

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MARTIN

The undersigned, as Attorney and on behalf of The Sands, A Condominium, Section I Association, Inc., being duly sworn, states that to my best knowledge and belief:

- 1) That on March 7, 2013, the Board of Directors of The Sands, A Condominium, Section I Association, Inc. approved an Amendment to Section XVI of the Declaration of Condominium.
- 2) That on March 28, 2013, the membership approved the Amendment to Section XVI by a vote sufficient for approval at their membership meeting.
- 3) That the Declaration of Condominium has a provision which requires that any amendments approved by the membership may not be recorded in the public records until thirty (30) days after the mailing of a copy of the amendment via certified mail to all Approved Mortgagees.
- 4) That on August 1, 2013, my office mailed a copy of the amendment via certified mail to all Approved Mortgagees.

FURTHER AFFIANT SAYETH NOT, dated this 8 day of August 2013.

WITNESSES:

Lea Pollak
Printed Name: Lea Pollak

Elizabeth Bonan
Elizabeth Bonan, Esquire

Madeline Jones
Printed Name: Madeline Jones

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on AUGUST 8, 2013, by Elizabeth Bonan, as Attorney for The Sands, A Condominium, Section I Association, Inc. [] who is personally known to me, or [] who has produced identification [Type of Identification: _____].

Notarial Seal

Kathryn Richter
Notary Public



**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
THE SANDS, A CONDOMINIUM, SECTION I**

The Declaration of Condominium of The Sands, A Condominium, Section I has been recorded in the public records of St. Lucie County, Florida at Official Records Book 367, Page 748 et. seq. and amended at OR Book 368, Page 1900 et. seq., OR Book 369, Page 228 et. seq., OR Book 370, Page 2846 et. seq., OR Book 372, Page 2076 et. seq., OR Book 373, Page 2325 et. seq., OR Book 373, Page 2336 et. seq. and OR Book 1977, Page 1313, et. seq. The same Declaration of Condominium is hereby amended as approved by a majority of the Board of Directors at their Board Meeting held on March 7, 2013 and by the membership by vote sufficient for approval at a Members' Meeting held on March 28, 2013.

1. Article XVI is amended to read as follows:

XVI. MAINTENANCE, REPAIRS AND ALTERATIONS

A. Apartment Owners.

3. Except as provided below, no Apartment Owner shall plant, refurbish, stain, alter, decorate, repair, replace or change the Common Elements, or any outside or exterior portion or surfaces of the Condominium Property, including but not limited to the outsides of balconies, doors and windows; place any awnings, screening or hurricane shutters on or in any Apartment; or install on any portion of the Condominium Property any exterior lighting fixture, mailbox, screen door, or other similar item without first obtaining written approval thereof by the Board, which approval the Board may withhold in its sole and absolute discretion. The Board shall not grant any approval contemplated by this Paragraph if in its opinion the effect of any of the items mentioned herein will be unsightly as to the exterior or interior of any part of the Condominium Property.

For the purpose of protecting the Common Elements and Apartments, all Apartment Owners are required, at their cost and expense, to install, maintain and replace hurricane shutters or other hurricane protection on all windows and sliding glass doors serving his or her Apartment. Specifications about the design, color and style of the hurricane shutters or other hurricane protection have been adopted by the Board of Directors and must be followed. All hurricane protection must be in place prior to April 1, 2014.

(The balance of Article XVI remains unchanged)

2. The foregoing amendment to the Declaration of Condominium of The Sands, A Condominium, Section I was adopted by a majority of the Board of Directors at their Board Meeting held on March 7, 2013 and by the membership by vote sufficient for approval at a Members' Meeting held on March 28, 2013
3. The adoption of this amendment appears upon the minutes of said meeting and is unrevoked.
4. All provisions of the Declaration of Condominium of The Sands, A Condominium, Section I are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

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 15th day of APRIL 2013.

WITNESSES AS TO PRESIDENT:

**THE SANDS, A CONDOMINIUM,
SECTION I ASSOCIATION, INC.**

Jane Duffy
Printed Name: Jane Duffy

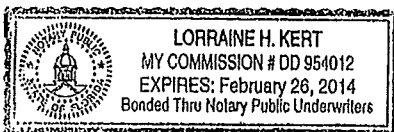
By: Dorette B. Marquette
_____, President

Betty Shepard
Printed Name: BETTY SHEPARD

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on April 15, 2013, by Dorette B. Marquette as President of The Sands, A Condominium, Section I Association, Inc. [] who is personally known to me, or [] who has produced identification [Type of Identification: _____].

Notarial Seal



Lorraine H. Kert

Notary Public

WITNESSES AS TO SECRETARY:

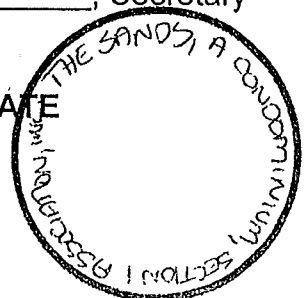
**THE SANDS, A CONDOMINIUM,
SECTION I ASSOCIATION, INC.**

Lorraine H. Kert
Printed Name: LORRAINE H. KERT

By: Green E. Orsma
_____, Secretary

Amy Feldman
Printed Name: Amy Feldman

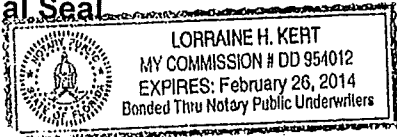
**CORPORATE
SEAL**



STATE OF FLORIDA
COUNTY OF ST. LUCIE

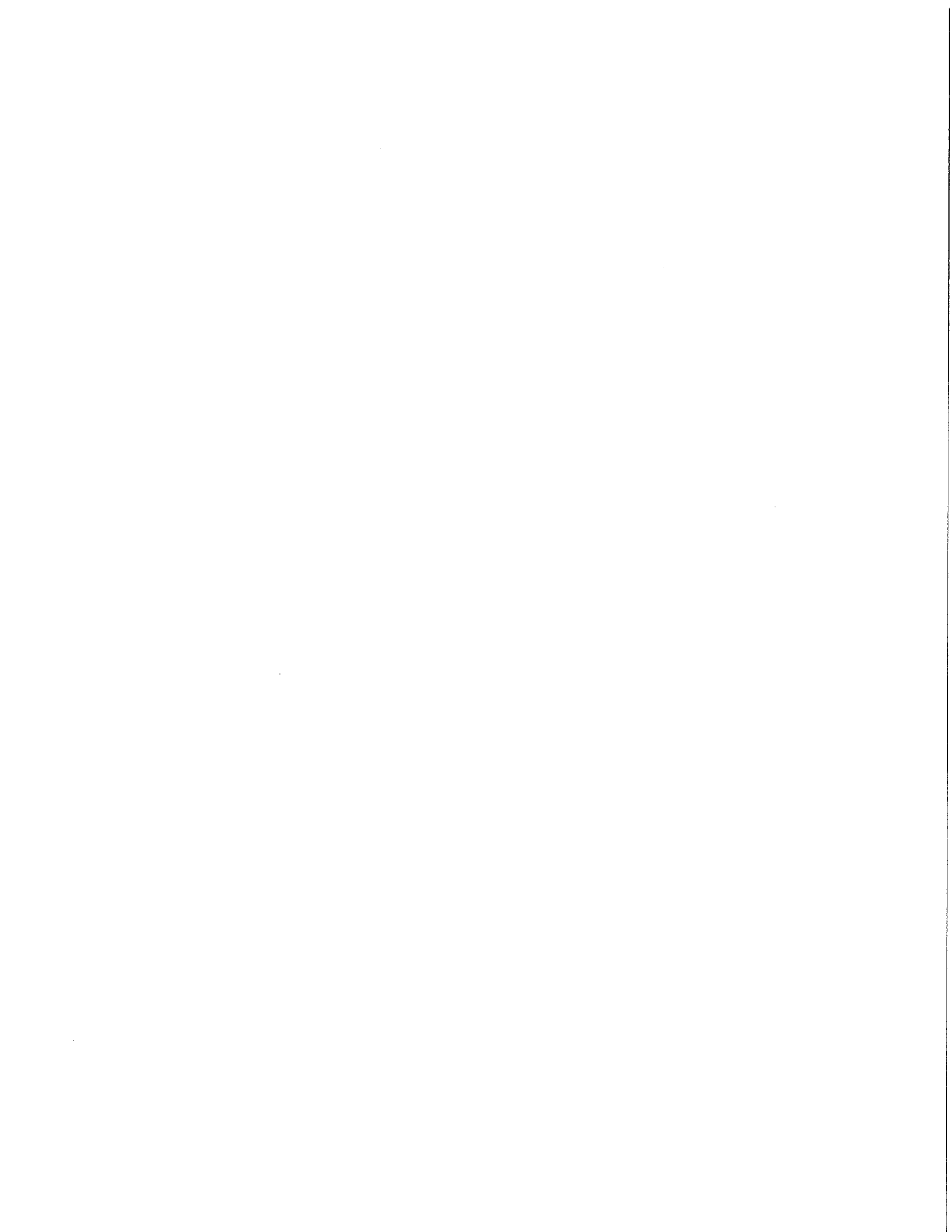
The foregoing instrument was acknowledged before me on April 15, 2013,
by JWEN E. Bonan, as Secretary of The Sands, A Condominium,
Section I Association, Inc. [] who is personally known to me, or [] who has produced
identification [Type of Identification: _____].

Notarial Seal



Lorraine H. Kert
Notary Public

Record and Return to:
ELIZABETH P. BONAN, ESQ.
Ross Earle & Bonan, P.A.
Post Office Box 2401
Stuart, Florida 34995



**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
THE SANDS, A CONDOMINIUM, SECTION I**

The Declaration of Condominium of The Sands, A Condominium, Section I has been recorded in the public records of St. Lucie County, Florida at Official Records Book 367, Page 748 et. seq. and amended at OR Book 368, Page 1900 et. seq., OR Book 369, Page 228 et. seq., OR Book 370, Page 2846 et. seq., OR Book 372, Page 2076 et. seq., OR Book 373, Page 2325 et. seq. and OR Book 373, Page 2336 et. seq. The same Declaration of Condominium is hereby amended as approved by the membership by vote sufficient for approval at a Members' Meeting held on February 5, 2004 and reconvened on April 2, 2004.


