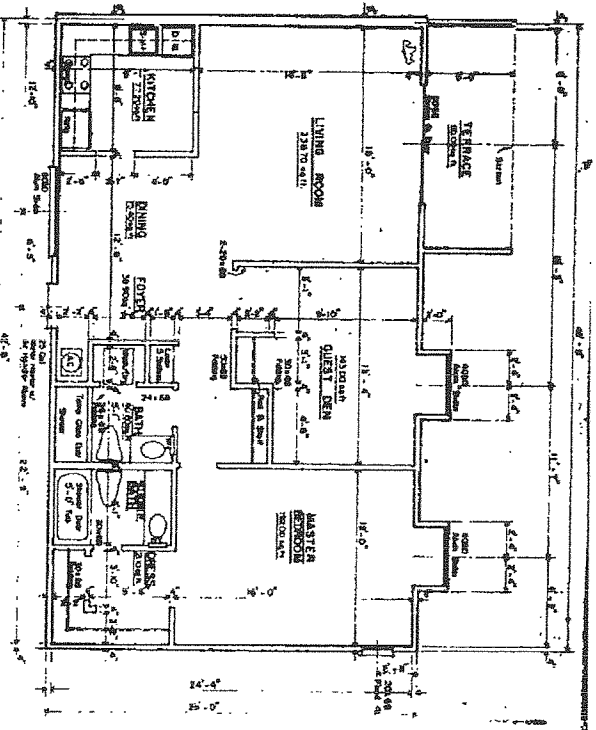
2nd Floor Plan - Unit A1



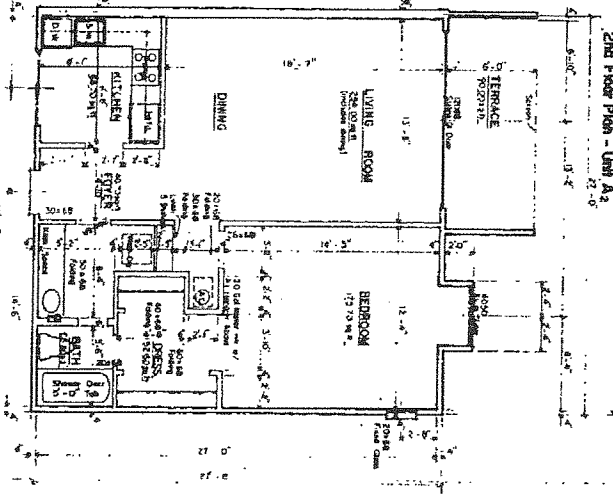
2nd Floor Plan - Unit B1



2nd Floor Plan - Unit A2



3rd Floor Plan - Unit B1



Stafford & Brock

1805 S. Federal Highway
Stuart, Florida

800 Place Condominium

Unit Floor Plan - 2nd Floor & 3rd Floor

388 ARE 2516



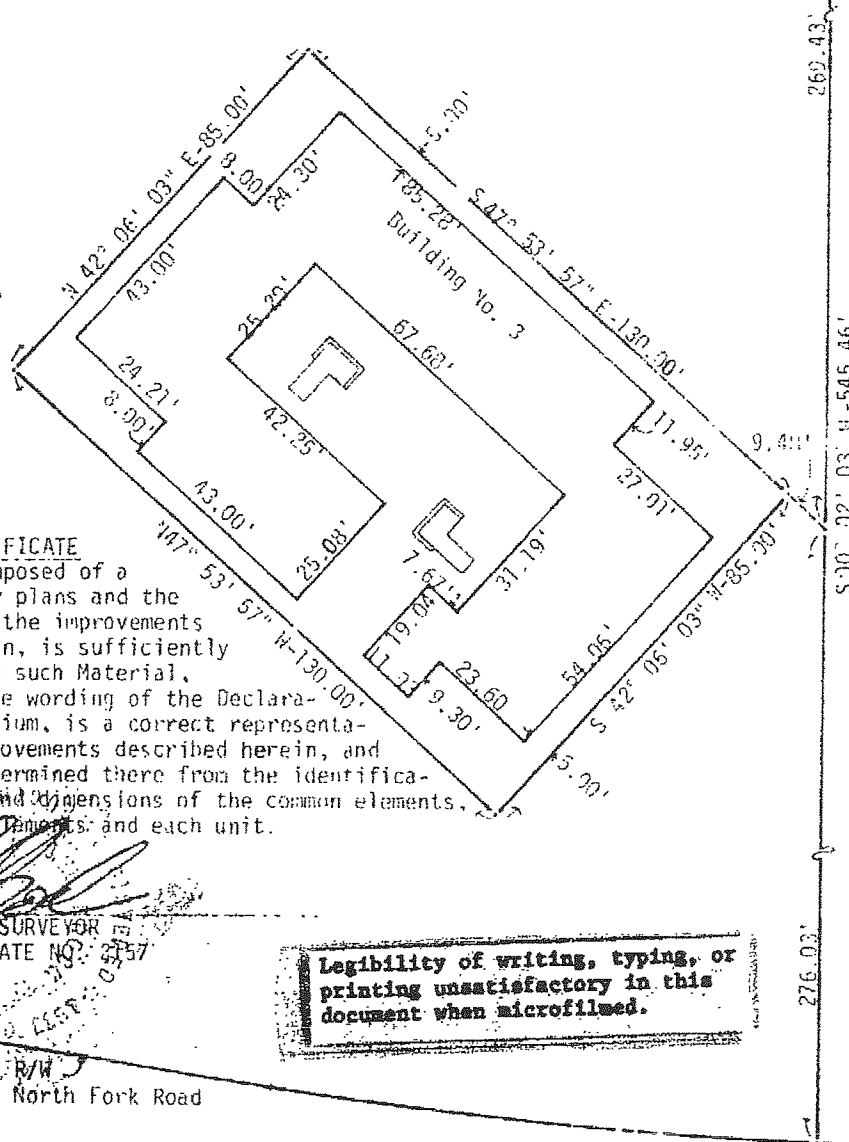
Southwest corner Lot 10, Block 28, North River Shores S/D. Section 6, Plat book 3, Page 88, Public Records of Martin County, Florida.

South Line of the North 1/2 of the Gov't Lot 3, Sect. 32, T 37S, R 41 E.

S 89° 36' 30" E-786.55'

800 PLACE CONDOMINIUM BUILDING NO. 3

Start at the Southwest corner of Lot 10, Block 28, North River Shores S/D, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said starting point lying on the South line of the North 1/2 of Gov't lot 3, Section 32, Township 37S, Range 41E, thence run S89° 36' 30"E along said South line of Gov't Lot 3 a distance of 786.55 feet, thence run S00° 02' 03"W a distance of 269.43 feet, thence run N 47° 53' 57"W a distance of 9.48 feet for the Point-of-Beginning; thence run S 42° 06' 03"W a distance of 85.00 feet, thence run N 47° 53' 57"W a distance of 130.00 feet; thence run N 42° 06' 06"E a distance of 85.00 feet, thence run S47° 53' 57"E a distance of 130.00 feet, to the Point-of-Beginning. Containing 0.254 acres.



SURVEYOR'S CERTIFICATE

This exhibit composed of a site plan, floor plans and the construction of the improvements described here in, is sufficiently complete so that such Material, together with the wording of the Declaration of Condominium, is a correct representation of the improvements described herein, and there can be determined there from the identification, location and dimensions of the common elements, limited common elements, and each unit.

REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 2757
 STAFFORD & BROCK
 ENGINEERING & SURVEYING

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

North R/W
 Line, North Fork Road

DRAWN BY: SP
CHECKED BY:
DATE: June 24, 1975
SCALE: 1" = 30'
JOB NO: 75-53A
FIELD BK. NO:

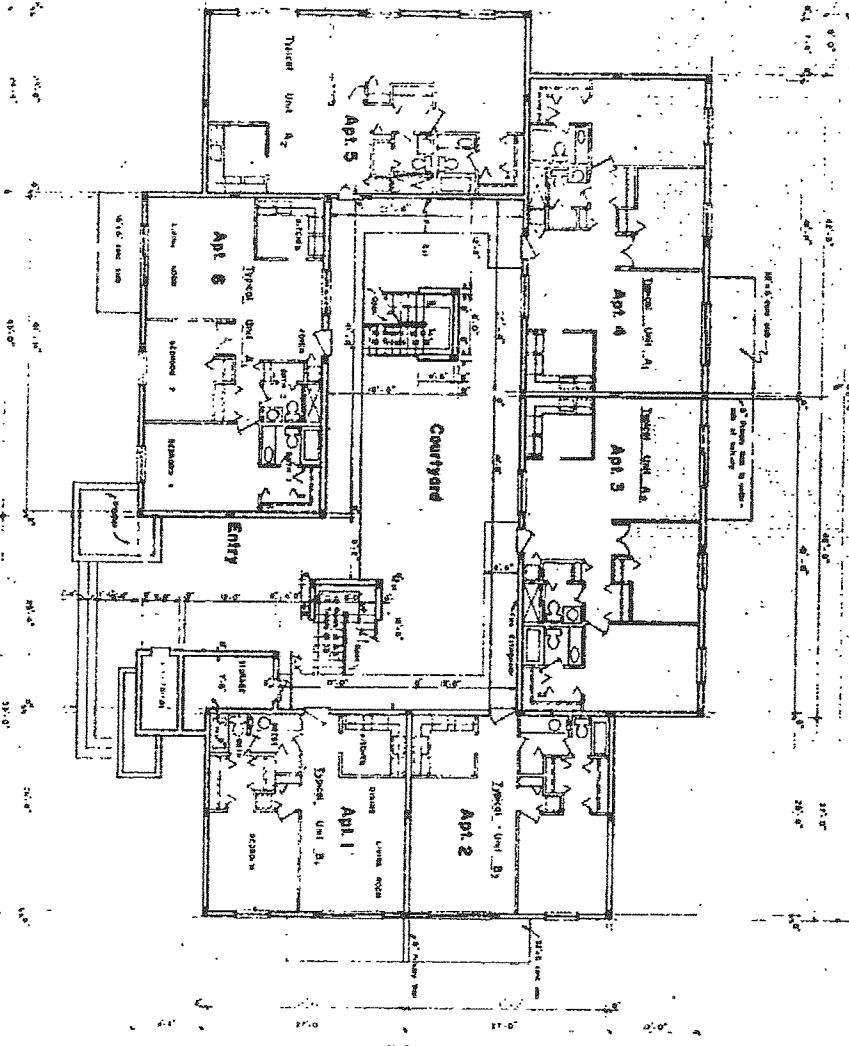
**800 Place Condominium
 Building No. 3**

STAFFORD & BROCK
 ENGINEERING & SURVEYING
 1805 S. FEDERAL HIGHWAY, STUART, FLORIDA

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"



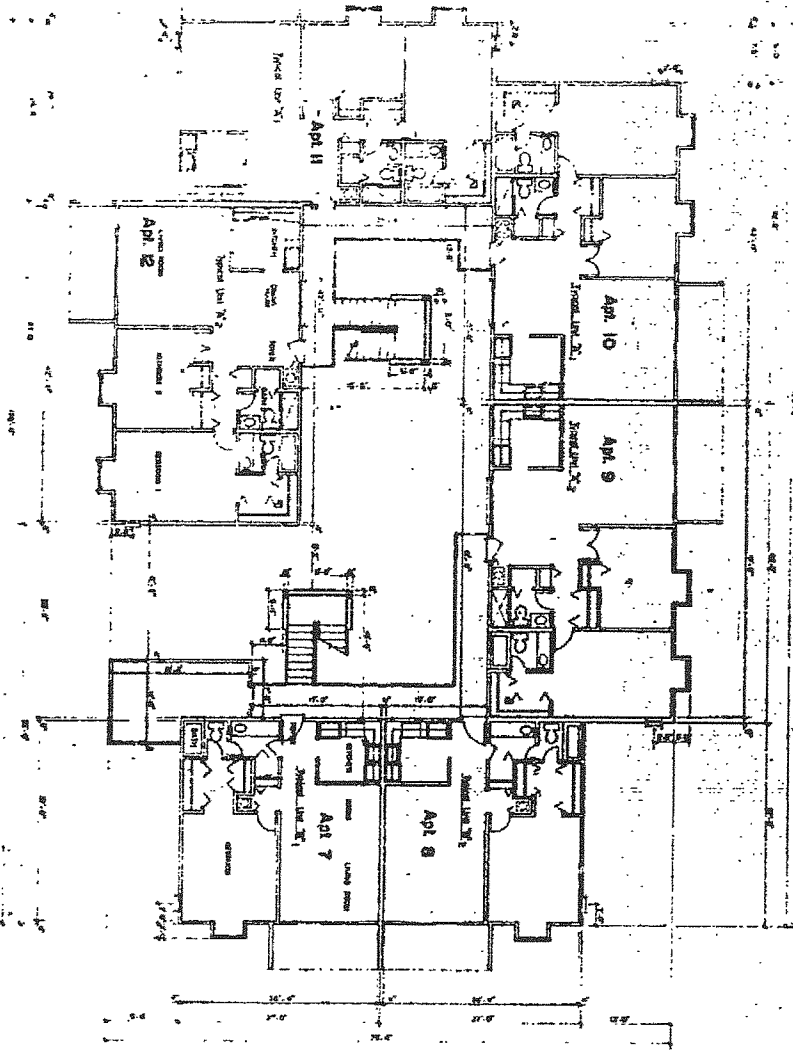
Stafford & Brock
ENGINEERING CONSULTANTS SURVEYING DESIGNERS PLANNING

1805 S. Federal Highway
Stuart, Florida

Legibility of writing, typing,
printing unsatisfactory in this
document when microfilmed.

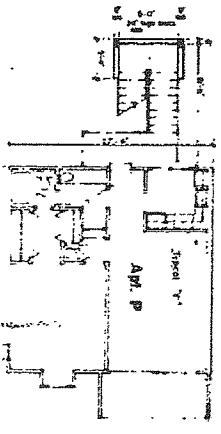
SECOND FLOOR PLAN

BUILDING NO. 3
FLOOR PLAN / AREA
CONC. SLAB / 2809'



THIRD FLOOR PLAN

BUILDING NO. 3
FLOOR PLAN / AREA
CONC. SLAB / 2809'



Scale 1/8" = 1'-0"

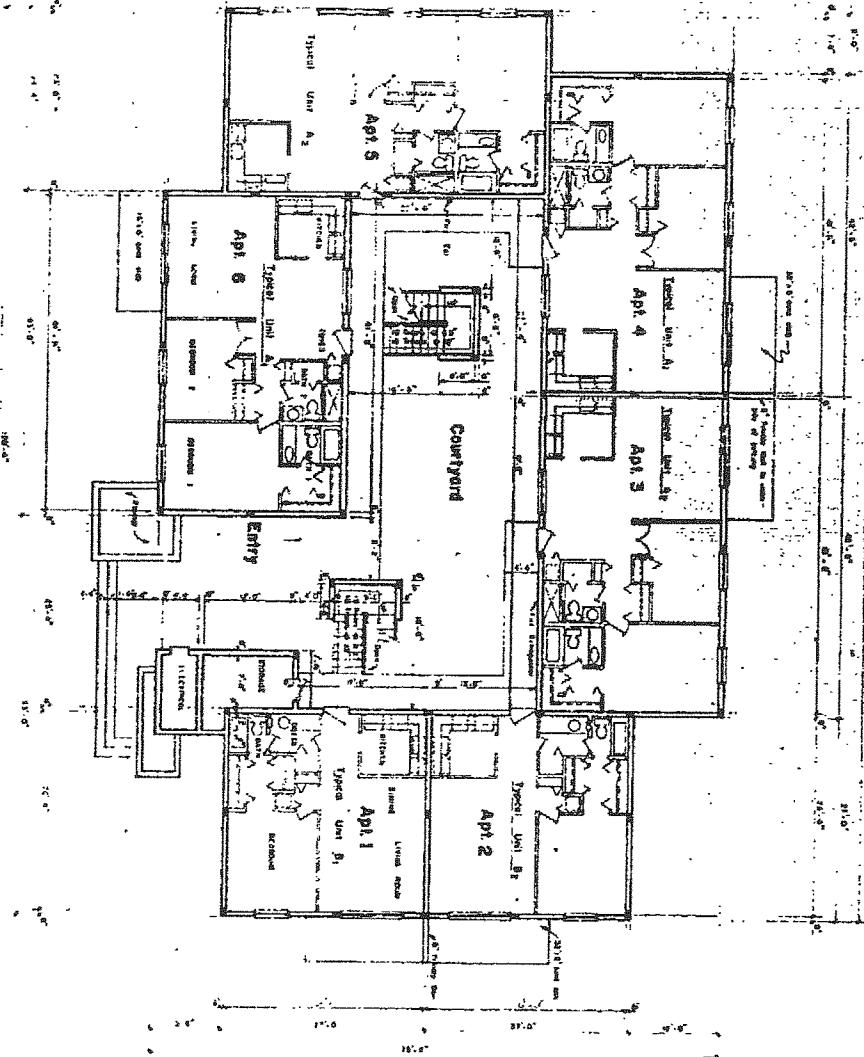
Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

FIRST FLOOR PLAN

BUILDING NO. 800
DATE EXAMINED 11/22

Scale: 1/8" = 1'-0"

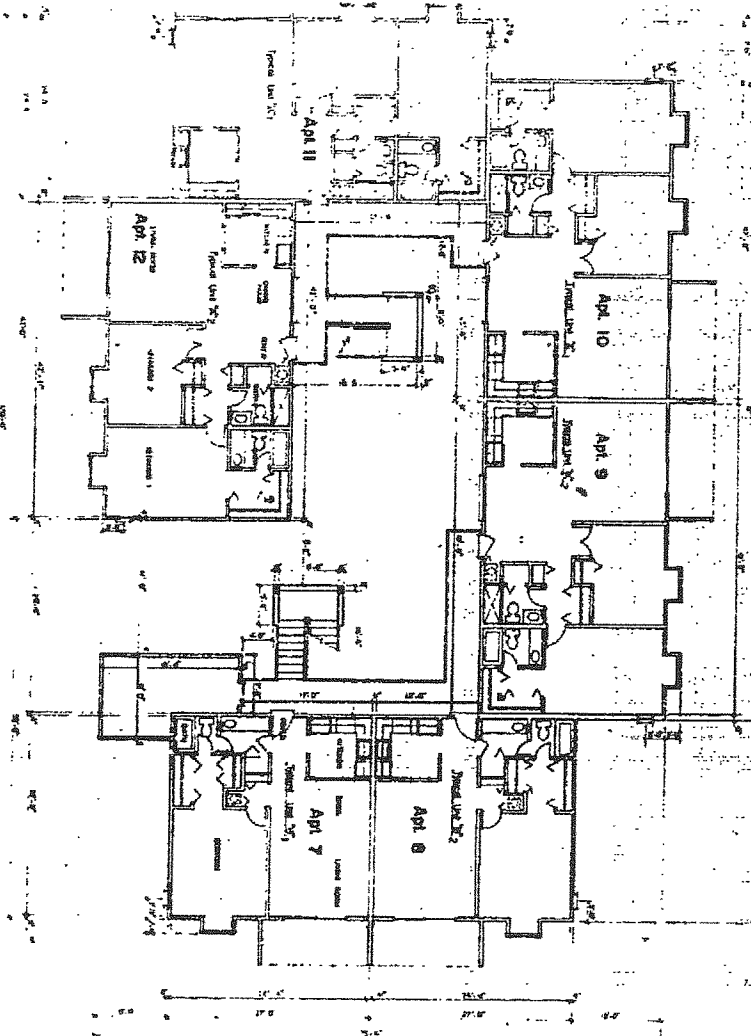
Exhibit 24
Date: 11-22-10



Stafford & Brock
 ENGINEERING CONSULTANTS SURVEYING DESIGNERS PLANNING

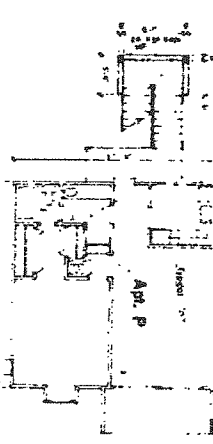
1805 S. Federal Highway
 Stuart, Florida

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.



SECOND FLOOR PLAN

BUILDING NO. 4
FLOOR NO. 2
DATE NOV. 1967



THIRD FLOOR PLAN

BUILDING NO. 4
FLOOR NO. 3
DATE NOV. 1967

Scale 1/8" = 1'-0"



Stafford & Brock

ENGINEERING CONSULTANTS SURVEYING DESIGNERS PLANNING

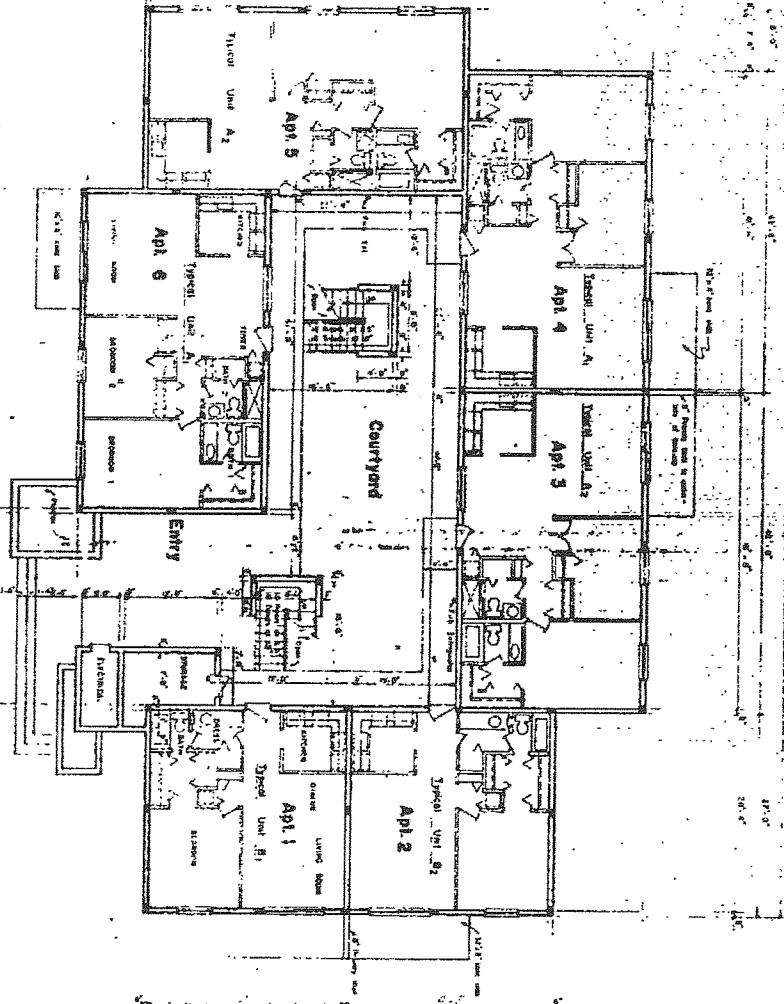
1805 S. Federal Highway
Stuart, Florida

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

FIRST FLOOR PLAN

BASED ON 1/2" = 1'-0" FLOOR ELEVATION 304' DIM. ELEVATION 327'

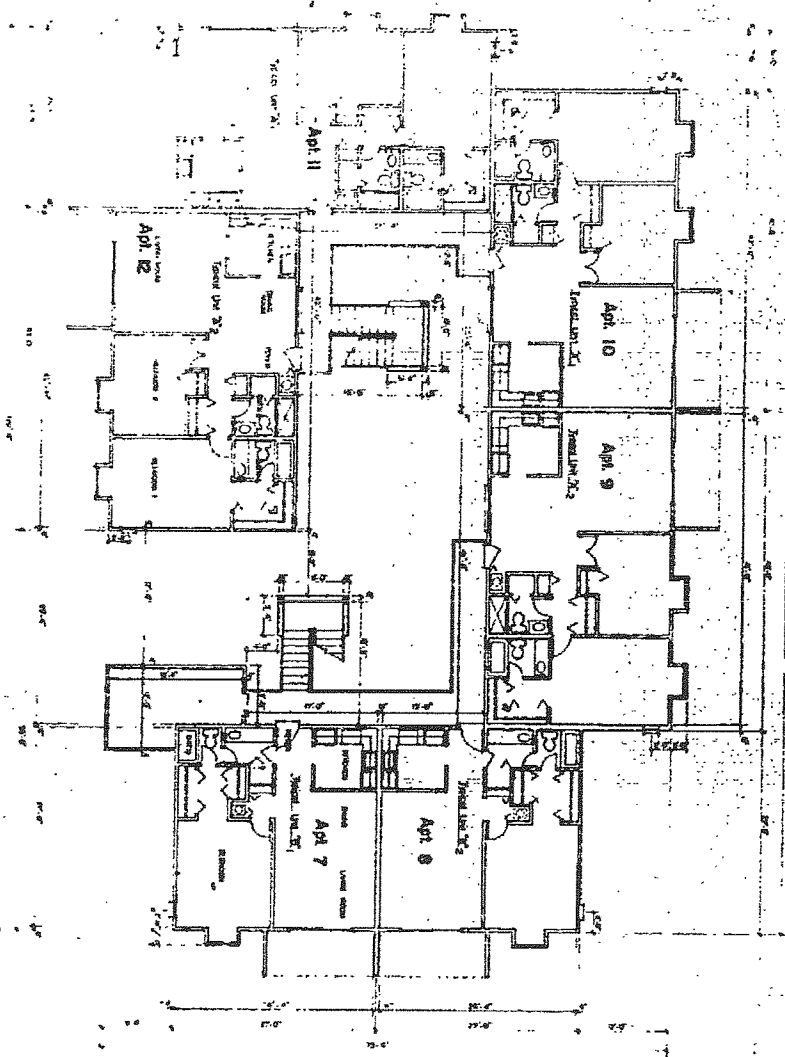
SCALE 1/8" = 1'-0"



Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

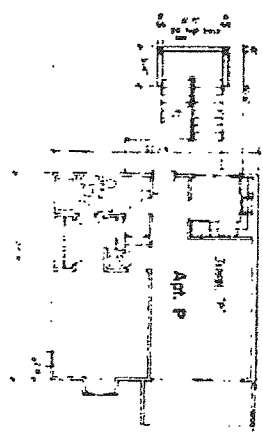
SECOND FLOOR PLAN

PLACING NO. 5
DATE REV. 1/87
D.S.M. REV. 1/87

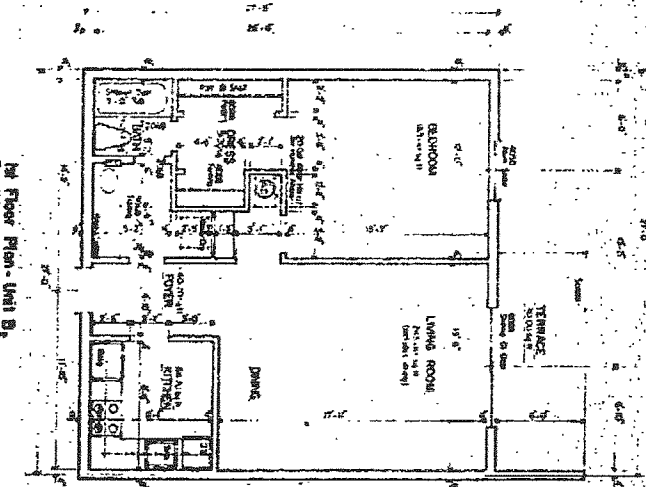


THIRD FLOOR PLAN

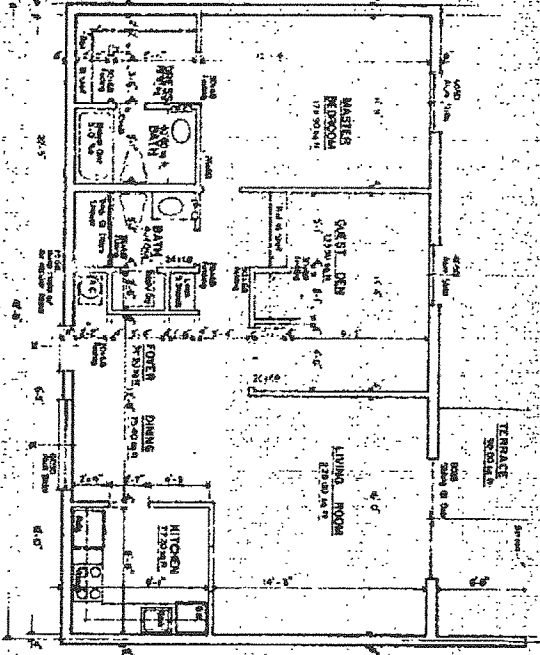
PLACING NO. 5
DATE REV. 1/87
D.S.M. REV. 1/87



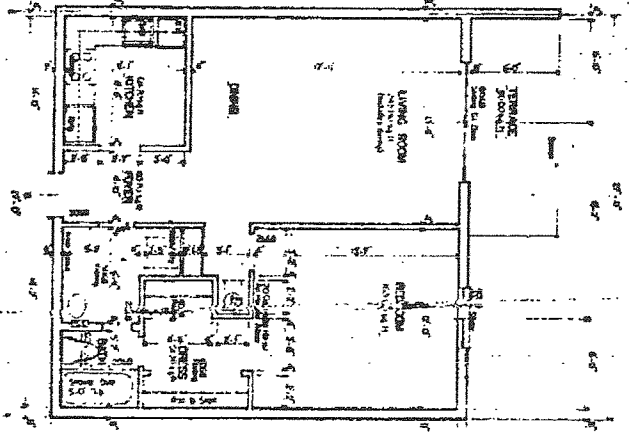
Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.



