FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE VILLAS AT SHADOW BAY PHASE VI ADDITION

This amendment to the Declaration of Condominium of The Villas at Shadow Bay Phase VI Addition, is made by Complete Interiors, Inc., the "Developer", a Florida Corporation for itself, its successors, and assigns:

W I T N E S S E T H:

WHEREAS, the Developer executed the Declaration of Condominium of The Villas at Shadow Bay Phase IV Addition, which was recorded on the 26th day of May, 1989, in Official Records Book 923, Pages 1341 through 1431, of the Public Records of Osceola County, Florida; and

WHEREAS, certain errors and omissions were made in the original Declaration of Condominium of The Villas at Shadow Bay Phase VI Addition, and certain defects exist in said Declaration; and

WHEREAS, Developer herein wishes to correct said errors, omissions, and defects; and

WHEREAS, Florida Statute Section 718.403 and Section 14.4 of The Declaration of Condominium, aforementioned, authorizes the Developer to Amend the Declaration;

NOW, THEREFORE, in consideration of the above premises, Developer hereby amends the Declaration as follows:

DECLARATION OF CONDOMINIUM

OF

THE VILLAS AT SHADOW BAY

PHASE VI ADDITION

A CONDOMINIUM

(1.1) NAME AND ADDRESS: The name by which this condominium shall be identified is THE VILLAS AT SHADOW BAY PHASE VI ADDITION, A CONDOMINIUM and its address is Rio Grande Trail, Kissimmee, Florida.

(1.3) SUBMISSION STATEMENT: Complete Interiors, Inc., a Florida Corporation, being the owner of record of the fee simple title to the real property situate, lying, and being in Osceola County, Florida, as more particularly described and set forth as the condominium property in the legal description described as follows:

> BEGINNING at the Northeast Corner of Lot 11, THE VILLAS AT SHADOW BAY, according to the plat thereof as recorded in Plat Book 4, Page 124, of the Public Records of Osceola County, Florida, thence run S. 89 degrees 10'54" E. 560.73 feet to the Northwest Corner of Lot 124, SHADOW BAY UNIT FOUR, according to the plat thereof as recorded in Plat Book 4, Page 152, of the Public Records of Osceola County, Florida; thence run S 00 degrees 49'06" W. 180.00 feet to the Southwest Corner of said Lot 124; thence run N. 89 degrees 10'54" W. 559.97 feet; thence run N. 00 degrees 34'24" E. 180.00 feet to the Point of Beginning.

and the survey of which is attached hereto as Exhibit " A ", together with the improvements thereon contained, hereby states and declares that said real property, together with improvements thereon, is submitted to condominium ownership, pursuant to Chapter 718, of the Florida Statutes, hereinafter referenced to as the "Condominium Act", and the provisions of said Condominium Act as it exists as of the date of the recording hereof and does herewith file for record this Declaration of Condominium.

(3.1) PLOT PLANS, SURVEY, AND FLOOR PLANS: ATTACHED HERETO AS EXHIBITS "B" and "M" respectively is SURVEYOR'S CERTIFICATION by R. Blair Kitner, Along with survey notes, that the improvements are proposed and not a representation of "as built" conditions, so that the description of The Proposed

improvements as shown in the "Condominium Plot Plans" (hereinafter referred to as "Plot Plans") a copy of which is attached hereto as Exhibit "B", which shall be recorded in the Public Records of Osceola County, Florida, together with the provisions of The Declaration describing the condominium property, is an accurate representation of the location and dimensions of the proposed improvements, and that the identification, location and dimensions of the common elements, limited common elements, and of each unit can be determined from these materials.

The Developer hereby ratifies, approves and confirms that the Declaration, as amended hereby, remains in full force and effect in every respect.

This Amendment shall be effective upon being filed among the Public Records of Osceola County, Florida.

IN WITNESS WHEREOF, the parties hereto have set their hand and seals on this, the 5th day of July, 1989.

WITNESSES:

COMPLETE INTERIORS, INC.
DEVELOPER

By: _____
Linda Clark, President

Attest: _____
Carole M. Warmington,
Secretary

89 JUL -6 PM 3:20

STATE OF FLORIDA
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, personally appeared LINDA C. CLARK and CAROLE M. WARMINGTON, well known to me and known to the President and Secretary of Complete Interiors, Inc., and that they acknowledged executing this Amendment to the Declaration in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this 5th day of July, 1989.

_____
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 25th 1992
BONDED THRU AGENTIS NOTARY BROKERAGE

AmendCon.IV
Prepared By and Return To:
Robert F. Hoogland
Hoogland & Durket, P.A.
405 Douglas Avenue, Suite 2605
Altamonte Springs, Florida 32714

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR., CLK CIR. CT.
OSCEOLA COUNTY
BY _____ D.C.