

association who shall base their determination upon an average of their appraisals of the apartment; and a judgment of specific performance of the sale upon the award rendered by the arbitrators may be entered in any Court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser.

3. Payment. The purchase price shall be paid in cash.

4. Closing. The sale shall be closed within ten (10) days following the determination of the sale price.

C. Certificate. The termination of the condominium in either of the foregoing manners shall be evidenced by a certificate of the Association executed by its President and Secretary certifying as to facts effecting the termination which certificate shall become effective upon being recorded in the public records of Indian River County, Florida.

D. Shares of owners after termination. After termination of the condominium the apartment owners shall own the condominium property and all assets of the Association as tenants in common in undivided shares that shall be the same as the undivided shares in the common elements appurtenant to the owners' apartments prior to the termination.

24. SEWAGE DISPOSAL. Each unit owner shall be charged a normal and customary fee for sewage disposal from a recognized utility company. Said rates to be regulated by the Town of Indian River Shores or as otherwise regulated by law.

25. SEVERABILITY. The invalidity in whole or in part of any covenant or restriction, or any section, subsection, sentence, clause, phrase or word, or other provision of this Declaration of Condominium and the Articles of Incorporation, By-Laws and Regulations of the Association shall not affect the validity of the remaining portions.

IN WITNESS WHEREOF, the Developer has executed this Declaration the day and year first above written.

Signed, sealed and delivered
in the presence of:

Margaret Hancock
Margaret Hancock
As to President

H. G. HALL CONSTRUCTION CO., INC.

By: Howard G. Hall, Jr.
President

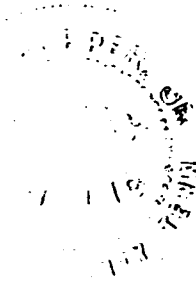
Attest: Mel Greer
Secretary

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Howard G. Hall, Jr. and Mel Greer well known to me to be the President and Secretary respectively of H. G. HALL CONSTRUCTION CO., INC.,

and they severally acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said Corporation and that the seal affixed thereto is the true corporate seal of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of July, 1975.


E. W. Deppa
Notary Public, Said State and County
My Commission Expires: 6/13/1979.

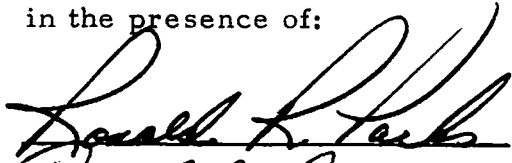
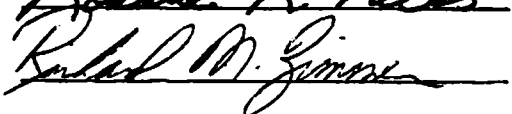
JOINDER OF MORTGAGEE

FIRST NATIONAL BANK OF MIAMI, now known as the SOUTHEAST FIRST NATIONAL BANK OF MIAMI, hereinafter called the Mortgagee, the owner and holder of a mortgage upon the lands described in the Declaration of Condominium, to which this Joinder is attached, which mortgage is recorded in Official Record Book 446, at page 831, of the Public Records of Indian River County, Florida, joins in the execution of the foregoing Declaration of Condominium, and the Mortgagee agrees that the lien of said mortgage shall hereinafter be a lien upon the following described property in Indian River County, Florida.

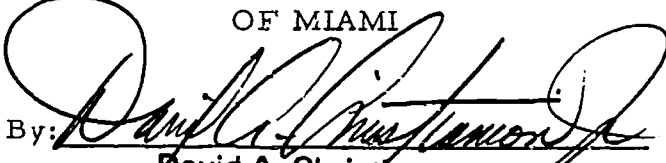
Villa A:	A1	-	A10
Villa B:	B11	-	B20
Villa C:	C21	-	C30
Villa D:	D31	-	D40
Villa E:	E41	-	E50
Villa F:	F61	-	F70
Villa G:	G51	-	G60
Villa H:	H71	-	H72

and proportionate share of common elements applicable thereto of PEBBLE BEACH VILLAS, a Condominium, according to the foregoing Declaration thereof, with all of the appurtenances thereto, including all of the undivided shares in the common areas, facilities and elements.

Signed, sealed and delivered
in the presence of:


SOUTHEAST FIRST NATIONAL BANK
OF MIAMI

By: 
David A. Christianson, Jr.
Vice President

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, the undersigned authority, personally appeared David A. Christianson, Jr., V.P., of SOUTHEAST FIRST NATIONAL BANK OF MIAMI, and he acknowledged to and before me that he executed the foregoing instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Miami, State and County aforesaid this 19 day of August, 1975.


Notary Public, State of Florida at Large
My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 6, 1977
BONDED THRU GENERAL INSURANCE UNDERWRITERS


ENGINEER'S CERTIFICATE

STATE OF FLORIDA)
) SS: RE: PEBBLE BEACH VILLAS
COUNTY OF INDIAN RIVER) A CONDOMINIUM

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared EDWIN S. SCHMUCKER, who after first being duly cautioned and sworn, deposed and says as follows:

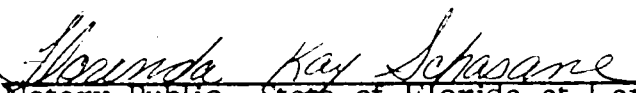
1. That he is a duly registered professional Engineer, License No. 5789, under the laws of the State of Florida.
2. Affiant hereby certifies that the foregoing survey of land showing the improvements thereon and access roads, together with the wording of the Declaration of Condominium of Pebble Beach Villas, a Condominium, is a correct representation of the improvements described therein and the access roads thereto, and that the construction of the improvements described is sufficiently complete so that such material, together with the wording of the Declaration, is a correct representation of the improvements described.

