

Prepared by and returned:  
Steven L. Perry, Esq.  
McCarthy, Summers, et. al.  
2400 S.E. Federal Highway, Fourth Floor  
Stuart, Florida 34994

**SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM  
FOR SAWGRASS VILLAS, A CONDOMINIUM**

THIS SEVENTH AMENDMENT to the Declaration of Condominium of Sawgrass Villas, a Condominium, said Declaration being recorded in Official Records Book 1995, Page 2054, Public Records of Martin County, Florida, is made this day of December, 2005.

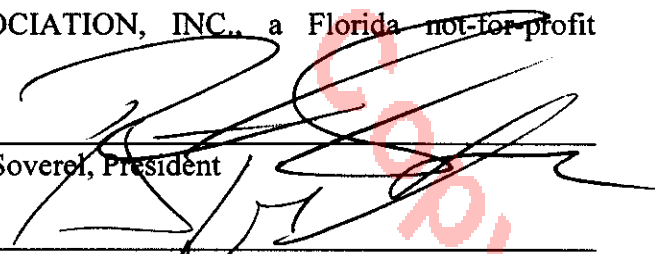
NOW THEREFORE, the Declaration of Condominium is amended as follows:

1. This amendment is being filed to provide certification of completion for Building 13, Sawgrass Villas, as required by Florida Statute § 718.104(4)(e) as shown on the attached certification by Betsy Lindsay, Inc., Sheets 1 through 9, attached hereto and incorporated herein by reference as Composite Exhibit "A".

IN WITNESS WHEREOF, the undersigned President and Secretary of Sawgrass Villas Condominium Association, Inc., has caused this Amendment to be effective this \_\_\_ day of December, 2005.

SAWGRASS VILLAS CONDOMINIUM  
ASSOCIATION, INC., a Florida not-for-profit  
corp.

By:   
Bret Soverel, President

By:   
Gifford Gumbinner, Secretary

*{witnesses and notary on following page}*

Witnesses:

K. Rounds  
Print: Krista Rounds

Lezlie Wickline  
Print: Lezlie Wickline

STATE OF FLORIDA  
COUNTY OF MARTIN

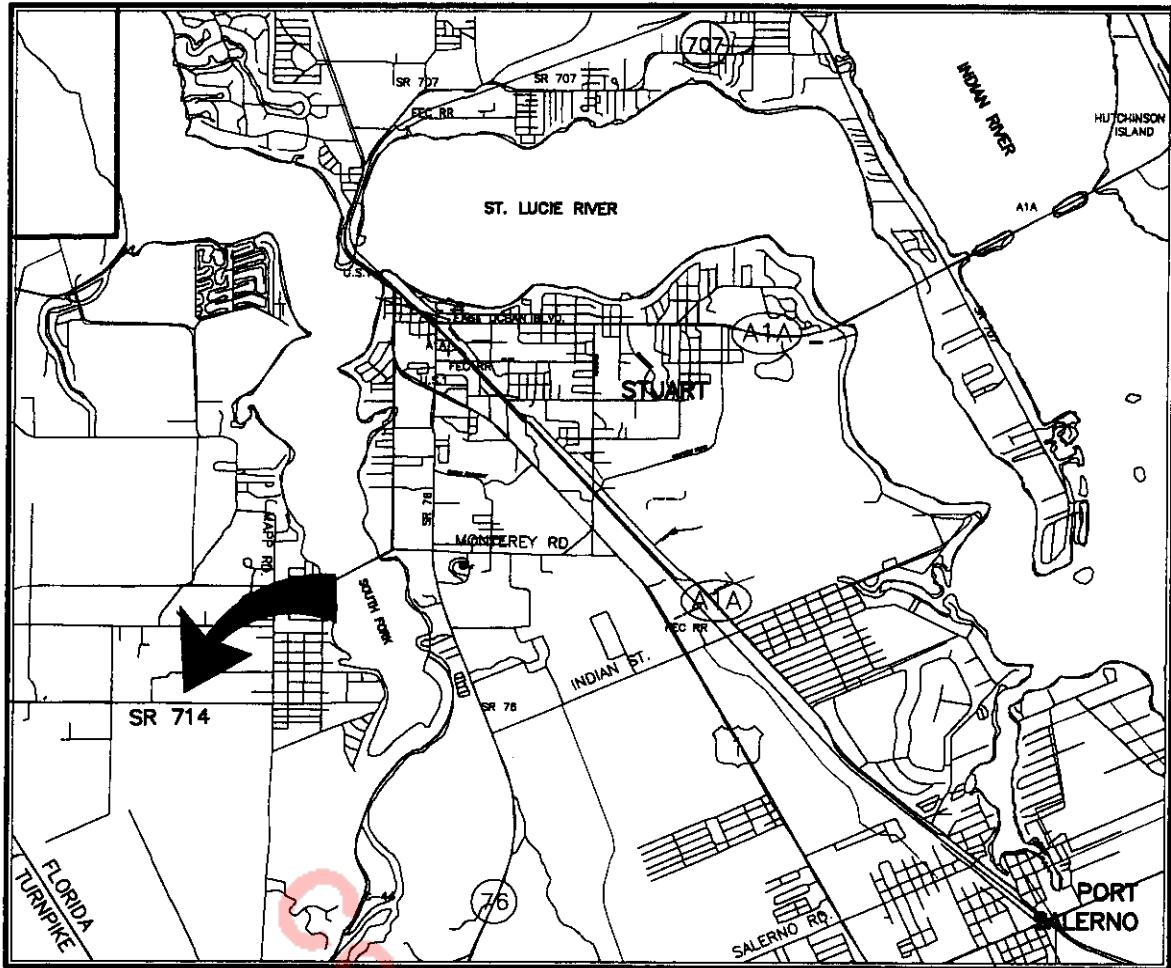
I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgments, personally appeared Bret Soverel, President and Gifford Gumbinner, Secretary, of Sawgrass Villas Condominium Association, Inc., who are personally known to me and who did not take an oath.