1. Article XV is amended to read as follows:

XV. CONVEYANCES, SALES AND MORTGAGES

A. Sale or Lease

3. Lease. No Apartment Owner may lease or rent his Apartment for a term of less than thirty (30) consecutive days. Approval of all leases shall be obtained in the following manner:

(a) Notice to Association. Each and every time an Apartment owner intends to lease or rent his Apartment, he shall give written notice to the Association of such intention, together with the name and address of the intended lessee, the terms of the lease, and such other information as the Association may reasonably require on forms supplied by the Association. The notice shall be given by certified mail, return receipt requested, or delivered by hand to the Secretary of the Association.

Record and Return to: 
ELIZABETH P. BONAN, ESC.
Ross Earle & Bonan, P.A.
Post Office Box 2401
Stuart, Florida 34995

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2410325 DR BOOK 1977 PAGE 1313
Recorded: 05/26/04 14:19

(b) Association's Consent. Within fifteen (15) days after receipt of notice, the Association shall either approve or disapprove the rental or lease of the Apartment. Failure of the Board to approve or disapprove the rental or lease of the Apartment within the 15 days after the notice is given shall constitute approval of the rental or lease.

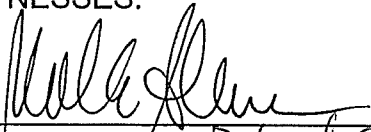
Except for the foregoing limitations, an Apartment Owner may lease his Apartment to any responsible adult provided, however, that the Apartment Owner shall be responsible to the Association for the repair or replacement of any property of the Association damaged or destroyed by the Lessee, or guests, invitees, or visitors thereof. Written notice of the rental to said Lessee, together with a listing of all proposed occupants, the names, ages, occupations and permanent address thereof, shall be furnished by the Apartment Owner or its Agent to the Secretary of the Association (or the representative of the Association upon the premises in the absence of the Secretary) no less than 24 hours prior to the time of occupancy by said Lessee.

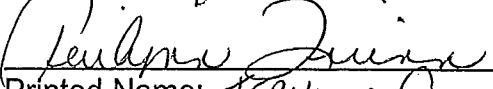
(The balance of Article XV remains unchanged)

2. The foregoing amendment to the Declaration of Condominium of The Sands, A Condominium, Section I was adopted by the membership by a vote sufficient for approval at a Members' Meeting held on February 5, 2004, and reconvened on April 2, 2004.
3. The adoption of this amendment appears upon the minutes of said meeting and is unrevoked.
4. All provisions of the Declaration of Condominium of The Sands, A Condominium, Section I are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

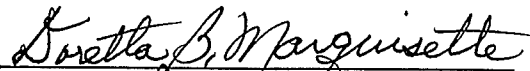
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 13 day of April 2004.

WITNESSES:


Printed Name: Richard Steaver


Printed Name: TERILYN QUINN

THE SANDS, A CONDOMINIUM,
SECTION I ASSOCIATION, INC.

By: 
DORETTA B. MARQUISETTE President

DR BOOK 1977 PAGE 1314

Terilyn Quinn
Printed Name: Terilyn Quinn

By: *Doris A. Richards*
Doris A. Richards, Secretary

Jessamine Jusserume
Printed Name: Jessamine Jusserume

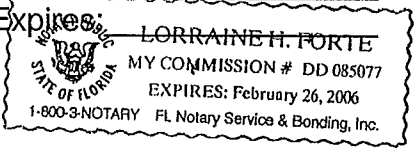
**CORPORATE
SEAL**

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on April 13, 2004,
by Doretta Marguisette, as President of _____.
 who is personally known to me, or who has produced identification [Type of
Identification: _____].

Lorraine H. Forte
Notary Public
Printed Name: _____
Commission Expires: _____

Notarial Seal



STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on April 13, 2004,
by Doris Richards, as Secretary of _____.
 who is personally known to me, or who has produced identification [Type of
Identification: _____].

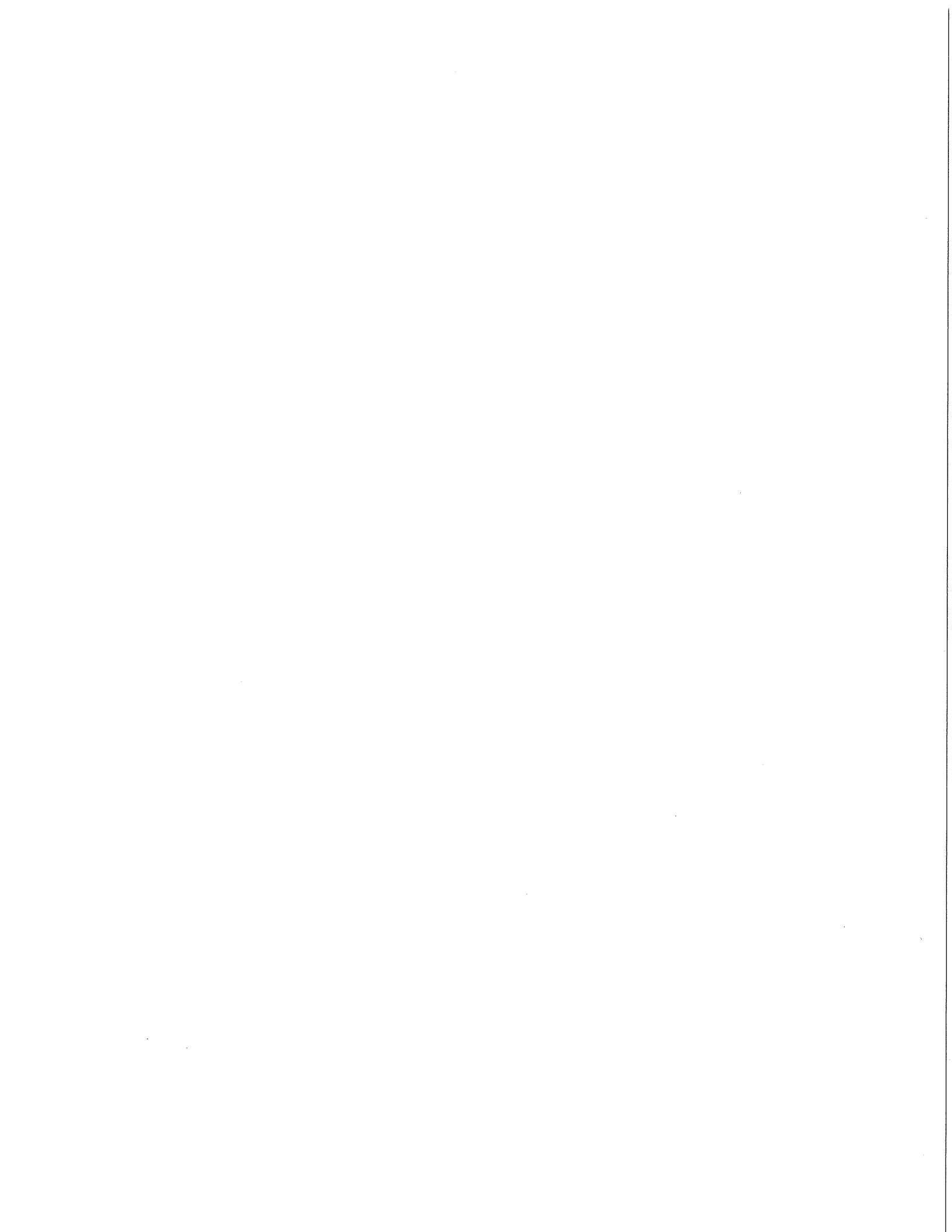
Lorraine H. Forte
Notary Public
Printed Name: _____
Commission Expires: _____

Notarial Seal



Record and Return to:
ELIZABETH P. BONAN, ESQ.
Ross Earle & Bonan, P.A.
Post Office Box 2401
Stuart, Florida 34995

DR BOOK 1977 PAGE 1315



19-

561058

MI.b9

AMENDMENT TO DECLARATION OF CONDOMINIUM
of
THE SANDS, A CONDOMINIUM, SECTION I
TO ADD PHASE VII

THIS AMENDMENT (the "Amendment") to the Declaration of Condominium of The Sands, A Condominium, Section I to add Phase VII is made this 31st day of March, 19 82 by THE SANDS LAKE VIEW DEVELOPMENT, a Florida Partnership (the "Developer").

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976 (the "Act"), Developer has established The Sands, A Condominium, Section I (the "Condominium") according to the Declaration of Condominium (the "Declaration") thereof recorded in Official Records Book 367, Page 748-839 of the Public Records of St. Lucie County, Florida; and

WHEREAS, the Condominium is a "Phase Condominium" as contemplated by Section 718.403 of the Act as stated in Article I of the Declaration; and

WHEREAS, the Declaration provides for additional "Phases" (as described and defined in the Declaration) to be added to the Condominium; and

WHEREAS, Developer desires to add Phase VII to the Condominium as a part thereof.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase VII Land" (as defined in the Declaration and described on Exhibit G thereto and Exhibit A hereto) and all of the improvements shown on the Survey, Plot Plan and Graphic Description of Phase VII, The Sands, A Condominium, Section I attached hereto as Exhibit B and made a part hereof (the "Attached Survey") hereby states and declares that Phase VII, as described in the Declaration and as shown by the Attached Survey, is hereby submitted to condominium ownership and added as a part of the Condominium.

The proportionate interest in the "Common Elements" of each "Apartment" (as those terms are defined in the Declaration) now constituting a part of the Condominium (including, but not limited to, the Apartments included within Phase VII) is shown in Exhibit C attached hereto and made a part hereof.

This Amendment shall become effective upon recording same amongst the Public Records of St. Lucie County, Florida.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name and on its behalf by its duly authorized officers the day and year first above set forth.

Witnessed By: THE SANDS LAKE VIEW DEVELOPMENT,
A Florida Partnership,

[Signature]
Pat C. Newham

By: The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development

By: *[Signature]*
As Its: *[Signature]*

[Signature]
Pat C. Newham

By: CoDevCo South Florida Properties, A Florida Partnership, General Partner of The Sands Lake View Development

By: W. Thomas Florida Properties, Inc. (General Partner of CoDevCo South Florida Properties)
By: *[Signature]*
As Its: *[Signature]*

- 1 -

This Instrument Prepared By:
MARC LIPSITZ, ESQUIRE
Britton, Cohen, Kaufman, Benson & Schantz
100 South Biscayne Boulevard, Suite 800
Miami, Florida 33131
(305)371-3100

STATE OF FLORIDA)
COUNTY OF St. Lucia) SS

BEFORE ME, the undersigned authority, personally appeared Mr. Luis Rabell, the Vice President of The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

Witness my hand and official seal at Ft. Pierce, Fla, this 31st day of



[Signature]
Notary Public, State of Florida at Large
My Commission Expires

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 14, 1968
Bonded thru Troy Fahn Ins. Inc.