FURTHER THE AFFIANT SAYETH NAUGHT.



EDWIN S. SCHMUCKER, P.E.
LICENSE NO. 5789


Sworn to and subscribed before me
this 14th day of April, 1975.





Notary Public, State of Florida at Large.
My Commission Expires: August 15, 1978


Attachment: Survey recorded in Plat Book 8, Page 93.


LEGEND


 MIAMI TYPE CURB OR FLAT CURB


 VERTICAL CURB


 DRAINAGE ARROWS

 RCP

 MANHOLES

 FINISHED PAVEMENT GRADE

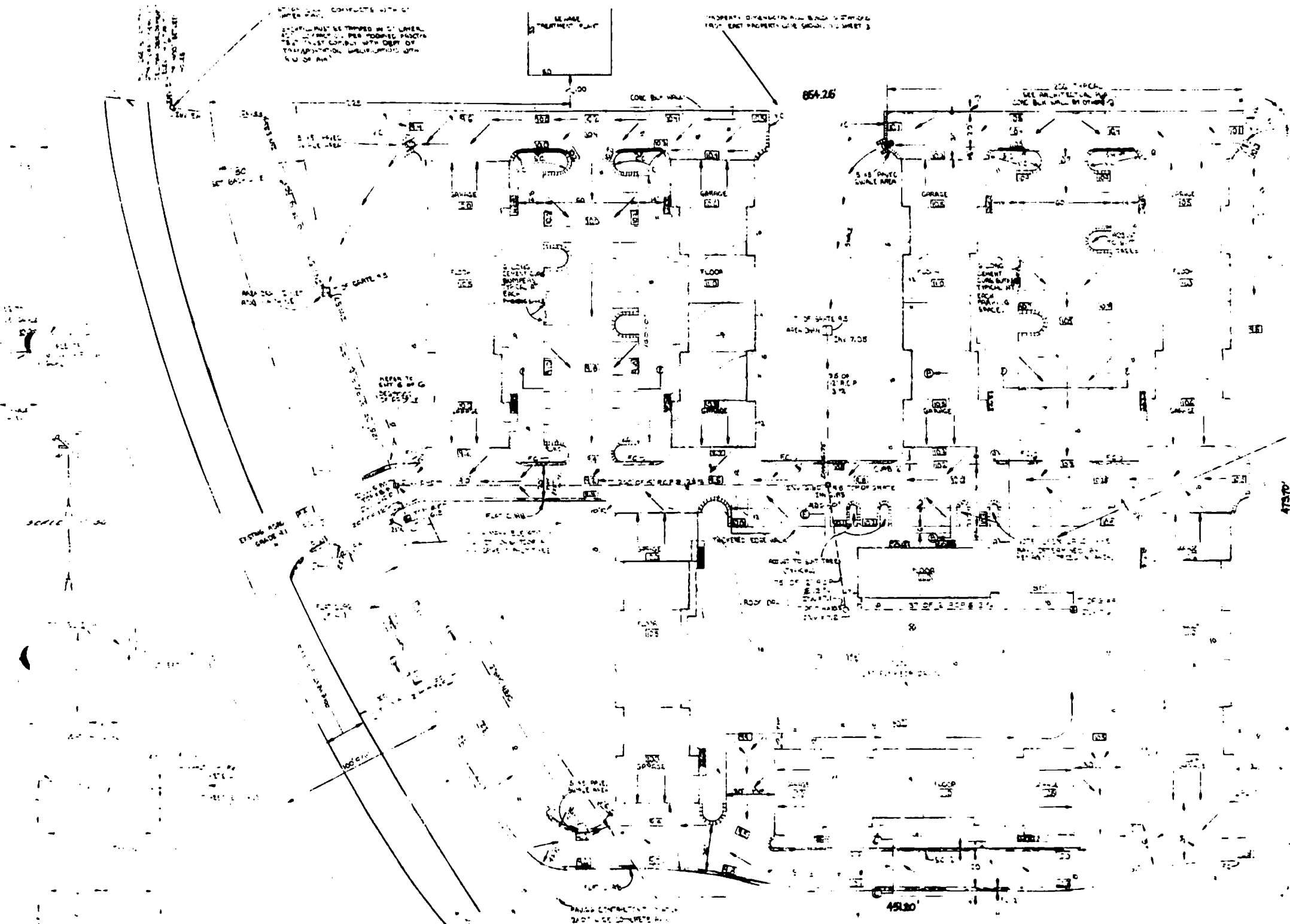
 PIPE INVERTS