WITNESS MY HAND and official seal in the County and State last aforesaid this 23<sup>th</sup> day of December, 2005.

{SEAL}

Lezlie Wickline  
Notary Public, State of Florida  
Print: Lezlie Wickline





LOCATION MAP  
(NOT TO SCALE)

**SYMBOL LEGEND**

	LIGHT POLE
	GUY WIRE & ANCHOR
	ELECTRIC SERVICE
	OVERHEAD ELECTRIC LINE
	BELL SOUTH TELEPHONE RISER
	SANITARY SERVICE CLEAN OUT
	CLEAN OUT
	WATER SERVICE
	CABLE TELEVISION RISER
	FIRE HYDRANT
	GATE VALVE
	WATER METER

**LEGAL DESCRIPTION**

THE SOUTH 1,040.4 FEET OF THE W. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 (LESS THE SOUTH 50 FEET FOR ROAD RIGHT-OF-WAY) OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

SAID PARCEL CONTAINS 15.13 ACRES, MORE OR LESS.

**ABBREVIATIONS**

AC	AIR CONDITIONING
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
DIP	DUCTILE IRON PIPE
DSS	DOUBLE SANITARY SERVICE
DWS	DOUBLE WATER SERVICE
EL.	ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FM	FORCE MAIN
FND.	FOUND
GV	GATE VALVE
HDPE	HIGH DENSITY POLY ETHYLENE PIPE
INV.	INVERT
IP	IRON PIPE
IR	IRON ROD
IR&C	IRON ROD & CAP
MES	MITERED END SECTION
MON.	MONUMENT
NAD	NORTH AMERICAN DATUM
NGVD	NATIONAL GEODETIC VETICAL DATUM
NO.	NUMBER
PCP	PERMANENT CONTROL POINT
PK	PARKER KALON NAIL
P/L	PROPERTY LINE
P.L.S.	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLY VINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
SSS	SINGLE SANITARY SERVICE
SV	SANITARY VALVE
TOB	TOP OF BANK
TOE	TOE OF SLOPE
WM	WATER MAIN
WV	WATER VALVE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON DECEMBER 8, 2005 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.  
SURVEYING AND MAPPING

ELIZABETH A. LINDSAY, P.L.S.  
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE  
AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER

**SURVEYOR'S NOTES**

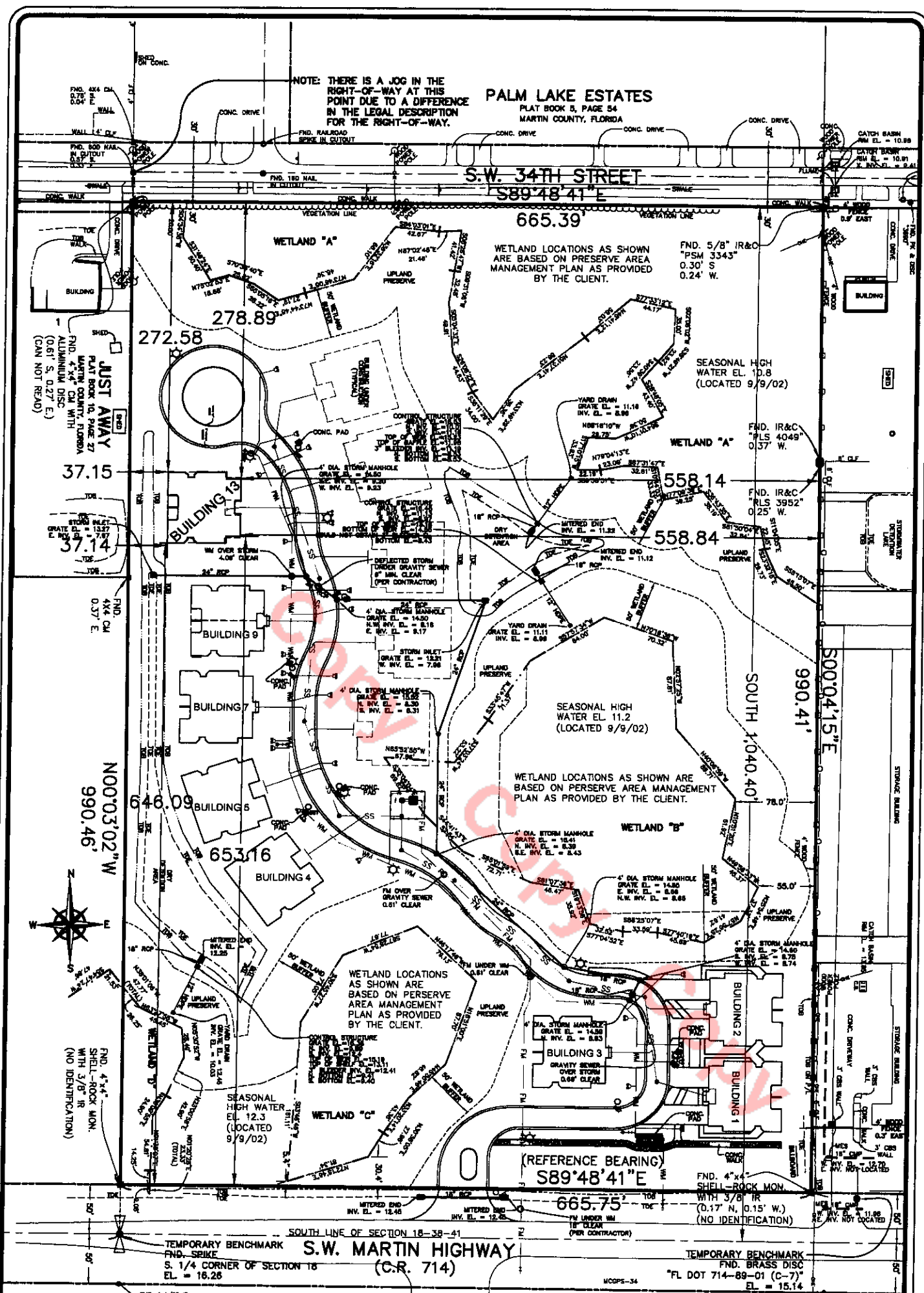
1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF S89°48'41"W ALONG THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 714 (S.W. MARTIN HIGHWAY).
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.
3. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
6. ELEVATIONS AS SHOWN HEREON REFERENCE NGVD 29, REFERENCE MARTIN COUNTY BENCHMARK "MH&POSTAL10E", ELEVATION = 14.051 AND "MH-D-8E", ELEVATION = 16.904.
7. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE B, REFERENCE FEMA MAP COMMUNITY NO. 120161, PANEL 0142, SUFFIX F, EFFECTIVE DATE OCTOBER 4, 2002.

BUILDING 13  
EXHIBIT "A"

SAWGRASS VILLAS  
BOUNDARY SURVEY  
PALM CITY, FLORIDA

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
208 N. U.S. HWY. NO. 1 UNIT 8 TEQUESTA, FLORIDA 33469  
(561)575-5275 (561)575-4324 FAX  
LICENSED BUSINESS NO. 6852

PROJECT SHEET  
02-75 1  
OF 9



NOTE:

SEE RECORD SHEET NO. 4 FOR DETAIL OF BUILDING 13

BUILDING 13

EXHIBIT "A"

SCALE: 1" = 120'