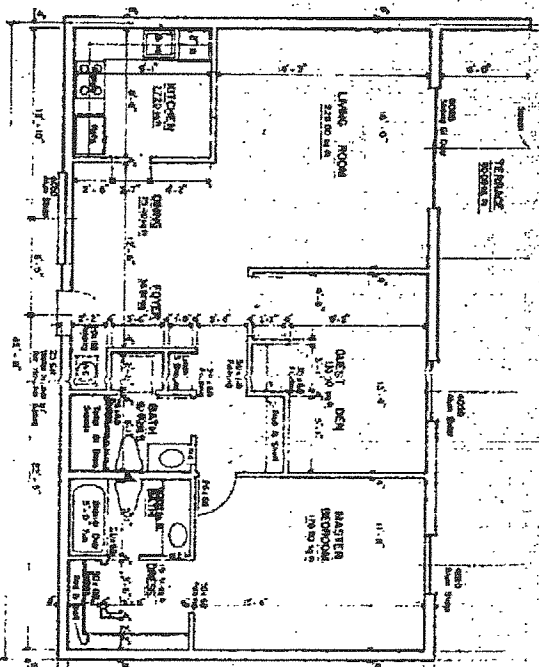
1st Floor Plan - Unit A



1st Floor Plan - Unit B



1st Floor Plan - Unit A



BOOK 388 PAGE 2602

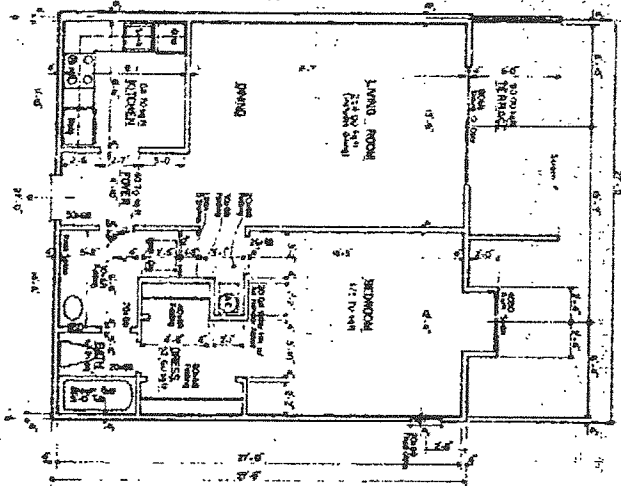


Stafford & Brock ENGINEERING CONSULTANTS SURVEYING DESIGNERS PLANNING

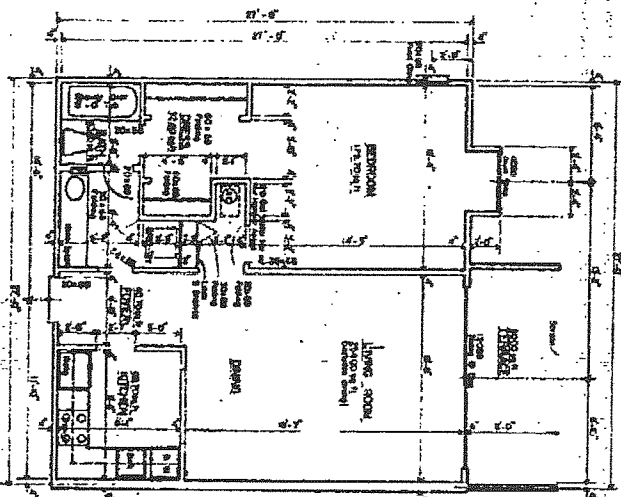
1805 S. Federal Highway, Stuart, Florida

printing unsatisfactory in this document when microfilmed.

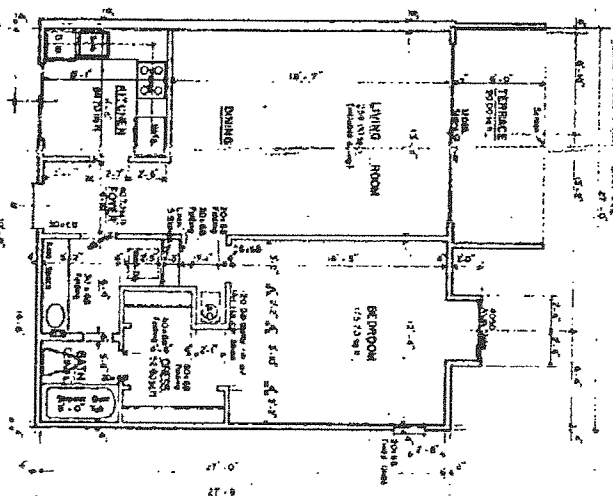
2nd Floor Plan - Unit B



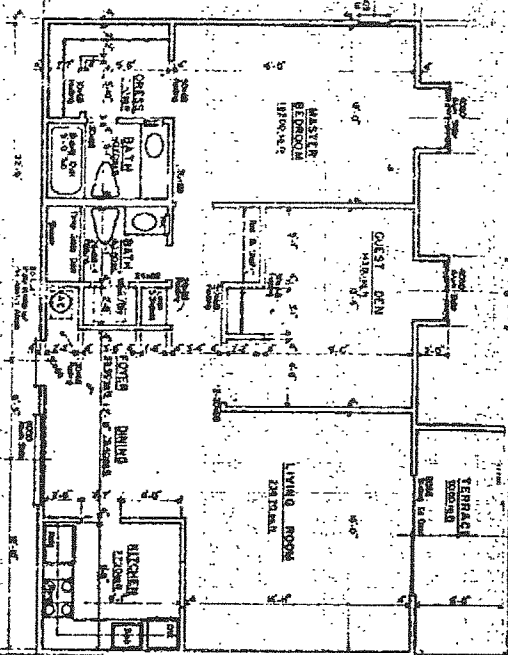
2nd Floor Plan - Unit B



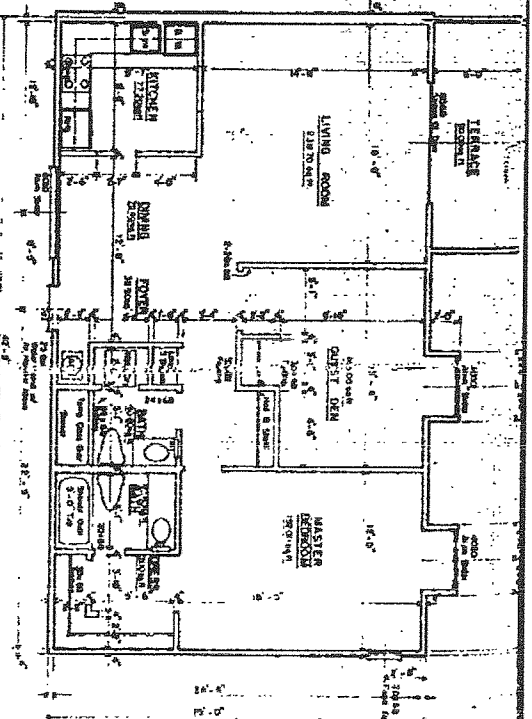
2nd Floor Plan - Unit B



2nd Floor Plan - Unit A



2nd Floor Plan - Unit A

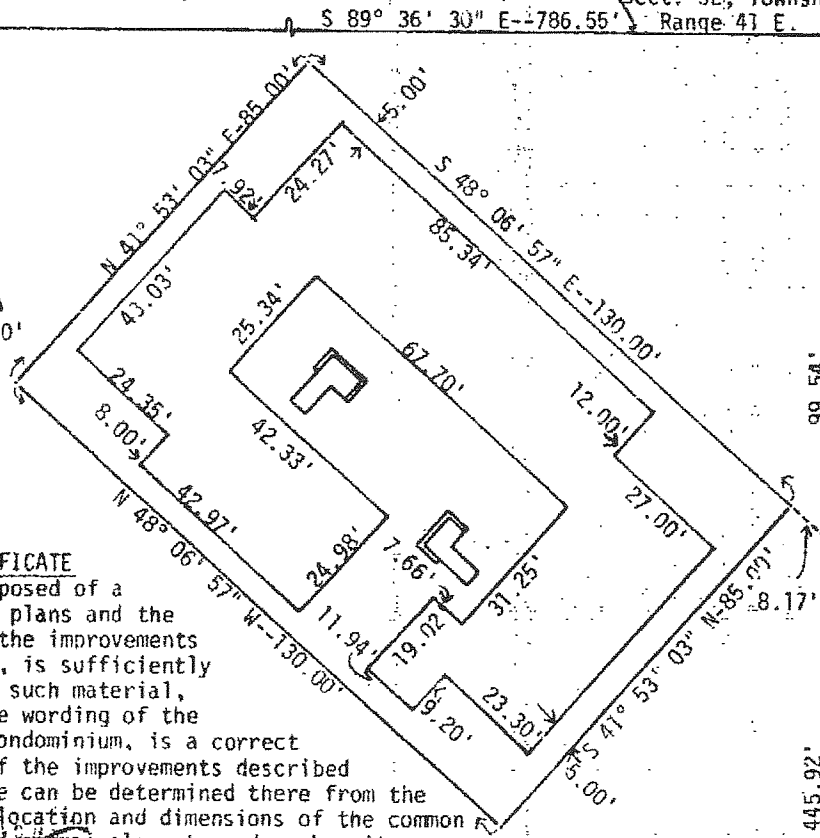


800 PLAC W/NDOMINIUM BUILDING NO. 4

Start at the Southwest corner of Lot 10, Block 28, North River Shores S/D, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said starting point lying on the South line of the North 1/2 of Gov't lot 3, Section 32, Township 37 S, Range 41 E, thence run S 89° 36' 30" E along said South line of Gov't Lot 3 a distance of 786.55 feet, thence run S 00° 02' 03" W a distance of 99.54 feet; thence run N 48° 06' 57" W a distance of 8.17 feet for the Point-of-Beginning thence run S 41° 53' 03" W a distance of 85.00 feet; thence run N 48° 06' 57" W a distance of 130.00 feet; thence run N 41° 53' 03" E a distance of 85.00 feet; thence run S 48° 06' 57" E a distance of 130.00 feet to the Point-of-Beginning. Containing 0.254 Acres.

Southwest corner Lot 10, Block 28, North River Shores S/D, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida.

South Line of the North 1/2 of the Gov't Lot 3, Sect. 32, Township 37 S, Range 41 E.



SURVEYOR'S CERTIFICATE

This exhibit composed of a site plat, floor plans and the construction of the improvements described herein, is sufficiently complete so that such material, together with the wording of the Declaration of Condominium, is a correct representation of the improvements described herein, and there can be determined there from the identification, location and dimensions of the common elements, limited common elements and each unit.

Lee Brock
 LEE BROCK
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 2157

North R/W Line,
North Fork Road.

DRAWN BY: RB
 CHECKED BY:
 DATE: August 1, 1975
 SCALE: 1"=30'
 JOB NO: 73-53A
 FIELD BK. NO:

800 Place Condominium
 Building No. 4

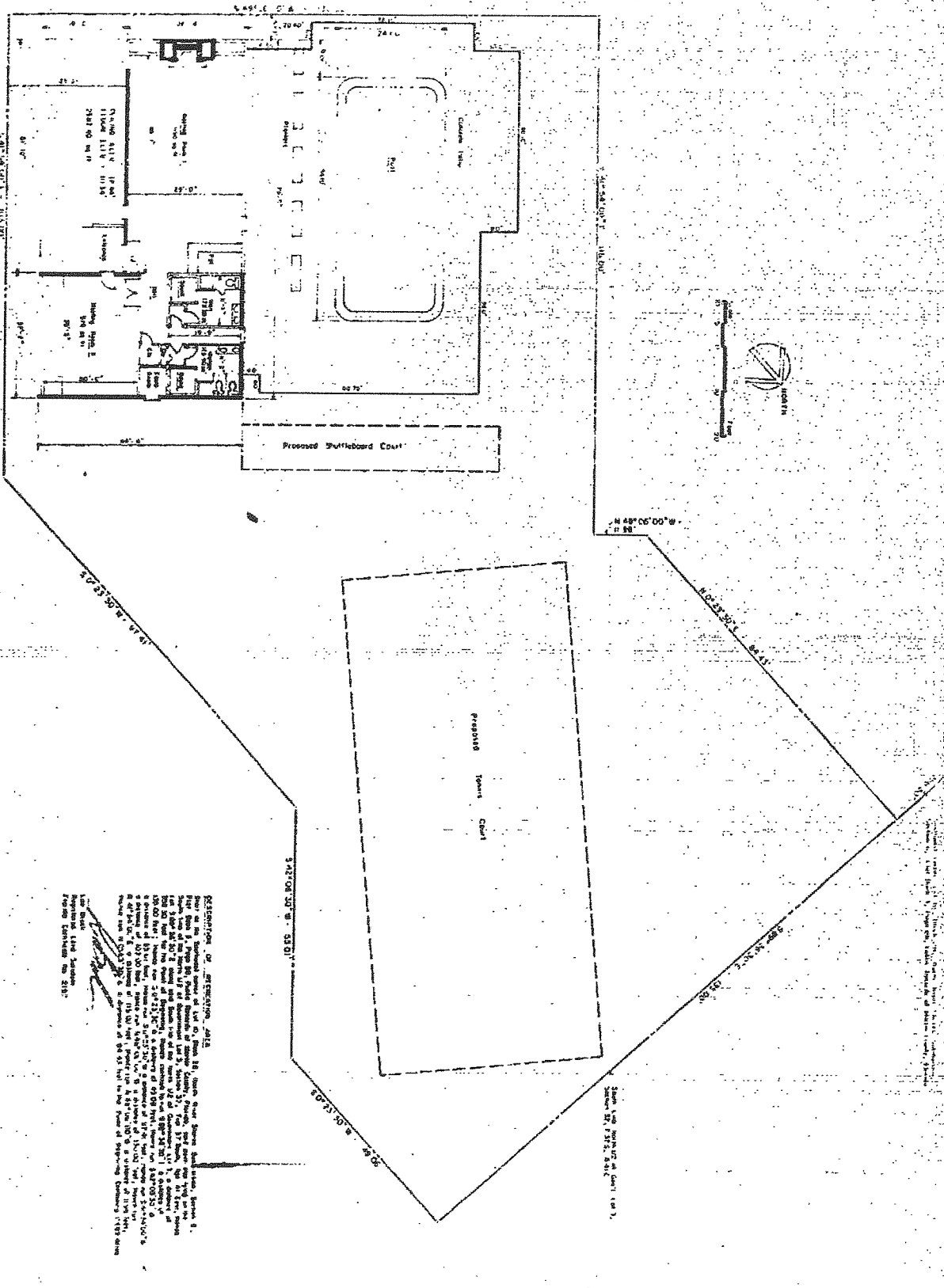
STAFFORD & BROCK

ENGINEERING & SURVEYING

1808 S. FEDERAL HIGHWAY, STUART, FLORIDA

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.



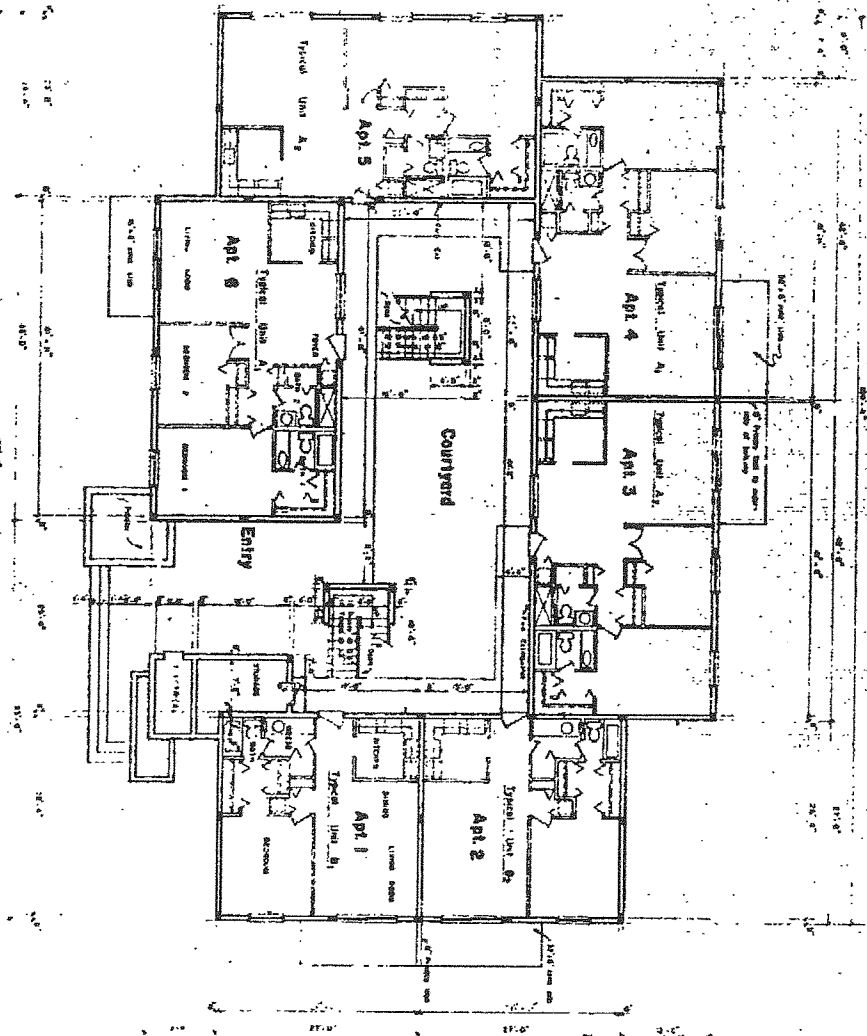
NOTATION OF RESERVATION
 This plan is prepared for the purpose of showing the location of the proposed tennis court and shuffleboard court. It is not intended to show the location of any other structures or improvements. The location of any other structures or improvements shall be shown on a separate plan. The location of any other structures or improvements shall be shown on a separate plan. The location of any other structures or improvements shall be shown on a separate plan.

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

FIRST FLOOR PLAN

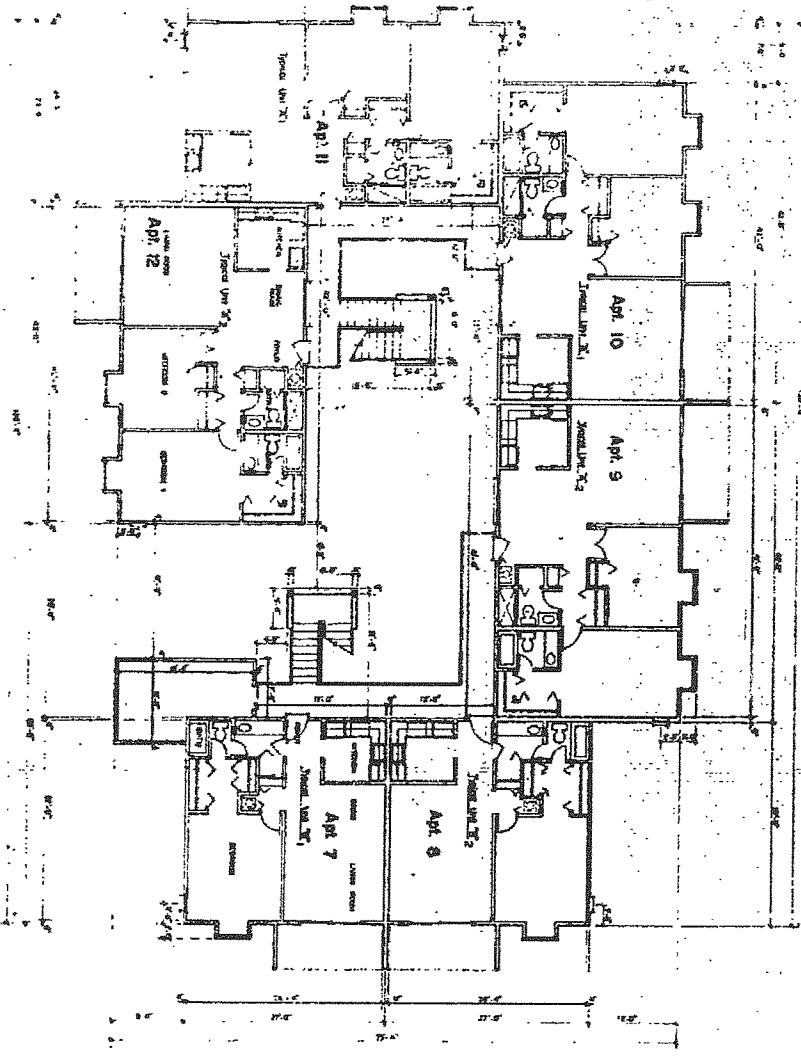
Building No. 3
 Floor Plan
 Date Revised: 10.88

Scale: 1/8" = 1'-0"

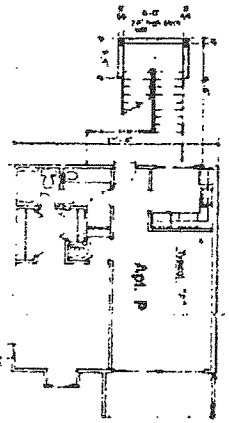


NOT TO SCALE

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.



SECOND FLOOR PLAN
BUILDING NO. 2
FLOOR ELEV. 22.85'
DRAWN 1/25/80



THIRD FLOOR PLAN
BUILDING NO. 2
FLOOR ELEV. 23.85'
DRAWN 1/25/80

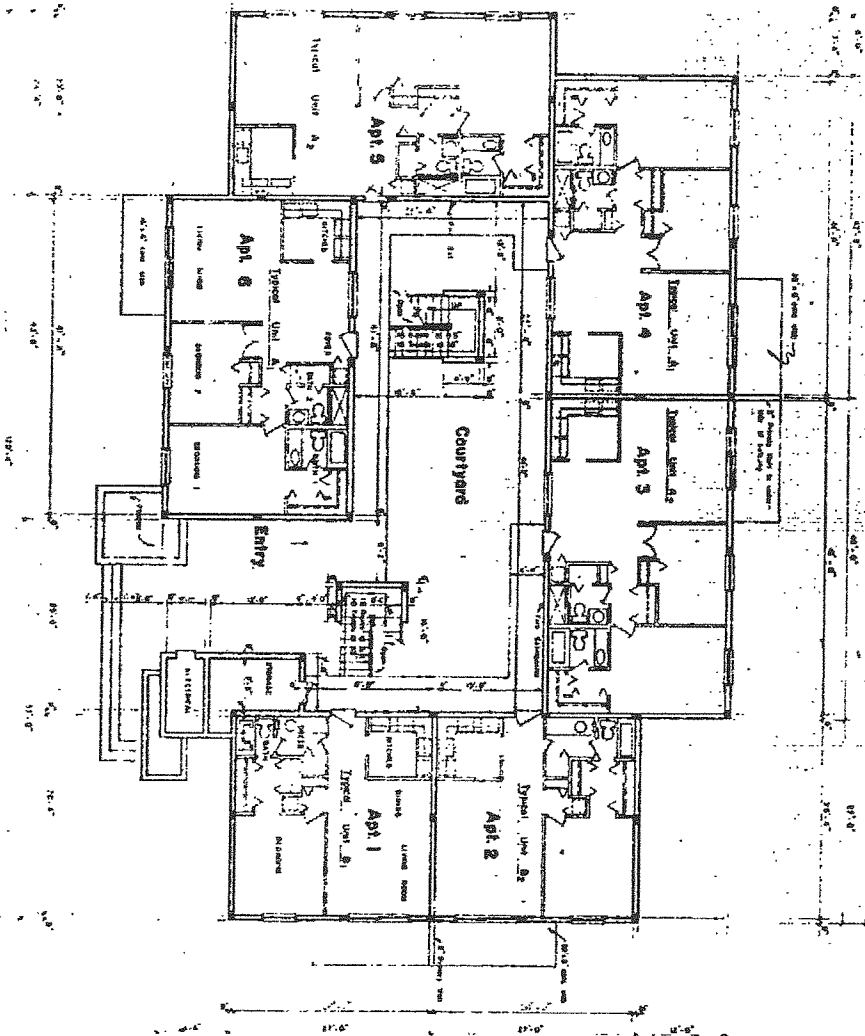


Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

FIRST FLOOR PLAN

Building No. 4
Floor Elevation 81.5'
Grid Section 1725'

Scale: 1/8" = 1'-0"

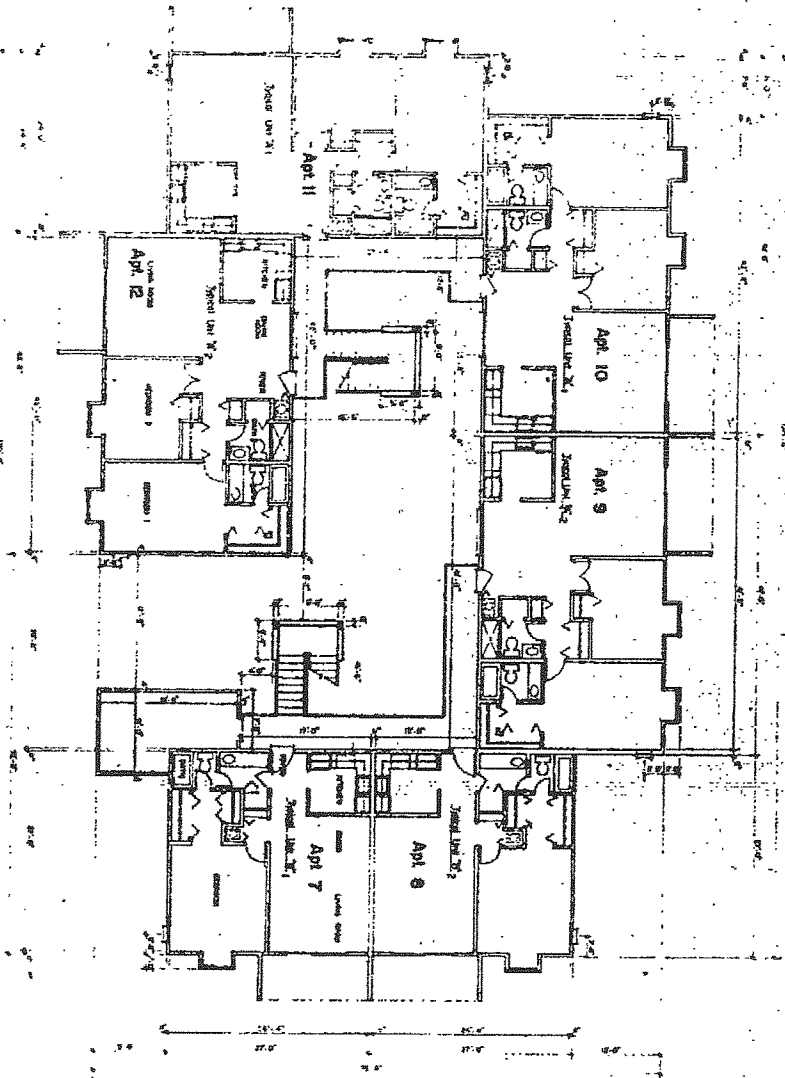


Stafford & Brock
 ENGINEERING CONSULTANTS SURVEYING DESIGNERS PLANNING

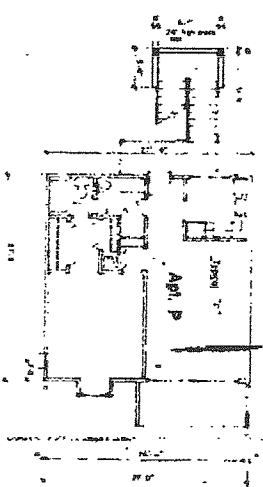
1805 S. Federal Hwy
 Stuart, Florida

800 Plaza Condominium First Floor Plan

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.