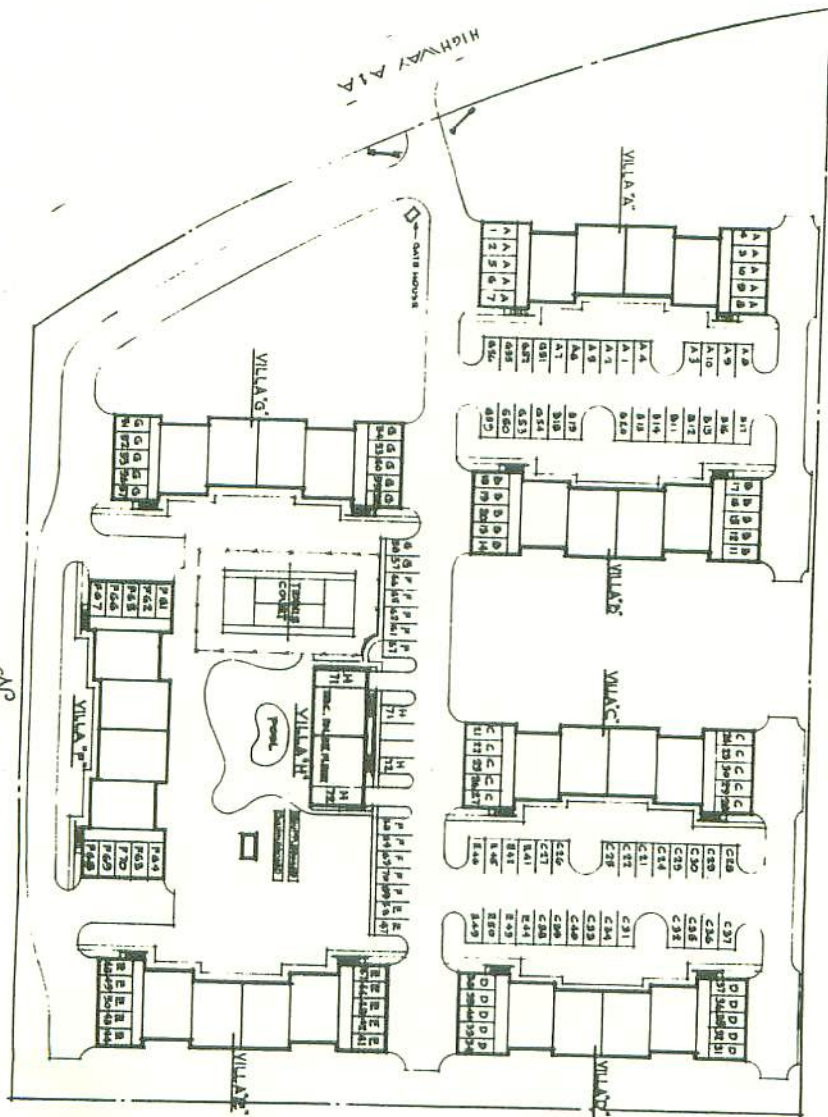
 SLOPE OF PIPE

SC. = MIAMI TYPE CURB

FC. = FLAT TYPE CURB

--- DENOTES EXISTING CONTOURS





SITE PLAN
(PARKING SPACE NUMBERING SYSTEM)
SCALE: 1"=40'-0"



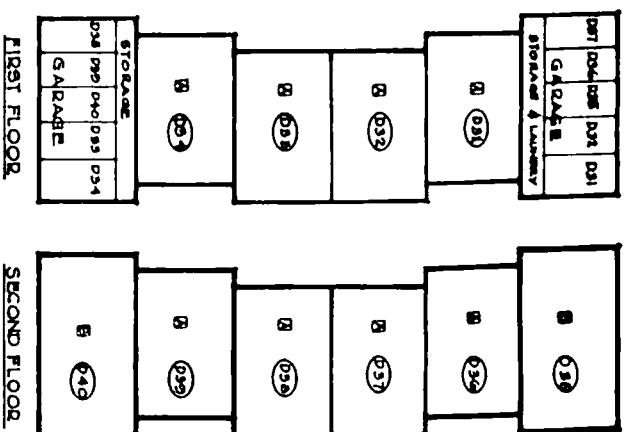
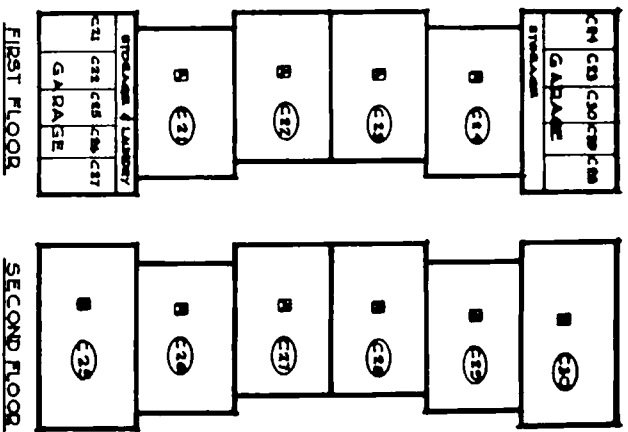
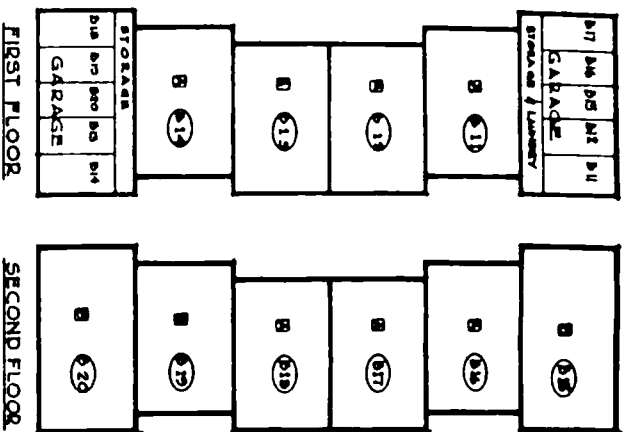
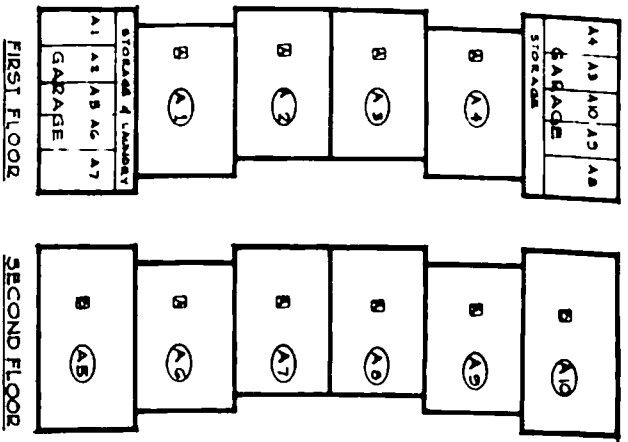
A 72 UNIT CONDOMINIUM APARTMENT COMPLEX
FOR
PEPPER BEACH VILLAS
INDIAN RIVER BEACH, FLORIDA