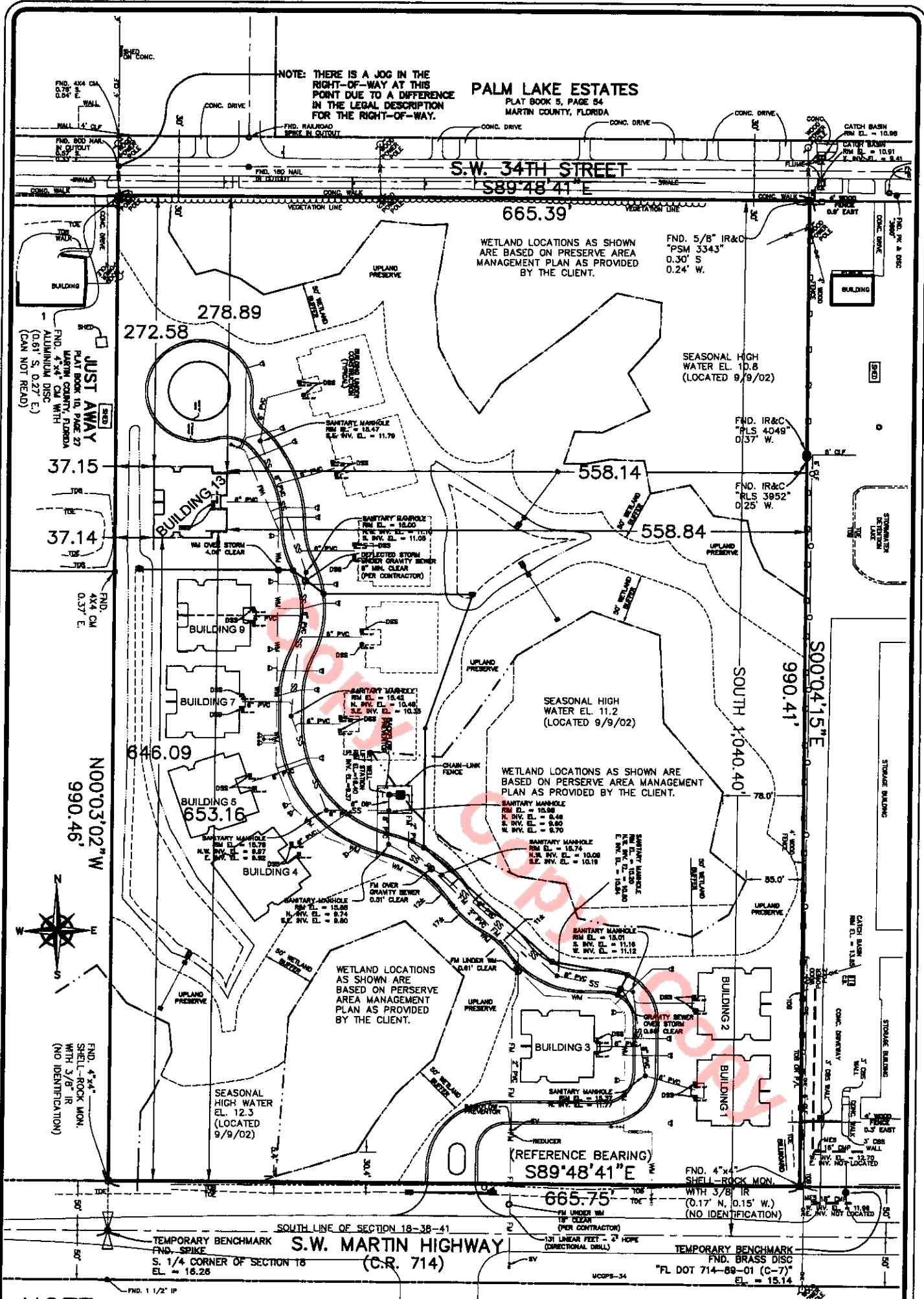
**SAWGRASS VILLAS  
BOUNDARY SURVEY  
PAVING, GRADING AND DRAINAGE  
PALM CITY, FLORIDA**

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
208 N. U.S. HWY. NO. 1 UNIT 8 TEQUESTA, FLORIDA 33460  
(561)575-5275 (561)575-4324 FAX  
LICENSED BUSINESS NO. 6852

PROJECT  
02-75

**SHEET**  
**2**  
**OF**  
**9**





**NOTE:**

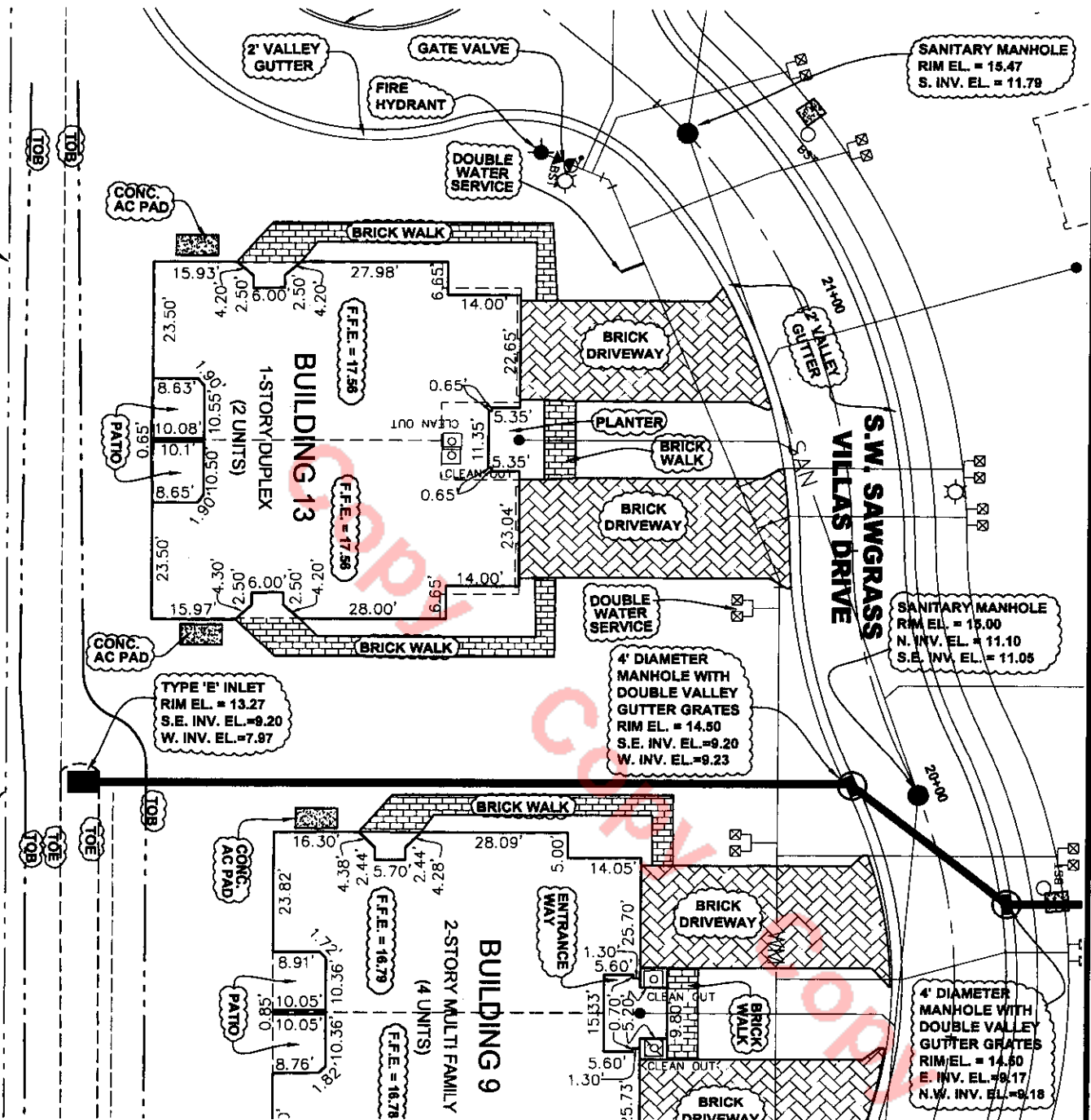
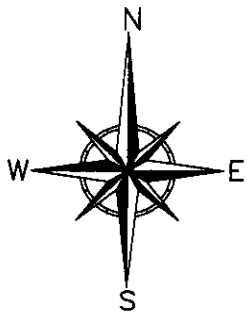
SEE RECORD SHEET NO. 4 FOR DETAIL OF BUILDING 13  
**BUILDING 13**  
**EXHIBIT "A"**