SECOND FLOOR PLAN
BUILDING NO. 2
UNIT NO. 12-11-10-9-8-7-6
DATE: 11/17/87



THIRD FLOOR PLAN
BUILDING NO. 2
UNIT NO. P
DATE: 11/17/87

Scale 1/8" = 1'-0"



Stafford & Brock
ENGINEERING CONSULTANTS SURVEYING DESIGNERS PLANNING

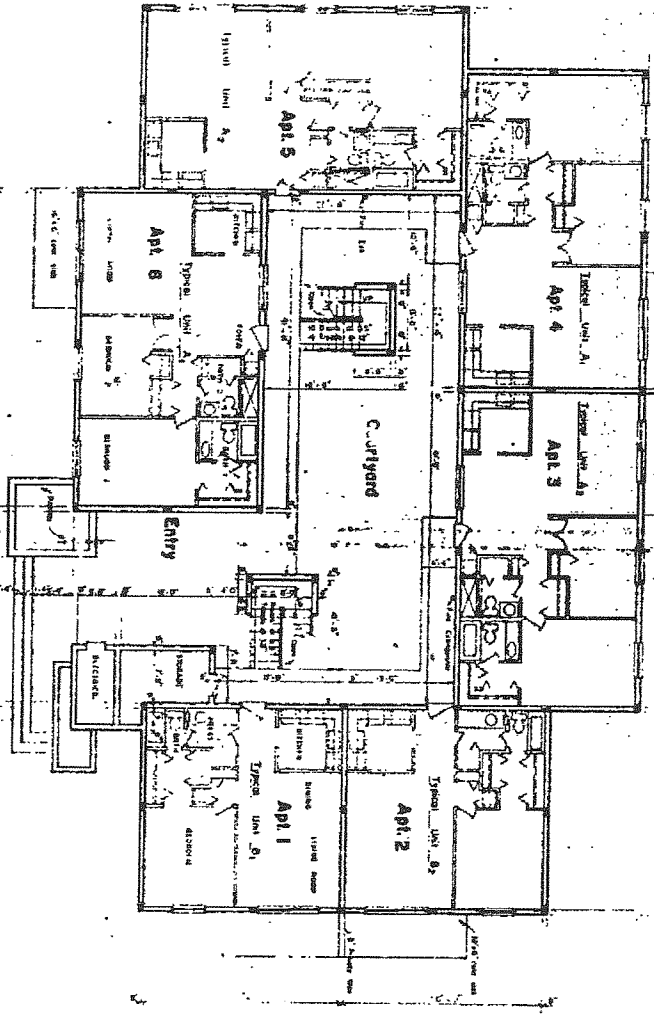
1805 S. Federal Hi
Stuart, Florida

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

FIRST FLOOR PLAN

DESIGNED BY: B.S.P.
DRAWN BY: B.S.P.
CHECKED BY: B.S.P.

SCALE: 1/8" = 1'-0"



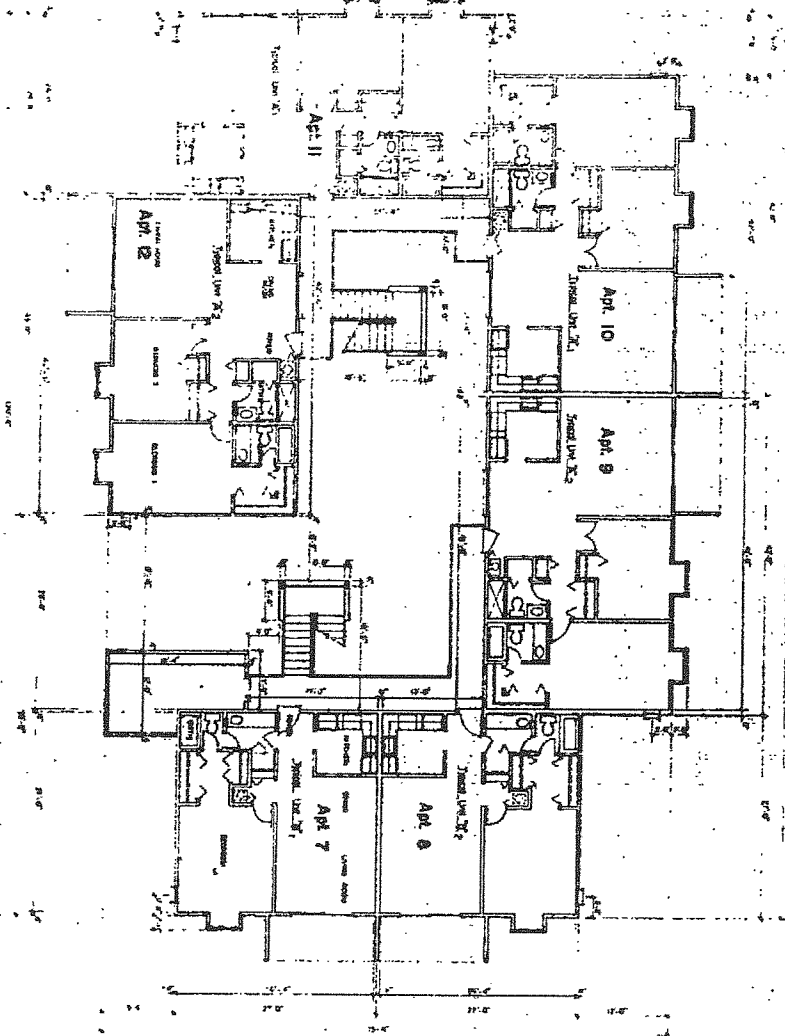
Stafford & Brock
ENGINEERING CONSULTANTS SURVEYING DESIGNERS - PLANNING

1805 S. Federal Highway
Stuart, Florida

Legibility of this document is not guaranteed if printed on a printer that is not approved by the manufacturer. Printing unsatisfactory in this document when microfilmed.

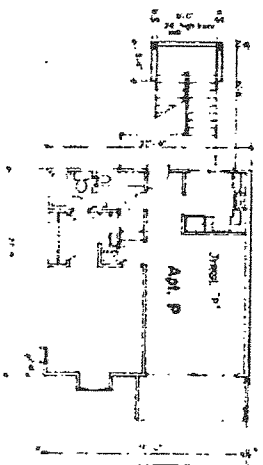
SECOND FLOOR PLAN

Building No. 18
Floor Elev. 224'
Grand Elev. 224'

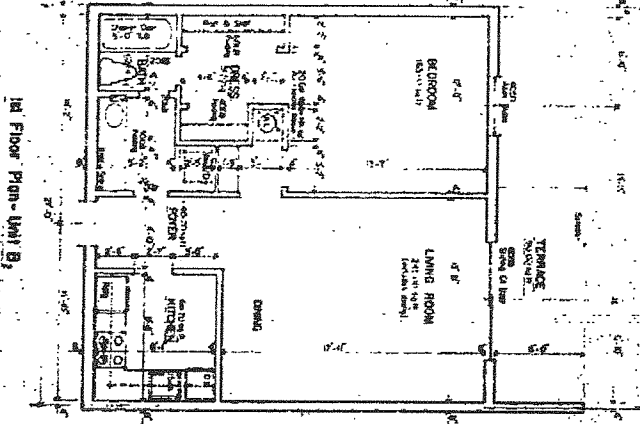


THIRD FLOOR PLAN

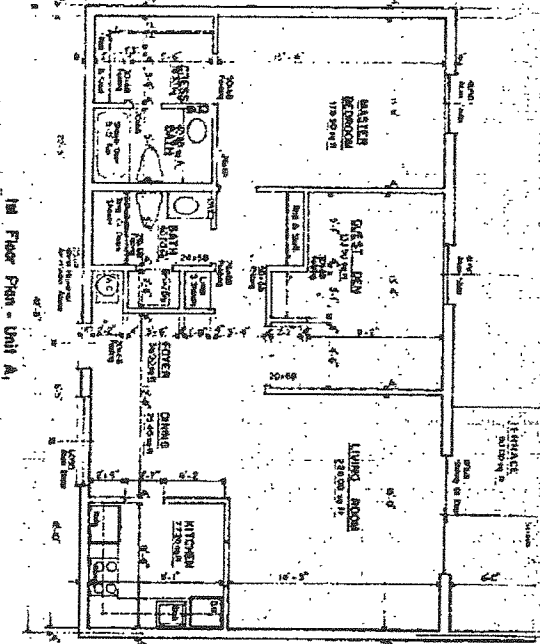
Building No. 18
Floor Elev. 234'
Grand Elev. 234'



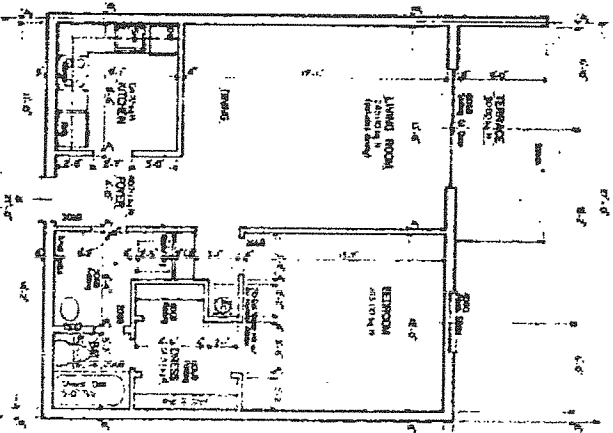
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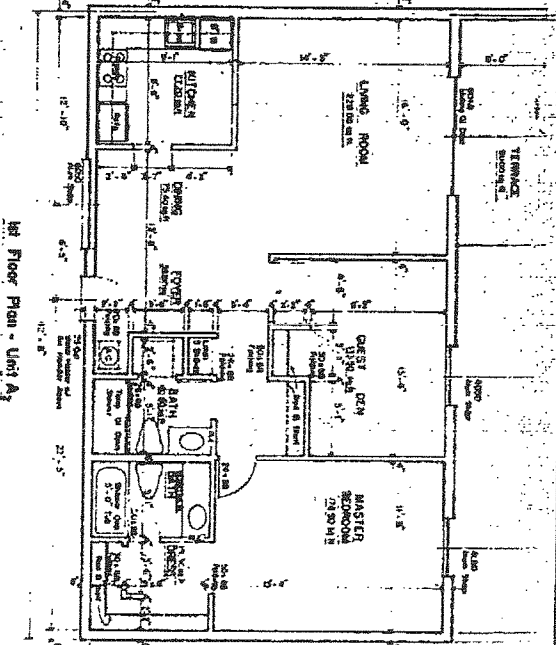
1st Floor Plan - Unit B.



1st Floor Plan - Unit A.



1st Floor Plan - Unit B.

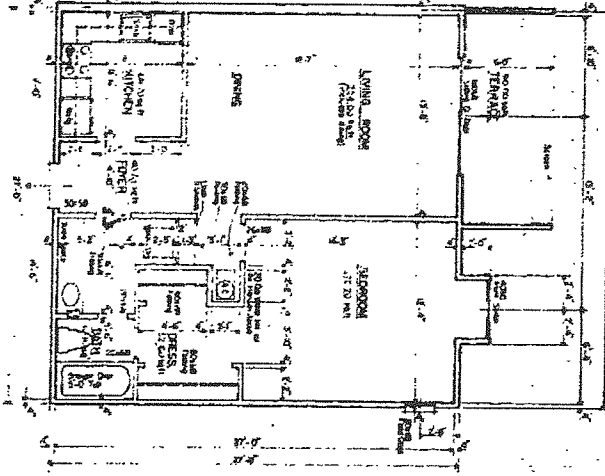


1st Floor Plan - Unit A.

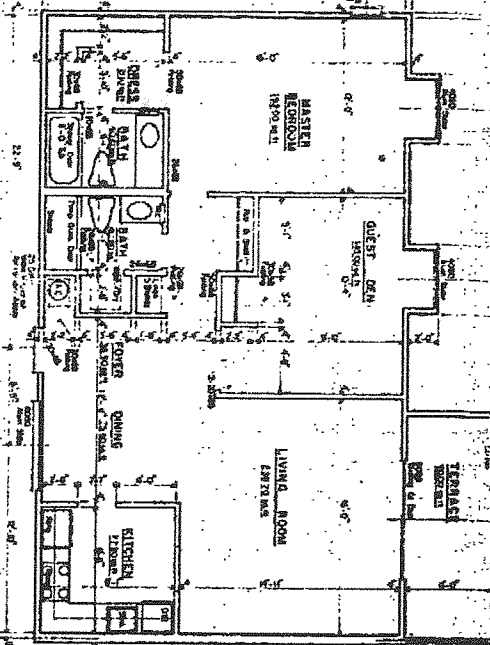
Sheet 9 of 11

Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

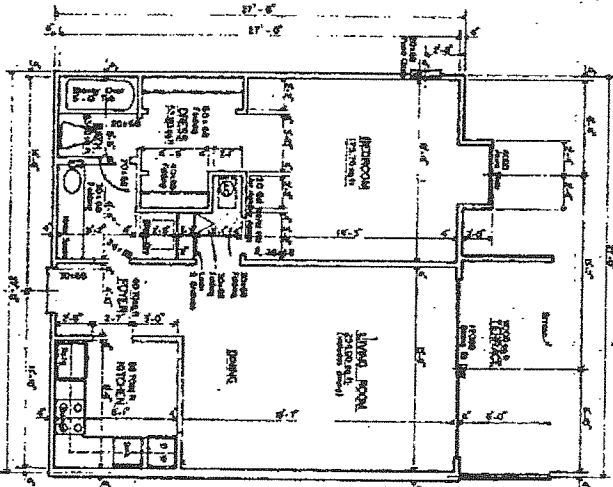
2nd Floor Plan - Unit B1



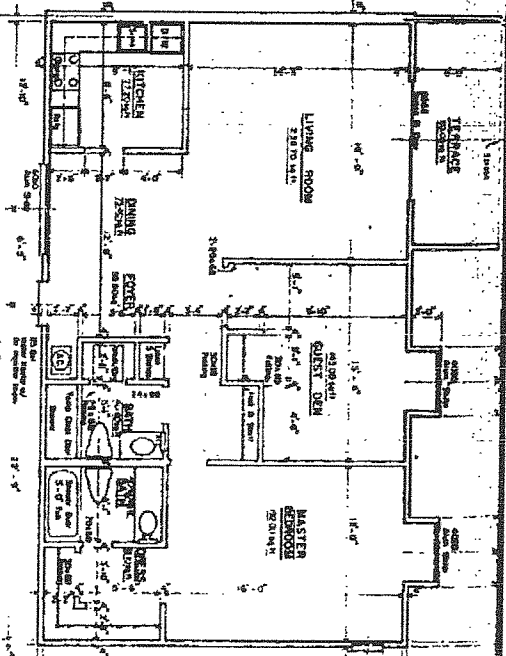
2nd Floor Plan - Unit A1



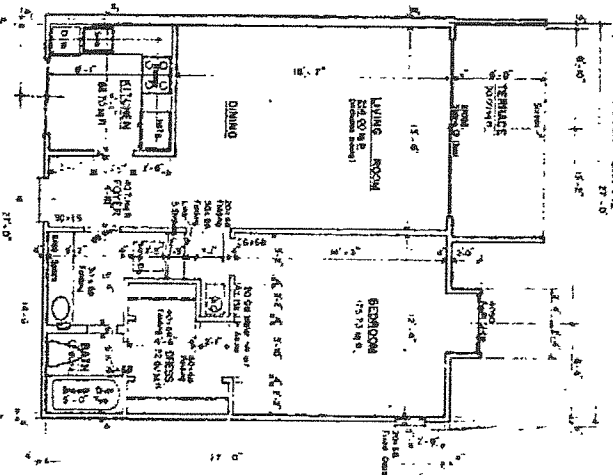
2nd Floor Plan - Unit B2



2nd Floor Plan - Unit A2



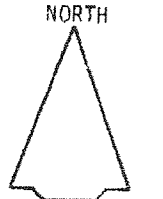
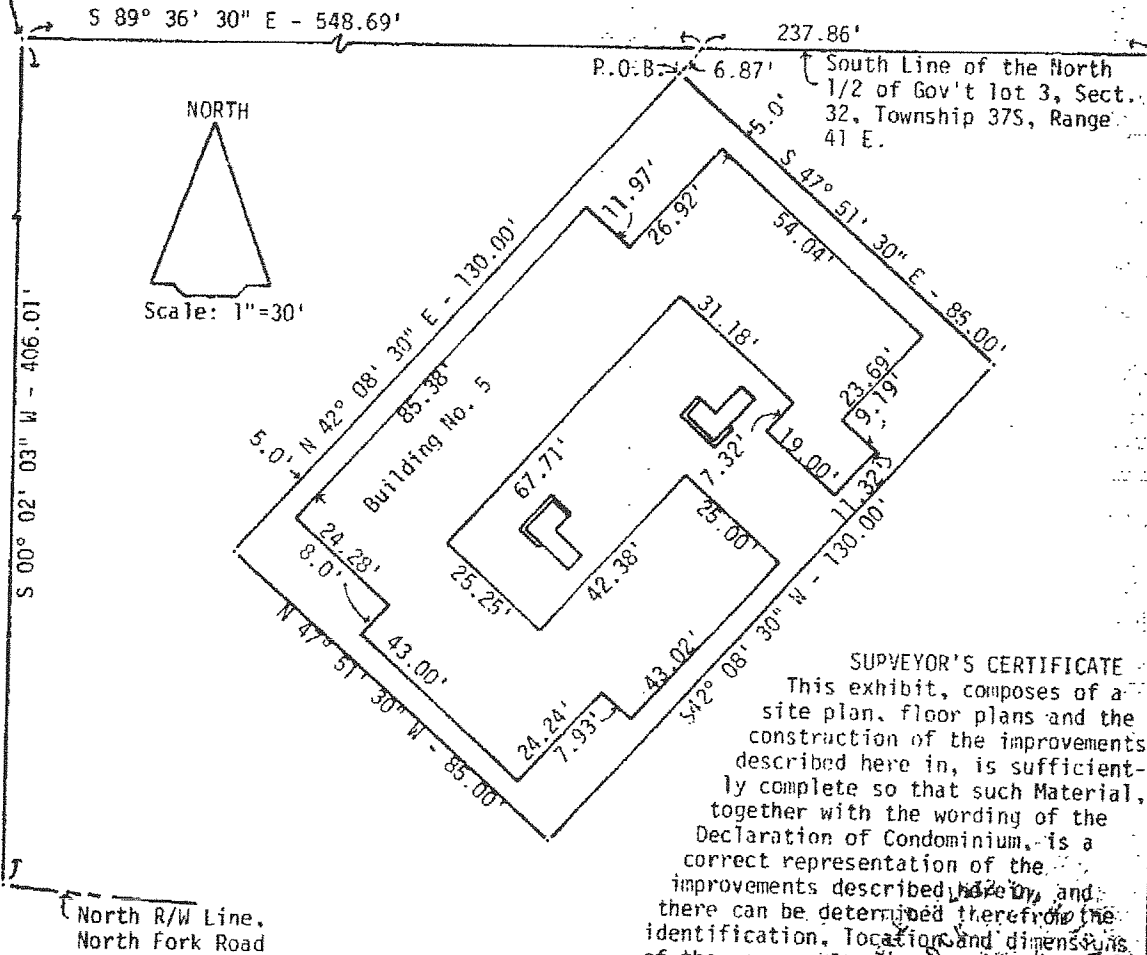
3rd Floor Plan - Unit P



800 PLACE CONDOMINIUM BUILDING NO. 5

Start at the Southwest corner of Lot 10, Block 28, North River Shores S/D, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said starting point lying on the South line of the North 1/2 of Government lot 3, Section 32, Township 37S, Range 41 E, thence run S 89° 36' 30" E along said South line of Government Lot 3 a distance of 548.69 feet, thence run S 42° 08' 30" W a distance of 6.87 feet for the Point-of-Beginning; thence run S 47° 51' 30" E a distance of 85.00 feet, thence run S 42° 08' 30" W a distance of 130.00 feet, thence run N 47° 51' 30" W a distance of 85.00 feet, thence run N 42° 08' 30" E a distance of 130.00 feet to the Point-of-Beginning, Containing 0.254 acres.

Southwest corner Lot 10, Block 28, North River Shores S/D, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida.



Scale: 1"=30'

SURVEYOR'S CERTIFICATE
 This exhibit, composes of a site plan, floor plans and the construction of the improvements described here in, is sufficiently complete so that such Material, together with the wording of the Declaration of Condominium, is a correct representation of the improvements described herein, and there can be determined therefrom the identification, location and dimensions of the common elements, limited common elements and each unit.

REGISTERED LAND SURVEYOR NO. 2157

DRAWN BY	DALE
CHECKED BY	
DATE	JULY 8, 1975
SCALE	1" = 30'
NO.	73-53
PLAT NO.	

800 Place Condominium Building No. 5

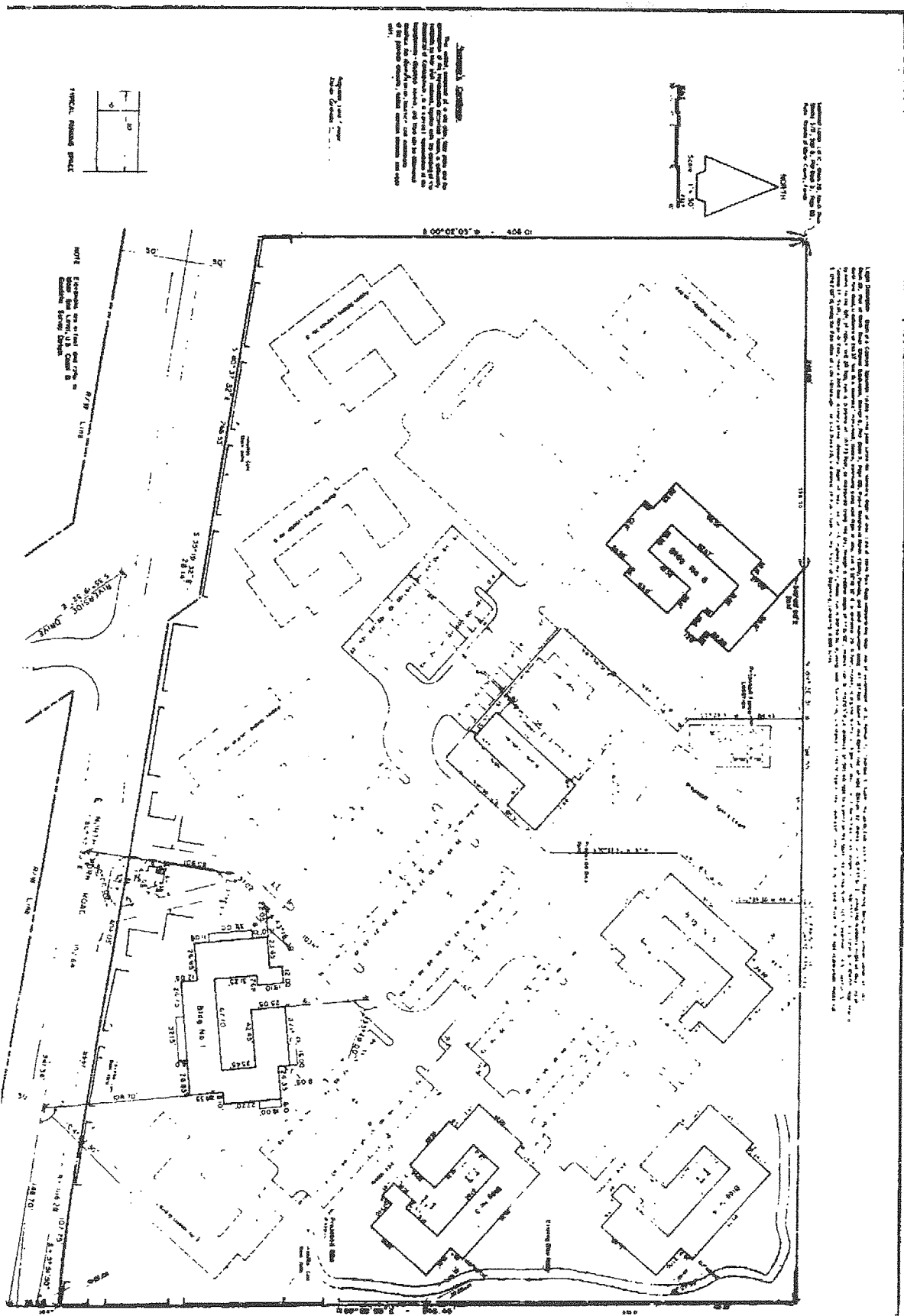
STAFFORD & BROCK

ENGINEERING & SURVEYING

1805 S. FEDERAL HIGHWAY, STUART, FLORIDA

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BLD
6



LEE BROCK ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS		P.O. BOX 550 STUART, FLORIDA (888) 267-6655
VILLAGES OF 800 PLACE		
EXHIBIT 'A'		

800 PLACE CONDOMINIUM BUILDING NO. 6

Start at the Southwest corner of Lot 10, Block 28, North River Shores Subdivision, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said corner lying on the South line of the North One Half of Gov't. Lot 3, Sec. 32, Township 37 South, Range 41 East; thence run S 89°36'30" E along said south line of Gov't. Lot 3, a distance of 250.13 feet; thence run S 48°00'00" E a distance of 7.48 feet for the Point of Beginning; thence continue to run S 48°00'00" E a distance of 85.33 feet; thence run S 42°00'00" W a distance of 130.33 feet; thence run N 48°00'00" W a distance of 85.33 feet; thence run N 42°00'00" E a distance of 130.33 feet to the Point of Beginning; containing 0.255 acres.

SURVEYOR'S CERTIFICATE

This exhibit composed of a site plat, floor plans and the construction of the improvements described herein, is sufficiently complete so that such material, together with the wording of the Declaration of Condominium, is a correct representation of the improvements described herein, and there can be determined therefrom the identification, location and dimensions of the common elements, limited common elements and each unit.