MODEL NO.
7241
DATE
1-11-73

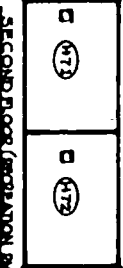
DRAWN BY
J
CHECKED BY

TITLE ITEM NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72
REVISIONS
3-14-74

JOHN J. SCHLITT JR. AIA
ARCHITECT
2110 9TH AVENUE - VERO PLAZA
VERO BEACH, FLORIDA

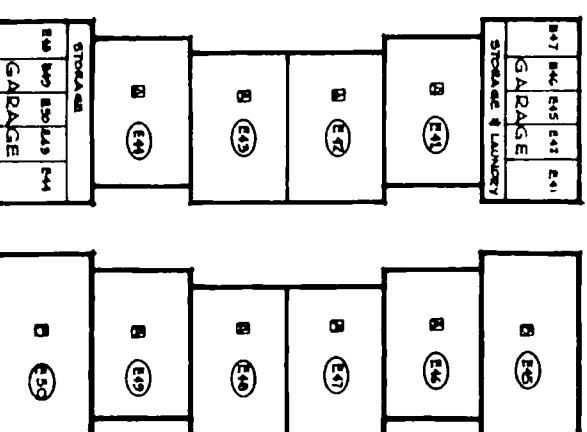
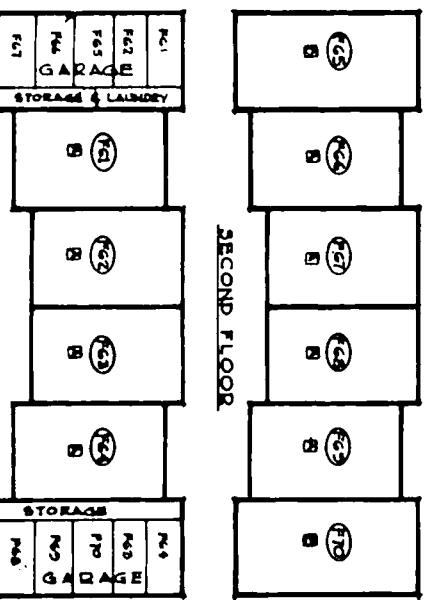
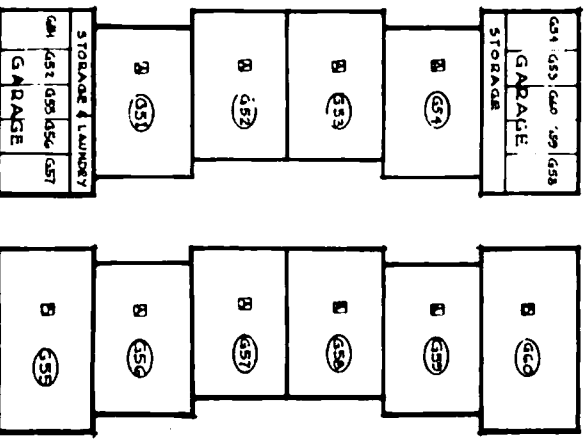
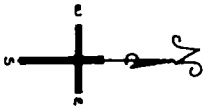


NUMBERS WITHIN ○ IDENTIFY APARTMENTS
LETTERS WITHIN □ IDENTIFY UNIT TYPE



SECOND FLOOR (IMPROVATION ON FIRST FLOOR)

VILLA 'H'