SCALE: 1" = 120'

**SAWGRASS VILLAS**  
BOUNDARY SURVEY  
WATER AND SEWER  
PALM CITY, FLORIDA

**B** **BETSY LINDSAY, INC.**  
SURVEYING AND MAPPING  
208 N. U.S. HWY. NO. 1 UNIT 8 TEQUESTA, FLORIDA 33469  
(561)575-5275 (561)575-4324 FAX  
LICENSED BUSINESS NO. 6852

**PROJECT**  
02-75  
**SHEET**  
3  
OF  
9



BUILDING 13

EXHIBIT "A"

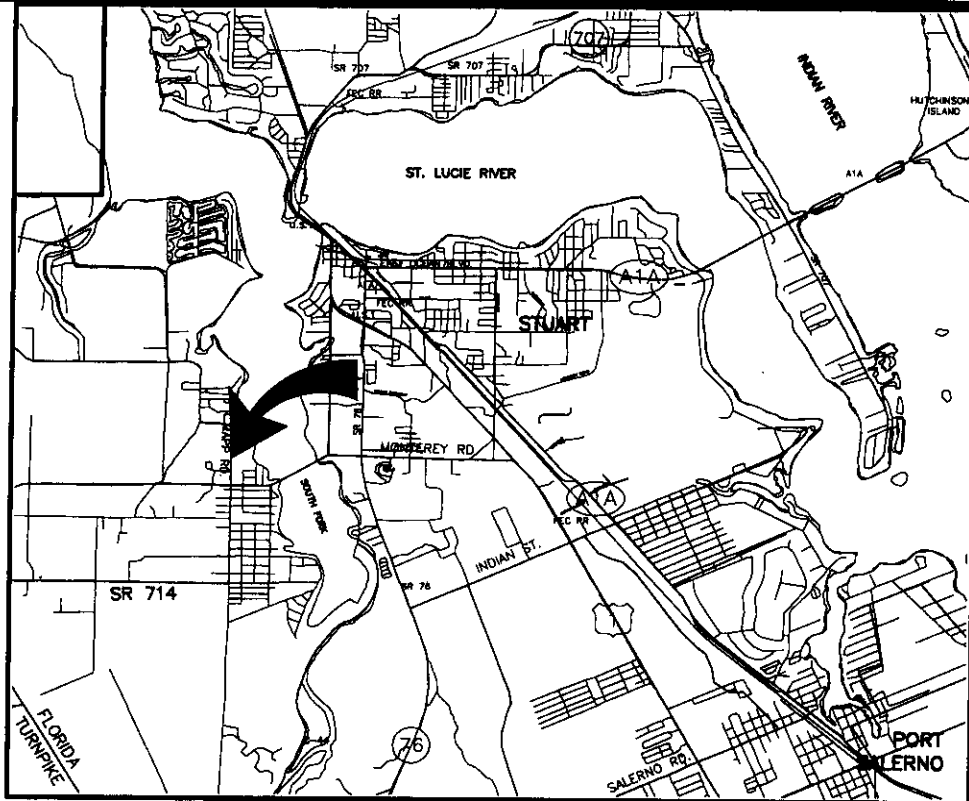
SCALE: 1" = 30'