Lee Brock
 Lee Brock, R.L.S.
 Registered Land Surveyor
 Florida Certificate No. 2157

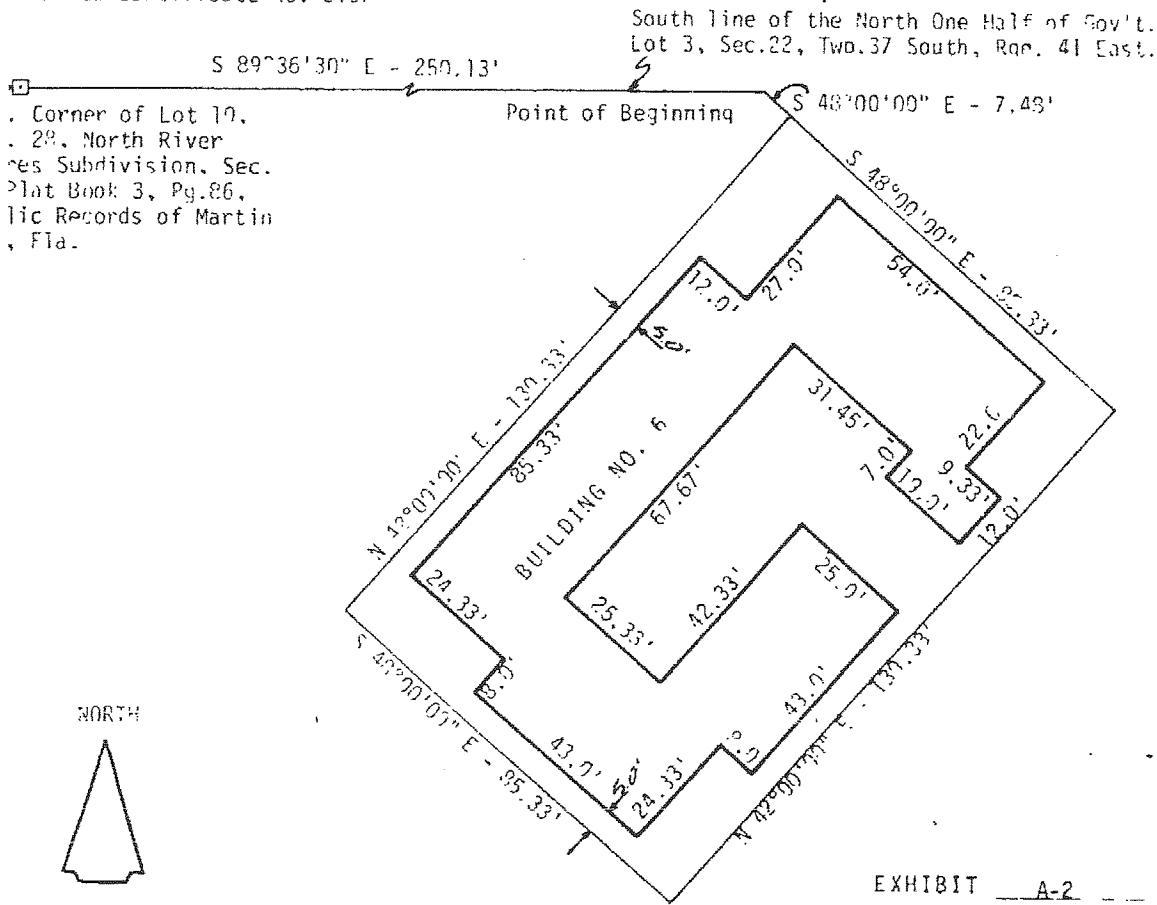
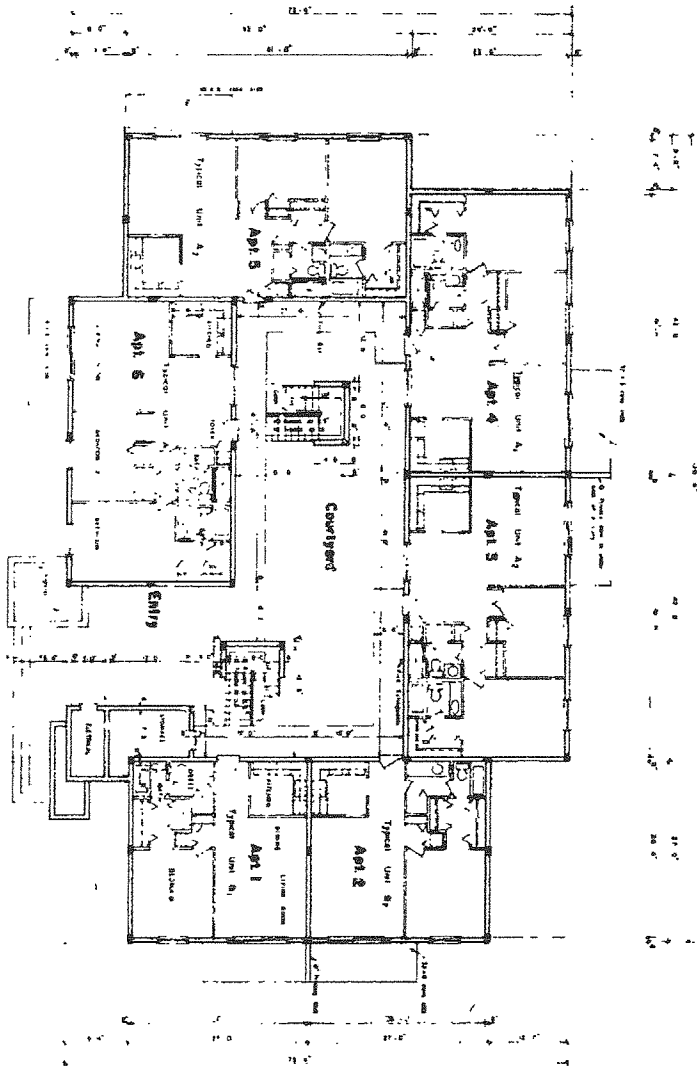


EXHIBIT A-2
 SHEET 1 OF 1

Drawn by:	MH
Checked by:	
Date:	11-14-77
Scale:	1" = 30'
Project No.:	77-166

Prepared on the Order of:
800 Place Condominium
 Building No. 6

LEE BROCK P.E. - R.L.S.
 ENGINEERING - SURVEYING
 STUART, FLORIDA



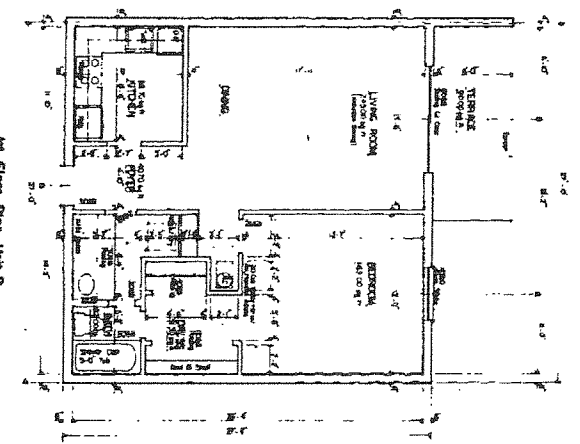
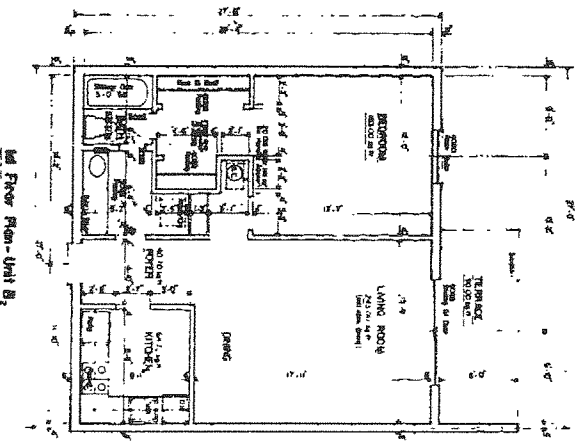
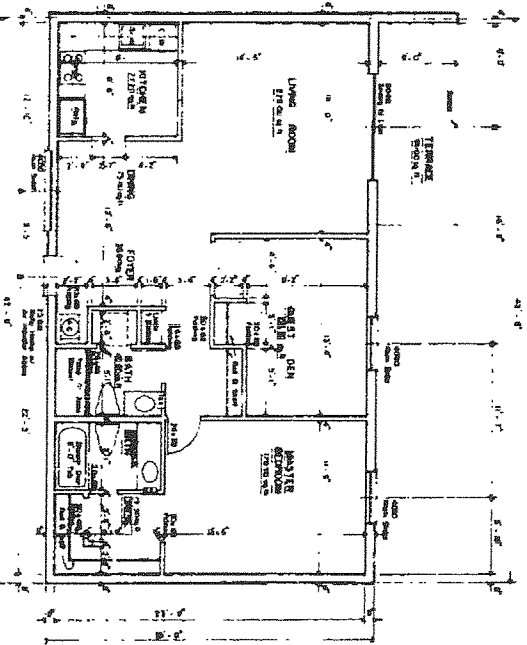
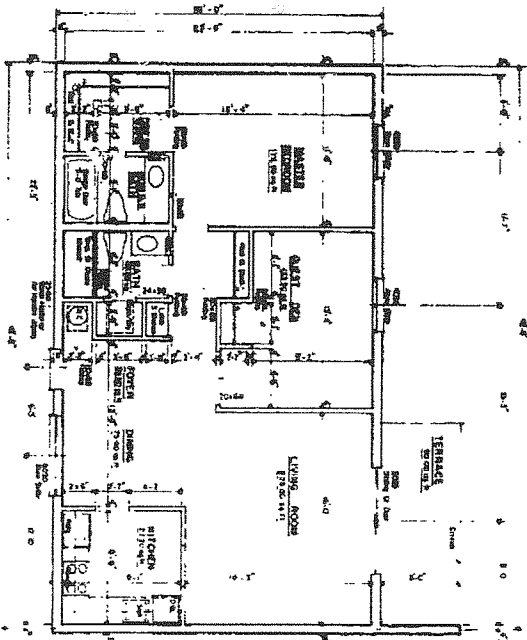
PLAN
 10'-0" = 1"

FIRST FLOOR PLAN

SHEET 3-A

SCALE 1/8" = 1'-0"

<small> TITLE DATE DRAWN BY CHECKED BY IN CHARGE </small>	LEE BROCK ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS	P.O. BOX 268 STUART, FLORIDA (800) 367-0522	<small> SHEET NO. TOTAL SHEETS </small>
VILLAGES OF 800 PLACE			



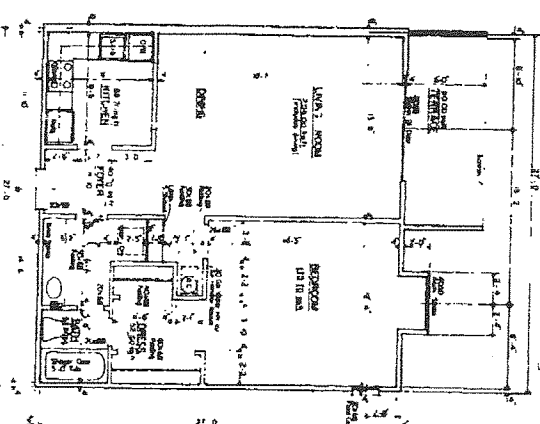
LEE BROCK
 ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

P.O. BOX 860
 STUART, FLORIDA
 (888) 887-8888

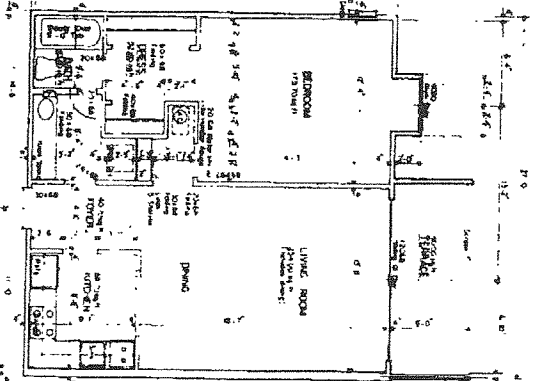
VILLAGES OF 800 PLACE

SHEET 5-A

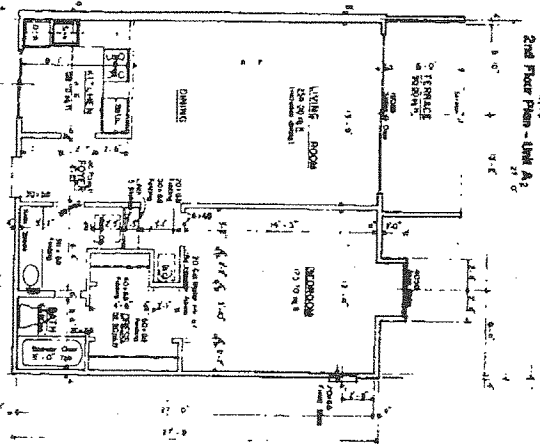
BOOK 438 PAGE 1561



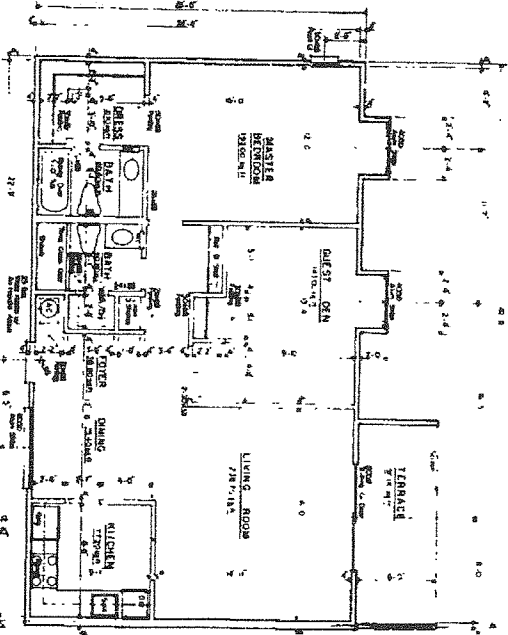
2nd Floor Plan - Unit B1



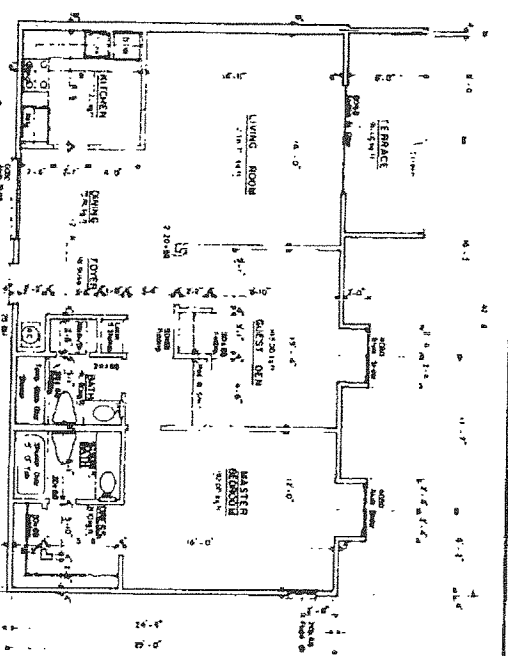
2nd Floor Plan - Unit B2



3rd Floor Plan - Unit B



2nd Floor Plan - Unit A1



2nd Floor Plan - Unit A2

DESIGNED BY	
CHECKED BY	
DRAWN BY	
SCALE	
CAD FILE NO.	
FIELD BOOK	
FILE NO.	

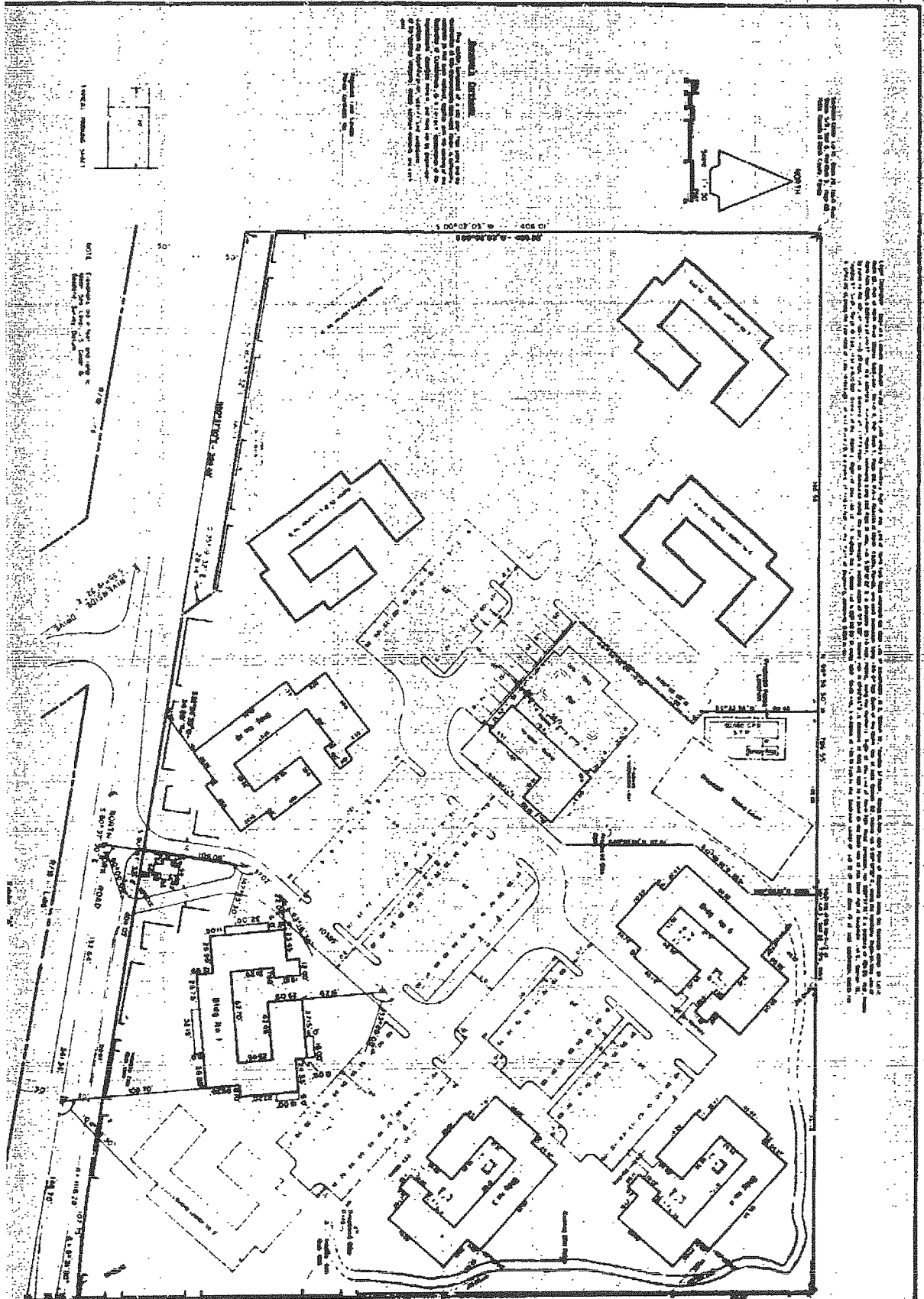
LEE BROCK
ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

P.O. BOX 288
STUART, FLORIDA
(305) 287-0828

DATE	BY	REVISION DESCRIPTION

VILLAGES OF 800 PLACE

BLD
7



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY PERMITS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY UTILITIES OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY EASEMENTS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY RIGHTS-OF-WAY OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ZONING OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ENVIRONMENTAL IMPACT STATEMENTS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY HISTORIC PRESERVATION STUDIES OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC SURVEYS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC RECORDS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC PHOTOGRAPHS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC DRAWINGS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC ARTIFACTS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC DOCUMENTS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC RECORDS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC PHOTOGRAPHS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC DRAWINGS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC ARTIFACTS OR FOR THE COST THEREOF. THE DESIGNER IS NOT RESPONSIBLE FOR THE OBTAINING OF NECESSARY ARCHITECTURAL HISTORIC DOCUMENTS OR FOR THE COST THEREOF.

LEE BROCK
ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

P.O. BOX 222
STUART, FLORIDA
(888) 227-0022

VILLAGES OF 800 PLACE

Start at the Southwest corner of Lot 10, Block 28, North River Shores Subdivision, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said corner lying on the South line of the North One Half of Gov't. Lot 3, Sec. 32, Township 37 South, Range 41 East; thence run S 89° 36' 30" E along said South line of Gov't. Lot 3, a distance of 84.72 feet; thence run S 48° 00' 00" E a distance of 13.48 feet for the Point of Beginning; thence continue to run S 48° 00' 00" E a distance of 85.33 feet; thence run S 42° 00' 00" W a distance of 130.33 feet; thence run N 43° 00' 00" W a distance of 05.33 feet; thence run N 42° 00' 00" E a distance of 130.33 feet to the Point of Beginning, containing 0.255 acres.

SURVEYOR'S CERTIFICATE

This exhibit composed of a site plan, floor plans and the construction of the improvements described herein, is sufficiently complete so that such material, together with the wording of the Declaration of Condominium, is a correct representation of the improvements described herein, and there can be determined therefrom the identification, location and dimensions of the common elements, limited common elements and each unit.

Lee Brock
 Lee Brock, R.L.S.,
 Registered Land Surveyor
 Florida Certificate No. 2157

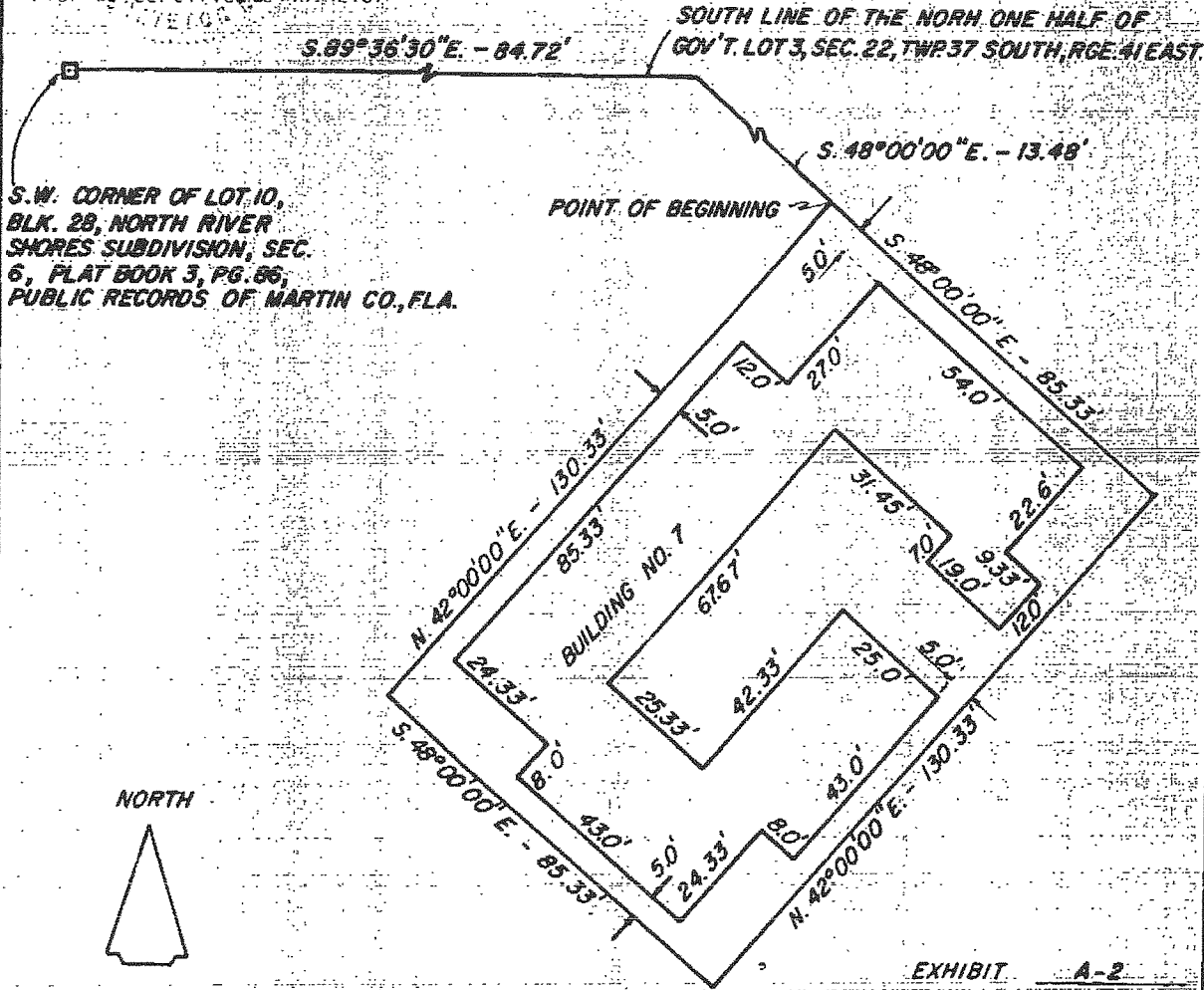


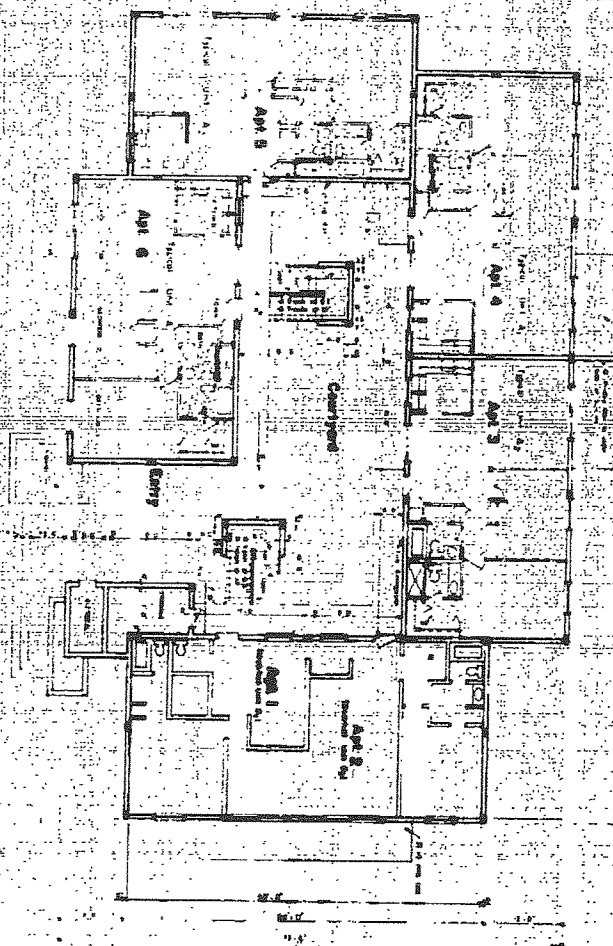
EXHIBIT A-2
 SHEET 1 OF 1

DRAWN BY: R.F.P.
 CHECKED BY: *EBH*
 DATE: 4-28-78
 SCALE: 1" = 30'
 JOB NO. 73-53A

PREPARED ON THE ORDER OF:
VILLAGES OF 800 PLACE
 BUILDING NO. 7

LEE BROCK P.E. - R.L.S.
 ENGINEERING - SURVEYING
 STUART, FLORIDA

FIRST FLOOR PLAN



D.R. BOOK 452 PAGE 881

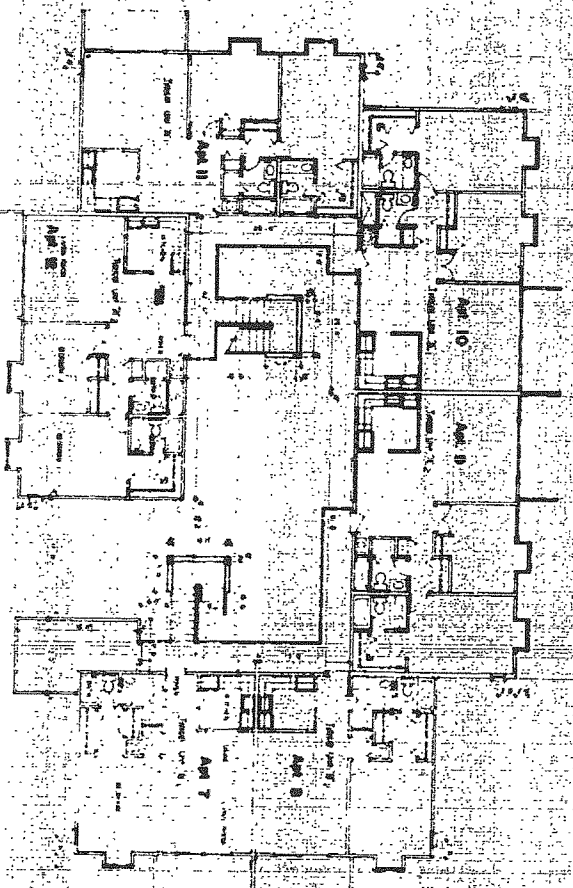
LEE BROCK

ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

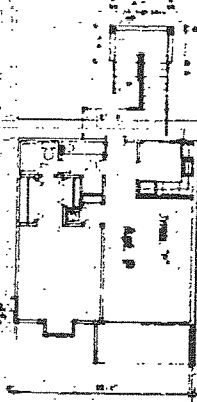
P.O. BOX 200
STUART, FLORIDA
(888) 287-0282