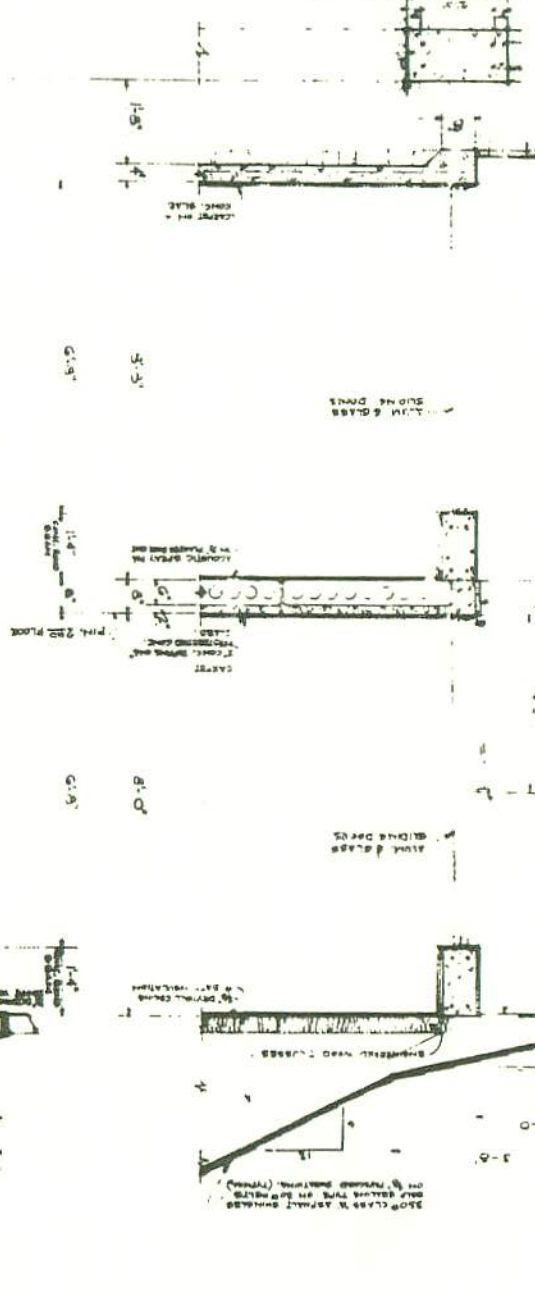
A72 UNIT CONDOMINIUM APARTMENT COMPLEX
PEOPLE BEACH VILLAGE

7241
1-31-73

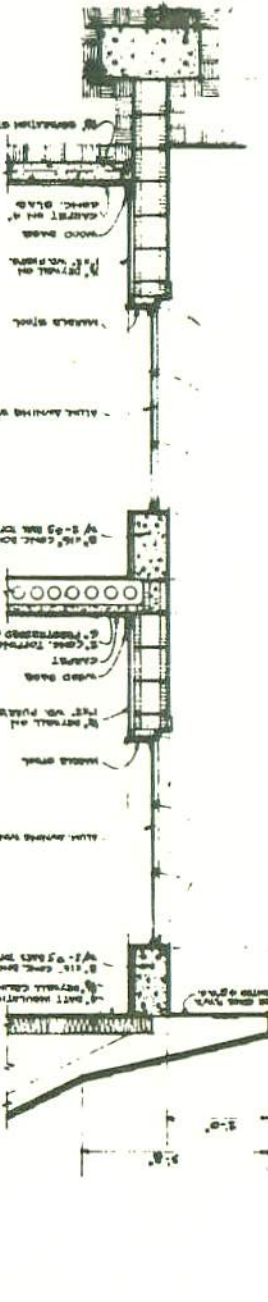
ITEM a) EXHIBIT 'D'

JOHN J. SCHLITZ JR. AIA
ARCHITECT
2110 8TH AVENUE - VERO PLAZA
VERO BEACH, FLORIDA

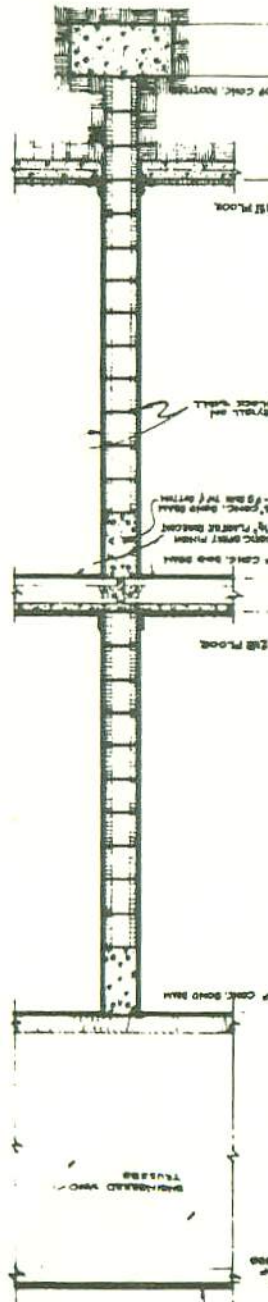
SECTION 1
SCALE: 1/4" = 1'-0"