STATE OF FLORIDA)
COUNTY OF St. Lucia) SS

BEFORE ME, the undersigned authority, personally appeared Mrs. Wilson Thomas, the President of W. Thomas Florida Properties, Inc., General Partner of CoDevCo South Florida Properties, a Florida Partnership, and, as such, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

Witness my hand and official seal at Ft. Pierce, Fla., this 31st day of



[Signature]
Notary Public, State of Florida at Large
My Commission Expires

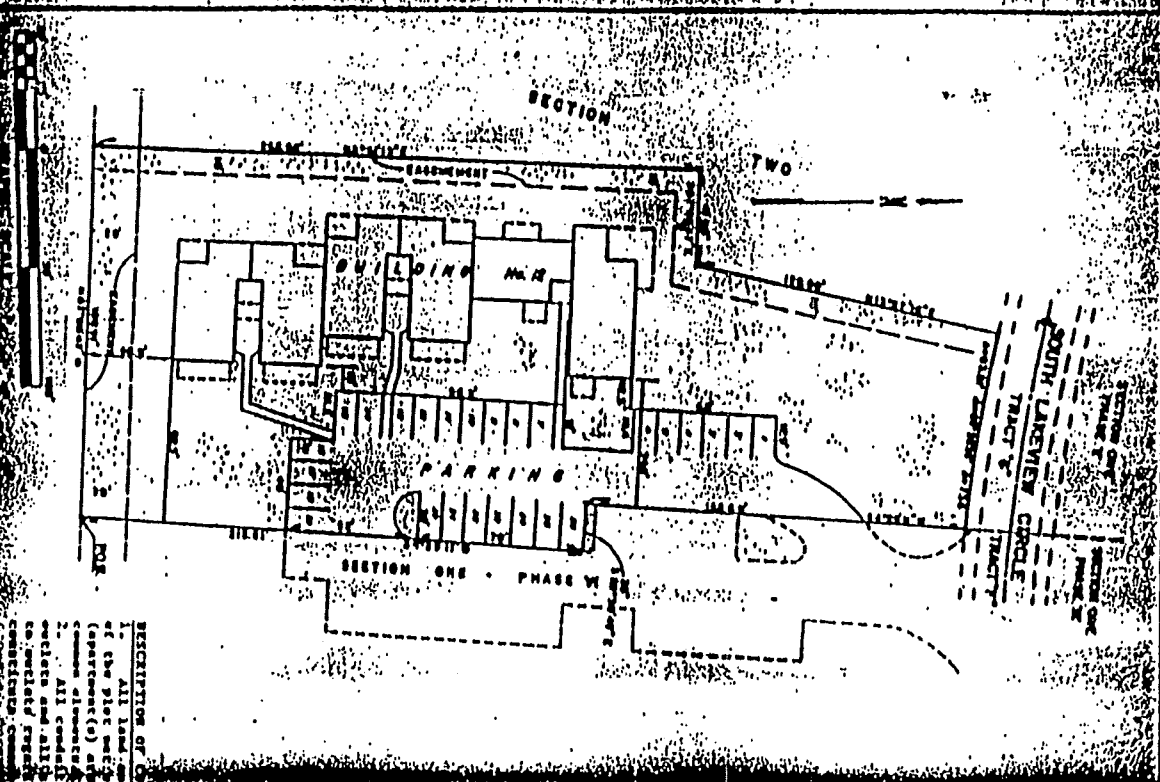
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 14, 1968
Bonded thru Troy Fahn Ins. Inc.

EXHIBIT A
THE SANDS, A CONDOMINIUM, SECTION I
LEGAL DESCRIPTION - PHASE VII

That portion of the property known as Tract "A-1" of "CORAL COVE BEACH SECTION ONE" according to the Plat thereof as recorded in Plat Book 11, at Pages 30 A and B of the Public Records of St. Lucie County, Florida; and that portion of Government Lots 2 and 3, in Section 25, Township 34 South, Range 40 East, lying West of State Road A-1-A and North of said "CORAL COVE BEACH SECTION ONE", and that portion of Government Lots 3, 4 and 5, in Section 26, Township 34 South, Range 40 East, lying North of said "CORAL COVE BEACH SECTION ONE" and East of the mean high water line of Wildcat Cove; and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25, Township 34 South, Range 40 East, St. Lucie County, Florida, thence South $00^{\circ}04'19''$ West on an assumed bearing along the West line of said Section 25 a distance of 1321.00 feet to the North line of Government Lot 2 in said Section 25; thence North $89^{\circ}51'29''$ East along the North line of said Government Lot 2 a distance of 251.60 feet to the Westerly Right-of-Way line of State Road A-1-A; thence South $16^{\circ}28'27''$ East a distance of 303.75 feet; thence South $15^{\circ}57'59''$ East a distance of 588.02 feet to the point of curvature of a curve concave Westerly and having a radius of 2814.93 feet; thence Southerly along said curve through a central angle of $04^{\circ}28'11''$ for an arc distance of 219.60 feet to the point of tangency; thence South $11^{\circ}29'48''$ East a distance of 348.16 feet; the last four courses form the Westerly Right-of-Way line of State Road A-1-A; thence along the Northerly boundary of said "CORAL COVE BEACH SECTION ONE" for the following two courses; (1) South $74^{\circ}27'58''$ West a distance of 369.91 feet; (2) thence North $89^{\circ}49'02''$ West a distance of 97.89 feet; thence South $02^{\circ}51'13''$ West along the East line of said Tract "A-1" and its Northerly prolongation a distance of 428.98 feet to the Southeast corner of said Tract "A-1"; thence North $87^{\circ}08'47''$ West along the South line of said Tract "A-1" and along the Northerly boundary of said "CORAL COVE BEACH SECTION ONE" a distance of 525.94 feet to the POINT OF BEGINNING of that certain parcel hereinafter described; thence continue North $87^{\circ}08'47''$ West along said Northerly boundary a distance of 156.91 feet; thence North $02^{\circ}51'13''$ East a distance of 255.82 feet; thence South $87^{\circ}08'47''$ East a distance of 41.00 feet; thence North $13^{\circ}27'16''$ East a distance of 129.00 feet to a point on a curve concave Northerly and having a radius of 738.00 feet, a radial to said point bears South $13^{\circ}27'19''$ West; thence Easterly along said curve through a central angle of $06^{\circ}28'59''$ for an arc distance of 83.51 feet; thence South $04^{\circ}29'11''$ West a distance of 158.69 feet; thence South $85^{\circ}30'49''$ East a distance of 20.00 feet; thence South $04^{\circ}29'11''$ West a distance of 212.81 feet to the POINT OF BEGINNING; and containing 1.1826 acres more or less.

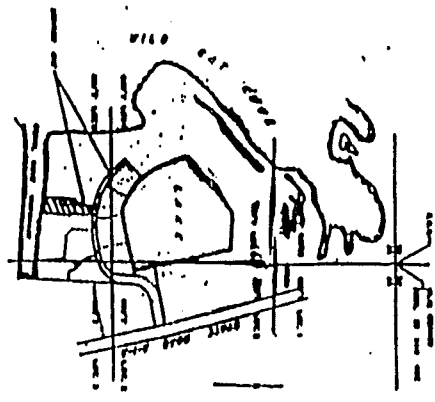
EXHIBIT B-1
 SURVEY & PLOT PLAN, DECL. OF
 CONDOMINIUM, THE SANDS CONDO-
 MINIUM, ST. LUCIE COUNTY, FLORIDA



DESCRIPTION OF COMMON ELEMENTS:
 1. All land and all portions of the plot not shown as unit(s) (apartment(s)) are part of the common elements.
 2. All conduits and wires to electric and utility lines within the boundaries of location conditions, common elements.

THE SANDS

SECTION ONE
 ST. LUCIE COUNTY, FLORIDA
 PHASE VII



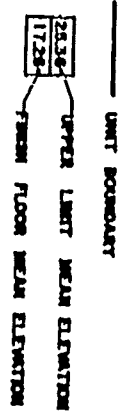
SECTION ONE'S CERTIFICATE

I HEREBY CERTIFY: THAT THE CONSTRUCTION OF THE IMPROVEMENTS WHICH COMPRISE PHASE VII OF "THE SANDS" SECTION ONE IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIALS CONTAINED THEREIN THE REGULATION OF CONDOMINIUMS AND THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF SAID DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA CONDOMINIUM ACT AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND OF EACH APARTMENT UNIT MAY BE DETERMINED FROM SAID MATERIALS.

DATED AT ST. LUCIE COUNTY, FLORIDA, THIS 30 DAY OF MARCH 1982

BY *[Signature]*
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA
 CERTIFICATE NO. *[Number]*

LEGEND:



NOTE:

ABOVE ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM. ALL DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL.

THE RESPECTIVE ENTRY WAYS & STAIRWAYS SHALL BE FOR THE EXCLUSIVE USE OF THE OWNERS OF THE RESPECTIVE APARTMENTS MOST ADJACENT THEREUNTO & THEIR RESPECTIVE GUEST & INVITEES AS AN ENTRANCE TO SUCH RESPECTIVE APARTMENTS.