VILLAGES OF 800 PLACE

SHEET 3-A



SECOND FLOOR PLAN



THIRD FLOOR PLAN

D.R. BOOK 452 PAGE 882

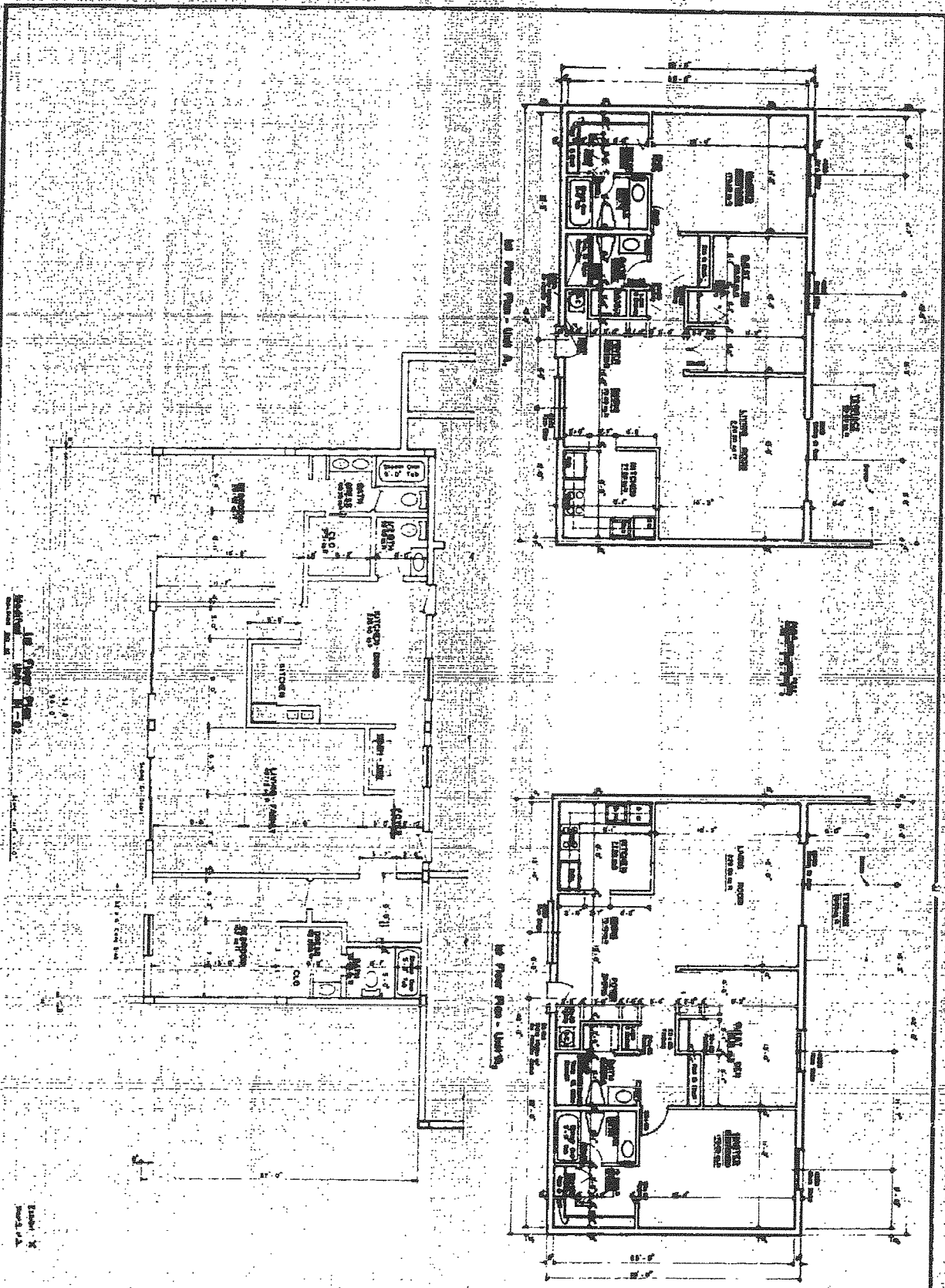
LEE BROCK

ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

D.S. BOX 200
STUART, FLORIDA
(888) 287-0300

VILLAGES OF 800 PLACE

SHEET 11-A

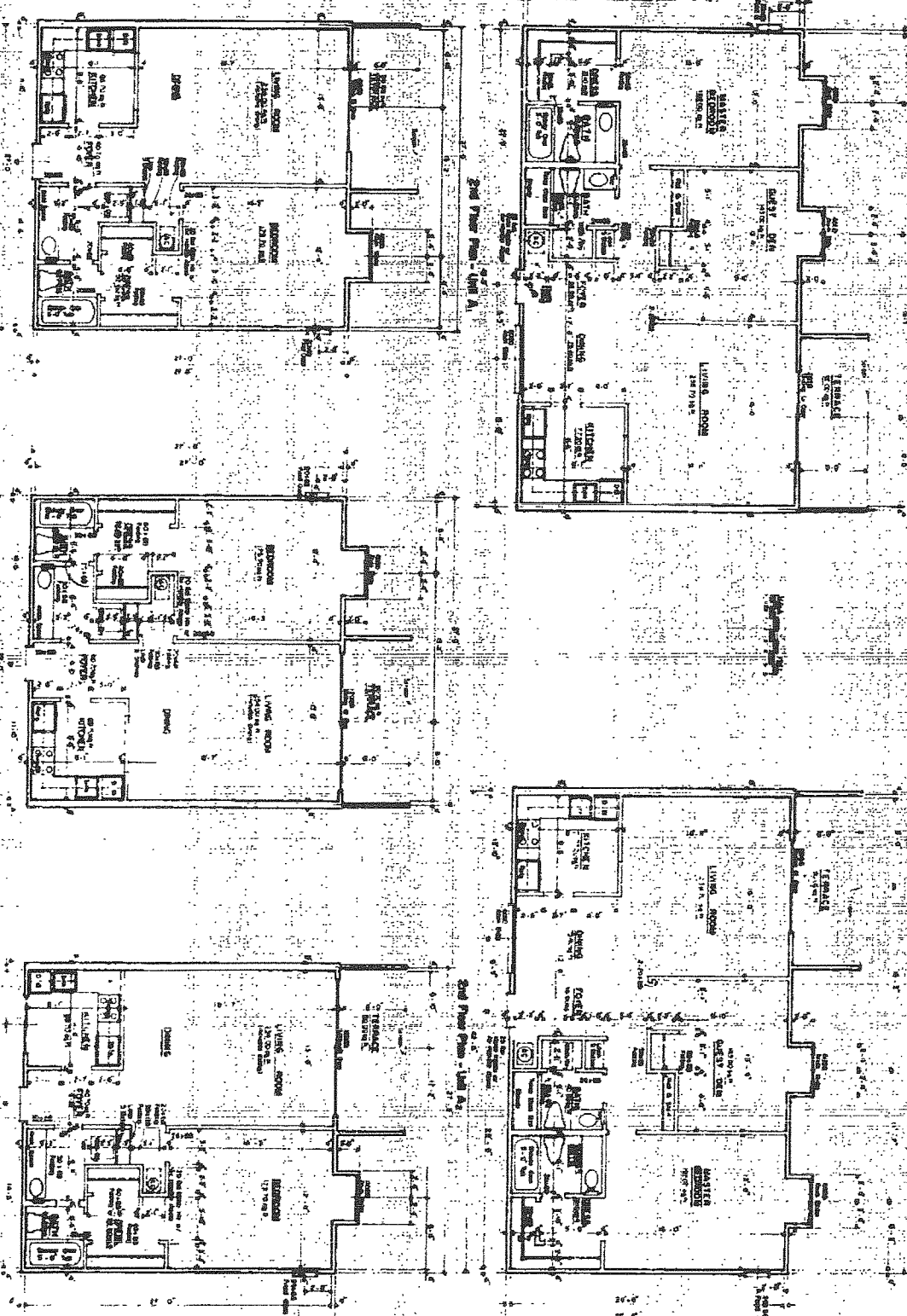


D R 452 PAGE 883
BOOK

LEE BROCK
ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS
VILLAGES OF 800 PLACE

P.O. BOX 200
STUART, FLORIDA
(888) 227-0055

SHEET K-A



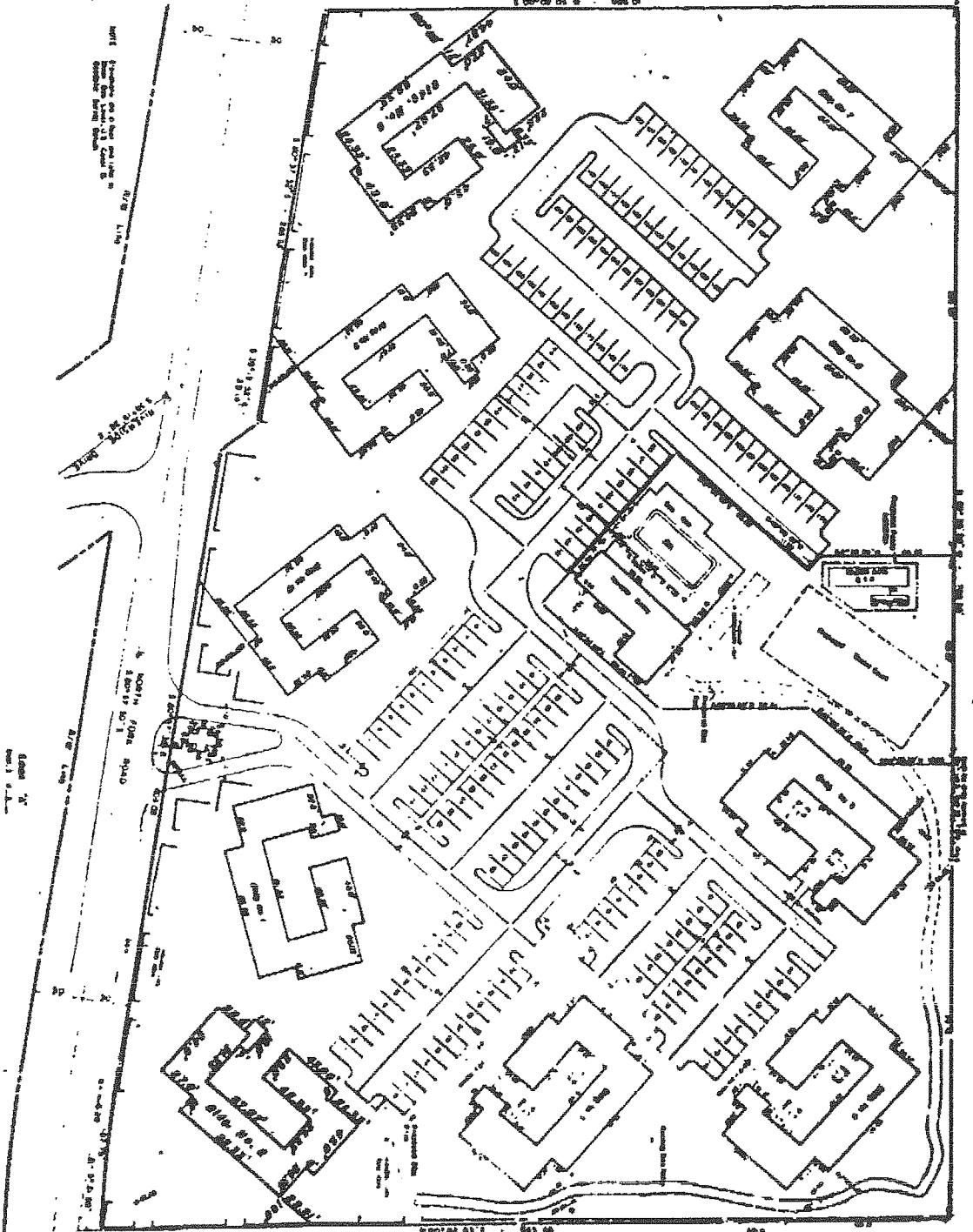
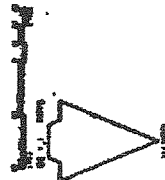
OR BOOK 452 PAGE 884

LEE BROCK ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS		P.O. BOX 888 STUART, FLORIDA (888) 287-0555	SHEET NO. DATE
VILLAGES OF 800 PLACE			

SHEET 6-A

General Notes:

1. This site plan is based on the information provided by the applicant and is not a guarantee of accuracy.
2. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The site plan is subject to change without notice.
4. The applicant is responsible for ensuring that the site plan complies with all applicable codes and regulations.
5. The site plan is not to be used for any other purpose without the written consent of the architect.



Notes:

1. The site plan is based on the information provided by the applicant and is not a guarantee of accuracy.
2. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The site plan is subject to change without notice.
4. The applicant is responsible for ensuring that the site plan complies with all applicable codes and regulations.
5. The site plan is not to be used for any other purpose without the written consent of the architect.

Stafford & Brock 1805 S. Federal Highway
Stuart, Florida

Village Of 800 Place Site Plan BOOK 475 PAGE 608

EXHIBIT A-1

VILLAGE OF 800 PLACE CONDOMINIUM BUILDING NO. 8

BEST COPY

Start at the Southwest corner of Lot 10, Block 28, NORTH RIVER SHORES Subdivision, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said corner lying on the South line of the North One Half of Government Lot 3; Section 32, Township 37 South, Range 41 East; thence run S 00°02'03" W along the East lines of Lots 14 through 17, said Block 28, a distance of 304.30 feet; thence run S 37°35'30" E a distance of 5.79 feet to the POINT OF BEGINNING; thence run N 52°24'30" E a distance of 85.33 feet; thence run S 37°35'30" E a distance of 130.33 feet; thence run S 52°24'30" W a distance of 85.33 feet; thence run N 37°35'30" W a distance of 130.33 feet to the POINT OF BEGINNING; containing 0.255 acres.

SURVEYOR'S CERTIFICATE

This exhibit composed of a site plan, floor plans and the construction of the improvements described herein, is sufficiently complete so that such materials, together with the wording of the Declaration of Condominium, is a correct representation of the improvements described herein, and there can be determined there from the identification, location and dimensions of the common elements, limited common elements and each unit.

Lee Brock, R.L.S.
Registered Land Surveyor
Florida Certificate No. 2157

South Line of the North One-Half
of Gov't Lot 3, Sect. 32, T 37S,
Rge. 41 E

SW CORNER OF LOT 10, BLK. 28,
NORTH RIVER SHORES SUBDIVISION
SEC. 6, PLAT BOOK 3, PG. 88, PUBLIC
RECORDS OF MARTIN COUNTY, FLA.

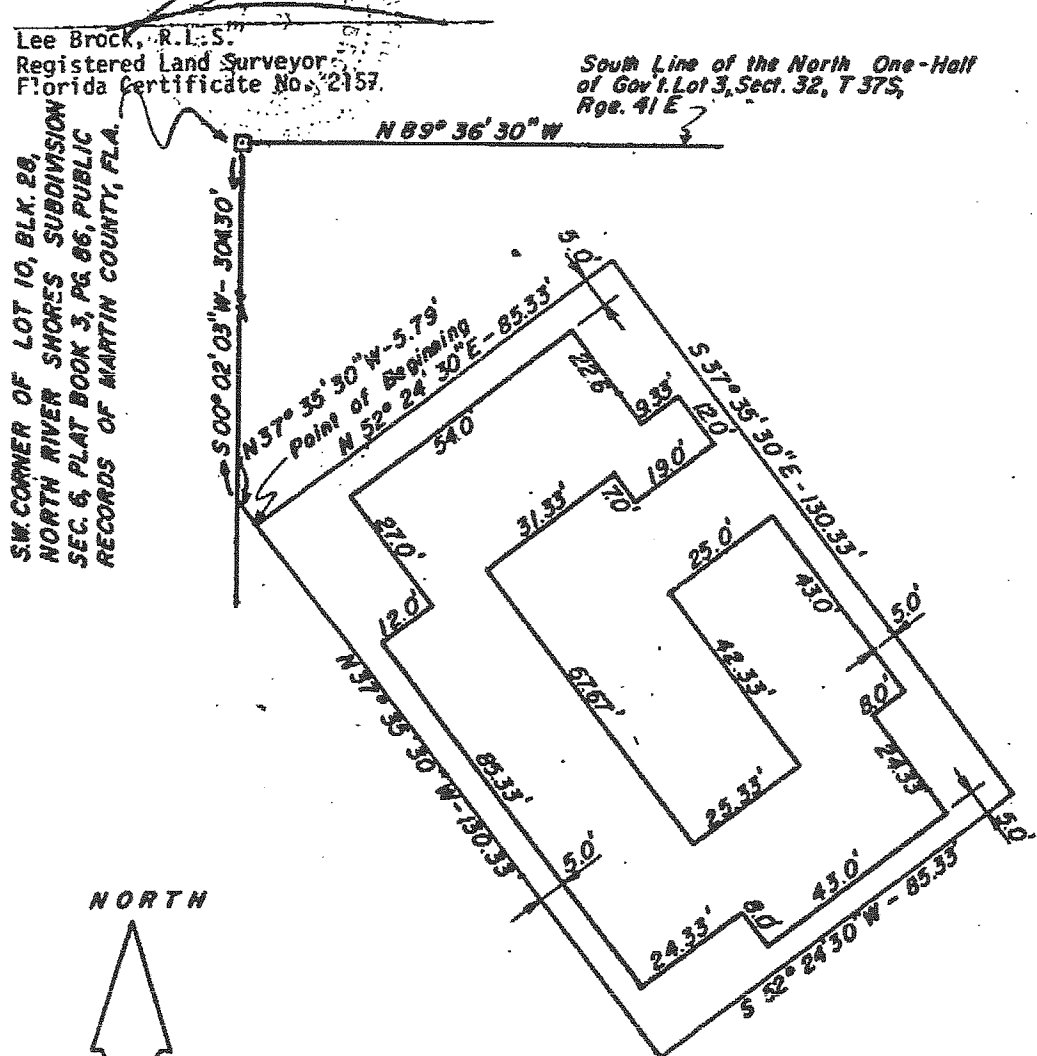
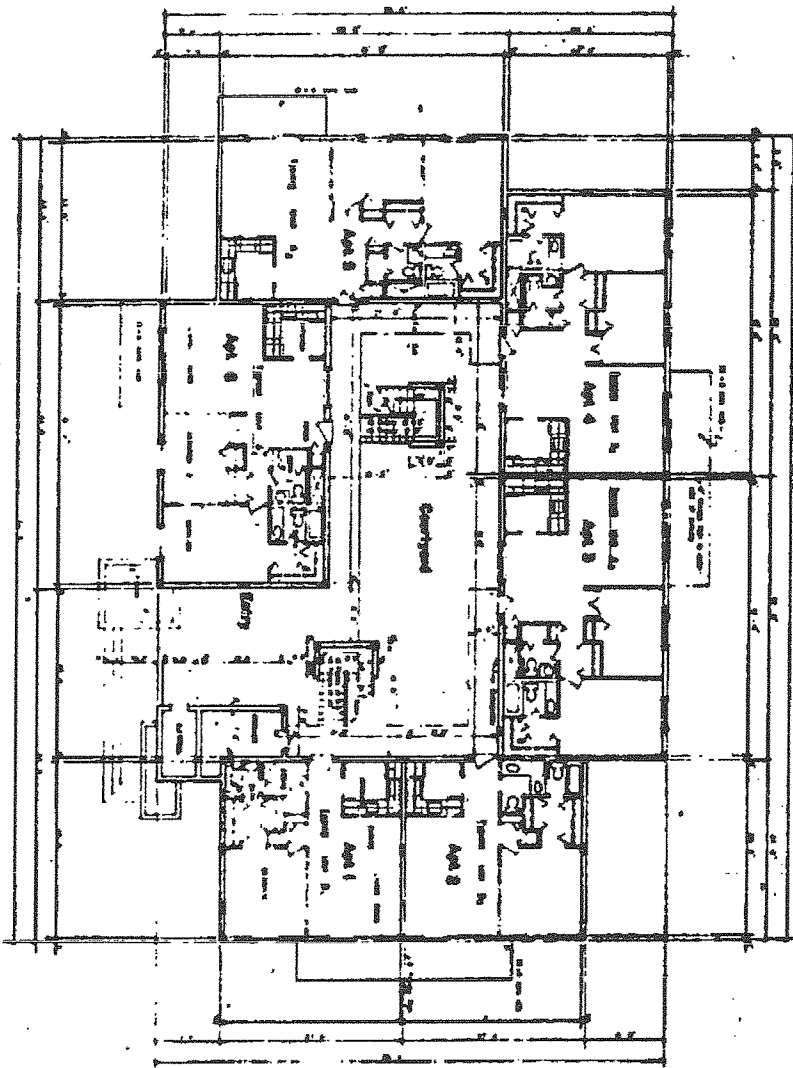


EXHIBIT A-2
SHEET 1 1

DRAWN BY: K. O.
CHECKED BY: E. B. H.
DATE: 3-5-79
SCALE: 1" = 30'
JOB NO: 78-313

PREPARED ON THE ORDER OF
VILLAGES OF 800 PLACE
BUILDING NO. 8

LEE BROCK P.E. - R.L.S.
ENGINEERING - SURVEYING
STUART, FLORIDA



FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: 9/22/72
Project: Village of 800 Place
Building No. 8

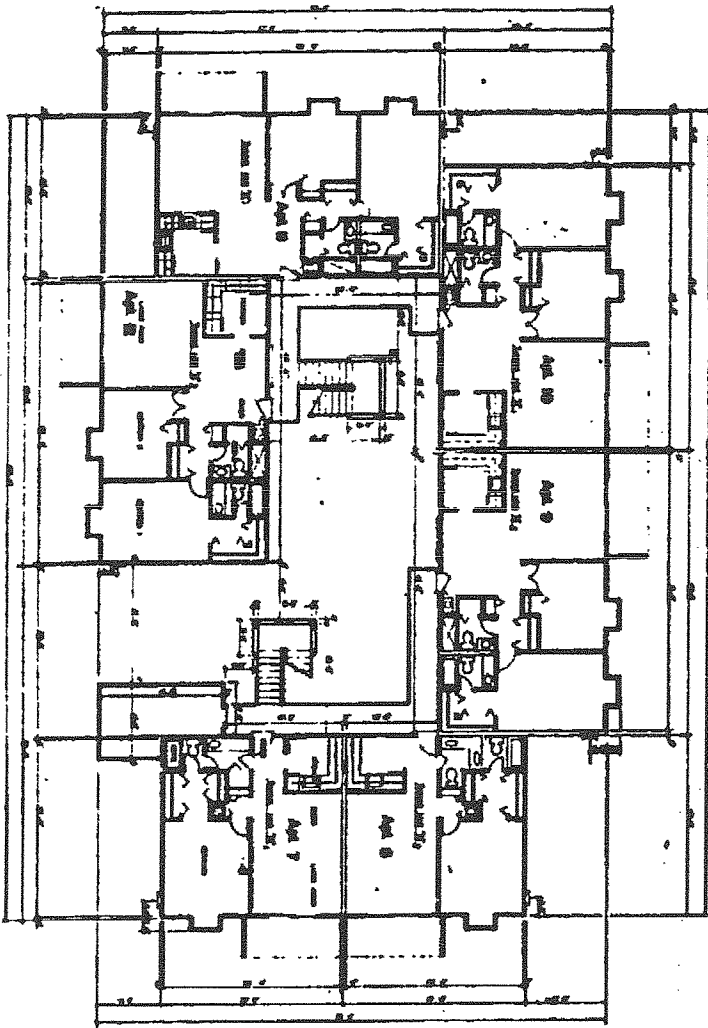
OR BOOK 475 PAGE 610

Stafford & Brock

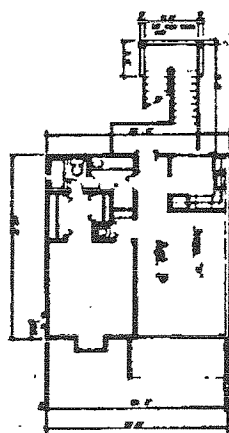
1805 S. Federal Highway
Stuart, Florida

Village Of 800 Place - First Floor Plan

Sheet 2-A



SECOND FLOOR PLAN
 Building No. B

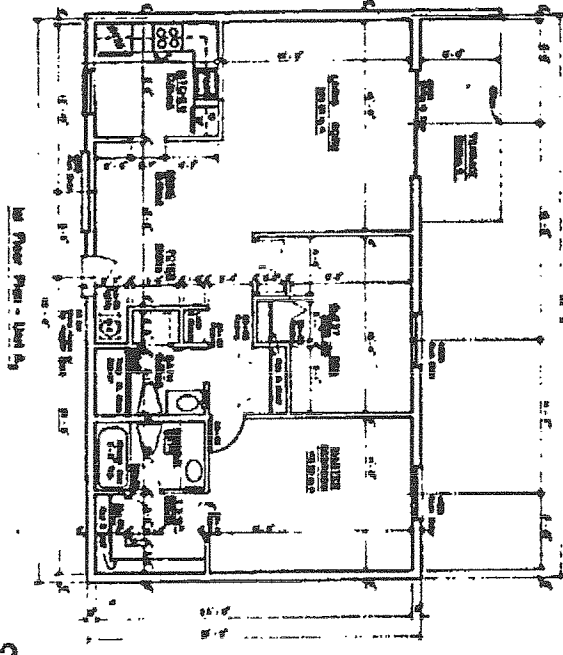
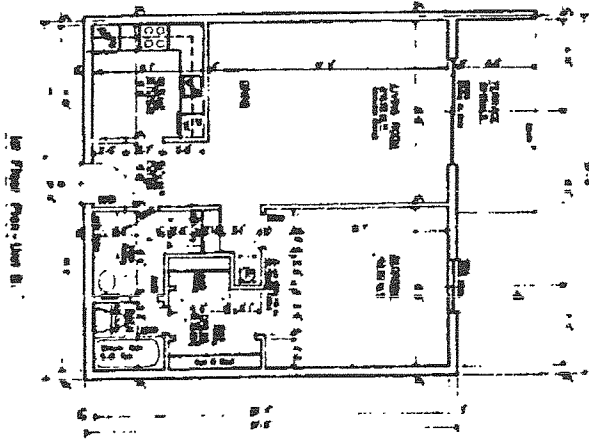
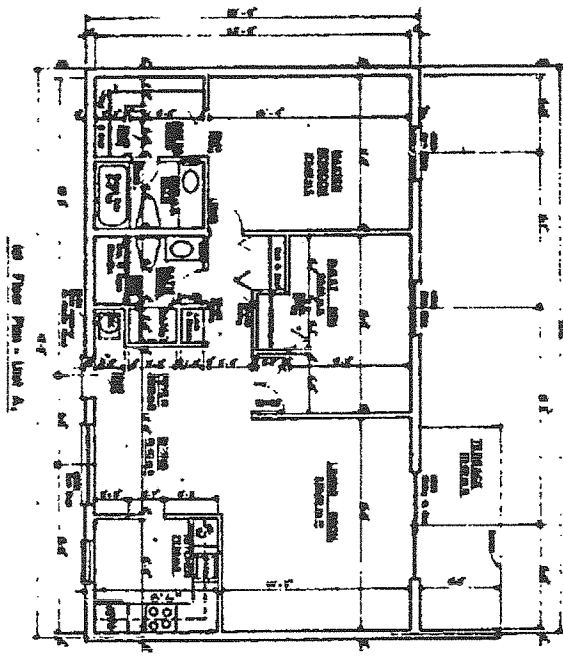
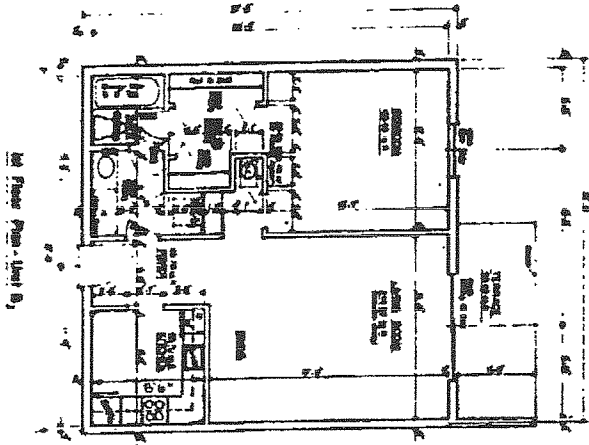


THIRD FLOOR PLAN
 Building No. B

D.P. BOOK 475 PAGE 611.