SAWGRASS VILLAS  
RECORD SURVEY  
PALM CITY, FLORIDA

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
208 N. U.S. HWY. NO. 1, UNIT 8 TEQUESTA, FLORIDA 33469  
(561) 575-5275 (561) 575-4324 FAX  
LICENSED BUSINESS NO. 6852

PROJECT  
02-75

SHEET  
4  
OF  
9



LOCATION MAP  
(NOT TO SCALE)

ABBREVIATIONS

AC	AIR CONDITIONING
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
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IP	IRON PIPE
IR&C	IRON ROD & CAP
MES	MITERED END SECTION
NAD	NORTH AMERICAN DATUM
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NO.	NUMBER
PCP	PERMANENT CONTROL POINT
PK	PARKER KALON NAIL
P/L	PROPERTY LINE
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RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
SV	SANITARY VALVE
TOB	TOP OF BANK
TOE	TOE OF SLOPE
WM	WATER MAIN
WV	WATER VALVE

SYMBOL LEGEND

☆	LIGHT POLE
→	GUY WIRE & ANCHOR
⊞	ELECTRIC SERVICE
—O—	OVERHEAD ELECTRIC LINE
○	BELL SOUTH TELEPHONE RISER
⊞	SANITARY SERVICE CLEAN OUT
○	CLEAN OUT

SURVEYOR'S NOTES

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7. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE B, REFERENCE FEMA MAP COMMUNITY NO. 120161, PANEL 0142, SUFFIX F, EFFECTIVE DATE OCTOBER 4, 2002.

LEGAL DESCRIPTION

THE SOUTH 1,040.4 FEET OF THE W. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 (LESS THE SOUTH 50 FEET FOR ROAD RIGHT-OF-WAY) OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

SAID PARCEL CONTAINS 15.13 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I ELIZABETH A. LINDSAY, A REGISTERED LAND SURVEYOR, NUMBER PLS 4724, STATE OF FLORIDA, A SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, ON BEHALF OF BETSY LINDSAY, INC. HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN THIS EXHIBIT OF THE DECLARATION OF CONDOMINIUM OF "SAWGRASS VILLAS, A CONDOMINIUM", BUILDING 13, TO WHICH THIS SURVEYOR'S CERTIFICATE IS ATTACHED, SAID "EXHIBIT A" CONSISTING OF 9 PAGES, IS SUBSTANTIALLY COMPLETE, SO THAT THE MATERIAL, TOGETHER WITH THE CONTENTS OF THE DECLARATION RELATING TO MATTER OF SURVEY DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS AND THAT THE UNITS, IMPROVEMENTS, INCLUDING LANDSCAPING UTILITY SERVICE AND ACCESS TO THE UNIT AND COMMON ELEMENT FACILITIES HAVE BEEN SUBSTANTIALLY COMPLETED.

BETSY LINDSAY, INC.  
SURVEYING AND MAPPING

ELIZABETH A. LINDSAY, P.L.S.  
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE  
AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER

BUILDING 13

EXHIBIT "A"

SAWGRASS VILLAS  
SITE PLAN  
PALM CITY, FLORIDA

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
208 N. U.S. HWY. NO. 1, UNIT 8 TEQUESTA, FLORIDA 33469  
(561)575-5275 (561)575-4324 FAX  
LICENSED BUSINESS NO. 6852