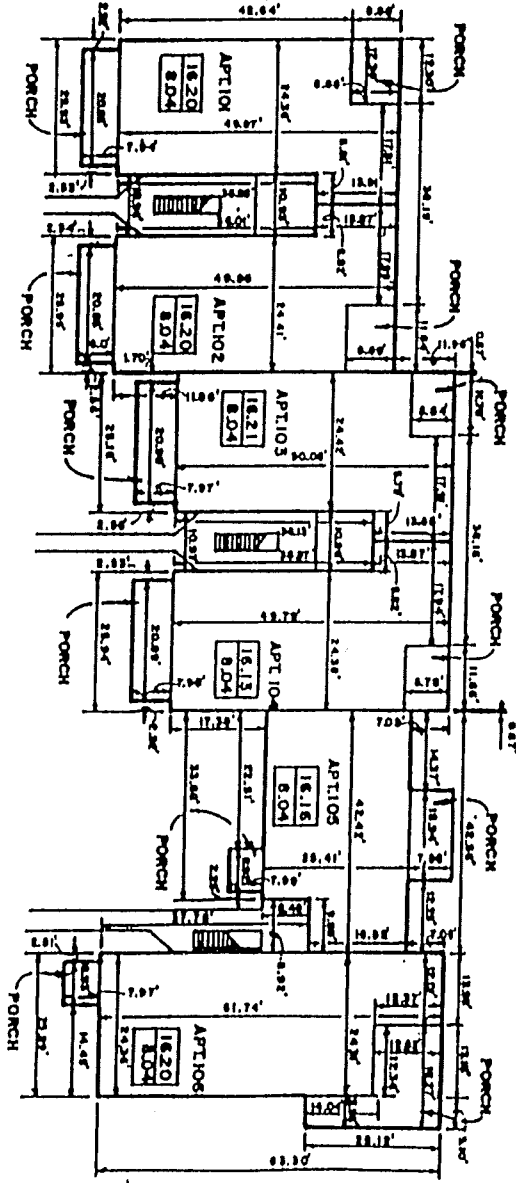
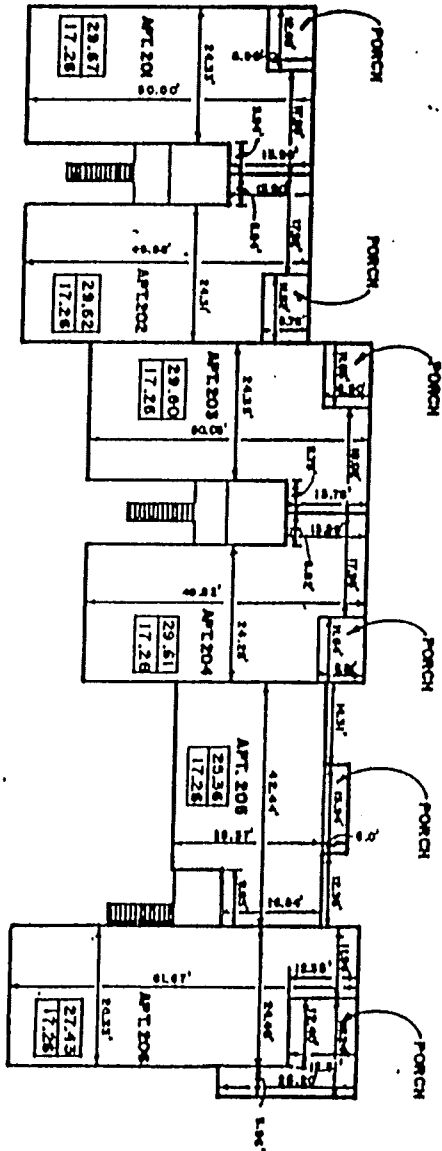


EXHIBIT 'C'

Each Apartment's percentage share of the Common Elements, Common Expenses, and Common Surplus, and percentage of ownership in The Association if eight (8) Phases are submitted to Condominium Ownerships

<u>Number of Apartments</u>	<u>Description</u>	<u>Percentage Applicable to Each Apartment</u>
16	1-Bedroom + Den	1,108 123,132
69	2-Bedroom	1,303 123,132
16	3-Bedroom	1,302 123,132
96		

561058

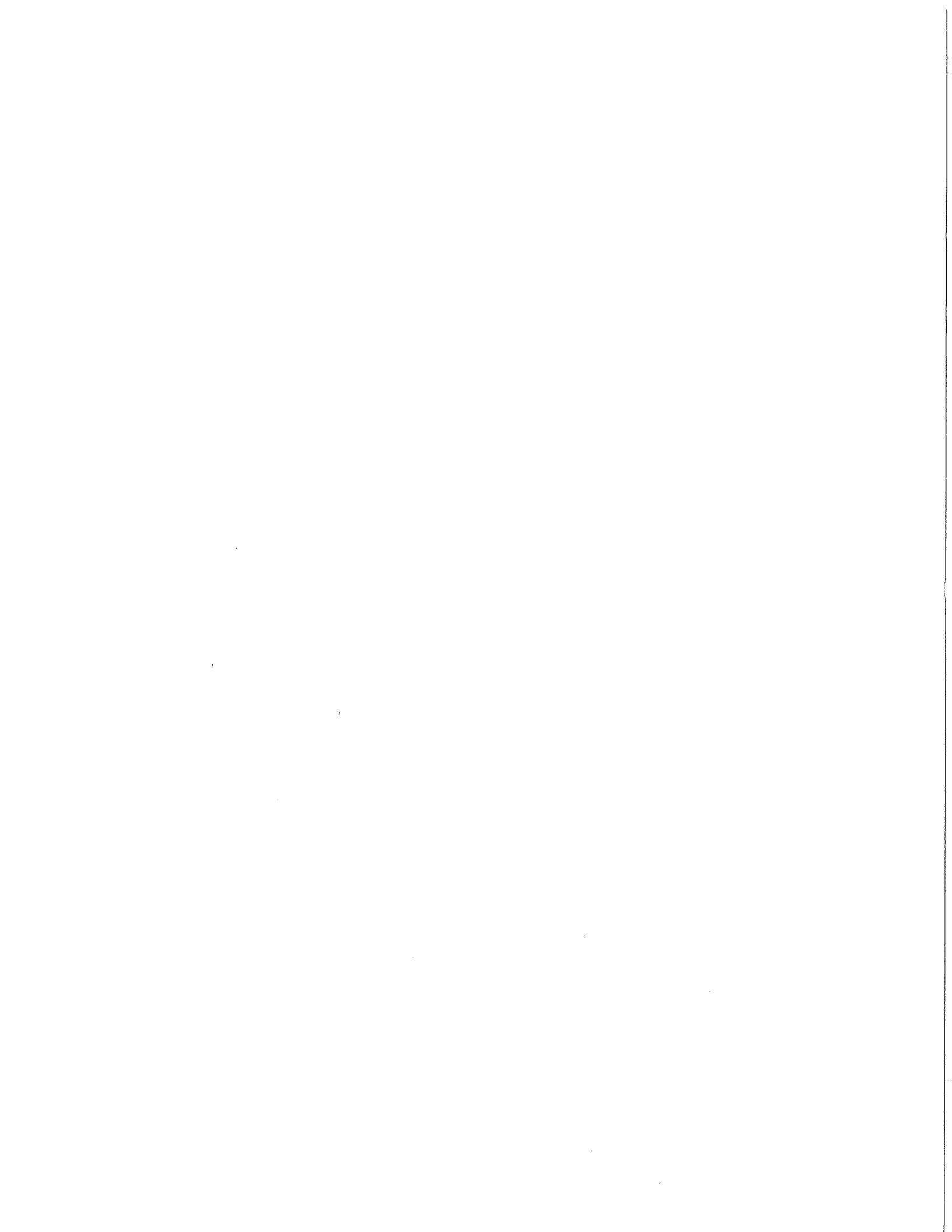
1982 APR -1 AM 9 06

FILED AND RECORDED
ST. LOUIS COUNTY, ILL.
REG. H. PORTER
CLEAR CIRCUIT COURT

mg

RECORD VERIFIED

BOOK 373 PAGE 2341



19

561052

MLb9

AMENDMENT TO DECLARATION OF CONDOMINIUM
of
THE SANDS, A CONDOMINIUM, SECTION I
TO ADD PHASE VI

THIS AMENDMENT (the "Amendment") to the Declaration of Condominium of The Sands, A Condominium, Section I to add Phase VI is made this 31st day of March, 1982 by THE SANDS LAKE VIEW DEVELOPMENT, a Florida Partnership (the "Developer").

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976 (the "Act"), Developer has established The Sands, A Condominium, Section I (the "Condominium") according to the Declaration of Condominium (the "Declaration") thereof recorded in Official Records Book 367, Page 748-839 of the Public Records of St. Lucie County, Florida; and

WHEREAS, the Condominium is a "Phase Condominium" as contemplated by Section 718.403 of the Act as stated in Article I of the Declaration; and

WHEREAS, the Declaration provides for additional "Phases" (as described and defined in the Declaration) to be added to the Condominium; and

WHEREAS, Developer desires to add Phase VI to the Condominium as a part thereof.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase VI Land" (as defined in the Declaration and described on Exhibit F thereto and Exhibit A hereto) and all of the improvements shown on the Survey, Plot Plan and Graphic Description of Phase VI, The Sands, A Condominium, Section I attached hereto as Exhibit B and made a part hereof (the "Attached Survey") hereby states and declares that Phase VI, as described in the Declaration and as shown by the Attached Survey, is hereby submitted to condominium ownership and added as a part of the Condominium.

The proportionate interest in the "Common Elements" of each "Apartment" (as those terms are defined in the Declaration) now constituting a part of the Condominium (including, but not limited to, the Apartments included within Phase VI) is shown in Exhibit C attached hereto and made a part hereof.

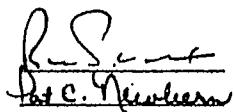
This Amendment shall become effective upon recording same amongst the Public Records of St. Lucie County, Florida.


IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name and on its behalf by its duly authorized officers the day and year first above set forth.

Witnessed By:

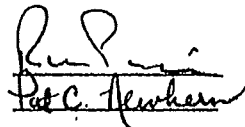
THE SANDS LAKE VIEW DEVELOPMENT,
A Florida Partnership,

By: The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development

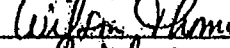

Pat C. Newkern

By: 
As its: Vice President

By: CoDevCo South Florida Properties, A Florida Partnership, General Partner of The Sands Lake View Development


Pat C. Newkern

By: W. Thomas Florida Properties, Inc. (General Partner of CoDevCo South Florida Properties)

By: 
As its: President

- 1 -

This Instrument Prepared By:
MARC LIPSITZ, ESQUIRE
Britton, Cohen, Kaufman, Benson & Schantz
100 South Biscayne Boulevard, Suite 800
Miami, Florida 33131
(305)871-3100

BOOK 373 PAGE 2325

STATE OF FLORIDA)
)SS
COUNTY OF St. Lucie)

BEFORE ME, the undersigned authority, personally appeared Luis Rabell, the Vice President of The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.



Witness my hand and official seal at Ft. Pierce, this 31st day of February, 1982.

[Signature]

Notary Public, State of Florida at Large
My Commission Expires MAY 14, 1983
Bonded Through Troy Fahn Inc. Inc.

STATE OF FLORIDA)
)SS
COUNTY OF St. Lucie)

BEFORE ME, the undersigned authority, personally appeared Wilson Thomas, the President of W. Thomas Florida Properties, Inc., General Partner of CoDevCo South Florida Properties, a Florida Partnership, and, as such, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.



Witness my hand and official seal at Ft. Pierce, Fla, this 31st day of February, 1982.