North

DATE	DESCRIPTION



D.R. BOOK 475 PAGE 612

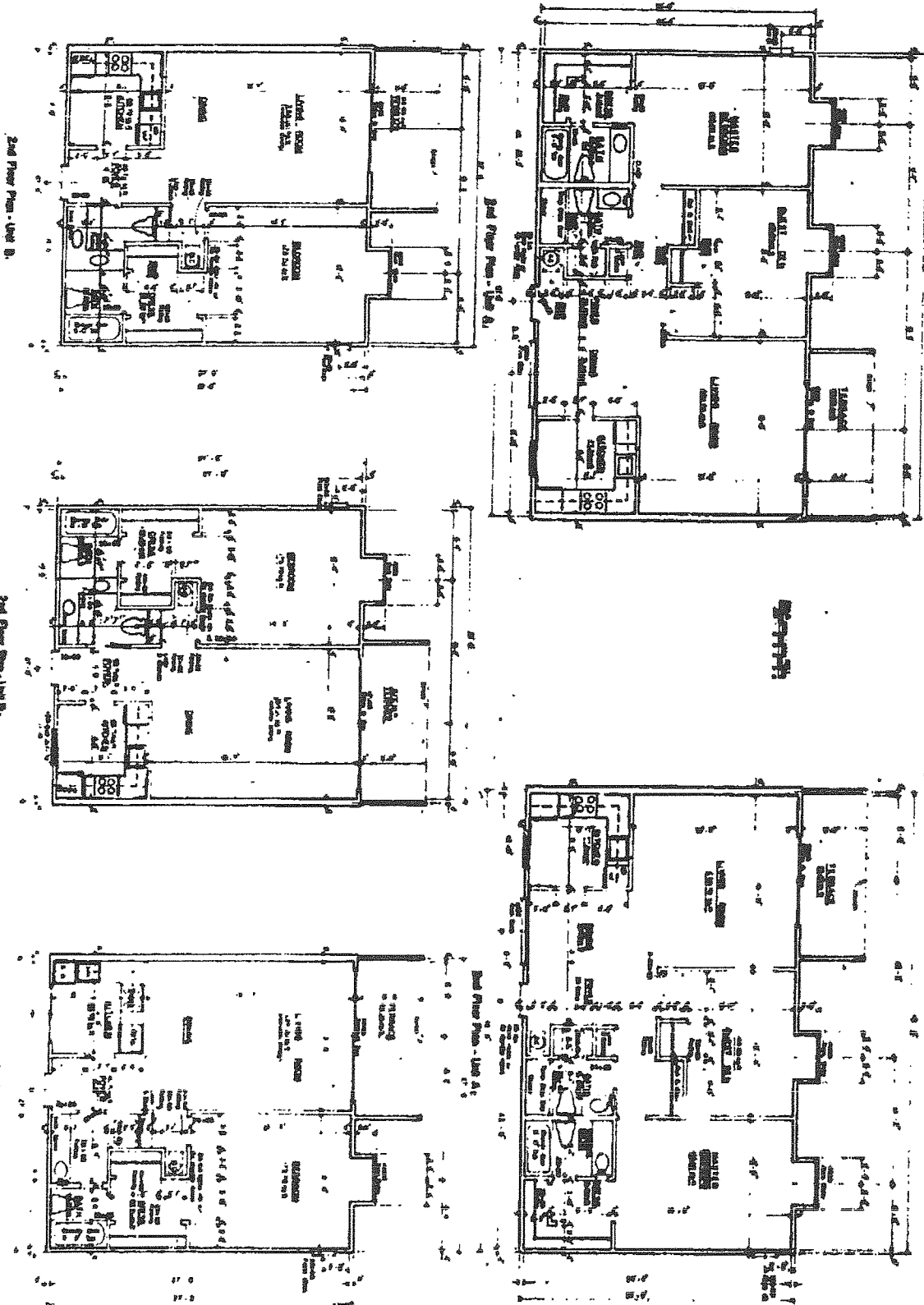
Stafford & Brock

1805 S. Federal Highway
Stuart, Florida

Village Of 800 Place

Unit Floor Plans - 1st Floor

CURT K-A



D.P. BOOK 475 PAGE 613

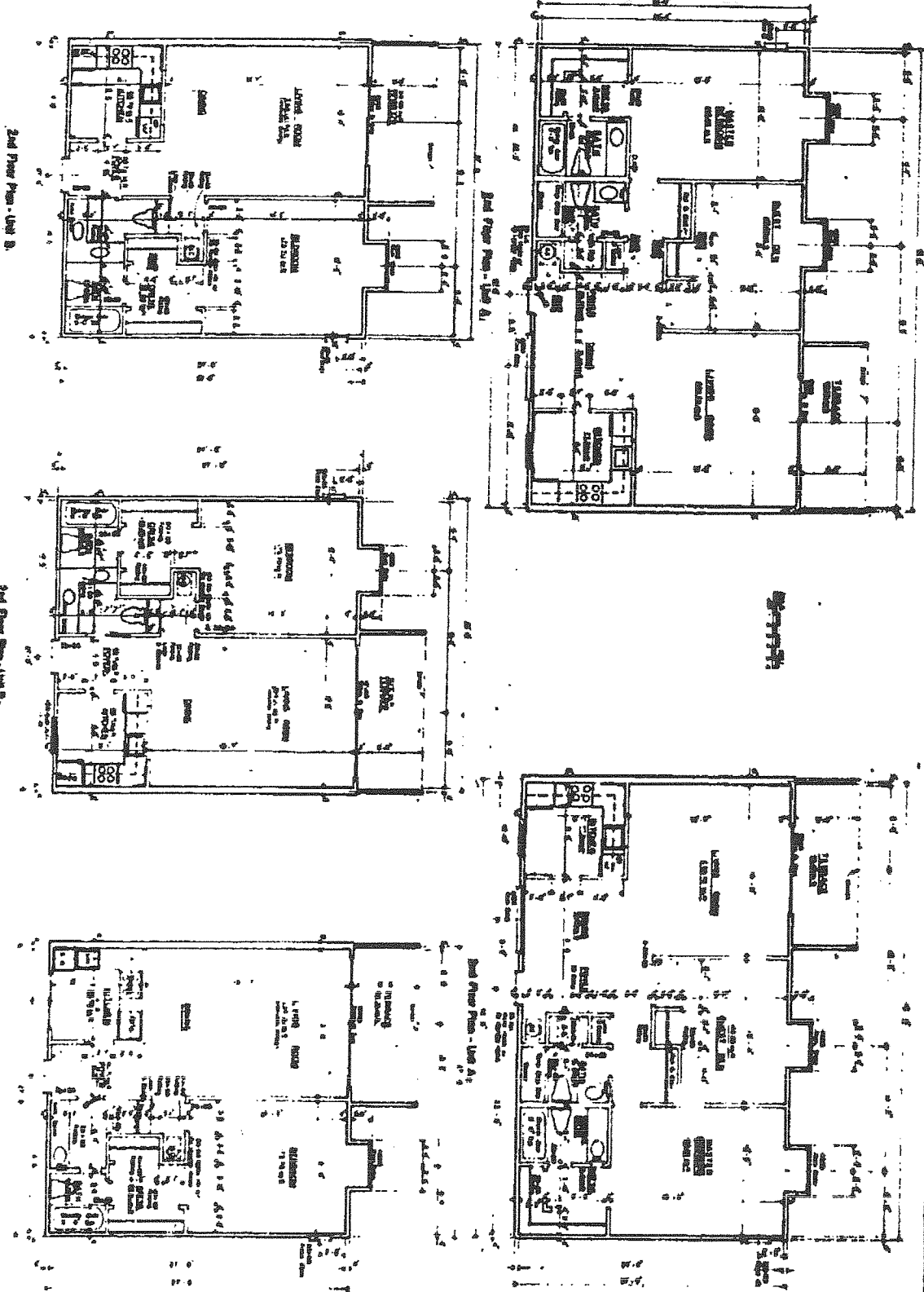
Stafford & Brock

1805 S. Federal Highway
Stuart, Florida

Village Of 800 Place

Unit Floor Plan - 2nd Floor & 3rd Floor

SHEET 6-A



D.P. BOOK 475 PAGE 613

Stafford & Brock

1805 S. Federal Highway
Stuart, Florida

Village Of 800 Place

Unit Floor Plan - 2nd Floor & 3rd Floor

SHEET 6-A

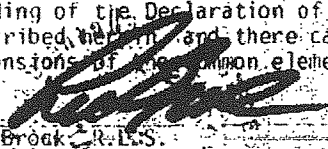
VILLAGE OF 800 PLACE CONDOMINIUM BUILDING NO. 9

BLD
9

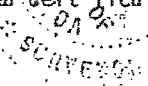
Start at the Southwest corner of Lot 10, Block 28, North River Shores Subdivision, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said corner lying on the South line of the North One Half of Government Lot 3, Sec. 32, Township 37 South, Range 41 East; thence run S 00° 02' 03" W a distance of 406.01 feet; thence run S 80° 37' 30" E a distance of 227.42 feet; thence run N 52° 24' 30" E a distance of 10.23 feet for the Point of Beginning; thence continue to run N 52° 24' 30" E a distance of 85.33 feet; thence run N 37° 35' 30" W a distance of 130.33 feet; thence run S 52° 24' 30" W a distance of 85.33 feet; thence run S 37° 35' 30" E a distance of 130.33 feet to the Point of Beginning, containing 0.255 acres.

SURVEYOR'S CERTIFICATE

This exhibit composed of a site plan, floor plans and the construction of the improvements described herein, is sufficiently complete so that such material, together with the wording of the Declaration of Condominium, is a correct representation of the improvements described herein and there can be determined therefrom the identification, location and dimensions of the common elements, limited common elements and each unit.



Lee Brock, R.L.S.
Registered Land Surveyor
Florida Certificate No. 2157



S.W. CORNER OF LOT 10, BLK. 28,
NORTH RIVER SHORES SUBDIVISION,
SEC. 6, PLAT BOOK 3, PG. 88, PUBLIC
RECORDS OF MARTIN COUNTY, FLA.

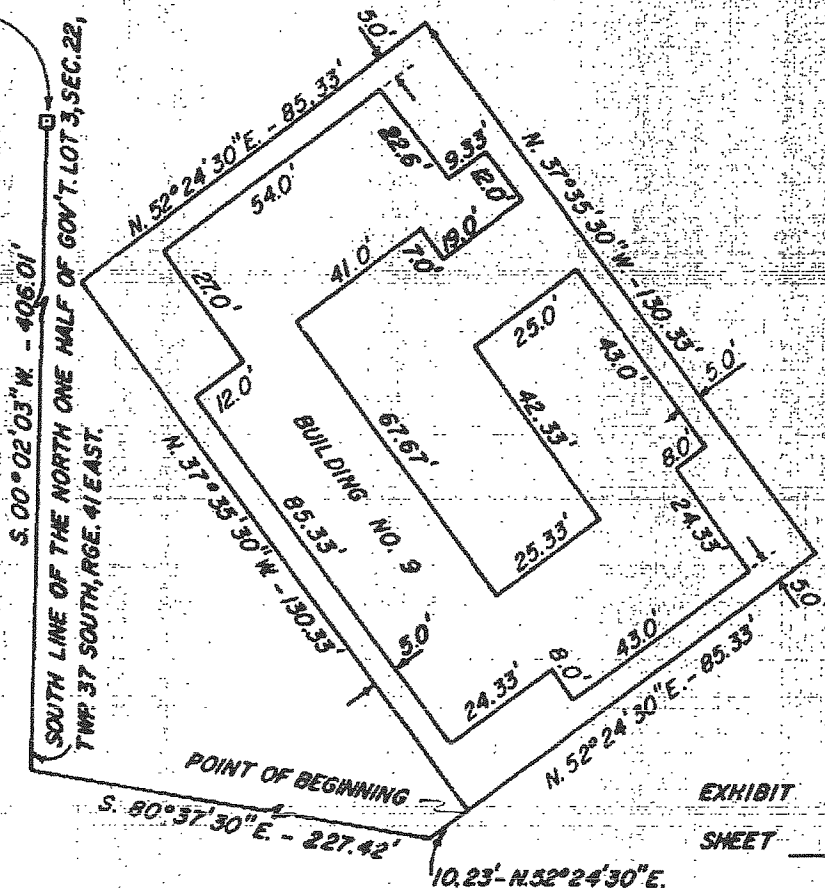
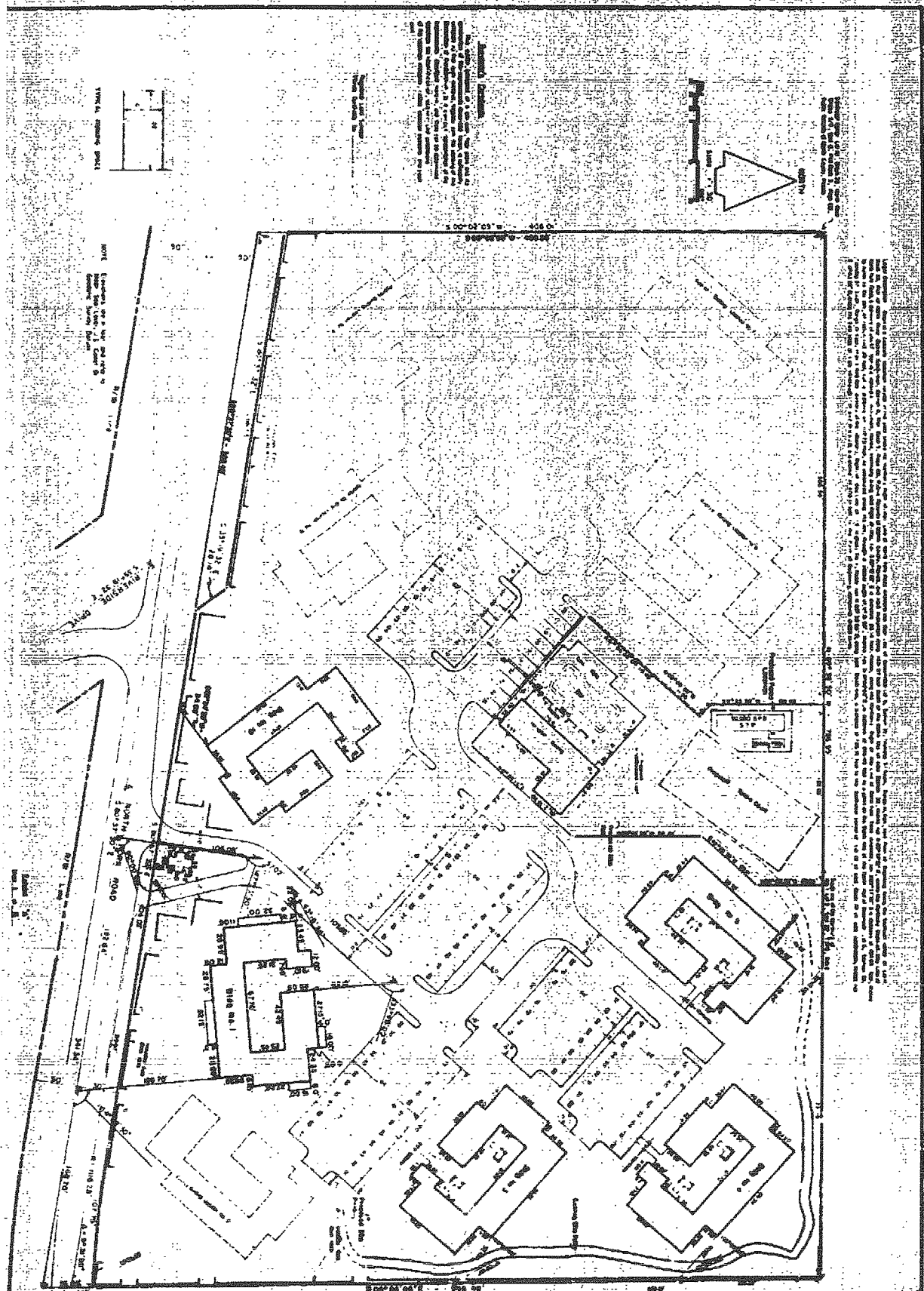


EXHIBIT A-2
SHEET 1 OF 1

DRAWN BY: R.E.P.
CHECKED BY: [Signature]
DATE: 4-29-78
SCALE: 1" = 30'
JOB NO. 73-53A

PREPARED ON THE ORDER OF:
VILLAGES OF 800 PLACE
BUILDING NO. 9

LEE BROCK P.E. - R.L.S.
ENGINEERING - SURVEYING
STUART, FLORIDA



LEE BROCK

ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

P.O. BOX 222
STUART, FLORIDA
(888) 367-0222

VILLAGES OF 800 PLACE

VILLAGE OF 800 PLACE CONDOMINIUM BUILDING NO. 9

Start at the Southwest corner of Lot 10, Block 28, North River Shores Subdivision, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said corner lying on the South line of the North One-Half of Government Lot 3, Sec. 32, Township 37 South, Range 41 East; thence run S 00° 02' 03" W a distance of 406.01 feet; thence run S 80° 37' 30" E a distance of 227.42 feet; thence run N 52° 24' 30" E a distance of 10.23 feet for the Point of Beginning; thence continue to run N 52° 24' 30" E a distance of 85.33 feet; thence run N 37° 35' 30" W a distance of 130.33 feet; thence run S 52° 24' 30" W a distance of 85.33 feet; thence run S 37° 35' 30" E a distance of 130.33 feet to the Point of Beginning; containing 0.255 acres.

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Lee Brock, R.L.S.
Registered Land Surveyor
Florida Certificate No. 2157

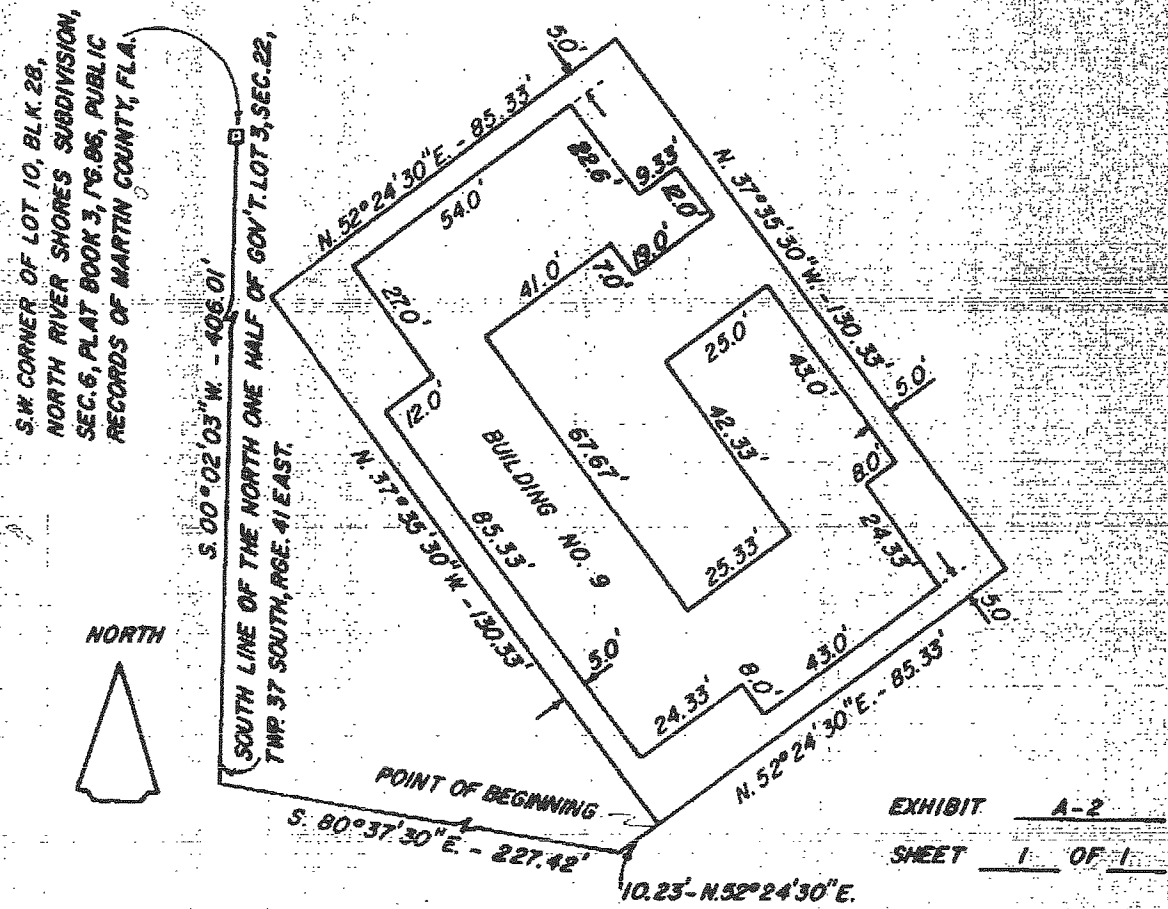


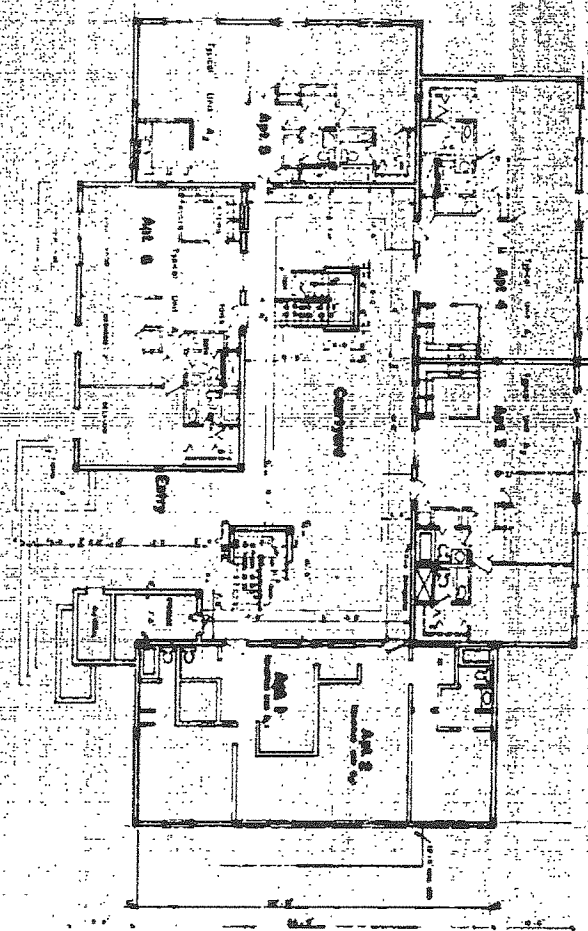
EXHIBIT A-2
SHEET 1 OF 1

DRAWN BY: R.F.P.
CHECKED BY:
DATE: 4-29-78
SCALE: 1" = 30'
JOB NO. 73-53A

PREPARED ON THE ORDER OF:
VILLAGES OF 800 PLACE
BUILDING NO. 9

LEE BROCK P.E. - R.L.S.
ENGINEERING - SURVEYING
STUART, FLORIDA

FIRST FLOOR PLAN



OR BOOK 452 PAGE 807

LEE BROCK

ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

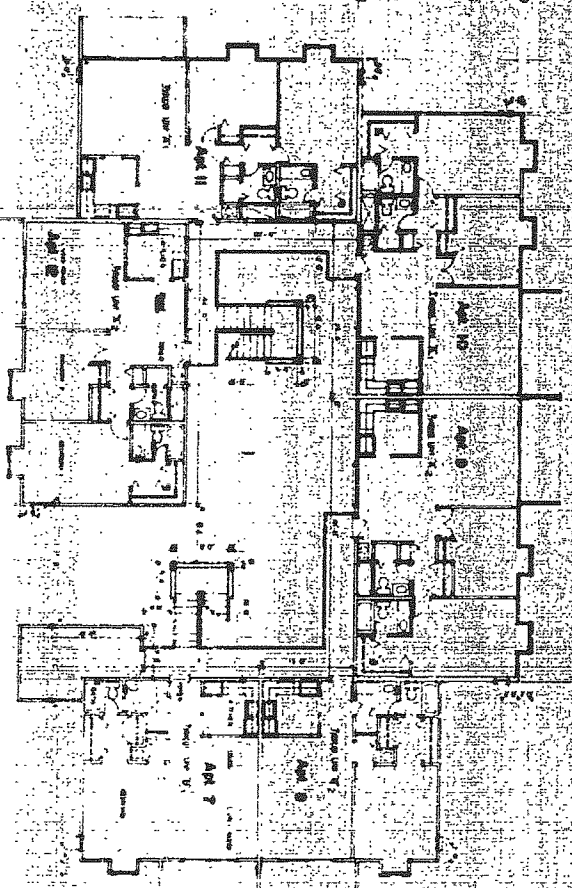
P.O. BOX 305
STUART, FLORIDA
(888) 287-2888

VILLAGES OF 800 PLACE

SHEET 3-A

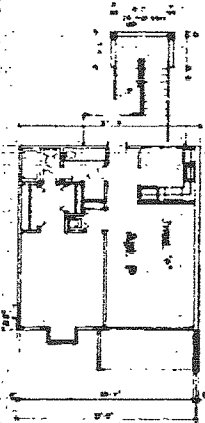
SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
 Date: 11/11/58



THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"
 Date: 11/11/58



O.R. BOOK 452 PAGE 808

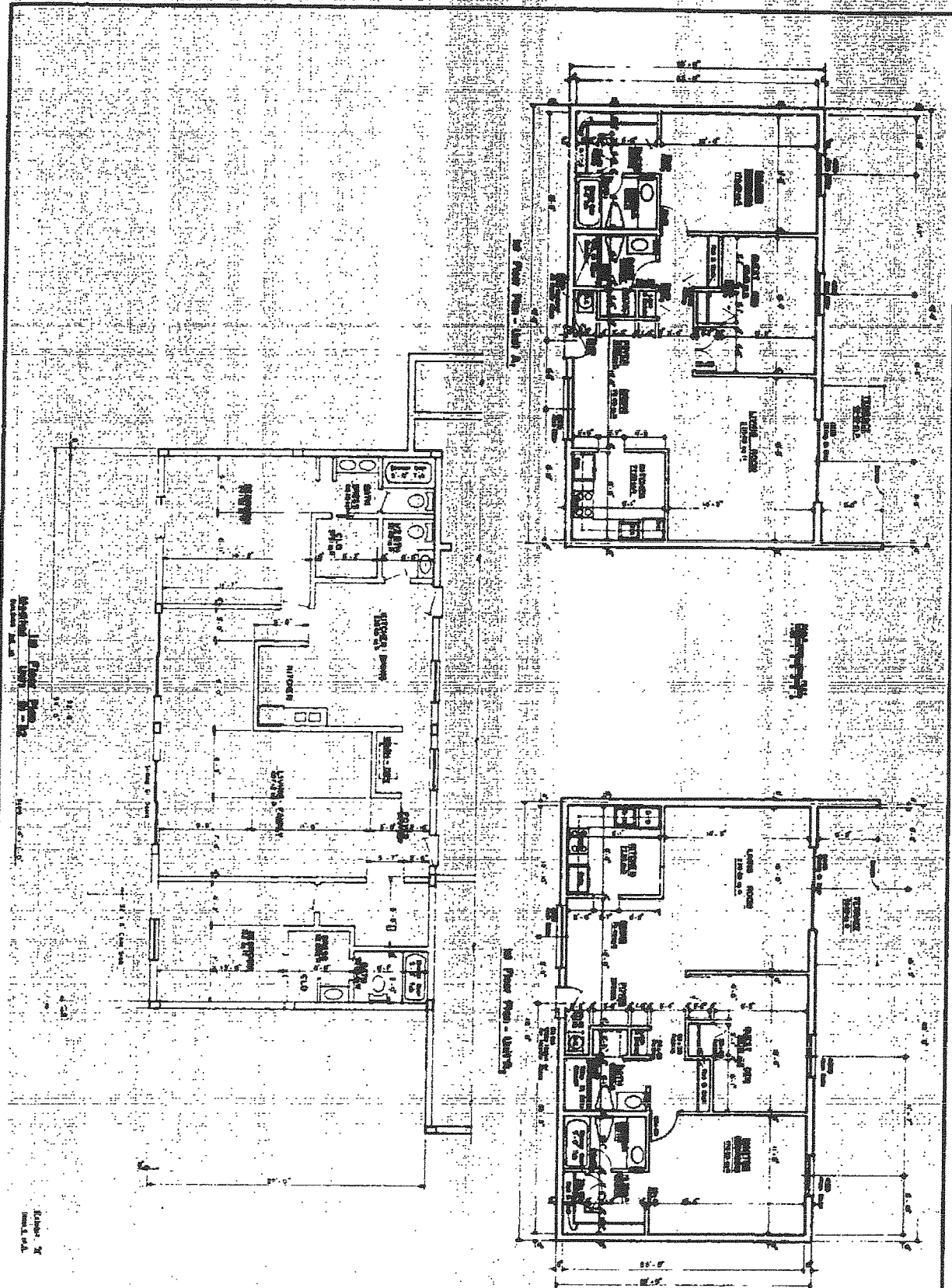
LEE BROCK

ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

RD. BOX 899
 STUART, FLORIDA
 (888) 557-0000

VILLAGES OF 800 PLACE

SHEET 4-A

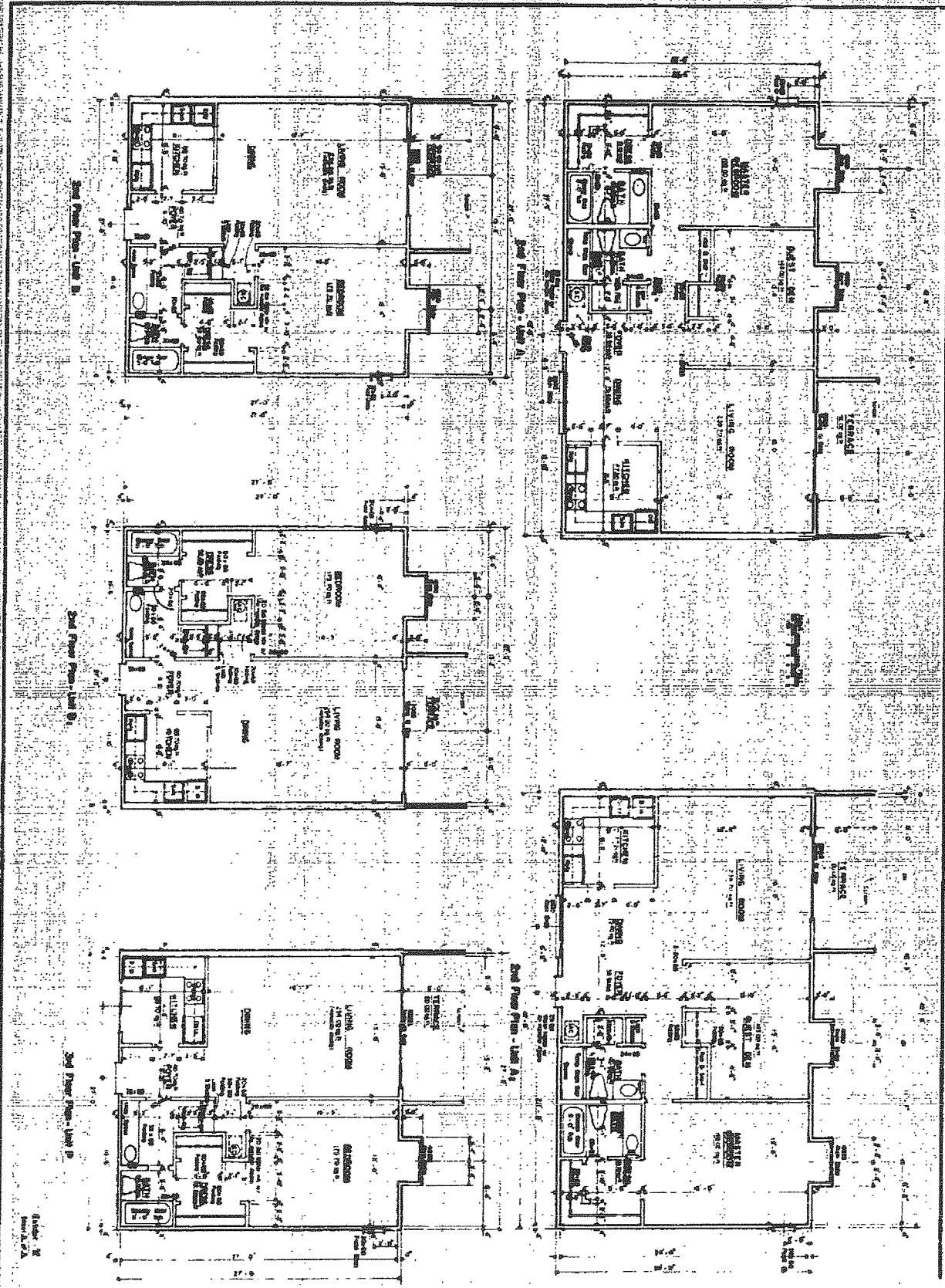


O.R. 452 PAGE 809
 800K

LEE BROCK
 ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS
 P.O. BOX 859
 STUART, FLORIDA
 (888) 207-8888