PROJECT  
02-75

SHEET  
5  
OF  
9



**50' ADDITIONAL  
RIGHT-OF-WAY**

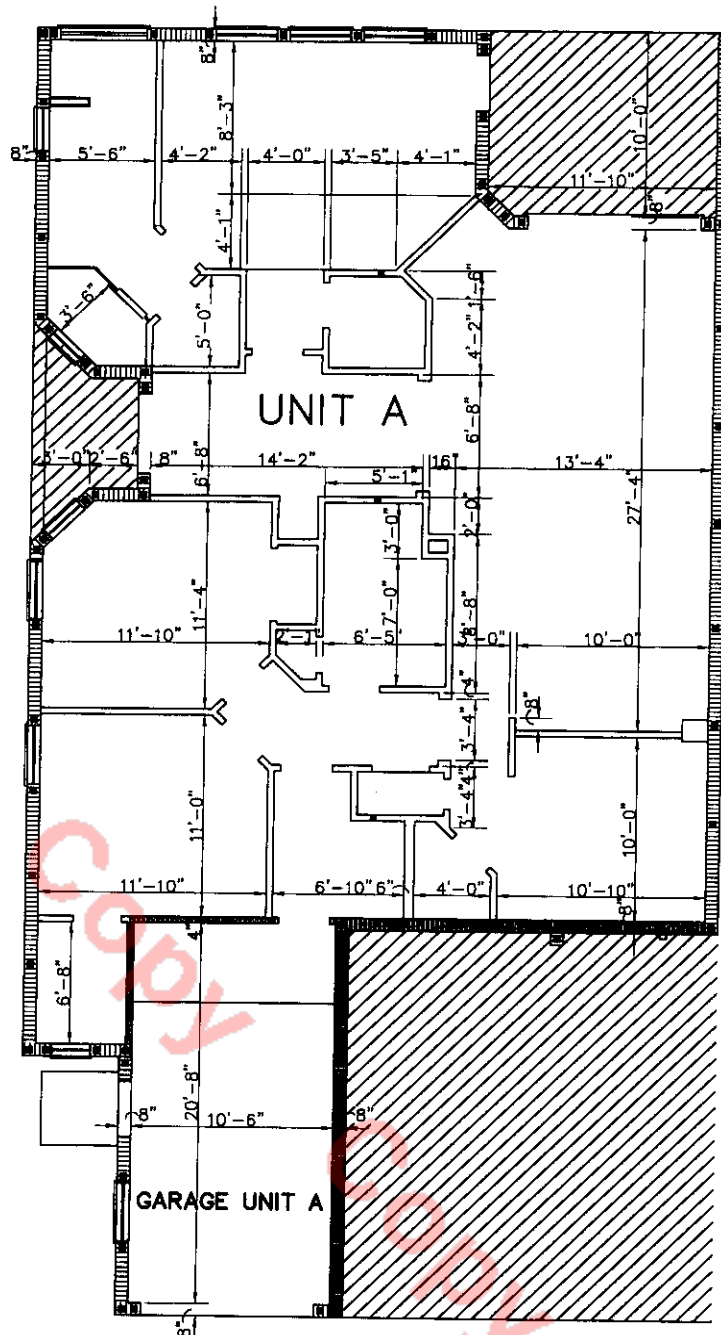
WHISPERING SOUND P.U.D.

SCALE: 1" = 120'

**B** **BETSY LINDSAY, INC.**  
SURVEYING AND MAPPING  
208 N. U.S. HWY. NO. 1 UNIT 8 TEQUEETA, FLORIDA 33460  
(561) 575-5275 (561) 575-4324 FAX  
LICENSED BUSINESS NO. 6852

**SHEET  
6  
OF  
9**





Air Conditioned Living 1625.S.F.  
Garage 2405.S.F.  
Covered Balcony 1215.S.F.  
Entry 425.S.F.  
Total Under Roof 20245.S.F.

SCALE: 1" = 10'



LIMITED COMMON AREA

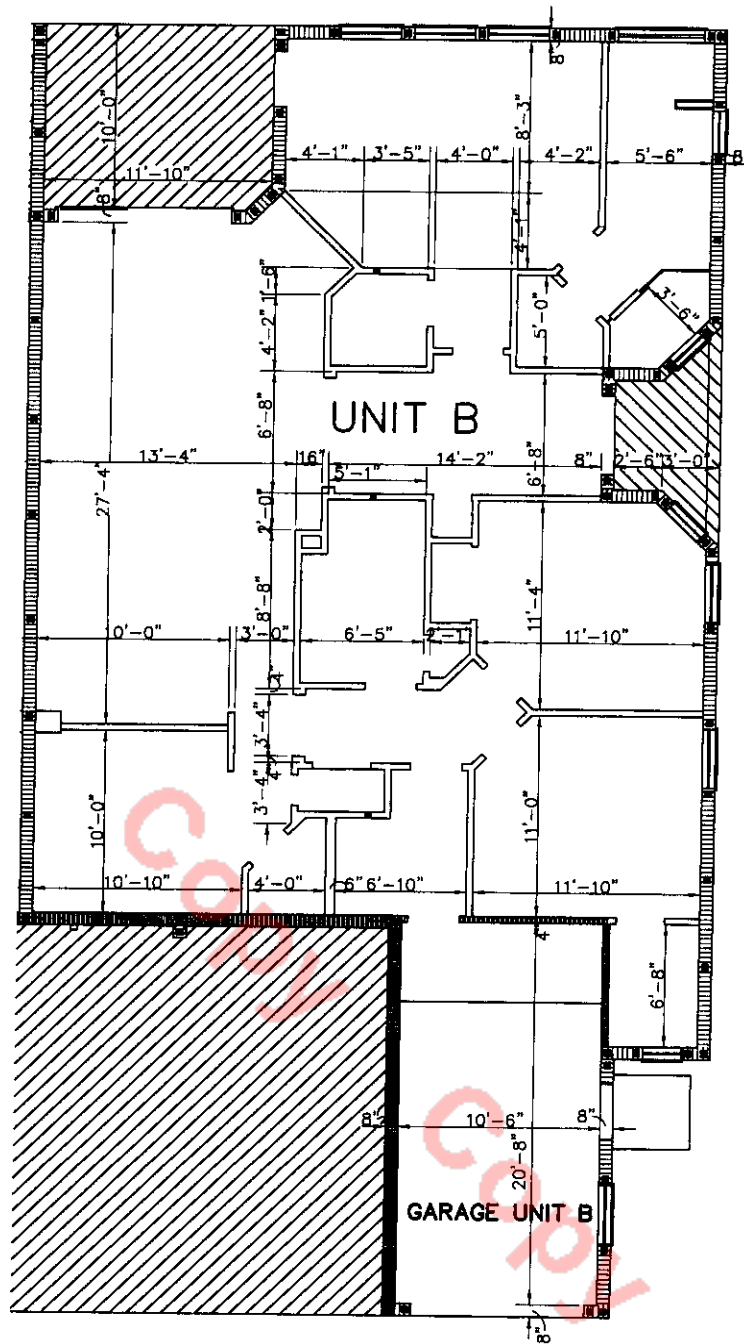
BUILDING 13  
EXHIBIT "A"