[Signature]

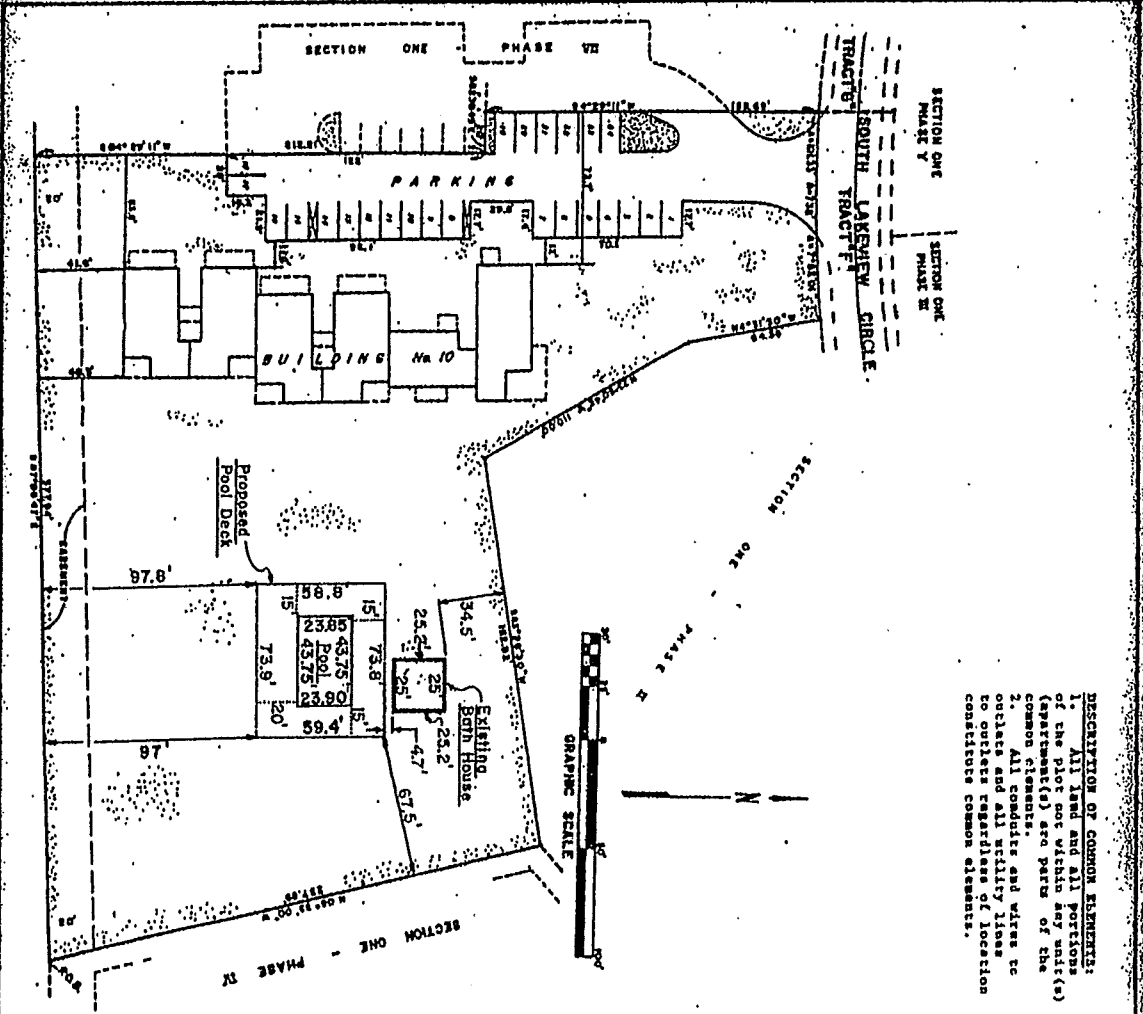
Notary Public, State of Florida at Large
My Commission Expires MAY 14, 1983
Bonded Through Troy Fahn Inc. Inc.

EXHIBIT A
THE SANDS, A CONDOMINIUM, SECTION 1
LEGAL DESCRIPTION - PHASE VI

That portion of the property known as Tract "A-1" of "CORAL COVE BEACH SECTION ONE" according to the Plat thereof as recorded in Plat Book 11, at Pages 30 A and B of the Public Records of St. Lucie County, Florida; and that portion of Government Lots 2 and 3, in Section 25, Township 34 South, Range 40 East, lying West of State Road A-1-A and North of said "CORAL COVE BEACH SECTION ONE", and that portion of Government Lots 3, 4 and 5, in Section 26, Township 34 South, Range 40 East, lying North of said "CORAL COVE BEACH SECTION ONE" and East of the mean high water line of Wildcat Cove; and being more particularly described as follows:

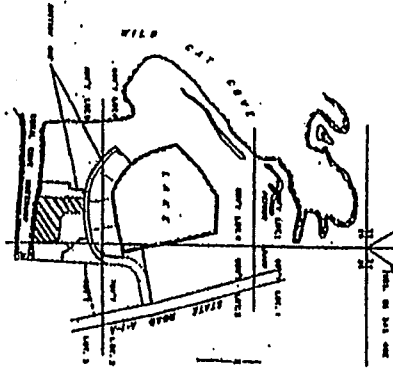
COMMENCING at the Northwest corner of Section 25, Township 34 South, Range 40 East, St. Lucie County, Florida, thence South, $00^{\circ}04'19''$ West on an assumed bearing along the West line of said Section 25 a distance of 1321.00 feet to the North line of Government Lot 2 in said Section 25; thence North $89^{\circ}51'29''$ East along the North line of said Government Lot 2 a distance of 251.60 feet to the Westerly Right-of-Way line of State Road A-1-A; thence South $16^{\circ}28'27''$ East a distance of 303.75 feet; thence South $15^{\circ}57'59''$ East a distance of 588.02 feet to the point of curvature of a curve concave Westerly and having a radius of 2814.93 feet; thence Southerly along said curve through a central angle of $04^{\circ}28'11''$ for an arc distance of 219.60 feet to the point of tangency; thence South $11^{\circ}29'48''$ East a distance of 348.16 feet; the last four courses form the Westerly Right-of-Way line of State Road A-1-A; thence along the Northerly boundary of said "CORAL COVE BEACH SECTION ONE" for the following two courses; (1) South $74^{\circ}27'58''$ West a distance of 369.21 feet; (2) thence North $89^{\circ}49'02''$ West a distance of 97.89 feet; thence South $02^{\circ}51'13''$ West along the East line of said Tract "A-1" and its Northerly prolongation a distance of 428.98 feet to the Southeast corner of said Tract "A-1"; thence North $87^{\circ}08'47''$ West along the South line of said Tract "A-1" a distance of 148.00 feet to the POINT OF BEGINNING of that certain parcel hereinafter described; thence North $08^{\circ}33'00''$ West a distance of 237.69 feet; thence South $85^{\circ}28'30''$ West a distance of 182.92 feet; thence North $23^{\circ}50'42''$ West a distance of 110.00 feet; thence North $04^{\circ}31'30''$ West a distance of 64.35 feet to a point on a curve concave northerly and having a radius of 738.00 feet, a radial to said point bears South $00^{\circ}53'44''$ East; thence Westerly along said curve through a central angle of $07^{\circ}52'01''$ for an arc distance of 101.33 feet; thence South $04^{\circ}29'11''$ West a distance of 158.69 feet; thence South $85^{\circ}30'49''$ East a distance of 20.00 feet; thence South $04^{\circ}29'11''$ West a distance of 212.81 feet to the Northerly boundary of said "CORAL COVE BEACH SECTION ONE"; thence South $87^{\circ}08'47''$ East along said Northerly boundary and along the South line of said Tract "A-1" a distance of 377.94 feet to the POINT OF BEGINNING; and containing 2.2138 acres more or less.

**EXHIBIT B-1
SURVEY & PLOT PLAN, DECL. OF
CONDOMINIUM, "THE SANDS CONDO-
MINIUM SECTION I", PHASE VI,
ST. LUCIE COUNTY, FLORIDA**



DESCRIPTION OF COMMON ELEMENTS:

1. All land and all portions (space) for within any unit(s) common elements and parts of the common elements.
2. All conduits and wires to outlets and all utility lines to outlets regardless of location constitute common elements.



THE SANDS
SECTION ONE
ST. LUCIE COUNTY, FLORIDA
PHASE VI

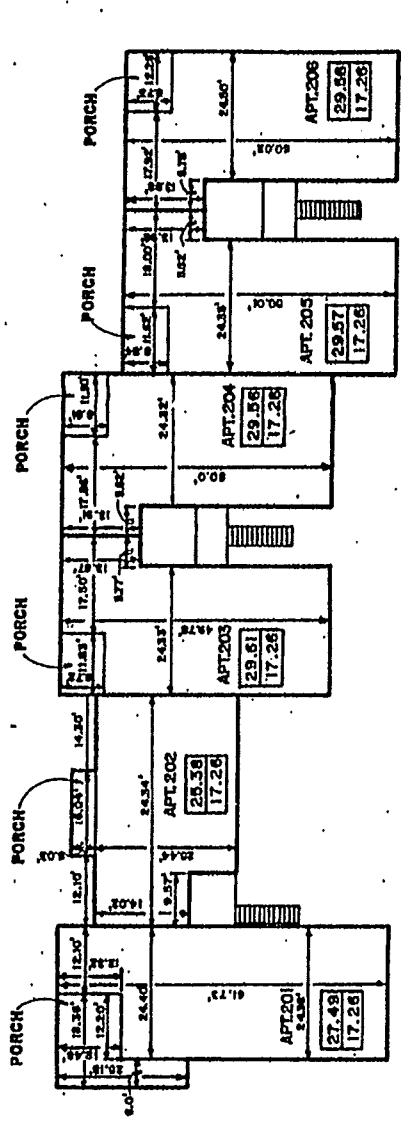
SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS WHICH COMPRISE PHASE VI OF "THE SANDS" SECTION I IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIALS CONTAINED THEREIN THE DECLARATION OF CONDOMINIUM AND THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF SAID DECLARATION OF CONDOMINIUM REPRESENTING THE LOCATION AND DIMENSIONS OF SAID IMPROVEMENTS AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED TO COMMON ELEMENTS OF EACH APARTMENT UNIT MAY BE DETERMINED FROM SAID MATERIALS.