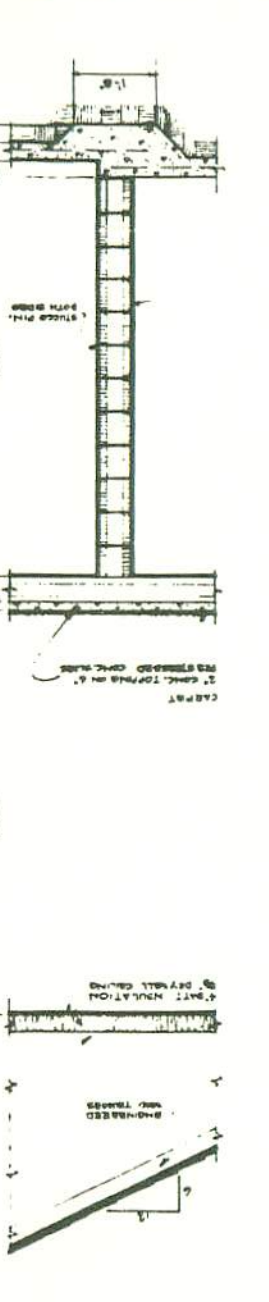
SECTION 2
SCALE: 1/4" = 1'-0"



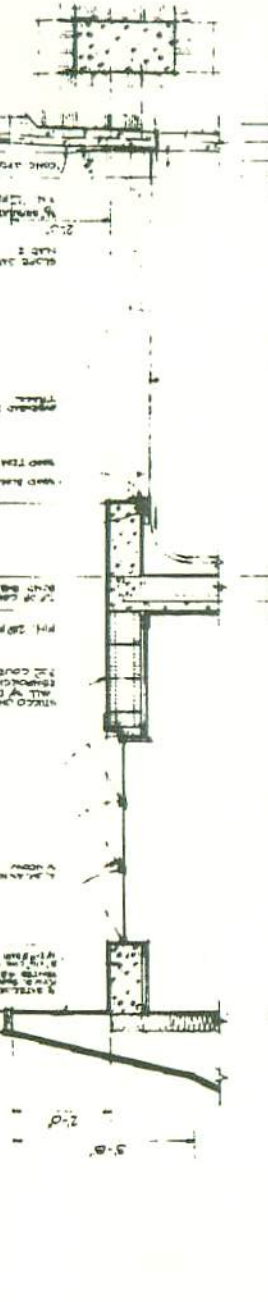
SECTION 3
SCALE: 1/4" = 1'-0"



SECTION 4
SCALE: 1/4" = 1'-0"



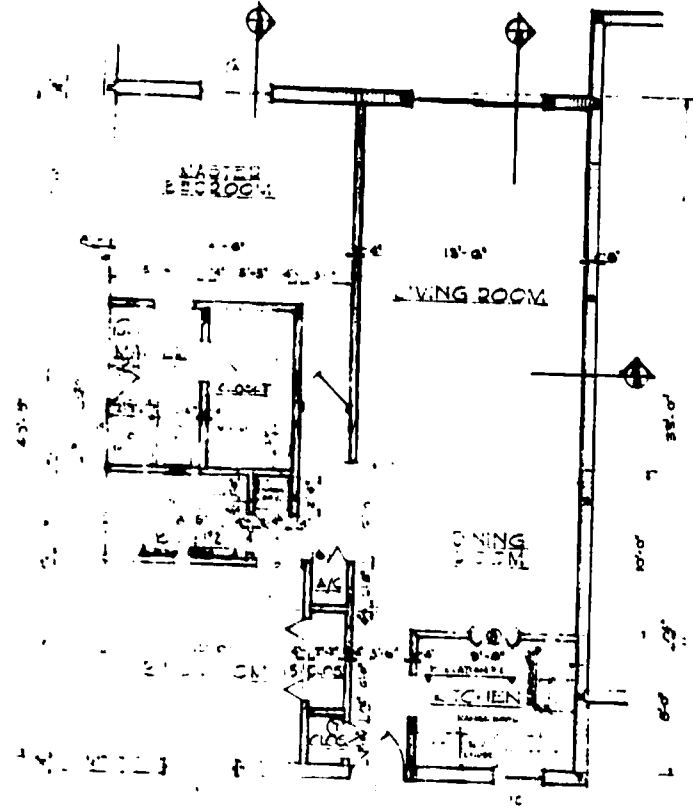
SECTION 5
SCALE: 1/4" = 1'-0"