VILLAGES OF 800 PLACE

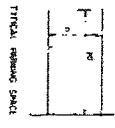
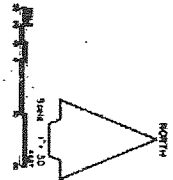
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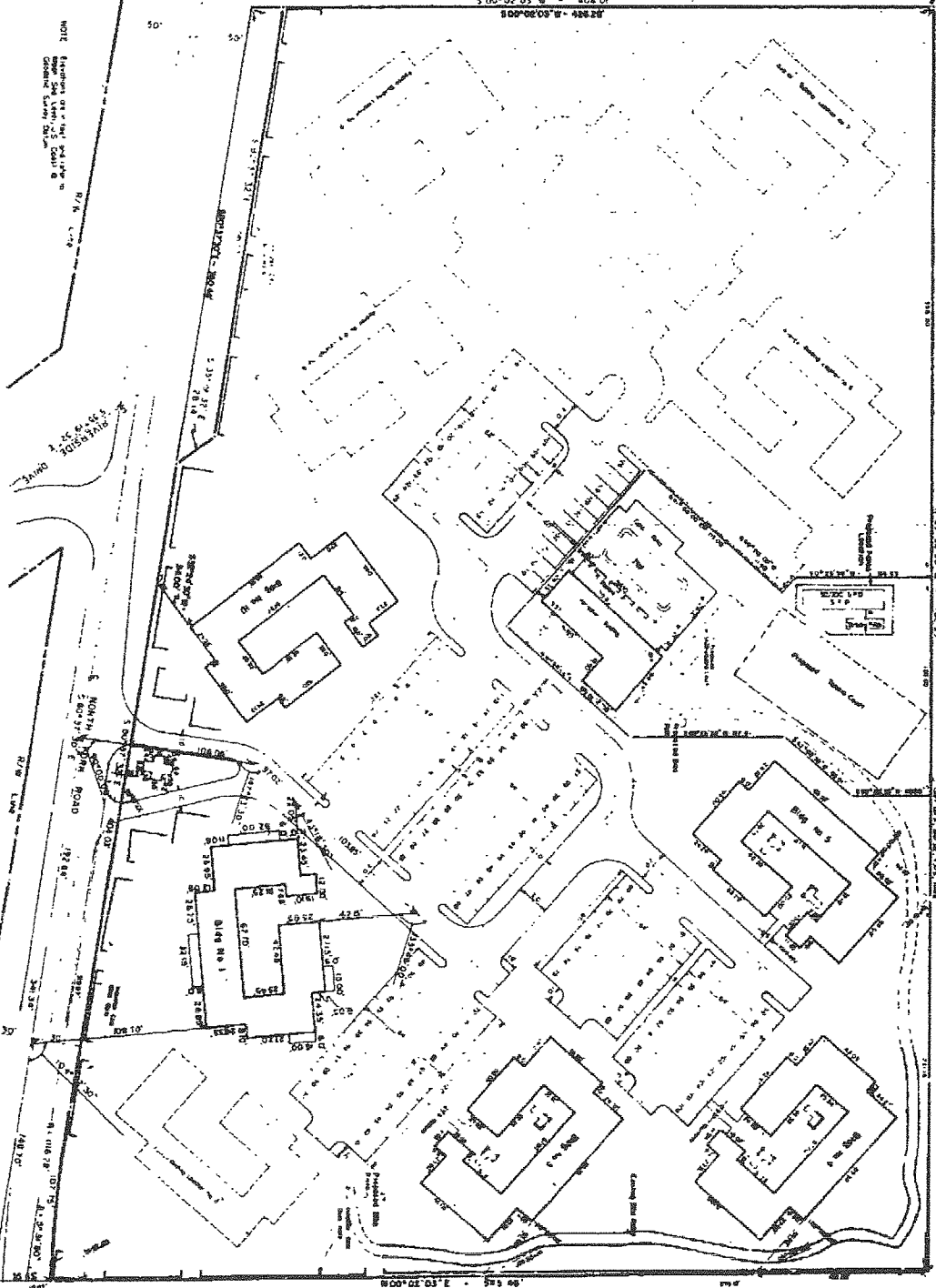
O.R. BOOK 452 PAGE 810

NO. 1 NO. 2 NO. 3 NO. 4 NO. 5 NO. 6 NO. 7 NO. 8 NO. 9 NO. 10 NO. 11 NO. 12 NO. 13 NO. 14 NO. 15 NO. 16 NO. 17 NO. 18 NO. 19 NO. 20 NO. 21 NO. 22 NO. 23 NO. 24 NO. 25 NO. 26 NO. 27 NO. 28 NO. 29 NO. 30 NO. 31 NO. 32 NO. 33 NO. 34 NO. 35 NO. 36 NO. 37 NO. 38 NO. 39 NO. 40 NO. 41 NO. 42 NO. 43 NO. 44 NO. 45 NO. 46 NO. 47 NO. 48 NO. 49 NO. 50 NO. 51 NO. 52 NO. 53 NO. 54 NO. 55 NO. 56 NO. 57 NO. 58 NO. 59 NO. 60 NO. 61 NO. 62 NO. 63 NO. 64 NO. 65 NO. 66 NO. 67 NO. 68 NO. 69 NO. 70 NO. 71 NO. 72 NO. 73 NO. 74 NO. 75 NO. 76 NO. 77 NO. 78 NO. 79 NO. 80 NO. 81 NO. 82 NO. 83 NO. 84 NO. 85 NO. 86 NO. 87 NO. 88 NO. 89 NO. 90 NO. 91 NO. 92 NO. 93 NO. 94 NO. 95 NO. 96 NO. 97 NO. 98 NO. 99 NO. 100	LEE BROCK ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS	P.O. BOX 200 STUART, FLORIDA (888) 367-0288	DATE DRAWN CHECKED APPROVED
	VILLAGES OF 800 PLACE		SHEET 6-A

GENERAL NOTES:
 The above plat is a true and correct copy of the original plat as recorded in the public records of the State of Florida, and is subject to the provisions of the laws of the State of Florida relating to the recording of such plats, and to the provisions of the laws of the State of Florida relating to the recording of such plats, and to the provisions of the laws of the State of Florida relating to the recording of such plats.



5 00° 02' 03" S - 605.01'
 82° 32' 00" W - 422.22'



1. All dimensions shown on this plan are in feet and inches, and are based on the original survey data. 2. All bearings are given in degrees, minutes and seconds, and are measured clockwise from the back-sight line to the fore-sight line. 3. The area shown on this plan is subject to the provisions of the laws of the State of Florida relating to the recording of such plats, and to the provisions of the laws of the State of Florida relating to the recording of such plats, and to the provisions of the laws of the State of Florida relating to the recording of such plats.

PREPARED BY: DATE: CHECKED BY: TITLE:	LEE BROCK ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS	P.O. BOX 500 STUART, FLORIDA (888) 887-8828	SHEET NO.
			TOTAL SHEETS
VILLAGES OF 800 PLACE		DATE:	

800 PLACE CONDOMINIUM BUILDING NO. 10

Start at the Southwest corner of Lot 10, Block 28, North River Shores Subdivision, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, said corner lying on the South line of the North One Half of Government Lot 3, Sec. 32, Township 37 South, Range 41 East; thence run S 00°02'03" W a distance of 426.28 feet; thence run S 80°37'30" E a distance of 378.27 feet; thence run N 52°24'30" E a distance of 16.86 feet for the Point of Beginning; thence continue to run N 52°24'30" E a distance of 85.33 feet; thence run N 37°35'30" W a distance of 130.34 feet; thence run S 52°24'30" W a distance of 85.33 feet; thence run S 37°35'30" E a distance of 130.34 feet to the Point of Beginning; containing 0.255 acres.

SURVEYOR'S CERTIFICATE

This exhibit composed of a site plat, floor plans and the construction of the improvements described herein, is sufficiently complete so that such material, together with the wording of the Declaration of Condominium, is a correct representation of the improvements described herein, and there can be determined therefrom the identification location and dimensions of the common elements, limited common elements and each unit.



Lee Brock, P.E., R.L.S.
Registered Land Surveyor, Fla. Cert. No. 2157

S.W. corner of Lot 10, Blk. 28,
North River Shores Sub., Sec. 6, Plat
Book 3, Pg. 86, Public Records of Martin
County, Florida

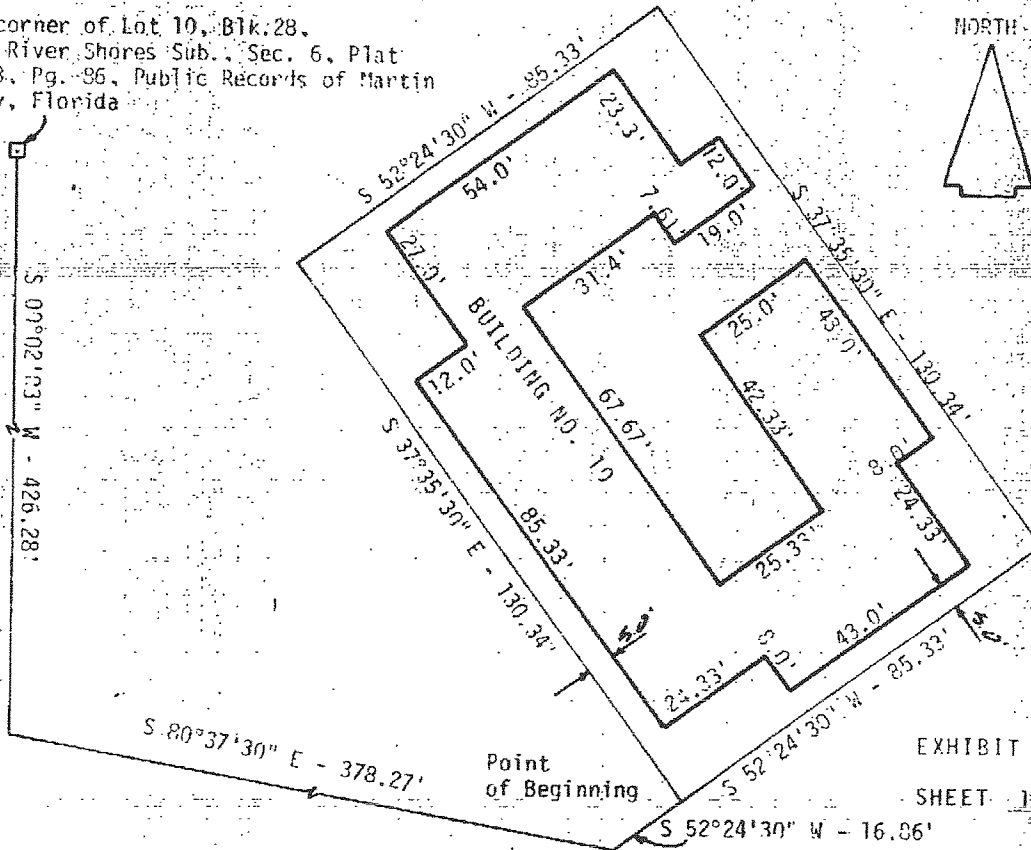


EXHIBIT A-2

SHEET 1 OF 1

Drawn by: MH
Checked by:
Date: 11-14-77
Scale: 1" = 30'
Job No: 77-166

Prepared on the Order of:

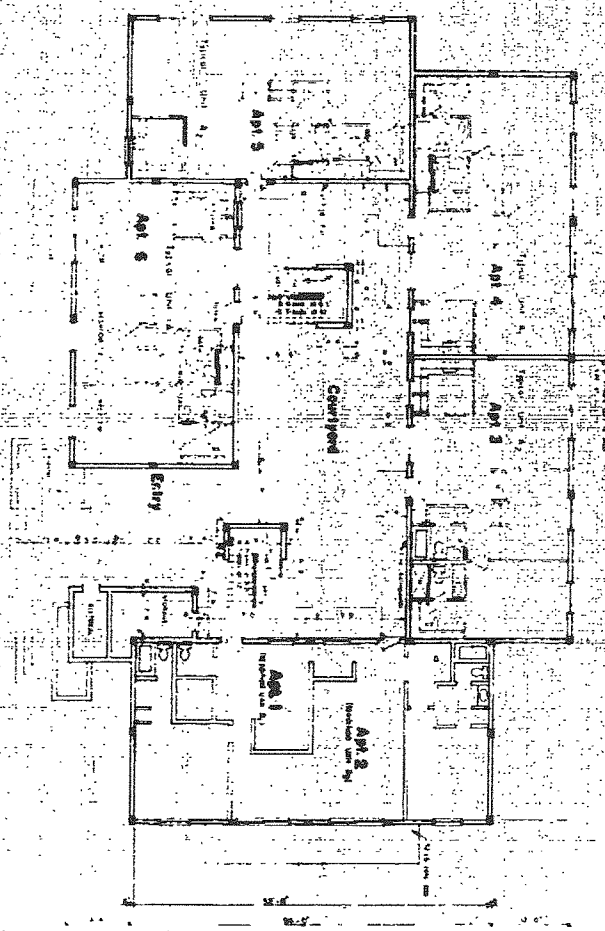
800 Place Condominium
Building No. 10

LEE BROCK P.E. - R.L.S.

ENGINEERING - SURVEYING
STUART, FLORIDA

D.P. BOOK 438 PAGE 1632

FIRST FLOOR PLAN



Scale 1/8" = 1'-0"

LEE BROCK

ENGINEERS CONSULTANTS SURVEYORS ENGINEERS PLANNERS

NO. 802 888
STUART, FLORIDA
(888) 267-0888

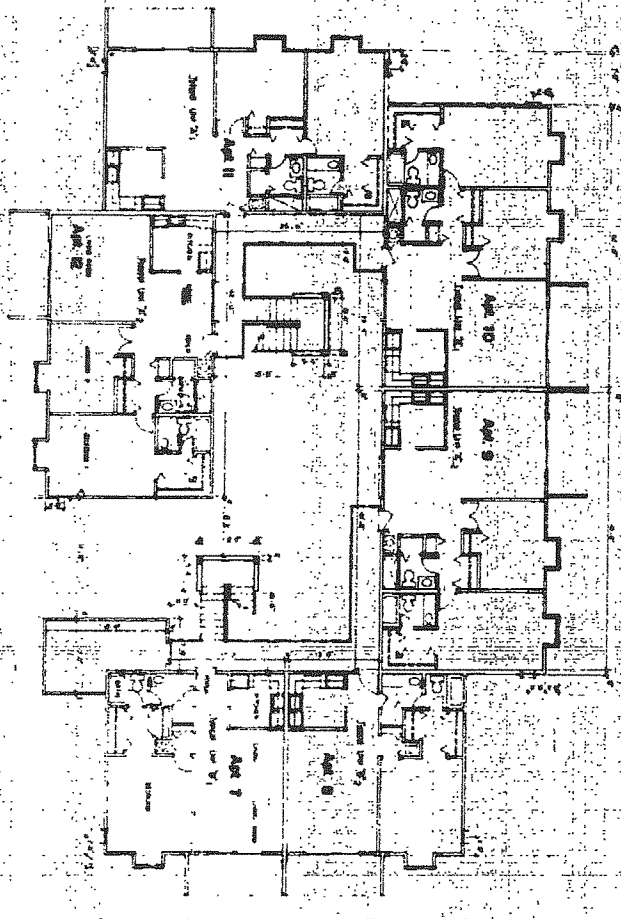
VILLAGES OF 800 PLACE

SHEET 3-A

08
Rtrm 438 PAR 1023

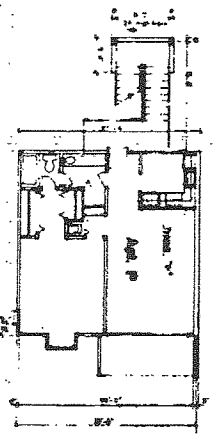
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
 DATE: 11/11/71
 DRAWN BY: J.B.



THIRD FLOOR PLAN

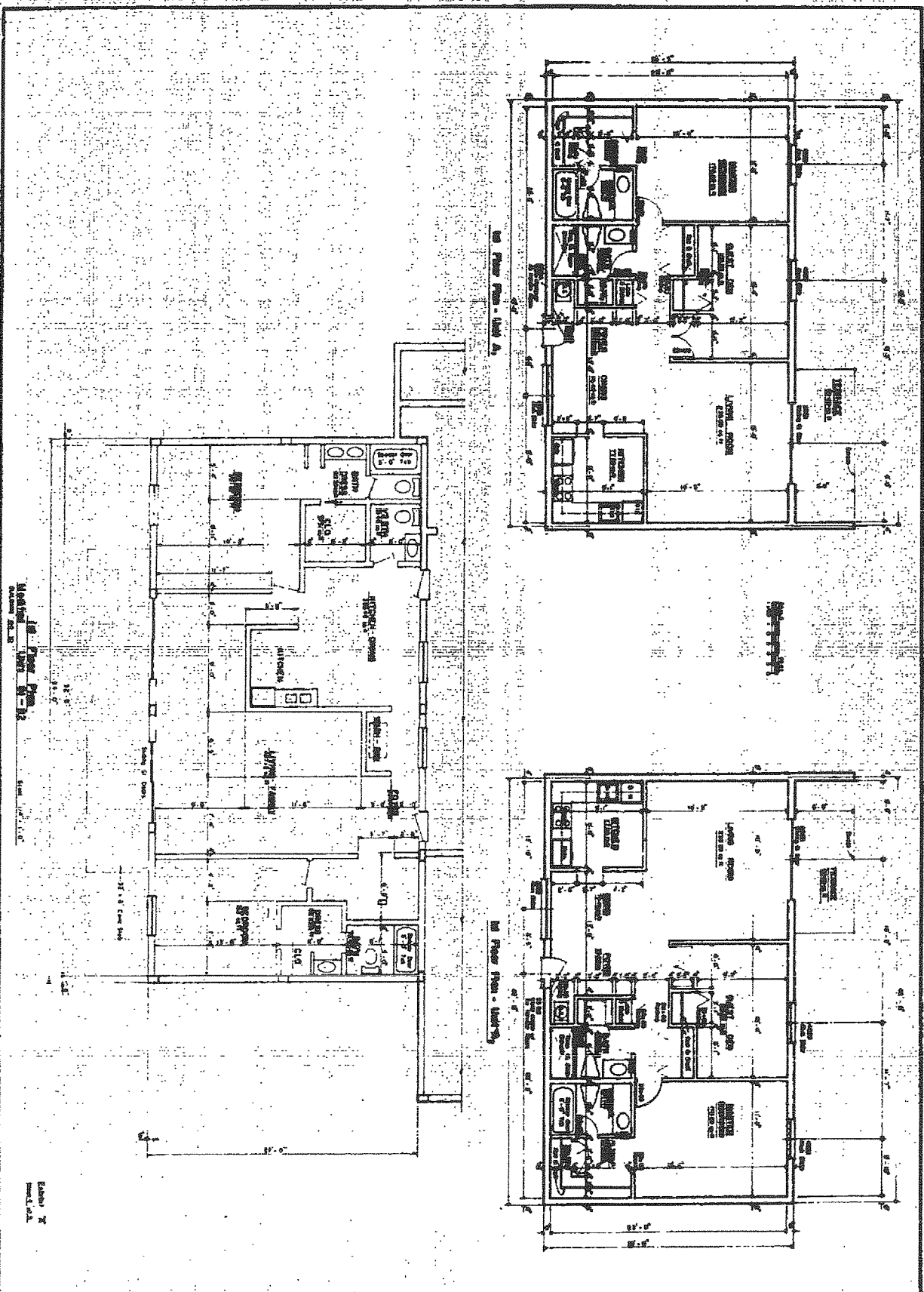
SCALE: 1/8" = 1'-0"
 DATE: 11/11/71
 DRAWN BY: J.B.



LEE BROCK
 BUSINESS CONSULTANTS SURVEYORS ENGINEERS PLANNERS

P.O. BOX 999
 STUART, FLORIDA
 (888) 287-9999

VILLAGES OF 800 PLACE

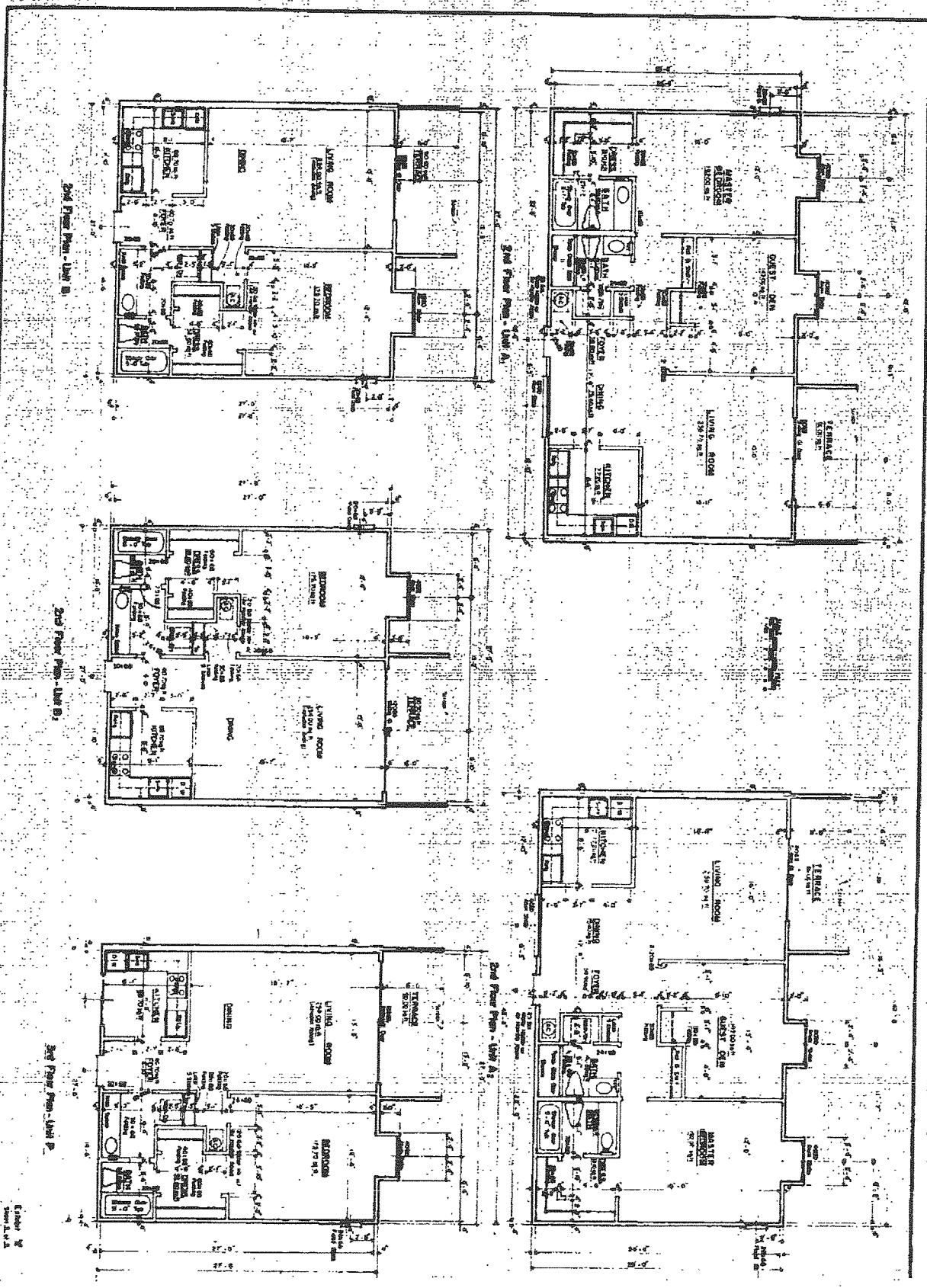


LEE BROCK

ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

P.O. BOX 288
STUART, FLORIDA
(888) 387-0028

VILLAGES OF 800 PLACE



LEE BROCK
 ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

P.O. BOX 289
 STUART, FLORIDA
 (305) 297-0525

VILLAGES OF 800 PLACE

SHEET 6-A

DR 438 PAC-1025

EXHIBIT "B"

Amended and Restated
Articles of Incorporation
Of
The Village of 800 Place Condominium Association, Inc.
(A Corporation Not-for-Profit)

The purpose of this Amended and Restated Articles of Incorporation is to continue the purposes of the Articles of Incorporation as originally filed with the Department of State on July 17, 1975 and amended on December 29, 1976, January 3, 1977 and November 15, 2012 and recorded in the Martin County public records at Official Records Book 475, Page 536, et. seq., and amended at OR Book 412, Page 1846, et. seq. and OR Book 591, Page 1369, et. seq., and OR Book 2614, Page 521, et. seq.

Article I

The name of the corporation shall be: The Village of 800 Place Condominium Association, Inc., (hereinafter referred to as the "Corporation").