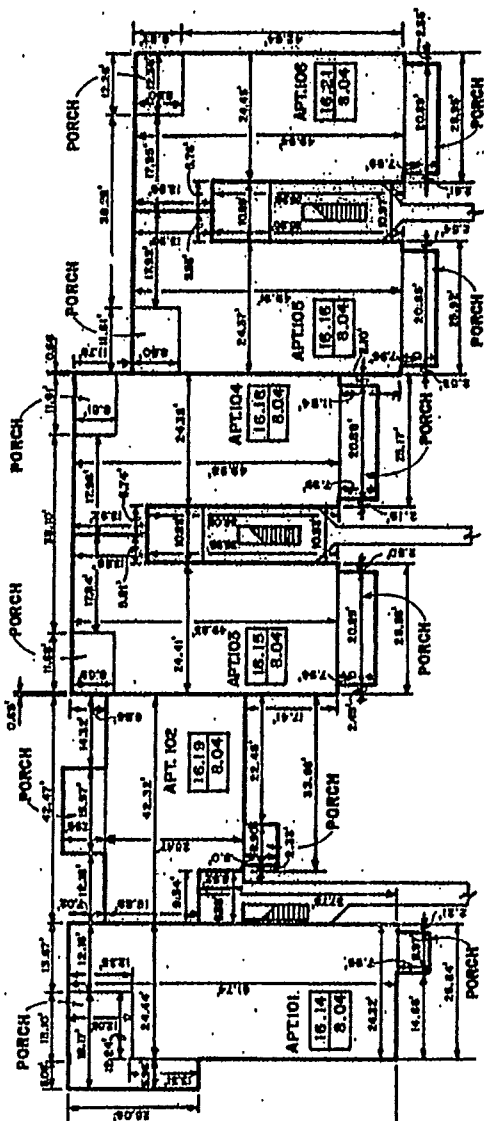
DATED AT FT. PIERCE, FLORIDA, THIS 22ND DAY OF MARCH, 1982

BY Alfred J. [Signature]
REGISTERED LAND SURVEYOR
STATE OF FLORIDA
CERTIFICATE NO. _____

EXHIBIT B-2



UPPER FLOOR PLAN · SCALE: 1/8"=1'-0" FEET



GROUND FLOOR PLAN · SCALE: 1/8"=1'-0" FEET

BUILDING 10

LEGEND:
 — UNIT BOUNDARY
 [29.61 / 17.26] UPPER LIMIT MEAN ELEVATION
 [27.29 / 17.26] FINISH FLOOR MEAN ELEVATION

NOTE:
 ABOVE ELEVATIONS REFER TO THE NATIONAL GEODESIC VERTICAL DATUM. ALL DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL. THE RESPECTIVE ENTRY WAYS & STAIRWAYS SHALL BE FOR THE EXCLUSIVE USE OF OWNERS OF THE RESPECTIVE APARTMENTS MOST ADJACENT THERETO & THEIR RESPECTIVE GUEST & INVITEES AS AN ENTRANCE TO SUCH RESPECTIVE APARTMENTS.

EXHIBIT "C"

Each Apartment's percentage share of the Common Elements, Common Expenses, and Common Surplus, and percentage of ownership in The Association if seven (7) Phases are submitted to Condominium Ownership:

<u>Number of Apartments</u>	<u>Description</u>	<u>Percentage Applicable to Each Apartment</u>
14	1-Bedroom + Den	1,108 109,308
56	2-Bedroom	1,302 109,308
14	3-Bedroom	1,302 109,308
84		

561052

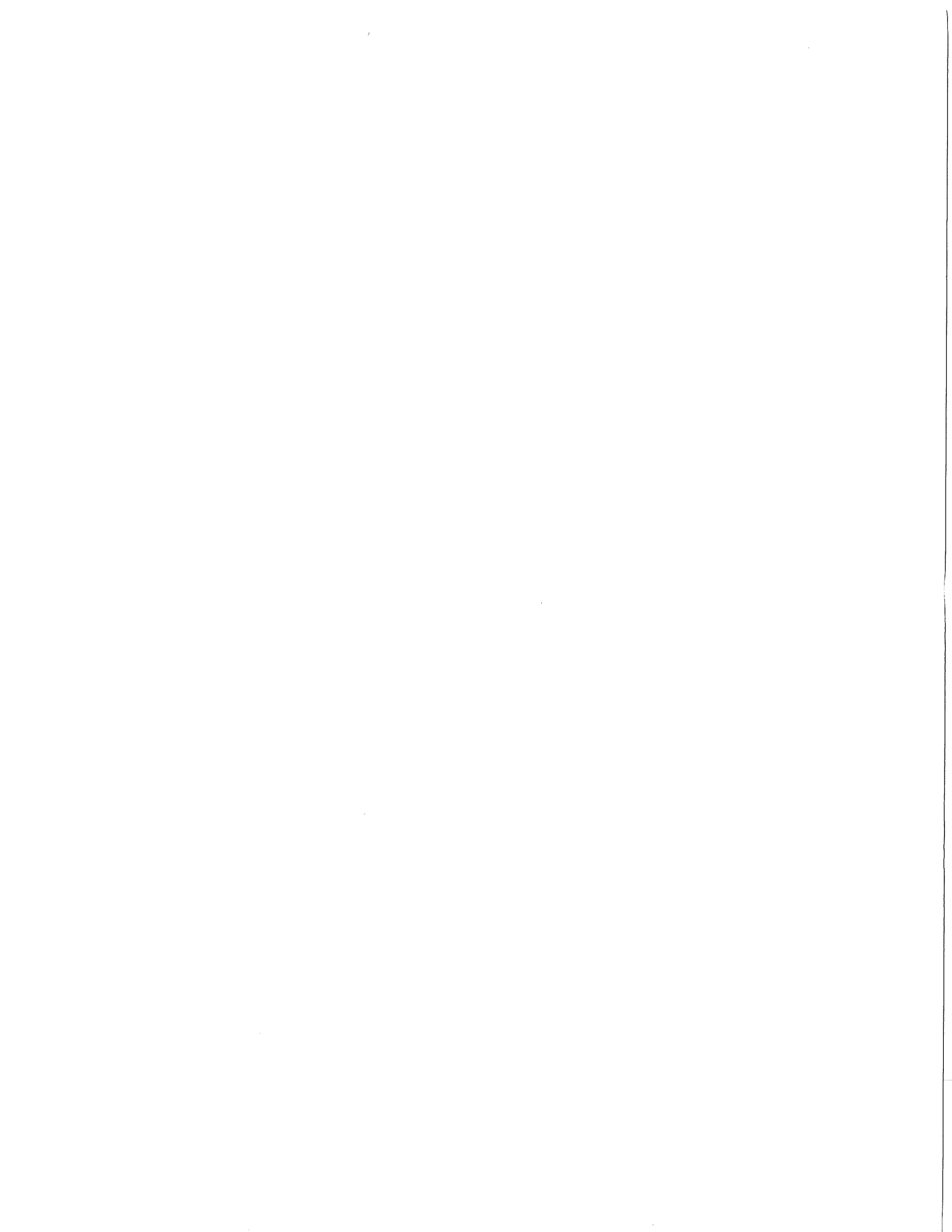
1992 APR -1 AM 9:01

FILED AND RECORDED
ST. JOHNS COUNTY, FLA.
ROBERT POITRA, S
CLERK CIRCUIT COURT

RECORD VERIFIED.....

Wiley

BOOK 973 PAGE 2300



559179

19

MLb9

AMENDMENT TO DECLARATION OF CONDOMINIUM
of
THE SANDS, A CONDOMINIUM, SECTION I
TO ADD PHASE VIII

THIS AMENDMENT (the "Amendment") to the Declaration of Condominium of The Sands, A Condominium, Section I to add Phase VIII is made this 12th day of MARCH, 1982 by THE SANDS LAKE VIEW DEVELOPMENT, a Florida Partnership (the "Developer").

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1978 (the "Act"), Developer has established The Sands, A Condominium, Section I (the "Condominium") according to the Declaration of Condominium (the "Declaration") thereof recorded in Official Records Book 367, Page 748-839 of the Public Records of St. Lucie County, Florida; and

WHEREAS, the Condominium is a "Phase Condominium" as contemplated by Section 718.403 of the Act as stated in Article I of the Declaration; and

WHEREAS, the Declaration provides for additional "Phases" (as described and defined in the Declaration) to be added to the Condominium; and

WHEREAS, Developer desires to add Phase VIII to the Condominium as a part thereof.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase VIII Land" (as defined in the Declaration and described on Exhibit H thereto and Exhibit A hereto) and all of the improvements shown on the Survey, Plot Plan and Graphic Description of Phase VIII, The Sands, A Condominium, Section I attached hereto as Exhibit B and made a part hereof (the "Attached Survey") hereby states and declares that Phase VIII, as described in the Declaration and as shown by the Attached Survey, is hereby submitted to condominium ownership and added as a part of the Condominium.

The proportionate interest in the "Common Elements" of each "Apartment" (as those terms are defined in the Declaration) now constituting a part of the Condominium (including, but not limited to, the Apartments included within Phase VIII) is shown in Exhibit C attached hereto and made a part hereof.

This Amendment shall become effective upon recording same amongst the Public Records of St. Lucie County, Florida.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name and on its behalf by its duly authorized officers the day and year first above set forth.

Witnessed By:

THE SANDS LAKE VIEW DEVELOPMENT,
A Florida Partnership,

By: The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development

By: [Signature]

As its: vice President

By: CoDevCo South Florida Properties, A Florida Partnership, General Partner of The Sands Lake View Development

By: W. Thomas Florida Properties, Inc. (General Partner of CoDevCo South Florida Properties)

By: [Signature]

As its: President


- 1 -

This Instrument Prepared By:
MARC LIPSITZ, ESQUIRE
Britton, Cohen, Kaufman, Benson & Schantz
100 South Biscayne Boulevard, Suite 800
Miami, Florida 33131
(305)371-3100

STATE OF FLORIDA)
)SS
COUNTY OF ST. LUCIE

BEFORE ME, the undersigned authority, personally appeared Luis Rabell, the Vice President of The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

WITNESS my hand and official seal at Ft. Pierce, this 12 day of March, 1982.

 Jane C. Satter
Notary Public, State of Florida at Large
My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires June 9, 1984
Bonded By Enns Agency 64

STATE OF FLORIDA)
)SS
COUNTY OF ST. LUCIE

BEFORE ME, the undersigned authority, personally appeared Wilson Thomas, the President of W. Thomas Florida Properties, Inc., General Partner of CoDevCo South Florida Properties, a Florida Partnership, and, as such, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

WITNESS my hand and official seal at Ft. Pierce, this 12 day of March, 1982.