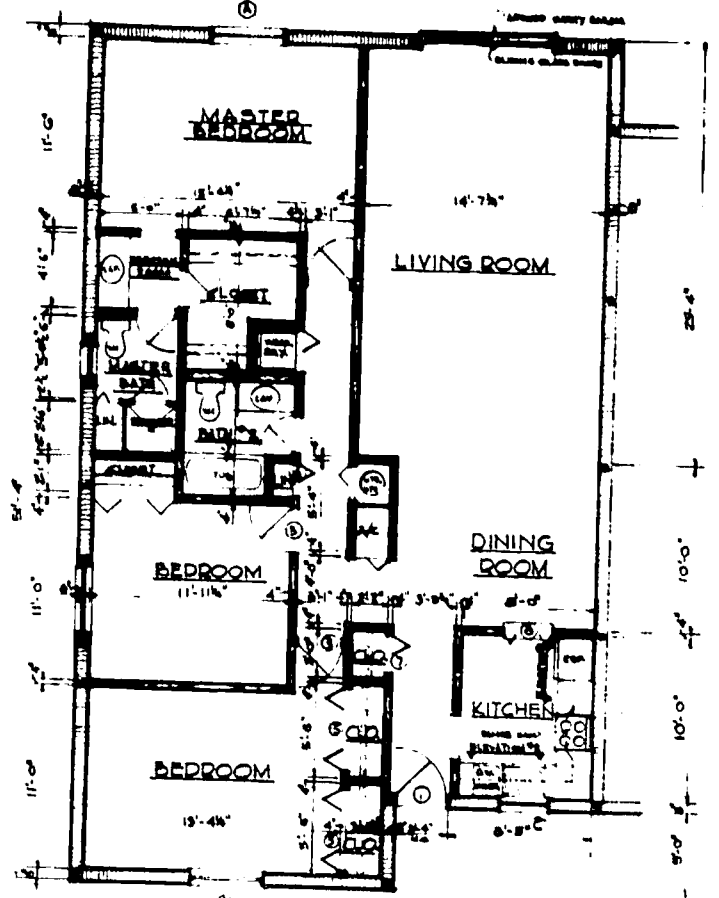
72 UNIT CONDOMINIUM APARTMENT COMPLEX
FOR PEOPLE BEACH VILLAS
IN THE TOWN OF VERO BEACH, FLORIDA

DATE	7/24/73	BY	J.S.
DATE	1-31-73	BY	J.S.
DATE	8-14-74	BY	J.S.

JOHN J. SCHULTZ JR. AIA
ARCHITECT
2110 5TH AVENUE - VERO BEACH
VERO BEACH, FLORIDA



TYPICAL 'A' UNIT



TYPICAL 'B' UNIT

EXHIBIT C

A 12 UNIT CONDOMINIUM APARTMENT COMPLEX

PEOPLE BEACH VILLAGES

7241

5

7241

5

LARGE SCALE PLANS A 12 UNITS - VARIOUS, SEE 1 ROOM FRESH SCHEDULE

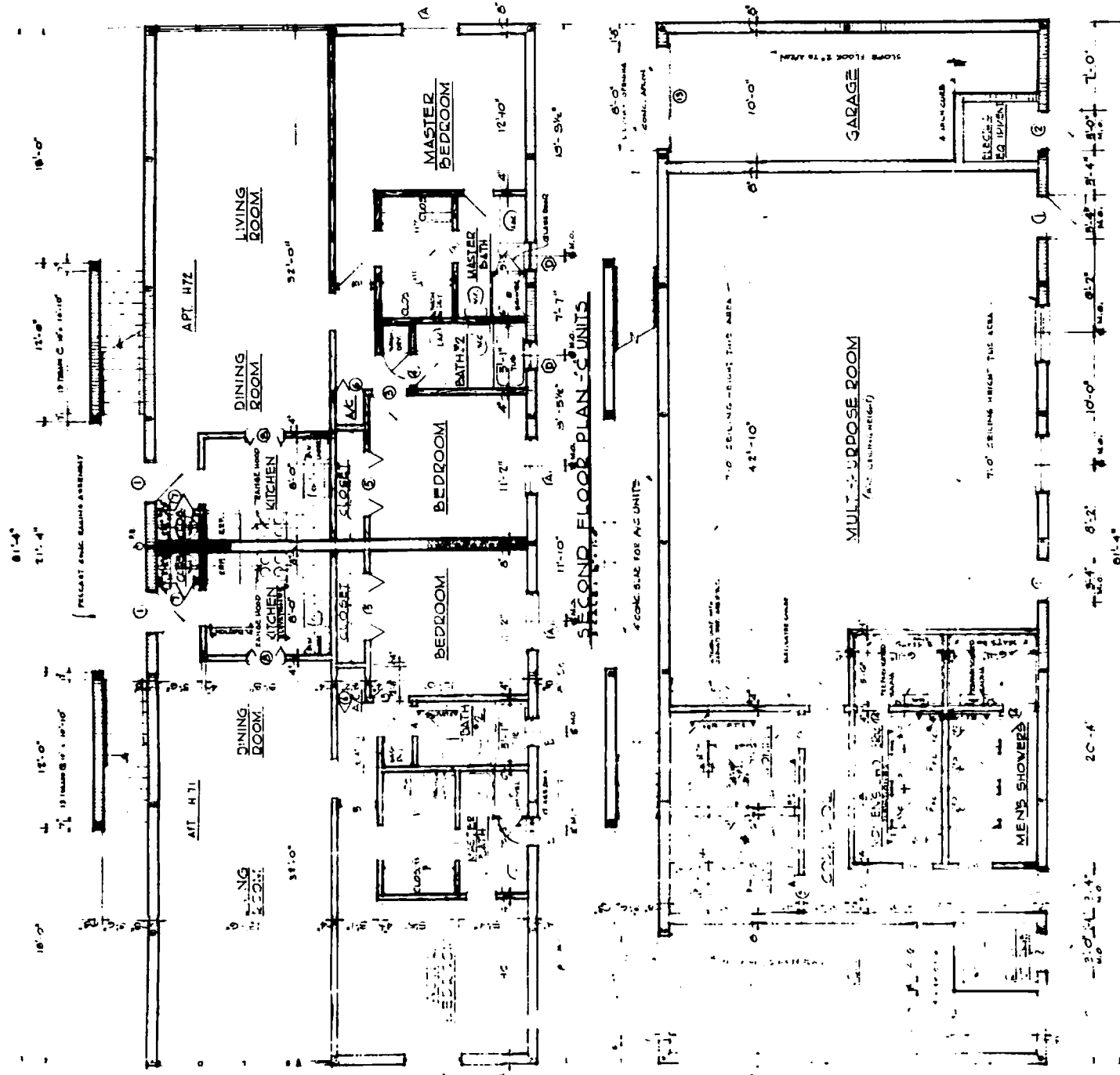
JOHN J. SCHULTZ JR. AIA
ARCHITECT
2100 SW AVENUE - WEST PLAZA
MIAMI BEACH, FLORIDA