SAWGRASS VILLAS  
DUPEX - UNIT A  
PALM CITY, FLORIDA

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
208 N. U.S. HWY. NO. 1, UNIT 8 TEQUESTA, FLORIDA 33469  
(561)575-5275 (561)575-4324 FAX  
LICENSED BUSINESS NO. 6852

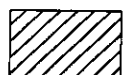
PROJECT  
02-75

SHEET  
7  
OF  
9



Air Conditioned Living 1625.F.  
Garage 2405.F.  
Covered Balcony 1215.F.  
Entry 425.F.  
Total Under Roof 20245.F.

SCALE: 1" = 10'



LIMITED COMMON AREA

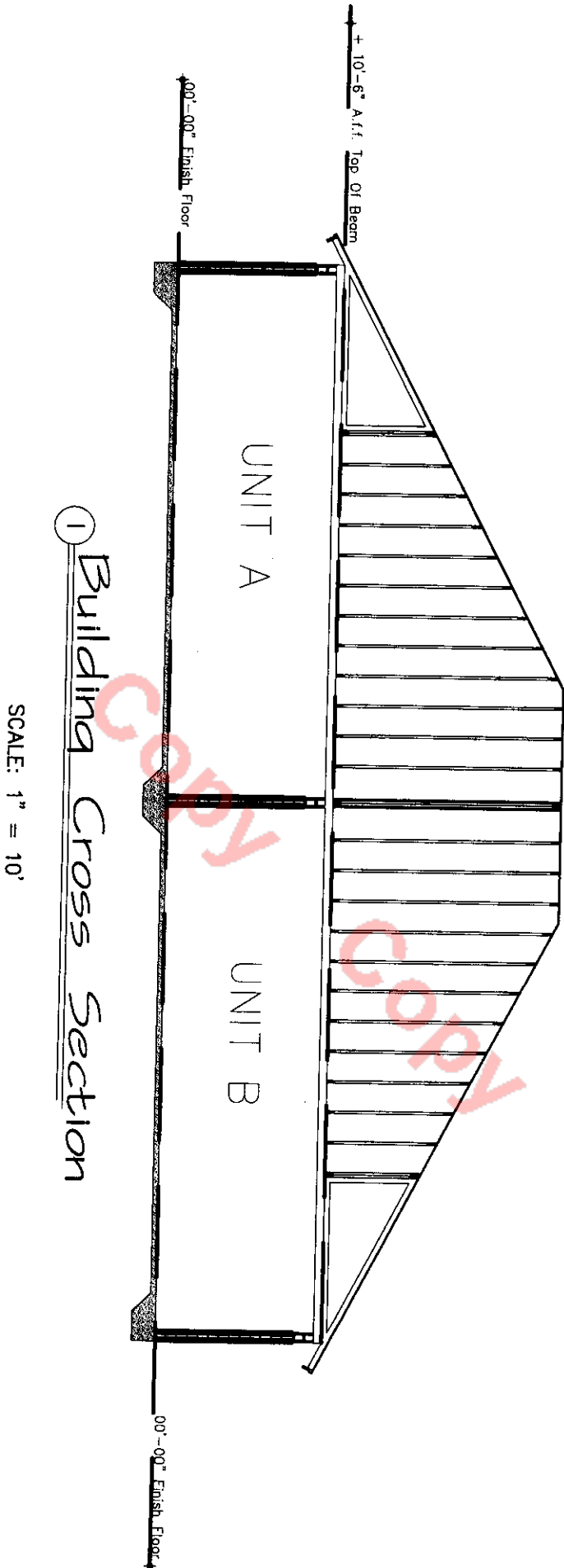
BUILDING 13  
EXHIBIT "A"

SAWGRASS VILLAS  
TYPICAL FLOOR PLAN  
DUPEX - UNIT B  
PALM CITY, FLORIDA

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
208 N. U.S. HWY. NO. 1 UNIT 8 TEQUESTA, FLORIDA 33469  
(561)575-5275 (561)575-4324 FAX  
LICENSED BUSINESS NO. 6852

PROJECT  
02-75

SHEET  
8  
OF  
9



BUILDING 13  
EXHIBIT "A"

SAWGRASS VILLAS  
DUPLEX BUILDING CROSS SECTION  
PALM CITY, FLORIDA

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
208 N. U.S. HWY. NO. 1, UNIT 8 TEQUESTA, FLORIDA 33469  
(561)575-5275 (561)575-4324 FAX  
LICENSED BUSINESS NO. 6852

PROJECT  
02-75

SHEET  
9  
OF  
9