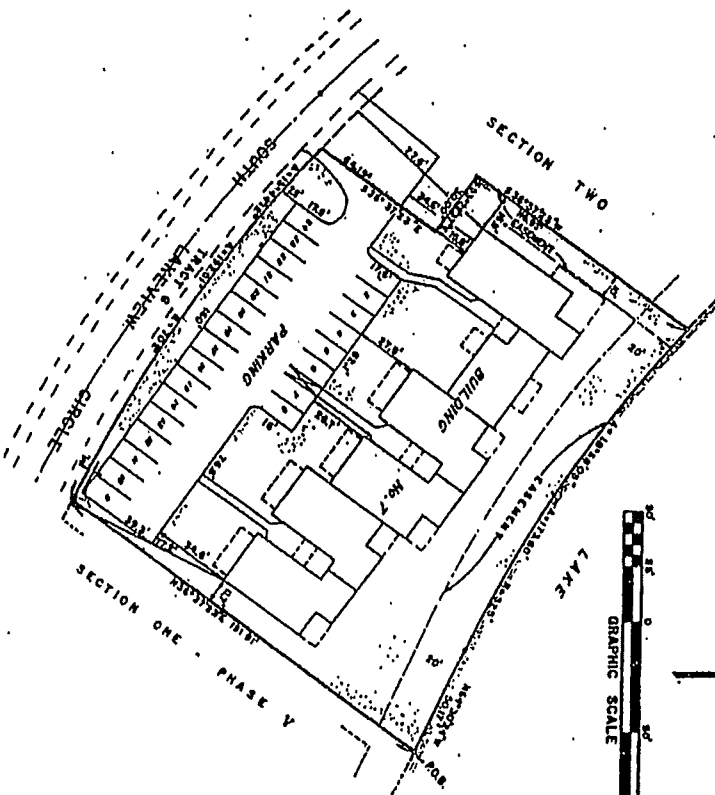
 Jane C. Satter
Notary Public, State of Florida at Large
My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires June 9, 1984
Bonded By Enns Agency 64

EXHIBIT A
THE SANDS, A CONDOMINIUM, SECTION I
LEGAL DESCRIPTION - PHASE VIII

That portion of the property known as Tract "A-1" of "CORAL COVE BEACH SECTION ONE" according to the Plat thereof as recorded in Plat Book 11, at Pages 30 A and B of the Public Records of St. Lucie County, Florida; and that portion of Government Lots 2 and 3, in Section 25, Township 34 South, Range 40 East, lying West of State Road A-1-A and North of said "CORAL COVE BEACH SECTION ONE", and that portion of Government Lots 3, 4 and 5, in Section 26, Township 34 South, Range 40 East, lying North of said "CORAL COVE BEACH SECTION ONE" and East of the mean high water line of Wildcat Cove; and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25, Township 34 South, Range 40 East, St. Lucie County, Florida, thence South $00^{\circ}04'19''$ West on an assumed bearing along the West line of said Section 25 a distance of 1321.00 feet to the North line of Government Lot 2 in said Section 25; thence North $89^{\circ}51'29''$ East along the North line of said Government Lot 2 a distance of 251.60 feet to the West-erly Right-of-Way line of State Road A-1-A; thence South $16^{\circ}28'27''$ East a distance of 303.75 feet; thence South $15^{\circ}57'59''$ East a distance of 588.02 feet to the point of curvature of a curve concave Westerly and having a radius of 2814.93 feet; thence Southerly along said curve through a central angle of $00^{\circ}31'47''$ for an arc distance of 26.03 feet; the last 3 courses form the Westerly Right-of-Way line of State Road A-1-A; thence South $73^{\circ}57'33''$ West a distance of 480.50 feet; thence South $13^{\circ}03'01''$ East a distance of 184.96 feet; thence South $76^{\circ}41'20''$ West a distance of 259.22 feet; thence South $80^{\circ}17'00''$ West a distance of 229.39 feet to the point of curvature of a curve concave Northerly and having a radius of 150.00 feet; thence Westerly along said curve through a central angle of $35^{\circ}12'36''$ for an arc distance of 92.18 feet to the point of tangency; thence North $64^{\circ}30'24''$ West a distance of 11.16 feet to the POINT OF BEGINNING of that certain parcel herein-after described; thence continue North $64^{\circ}30'24''$ West a distance of 50.17 feet to the point of curvature of a curve concave Northeasterly and having a radius of 525.00 feet; thence Northwesterly along said curve through a central angle of $18^{\circ}58'05''$ for an arc distance of 173.80 feet; thence South $36^{\circ}37'23''$ West a distance of 116.93 feet; thence South $53^{\circ}22'37''$ East a distance of 30.00 feet; thence South $36^{\circ}37'23''$ West a distance of 64.19 feet to a point on a curve concave Northeasterly and having a radius of 702.00 feet, a radial to said point bears South $43^{\circ}20'15''$ West; thence Southeasterly along said curve through a central angle of $15^{\circ}44'12''$ for an arc distance of 192.81 feet; thence North $36^{\circ}37'23''$ East a distance of 191.91 feet to the POINT OF BEGINNING; and containing 0.8924 acres more or less.

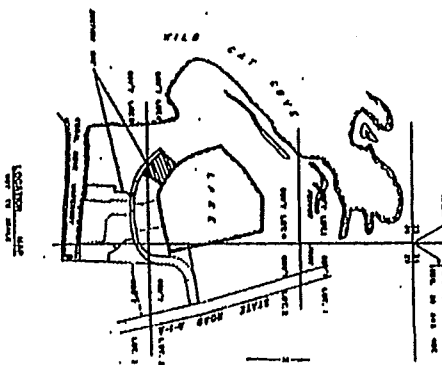
DECLARATION OF
 CONDOMINIUM INTERESTS IN
 SECTION ONE, PHASE VIII
 OF THE SANDS CONDO-
 MINIUM PROJECT, PHASE VIII
 IN LUCE COUNTY, FLORIDA



- DESCRIPTION OF COMMON ELEMENTS:
1. All land and all portions of the plot not within any unit(s) (apartment(s)) are part of the common elements.
 2. All conduits and wires to outlets and all utility lines to outlets regardless of location constitute common elements.

THE SANDS

SECTION ONE
 ST. LUCE COUNTY, FLORIDA
 PHASE VIII



SURVEYOR'S CERTIFICATE

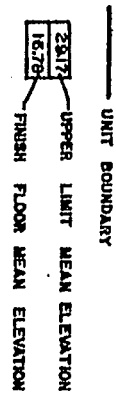
I HEREBY CERTIFY, THAT THE CONSTRUCTION OF THE IMPROVEMENTS WHICH COMPRISE PHASE V OF THE SANDS-SECTION ONE IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIALS CONTAINED WITHIN THE DECLARATION OF THE CONDOMINIUM AND THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF SAID DECLARATION OF CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY, ARE AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF SAID IMPROVEMENTS AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND OF EACH APARTMENT UNIT MAY BE DETERMINED FROM SAID MATERIALS.

DATED AT ST. PETERS FLORIDA, THIS 22ND DAY OF MARCH, 1984.

BY [Signature]
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA
 CERTIFICATE NO. _____

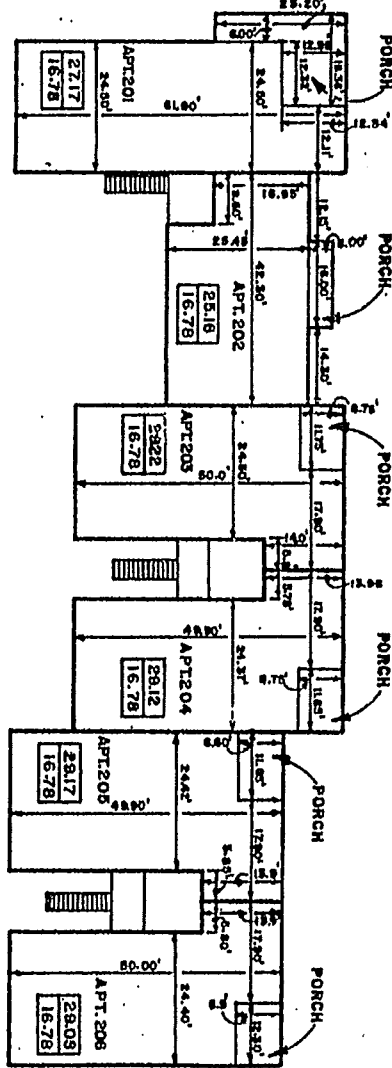
EXHIBIT B-2

LEGEND:

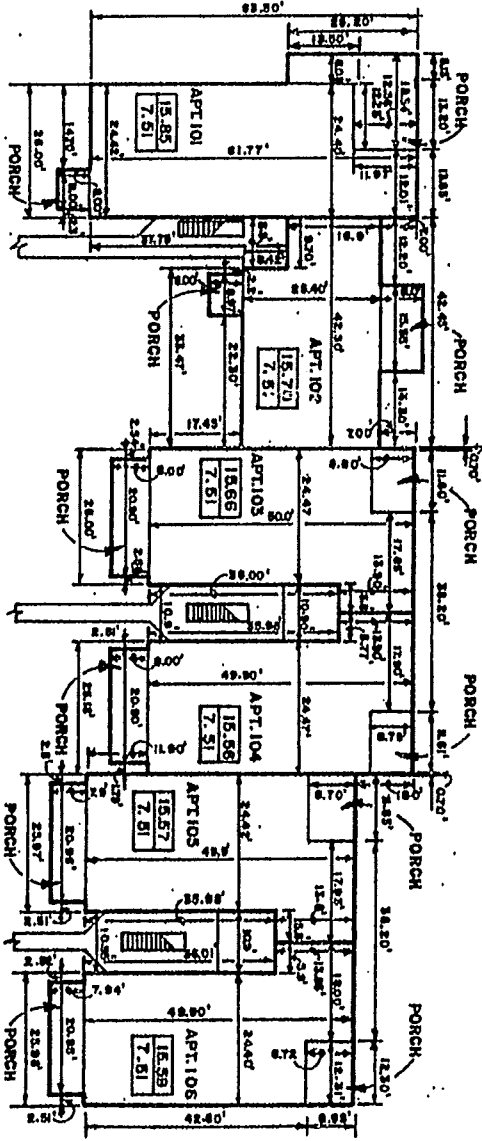


NOTE:

ABOVE ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM
 ALL DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL
 THE RESPECTIVE ENTRY WAYS & STAIRWAYS SHALL BE FOR THE EXCLUSIVE USE OF OWNERS OF THE RESPECTIVE APARTMENTS MOST ADJACENT THERETO & THEIR RESPECTIVE GUESTS & INVITEES AS AN ENTRANCE TO SUCH RESPECTIVE APARTMENTS.