Article II

The purpose and objects of the Corporation shall be to administer the operations and management of the Condominiums established in accordance with the Condominium Act of the State of Florida, as amended, up and within the following described property situate, lying and being in Martin County, Florida, to-wit:

Begin at a concrete Monument located at the point where the Northerly Right-of-Way Line North Fork Road intersects the West Line of Government Lot 3, Section 32, Township 37 South, Range 41 East, and Point of beginning being the southeast corner of Lot 17, Block 28, Plat of North River Shores Subdivision, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, and said monument being 1631.97 feet south of the North line, of said Section 32; thence run S80°37'32" E, along the Northerly Right-of-Way Line of North Fork Road, a distance of 266.53 feet to a concrete monument; thence continuing along said Right-of-Way, run S35°19'32" E a distance 28.14 feet; thence, along the Northerly Right-of-Way Line of North Fork Road extension, run S80°37'32" E a distance of 404.03 feet; thence by curve to the left, on radius 1,116.28 feet; run a

distance of 107.75 feet, as measured along the arc, through central angle of 5°31'50"; thence run N0°02'03" E, a distance of 545.46 feet to a point on the South line of the North half of Government Lot 3, Section 32, Township 37 South, Range 41 East, that is 400 feet westerly of the Westerly Right-of-Way Line of U.S. Highway No. 1; thence, run N89°36'30" W, along said South Line, a distance of 786.56 feet to the Southwest corner of Lot 10 of said Block 28 of said subdivision; thence run S0°02'03" W, along the East lines of Lots 14 through 17 of said Block 28, a distance 406.01 feet to the Point of Beginning; containing 8.688 acres.

And to undertake the performance of the acts and duties incident to and administration of the operation and management of said Condominiums in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation, and which may be contained in the formal Declarations of Condominium recorded in the public records of Martin County, Florida, at the time said property, and the improvements situate thereon, were submitted to a plan of condominium ownership; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said Condominiums; and further to foster a fine residential community known as The Village of 800 Place Condominiums located in Martin County, Florida, and in this respect to cooperate and deal with other Condominium Associations, if any, and entities to accomplish this objective. The Corporation shall be conducted as a not-for-profit organization for the benefit of its members.

Article III

The Corporation shall have the following powers:

1. The Corporation shall have all of the powers and privileges granted to Corporations Not-for-Profit under the law pursuant to which this Corporation is chartered and pursuant to the Condominium Act as amended of the State of Florida,
2. The Corporation shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Corporation, including but not limited to the following:
 - (a) To make and establish reasonable rules and regulations governing the use of Apartment Units, Common Elements and Limited Common Elements in said Condominiums as said terms may be defined in said Declarations of Condominium.
 - (b) To buy, sell, lease, mortgage, or otherwise deal with any and all property, whether real, or personal.

(c) To levy and collect assessments against members of the Corporation to defray the common expense of the Condominiums as may be provided in said Declarations of Condominium and in the By-Laws of this Corporation, including the right to levy and collect assessments for the purpose of acquiring, operating, leasing, managing, and otherwise trading and dealing with such property, whether real or personal, including Apartment Units in said Condominiums.

(d) To maintain, repair, replace, operate and manage the Condominiums and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of the Condominium property.

(e) To contract for the management of the Condominiums and to delegate to such contractor all of the powers and duties of the Corporation except those which may be required by the Declarations of Condominium to have approval of the Board of Directors or Membership of the Corporation.

(f) To enforce the provisions of said Declarations of Condominium, these Articles of Incorporation, the By-Laws of the Corporation, and the Rules and Regulations governing the use of said Condominiums as may be hereafter established.

(g) To approve or disapprove the transfer, lease, mortgage and ownership of Apartment Units as may be provided by the Declarations of Condominium and By-Laws.

(h) To deal with other condominium associations or representatives thereof on matters of mutual interest and to levy, collect and disburse funds from time to time as may be provided in the Declarations of Condominium and By-Laws for the maintenance, repair and replacement of property located within the lands herein described or elsewhere notwithstanding the fact that such property lies outside of the subject property.

(i) To execute, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Corporation pursuant to the Declarations of Condominium aforementioned.

Article IV

The qualifications of the members, the manner of their admission to membership and termination of such membership and voting by members shall be as follows:

1) The owners of Apartment Units in said Condominiums shall be members of the Corporation and no other persons or entities shall be entitled to membership.

2) Membership shall be established by the acquisition of fee title to an Apartment Unit, whether by conveyance, judicial decree or otherwise provided that such acquisition shall be approved in accordance with, and conformed to the provisions of, these Articles, and the Declaration of Condominiums and the By-Laws and the membership of any party shall be automatically terminated upon his being divested of all title to his entire fee ownership interest in any Apartment Unit, except nothing herein contained shall be construed as terminating the membership of any party who may own two or more Apartment Units, or who may own a fee ownership interest in Apartment Units, so long as such party shall retain title to or a fee ownership interest in any Apartment Unit.

3) The interest of a member in the funds and assets of the Corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his Apartment Unit. The funds and assets of the Corporation shall belong solely to the Corporation subject to the limitation that the same be expended, held or used for the benefit of the Membership and for the purposes authorized herein, in the Declaration of Condominium, and in the By-Laws which may be hereafter adopted.

4) On all matters on which the Membership shall be entitled to vote, there shall be only one vote for each Apartment Unit, which vote may be exercised or cast by the owner or owners of each Apartment Unit in such manner as may be provided in the By-Laws hereafter adopted by the Corporation. Should any member own more than one Apartment Unit, such member shall be entitled to exercise or cast as many votes as he owns Apartment Units, in the manner provided by said By-Laws.

Article V

The Corporation shall have perpetual existence.

Article VI

The principal office of the Corporation shall be located at 800 North West Fork Road, Stuart, Florida 34994, but the Corporation may maintain offices and transact business in such places within or without the State of Florida as may from time to time be designated by the Board of Directors. Furthermore, the Board of Directors may from time to time relocate the aforesaid principal office.

Article VII

1) The Board of Directors shall consist of five (5) Directors. All Directors shall be members of the Corporation.

2) Directors of the Corporation shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and

vacancies on the Board of Directors shall be filled in the manner provided in the By-Laws.

Article VIII

The affairs of the Corporation shall be managed by the officers in accordance with the By-Laws. The officers shall be appointed from time to time by the Board of Directors; appointment of the officers shall take place at the first Board meeting following the annual meeting of the Members of the Corporation, which officers shall serve at the pleasure of the Board of Directors.

Article IX

Every Director and every officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become involved, by reason of his being or having been an Director or officer of the Corporation whether or not he is an Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Administration approves such settlement and reimbursement as being in the best interest of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

Article X

The By-Laws of the Corporation may be altered, amended or rescinded in the manner provided by the By-Laws.

Article XI

An Amendment or Amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Corporation acting upon vote of the majority of the Directors or by the members of the Corporation owning a majority of the Apartment Units in the Condominium administered hereby whether meeting as members or by instrument in writing signed by them. Upon any Amendment or Amendments to these Articles of Incorporation being proposed by said Board of Directors or members, such proposed Amendment or Amendments shall be transmitted to the President of the Corporation or other officer of the Corporation in the absence of the President, who shall thereupon call a special meeting of the members of the Corporation for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed Amendment or Amendments, and it shall be the duty of the Secretary to give each member written or printed notice of such Meeting stating the time and place of the Meeting and reciting the proposed Amendment or

Amendments in reasonably detailed form, which notice shall be mailed, electronically transmitted or presented personally to each member not less than ten (10) nor more than thirty (30) days before the date set for such meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his post office address as it appears in the records of the Corporation and the postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Corporation whether before or after the holding of the Meeting shall be deemed equivalent to the giving of such notice to such member. At such Meeting the Amendment or Amendments proposed must be approved by an affirmative vote of a majority of those members of the Association, present and voting, at a duly convened meeting of the members in order for such Amendment or Amendments to become effective. Thereupon, such Amendments or Amendments of these Articles of Incorporation shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of the State of Florida, and upon the registration of such Amendment or Amendments with said Secretary of State a certified copy thereof shall be recorded in the public records of Martin County, Florida, within ten (10) days from the date on which the same are also registered. At any Meeting held to consider such Amendment or Amendments of these Articles of Incorporation, the written vote of any member of the Corporation shall be recognized, if such member is not in attendance at such Meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Corporation at or prior to such Meeting.

These Amended and Restated Articles of Incorporation for The Village of 800 Place Condominium Association, Inc. were approved by a majority of the Members present and voting, at a duly convened meeting on June 24, 2019.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name, by its President and Secretary, and its corporate seal affixed on this 22 day of July 2019.

WITNESSES AS TO PRESIDENT:

Stephanie Adams
Printed Name: Stephanie Adams

Madeline M. Jones
Printed Name: Madeline M. Jones

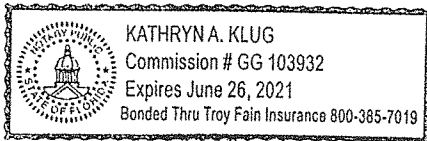
THE VILLAGE OF 800 PLACE
CONDOMINIUM ASSOCIATION, INC.

By: David Young
DAVID YOUNG, President

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me on July 22, 2019, by David Young, as President of The Village of 800 Place Condominium Association, Inc. [] who is personally known to me, or [X] who has produced identification [Type of Identification: FLDL].

Notarial Seal



Kathryn A. Klug
Notary Public

WITNESSES AS TO SECRETARY:

THE VILLAGE OF 800 PLACE
CONDOMINIUM ASSOCIATION, INC.

Stephanie Adams
Printed Name: Stephanie Adams

By: Kathleen Johns
KATHLEEN JOHNS, Secretary

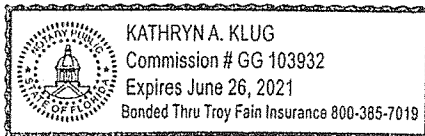
Madeline M. Jones
Printed Name: Madeline M. Jones

CORPORATE
SEAL

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me on July 22, 2019, by Kathleen Johns, as Secretary of The Village of 800 Place Condominium Association, Inc. [] who is personally known to me, or [X] who has produced identification [Type of Identification: FLDL].

Notarial Seal



Kathryn A. Klug
Notary Public

Exhibit "C"
Amended and Restated
By-Laws
of
The Village of 800 Place Condominium Association, Inc.
A Corporation Not for Profit Under the Laws of the
State of Florida

The purpose of these Amended and Restated Bylaws is to continue the purpose of the original Bylaws recorded in the Martin County public records at Official Records Book 388, Page 2534, et. seq., and amended at OR Book 1646, Page 343, et. seq., and OR Book 2614, Page 517, et. seq.

In cases of any conflict between the Articles of Incorporation of the Association and these By-Laws, the Articles of Incorporation shall govern and control. In case of any conflict between the Declaration and these By-Laws, the said Declaration shall govern and control.

I. IDENTITY

1. These are the By-Laws of The Village of 800 Place Condominium Association, Inc., a corporation not for profit, under the laws of the State of Florida, hereinafter call "Association". The Association has been organized for the purpose of administering the operation and management of the Condominiums to be established in accordance with the Condominium Act of the State of Florida, Chapter 718 of the Florida Statutes as amended from time to time (hereinafter referred to as the "Condominium Act") and pursuant to the Declaration of Condominiums upon the following described property situate, lying and being in Martin County, Florida, to-wit:

Begin at a concrete Monument located at the point where the Northerly Right-of-Way Line North Fork Road intersects the West Line of Government Lot 3, Section 32, Township 37 South, Range 41 East, and Point of beginning being the southeast corner of Lot 17, Block 28, Plat of North River Shores Subdivision, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, and said monument being 1631.97 feet south of the North line, of said Section 32; thence run S80°37'32" E, along the Northerly Right-of-Way Line of North Fork Road, a distance of 266.53 feet to a concrete monument; thence continuing along said Right-of-Way, run S35°19'32" E a distance 28.14 feet; thence, along the Northerly Right-of-Way Line of North Fork Road extension, run S80°37'32" E a distance of 404.03 feet; thence by curve to the left, on radius 1,116.28 feet; run a

distance of 107.75 feet, as measured along the arc, through central angle of 5°31'50"; thence run N0°02'03" E, a distance of 545.46 feet to a point on the South line of the North half of Government Lot 3, Section 32, Township 37 South, Range 41 East, that is 400 feet westerly of the Westerly Right-of-Way Line of U.S. Highway No. 1; thence, run N89°36'30" W, along said South Line, a distance of 786.56 feet to the Southwest corner of Lot 10 of said Block 28 of said subdivision; thence run S0°02'03" W, along the East lines of Lots 14 through 17 of said Block 28, a distance 406.01 feet to the Point of Beginning; containing 8.688 acres.

(said property to be hereinafter referred to as "The Village of 800 Place Condominium".)

2. The office of the Association shall be 800 North West Fork Road, Stuart, Florida, 34994, or such place as the Board of Directors may determine from time to time.
3. The fiscal year of the Association shall be the calendar year.
4. The seal of the Association shall bear the name of the Association; the word "Florida" the words "Corporation Not For Profit", and the year of the incorporation.

II. MEMBERSHIP, VOTING, QUORUM, PROXIES

1. The qualifications of members, the manner of their admission to membership and termination of such membership, and voting by members shall be as set forth in "ARTICLE IV" of the Articles of Incorporation of the Association, the provisions of which said "ARTICLE IV" of the Articles of Incorporation are incorporated herein by reference.
2. A quorum at members' meetings shall consist of persons, present in person or by proxy, entitled to cast a majority of the votes of the entire membership.
3. The vote of the owners of an APARTMENT UNIT owned by one or more person or by a corporation or other entity shall be cast by the person named in the certificate signed by all the owners of the APARTMENT UNIT as filed with the Secretary of the Association, and such Certificate shall be valid until revoked by subsequent Certificate. If such a Certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum or for any other purpose. Provided, however, if the APARTMENT UNIT shall be owned by husband and wife as tenants by the entirety, no certificate need be filed with the Secretary and either spouse but not both, may vote in person or by proxy, unless prior to the meeting, either spouse has notified the Secretary in writing that there is a disagreement as to who shall represent the APARTMENT UNIT at the meeting, in which case, the certificate requirement set forth above shall apply.

4. Votes may be cast in person or by proxy. Proxies shall be valid only for the particular meeting designated thereon and must be filed with the Secretary before the appointed time of the meeting.

5. Approval or disapproval by the owner of an APARTMENT UNIT on any matters—whether or not the subject of an Association meeting—shall be by the same person designated in the above described Certificate.

6. Except where otherwise required under the provisions of the Articles of Incorporation of the Association, these By-Laws, the Declaration of Condominium, or where the same may otherwise be required by law, the affirmative vote of the owners of a majority of the APARTMENT UNITS represented at any duly called members' meeting at which a quorum is present shall be binding upon the Members.

III. ANNUAL AND SPECIAL MEETINGS OF MEMBERSHIP

1. The annual members' meeting shall be held at the office of the Corporation at the time determined by the Board of Directors, on the third (3rd) Monday in March for the purpose of electing Directors and transacting any other business duly authorized to be transacted by the Members.

2. Special Members' Meetings shall be held whenever called by the President, or Vice-President, or by majority of the Board of Directors and must be called by such Officers upon receipt of a written request from members of the Association owning not less than one-third (1/3) of the APARTMENT UNITS.

3. Notice of all Members' meetings, regular or special, shall be given by the President, or Vice-President, or Secretary of the Association, or other Officer of the Association in the absence of such Officers, to each member, unless waived in writing; and such notice shall be written or printed and shall state the time and place and object for which the meeting is called. Such notice shall be given to each member not less than fourteen (14) days or more than sixty (60) days prior to the date set for such meeting, which notice shall be mailed, electronically transmitted or presented personally to each member within said time, along with a posting at a conspicuous place on the condominium property a notice of the meeting at least fourteen (14) days prior to said meeting. If presented personally, receipt of such notice shall be signed by the Member, indicating the date on which said notice was received by him. If mailed, such notice shall be deemed to be properly given when deposited in the United States Mail, addressed to the member at his post office address as it appears on the records of the Association, the postage thereon prepaid. Proof of such mailing shall be given by the affidavit of the person giving the notice. If electronically transmitted, such notice shall be deemed to be properly given when transmitted to the electronic address provided by the member to the Association. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, whether before or after the holding of the meeting, shall be

deemed equivalent to the giving of such notice to such member. If any members' meeting cannot be organized because a quorum has not attended the meeting may be adjourned from time to time until a quorum is present.

4. At meetings of membership, the President shall preside or in his absence, the Vice-President shall preside, or in the absence of both, the membership shall select a chairman.

5. The order or business at Annual Members' Meetings and as far as practical, at all other Members' Meetings shall be as follows:

- (a) Appointment by chairman of Inspectors of election.
- (b) Election of Directors.
- (c) Call of the roll and certifying of proxies.
- (d) Proof of notice of meeting or waiver of notice.
- (e) Reading of minutes.
- (f) Reports of Officers.
- (g) Reports of Committees.
- (h) Unfinished Business.
- (i) New Business
- (j) Adjournment.

IV. DIRECTORS

1. The affairs of the Association shall be managed by a Board of five (5) Directors.

2. Election of Directors shall be conducted in accordance with the Condominium Act and in the following manner:

(a) Election of Directors shall be held at the annual members' meeting.

(b) The election shall be by written ballot (unless dispensed by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast as many votes as there are Directors to be elected, provided, however, there shall be no cumulative voting and each member may not cast more than one (1) vote for any person nominated as an Director.

(c) Vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining Directors except as to vacancies provided by the removal of Directors by members.

(d) Any Director may be removed by concurrence of a majority of the votes of the entire membership by written agreement or at a special meeting of the members called for that purpose. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting.

(e) The terms of all Board members shall expire on the date of the annual meeting upon the election of their successors.

3. The organization meeting of a newly elected Board of Directors shall be held within ten (10) days of their election, at such place and time as shall be fixed by the Directors at the meeting at which they were elected and no further notice of the organization meeting shall be necessary.

4. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director in writing, personally, by mail, or electronic transmission, at least three (3) days prior to the day named for such meeting.

Meetings of the Board of Directors shall be open to all unit owners and notice of such meetings shall be posted conspicuously at least 48 hours in advance for attention of owners, except in the case of emergencies or as otherwise required by the Condominium Act.

5. Special meetings of the Directors may be called by the President and must be called by the Secretary, at the written request of a majority of the Directors. Not less than three (3) days notice of the meetings shall be given to each Director in writing, personally by mail, or electronic transmission, which notice shall state the time, place and purpose of the meeting.

6. Any Director may waive notice of a meeting before or after the meeting, and such waiver shall be deemed to be equivalent to the giving of notice.

7. A quorum at Directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except where approval by a greater number of Directors is required by the Declaration of Condominium, the Articles of Incorporation, or these By-Laws.

8. If, at any meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting, from time to time, until a quorum is present. In no event may any business be transacted by less than a quorum.

9. The presiding officer of Directors' meetings shall be the President; and if absent, the Vice-President shall preside. In the absence of such presiding officer, the Directors present shall designate one of their number to preside at such meeting.

10. The order of business at Director's meetings shall be as follows:

- (a) Calling of roll.
- (b) Proof of due notice of meeting.
- (c) Reading of Minutes and disposal of any unapproved Minutes
- (d) Reports of Officers and Committees.
- (e) Election of Officers.
- (f) Unfinished business.
- (g) New business.
- (h) Adjournment.

11. All of the powers and duties of the Association existing under the Condominium Act, Declaration of Condominium, Articles of Incorporation and these By-Laws shall be exercised exclusively by the Board of Directors, representatives appointed by the Board of Directors, its agents, contractors or employees, subject to approval by the members only when such approval is specifically required by appropriate documents, subject always to the power of the Board of Directors to delegate its duties and functions to a managing agent or firm, as provided in the Articles of Incorporation.

12. Minutes of all meetings of unit owners and of all Board of Directors shall be kept in a business-like manner and available for inspection by unit owners and Board members at all reasonable times.

V. OFFICERS

1. The executive officers of the Association shall be a President, who shall be a Director; Vice-President, who shall be a Director; a Treasurer, and a Secretary, all of whom shall be elected annually by the Board of Directors and who may peremptorily be removed by vote of the Directors at any meeting. Any person may hold two or more offices, except that the President shall not also be a Secretary. The Board of Directors shall, from time to time, elect such other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

2. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of the President of an Association, including, but not limited to, the power to appoint committees from among the members, from time to time, as he may, in his discretion, deem appropriate, to assist in the conduct of the affairs of the Association.

3. The Vice-President shall, in the absence or disability of the President, exercise the powers and perform the duties of the President. He shall also generally assist the President as shall be prescribed by the Directors.

4. The Secretary shall keep the minutes of all proceedings of the Directors and the members. He shall attend to the giving and serving of all notices to the members and the Directors, and such other notices as may be required by law. He shall have custody of the seal of the Association and shall affix the same to instruments

requiring a seal, when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an Association and as may be required by the Directors or President.

5. The Treasurer shall have custody of all of the property of the Association, including funds, securities, and evidence of indebtedness. He shall keep the assessment rolls and accounts of the members; he shall keep the books of the Association in accordance with good accounting practices, and he shall perform all other duties incident to the office of the Treasurer.

6. The compensation of all employees of the Association shall be fixed by the Directors. This provision shall not preclude the Board of Directors from employing a Director as an employee of the Association; neither shall it preclude the contracting with a Director, or a person, firm or entity with which a Director is associated, for the management of the Condominiums.

VI. FISCAL MANAGEMENT

The provisions for fiscal management of the Association, set forth in the Declaration of Condominium and Articles of Incorporation, shall be supplemented by the following provisions:

1. The assessment roll shall be maintained in a set of accounting books in which there shall be an account for each APARTMENT UNIT. Such an account shall designate the name and address of the owner or owners; the amount of each assessment against the owners; the dates and amounts in which assessments come due; the amounts paid upon the account, and the balance due upon the assessments. Said accounting books shall be open to inspection by unit owners at all reasonable times.

2. The Board of Directors shall adopt a consolidated budget and the Assessment Notice for each calendar year which shall contain the following items:

(a) Common Expenses Budget, which shall include the estimated amounts necessary for the maintenance, repair, replacement, and operation of Common Elements and Limited Common Elements within the Condominiums in the condition and according to the design substantially similar to that established by Developer. Said estimate shall take into account overhead items, such as office expense, utility costs, casualty and liability insurance and administration; and operating and replacement reserve; and depreciation.

(b) Proposed Assessments to be levied against each member to cover the foregoing budget.

(c) Betterments; which shall include the funds to be used for capital expenditures for additional improvements or additional personal property which will be part of the Common Elements; provided, however, that in the expenditure of this fund

no sum in excess of Twenty-Five Thousand Dollars (\$25,000.00) shall be expended for a single item or purpose without approval of the members of the Association.

3. The unit owners shall be given written notice by mail, personal delivery or electronic transmission at least fourteen (14) days prior to such meeting as the Board of Directors may designate for adopting the annual consolidated budget, and said meeting shall be open to all unit owners. Unit owners shall be supplied with a copy of the proposed consolidated budget not less than fourteen (14) days prior to said meeting. If a budget is adopted by the Board of Directors which requires assessment against the unit owners in any fiscal or calendar year exceeding 115% of such assessments for the preceding year, upon written application of 10 % of the unit owners, a special meeting of the unit owners shall be held upon not less than ten (10) days written notice to each unit owner, but within thirty (30) days of the delivery of such application to the Board of Directors or any member thereof, at which special meeting unit owners may consider and enact a revision of the budget, or recall any or all members of the Board of Directors and elect their successors. The revision of the budget or the recall of any or all of the members of the Board of Directors shall require a vote of not less than a majority of their whole number. Such budget shall not thereafter be re-examined by the unit owners in the manner hereinabove set forth, nor shall the Board of Directors be recalled under the terms of this section.

4. Copies of the Consolidated Budget and Assessment Notice shall be transmitted to each member on or before January 1st of the year for which same has been prepared. If the budget is subsequently amended before the assessments are made, a copy of the amended budget shall be furnished to each member concerned therewith. Delivery of a copy of any budget or amended budget to each member shall not affect the liability of any member for any such assessment; neither shall delivery of a copy of said budget or amended budget be considered as a condition precedent to the effectiveness of said budget and assessment levied pursuant thereto; and nothing herein contained shall be construed as restricting the right of the Board of Directors, at any time in its sole discretion, to levy any additional assessment in the event the budget originally adopted shall appear to be insufficient to pay costs and expenses for operation and management, or in the event of emergencies.

5. The Board of Directors shall determine the method of payment of such assessments and due date thereof and shall notify the unit owners (members) thereof. In any event, assessments shall be made against unit owners not less frequently than quarterly, in the amounts no less than are required to provide funds, in advance, for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred.

6. The Depository of the Association shall be such bank or banks as shall be designated, from time to time, by the Directors, and in which monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks, signed by two (2) persons authorized by the Directors.

7. A financial report for the preceding fiscal year shall be prepared and a copy thereof furnished to each member as required by the Condominium Act.

8 Fidelity bonds shall be obtained as required by the Condominium Act for all officers and employees of the Association and from any contractor handling or responsible for Association funds. The amount of such bonds shall be as required by the Condominium Act. The premiums on such bonds shall be paid by the Association.

9. No unit owner, except as an officer of the Association, shall have any authority to act for the Association.

VII. PARLIAMENTARY RULES

Robert Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles of Incorporation and these Bylaws or with the statutes of the State of Florida.

VIII. INSURANCE

A copy of each insurance policy obtained by or for the Association shall be made available for inspection by unit owners at all reasonable times.

In any legal action in which the Association may be exposed to liability in excess of insurance coverage protecting it and the unit owners, the Association shall give notice of the exposure within a reasonable time to all unit owners who may be exposed to the liability, and they shall have the right to intervene and defend.

IX. AMENDMENTS TO BY-LAWS

Amendments to these By-Laws shall be proposed and adopted in the following manner:

1. Amendments to these By-Laws may be proposed by the Board of Directors of the Association or upon vote of the majority of the owners of APARTMENT UNITS in the Condominiums whether meeting as members or by instrument, in writing, signed by them.

2. Upon any amendment or amendments to these By-Laws being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or other officer or the Association in the absence of the President, who shall, thereupon, call a special Joint Meeting of the members of the Board of Directors of the Association and the membership for a date not sooner than twenty (20) days or later than sixty (60) days from receipt by such officer of the proposed amendment or amendments, and it shall be the duty of the Secretary to give each member written or printed notice of such meeting in the same form and in the same manner as the notice of the call of a Special Meeting of the members is required, as herein set forth.

3. In order for such amendment or amendments to become effective, the same shall be approved by an affirmative vote of a majority of those members of the Association, present and voting, at a duly convened meeting of the members. Thereupon, such amendment or amendments to these By-Laws shall be transcribed, certified by the President and Secretary of the Association, and a copy thereof shall be recorded in the public records of Martin County, Florida within ten (10) days from the date on which any amendment or amendments have been affirmatively approved by the Directors and members.

4. At any meeting held to consider such amendment or amendments to the By-laws, written vote of any member of the Association shall be recognized if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.

WE HEREBY CERTIFY that the foregoing Amended and Restated By-Laws of The Village of 800 Place Condominium Association, Inc. were duly adopted by an affirmative vote of a majority of those members, present and voting, at the duly convened meeting of the members held on June 24th, 2019.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 22nd day of July 2019.

WITNESSES AS TO PRESIDENT:

Stephanie Adams
Printed Name: Stephanie Adams

Madeline M. Jones
Printed Name: Madeline M. Jones

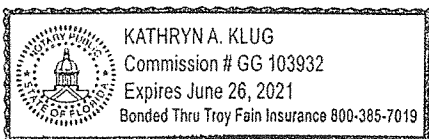
**THE VILLAGE OF 800 PLACE
CONDOMINIUM ASSOCIATION, INC.**

By: David Young
DAVID YOUNG, President

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me on July 22, 2019, by David Young, as President of The Village of 800 Place Condominium Association, Inc. [] who is personally known to me, or [X] who has produced identification [Type of Identification: FL DL].

Notarial Seal



Kathryn A. Klug
Notary Public

WITNESSES AS TO SECRETARY:

Stephanie Adams
Printed Name: Stephanie Adams

Madeline M Jones
Printed Name: Madeline M. Jones

STATE OF FLORIDA
COUNTY OF Marion

THE VILLAGE OF 800 PLACE
CONDOMINIUM ASSOCIATION, INC.

By: Kathleen Johns
KATHLEEN JOHNS, Secretary

CORPORATE
SEAL

The foregoing instrument was acknowledged before me on July 22, 2019,
by Kathleen Johns, as Secretary of The Village of 800 Place Condominium
Association, Inc. [] who is personally known to me, or [X] who has produced
identification [Type of Identification: FL DL].

Notarial Seal

Kathryn A. Klug
Notary Public