JOHN J. SCHULTZ JR. AIA
 ARCHITECT
 2110 5TH AVENUE - VERO BEACH
 VERO BEACH, FLORIDA

MA APARTMENT COMPLEX

FIRST & SECOND FLOOR PLANS - 1/4" = 1'-0" - SEE ELEVATIONS



FIRST FLOOR PLAN

ARCHITECT'S CERTIFICATE

STATE OF FLORIDA)
) SS. RE PEBBLE BEACH VILLAS
COUNTY OF INDIAN RIVER) A CONDOMINIUM

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared JOHN J. SCHLITT, JR., who after first being duly cautioned and sworn deposed and says as follows:

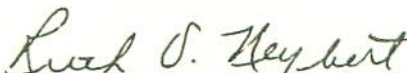
1. That he is a duly licensed architect, under the laws of the State of Florida.

2. Affiant hereby certifies that the foregoing Exhibit "B" and Exhibit "C", showing the plot plan, apartments and numbering system, parking space numbering system, recreational facilities including building, tennis court, shuffleboard courts, swimming pool, common elements and green areas and floor plans and wall sections of apartments in each building, together with the wording of the Declaration of Condominium of Pebble Beach Villas, a Condominium, is a correct representation of the improvements described and that the construction of improvements described is sufficiently complete so that such material, together with the wording of the Declaration, is a correct representation of the improvements described, and that there can be determined therefrom the identification, location and dimensions of the common elements and of each unit.

FURTHER THE AFFIANT SAYETH NAUGHT.


JOHN J. SCHLITT, JR.

Sworn to and subscribed before me
this 15th day of April, 1975.


Notary Public, State of Florida at Large.
My Commission Expires: Nov. 5, 1978.

Notary Public, State of Florida at Large.
My commission expires Nov. 5, 1978.
Bonded by Aetna Insurance Co. of N. Y.

EXHIBIT "C-1"

EXHIBIT "D"

A1 - 1.33%
A2 - 1.33%
A3 - 1.33%
A4 - 1.33%
A5 - 1.64%
A6 - 1.33%
A7 - 1.33%
A8 - 1.33%
A9 - 1.33%
A10 - 1.60%

E41 - 1.33%
E42 - 1.33%
E43 - 1.33%
E44 - 1.33%
E45 - 1.64%
E46 - 1.33%
E47 - 1.33%
E48 - 1.33%
E49 - 1.33%
E50 - 1.64%

B11 - 1.33%
B12 - 1.33%
B13 - 1.33%
B14 - 1.33%
B15 - 1.64%
B16 - 1.33%
B17 - 1.33%
B18 - 1.33%
B19 - 1.33%
B20 - 1.64%

F61 - 1.33%
F62 - 1.33%
F63 - 1.33%
F64 - 1.33%
F65 - 1.64%
F66 - 1.33%
F67 - 1.33%
F68 - 1.33%
F69 - 1.33%
F70 - 1.64%

C21 - 1.33%
C22 - 1.33%
C23 - 1.33%
C24 - 1.33%
C25 - 1.64%
C26 - 1.33%
C27 - 1.33%
C28 - 1.33%
C29 - 1.33%
C30 - 1.64%

G51 - 1.33%
G52 - 1.33%
G53 - 1.33%
G54 - 1.33%
G55 - 1.64%
G56 - 1.33%
G57 - 1.33%
G58 - 1.33%
G59 - 1.33%
G60 - 1.64%

D31 - 1.33%
D32 - 1.33%
D33 - 1.33%
D34 - 1.33%
D35 - 1.64%
D36 - 1.33%
D37 - 1.33%
D38 - 1.33%
D39 - 1.33%
D40 - 1.64%

H71 - 1.30%
H72 - 1.30%

STATE OF FLORIDA

DEPARTMENT OF STATE



I, BRUCE A. SMATHERS, Secretary of State of the State of Florida, do hereby
certify that the following is a true and correct copy of

CERTIFICATE OF INCORPORATION

OF

PEBBLE BEACH VILLAS, INC.

a corporation not for profit organized and existing under the Laws of the State of
Florida, filed on the 10th day of March, A.D., 1975
as shown by the records of this office.
Charter number: 7-32,091



GIVEN under my hand and the Great
Seal of the State of Florida, at
Tallahassee, the Capital, this the
10th day of March,
A.D., 1975

Bruce A. Smathers
SECRETARY OF STATE