UPPER FLOOR PLAN - SCALE: 1/8" = 1'-0" FEET



GROUND FLOOR PLAN - SCALE: 1/8" = 1'-0" FEET

BUILDING 7

EXHIBIT "C"

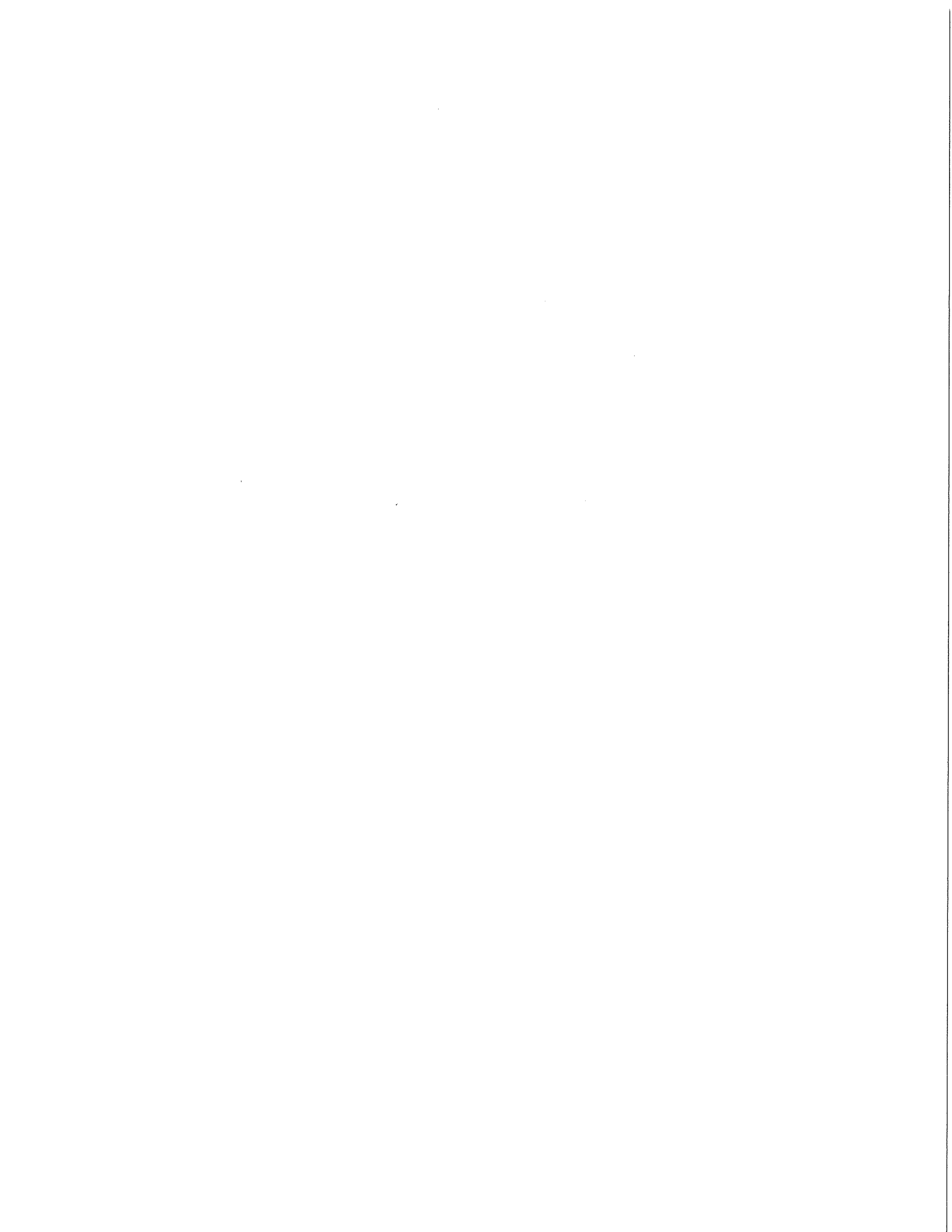
Each Apartment's percentage share of the Common Elements, Common Expenses, and Common Surplus, and percentage of ownership in The Association if six (6) Phases are submitted to Condominium Ownership:

<u>Number of Apartments</u>	<u>Description</u>	<u>Percentage Applicable to Each Apartment</u>
		<u>1,108</u>
12	1-Bedroom + Den	<u>93,864</u>
		<u>1,303</u>
48	2-Bedroom	<u>93,864</u>
		<u>1,502</u>
<u>12</u>	3-Bedroom	<u>93,864</u>
72		

559179

1992 MAR 15 AM 8 59

FILED AND RECORDED
ST. LOUIS COUNTY, ILL.
ROGER POLTRAS
CLERK CIRCUIT COURT
RECORDED VERIFIED *my*



556991

19

MLb9

AMENDMENT TO DECLARATION OF CONDOMINIUM
of
THE SANDS, A CONDOMINIUM, SECTION I
TO ADD PHASE IV

THIS AMENDMENT (the "Amendment") to the Declaration of Condominium of The Sands, A Condominium, Section I to add Phase IV is made this 19 day of February, 1982 by THE SANDS LAKE VIEW DEVELOPMENT, a Florida Partnership (the "Developer").

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976 (the "Act"), Developer has established The Sands, A Condominium, Section I (the "Condominium") according to the Declaration of Condominium (the "Declaration") thereof recorded in Official Records Book 367, Page 748-839 of the Public Records of St. Lucie County, Florida; and

WHEREAS, the Condominium is a "Phase Condominium" as contemplated by Section 718.403 of the Act as stated in Article I of the Declaration; and

WHEREAS, the Declaration provides for additional "Phases" (as described and defined in the Declaration) to be added to the Condominium; and

WHEREAS, Developer desires to add Phase IV to the Condominium as a part thereof.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase IV Land" (as defined in the Declaration and described on Exhibit D thereto and Exhibit A hereto) and all of the improvements shown on the Survey, Plot Plan and Graphical Description of Phase IV, The Sands, A Condominium, Section I attached hereto as Exhibit B and made a part hereof (the "Attached Survey") hereby states and declares that Phase IV, as described in the Declaration and as shown by the Attached Survey, is hereby submitted to condominium ownership and added as a part of the Condominium.

The proportionate interest in the "Common Elements" of each "Apartment" (as those terms are defined in the Declaration) now constituting a part of the Condominium (including, but not limited to, the Apartments included within Phase IV) is shown in Exhibit C attached hereto and made a part hereof.

This Amendment shall become effective upon recording same amongst the Public Records of St. Lucie County, Florida.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name and on its behalf by its duly authorized officers the day and year first above set forth.

Witnessed By:

THE SANDS LAKE VIEW DEVELOPMENT,
A Florida Partnership,

By: The Sands Lake View Development
Corporation, General Partner of The
Sands Lake View Development

Frank R. Smith
Alberta Dunsen

By: *[Signature]*
As its: *Vice President*

By: CoDevCo South Florida Properties,
A Florida Partnership, General Partner
of The Sands Lake View Development

Frank R. Smith
Alberta Dunsen

By: W. Thomas Florida Properties, Inc.
(General Partner of CoDevCo South
Florida Properties)

By: *W. Thomas*
As its: *President*

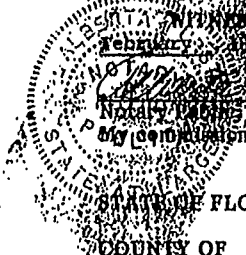
- 1 -

This Instrument Prepared By:
MARC LIPSITZ, ESQUIRE
Britton, Cohen, Kaufman, Benson & Schantz
100 South Biscayne Boulevard, Suite 800
Miami, Florida 33131
(305)371-3100

STATE OF FLORIDA)
)SS
COUNTY OF)

BEFORE ME, the undersigned authority, personally appeared Miss Rebekah, the vice President of The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

WITNES my hand and official seal at Fort Pierce, FL, this 19th day of February, 1982.

 Christina J. Jurek
Notary Public, State of Florida at Large
My commission expires Nov. 29, 1983 43
My Commission Expires Nov. 29, 1983
Bonded by American Fire & Casualty Company

STATE OF FLORIDA)
)SS
COUNTY OF)

BEFORE ME, the undersigned authority, personally appeared Wilson Thomas, the President of W. Thomas Florida Properties, Inc., General Partner of CoDevCo South Florida Properties, a Florida Partnership, and, as such, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

WITNES my hand and official seal at Fort Pierce, FL, this 19th day of February, 1982.

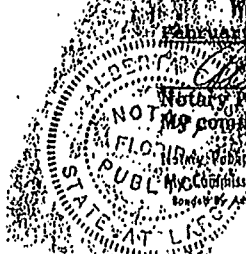
 Christina J. Jurek
Notary Public, State of Florida at Large
My commission expires Nov. 29, 1983 42
My Commission Expires Nov. 29, 1983
Bonded by American Fire & Casualty Company

EXHIBIT A
THE SANDS, A CONDOMINIUM, SECTION I
LEGAL DESCRIPTION - PHASE IV

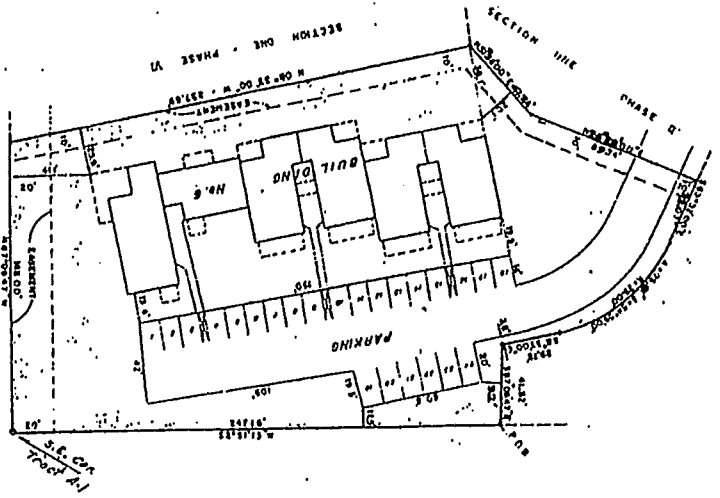
That portion of the property known as Tract "A-1" of "CORAL COVE BEACH SECTION ONE" according to the Plat thereof as recorded in Plat Book 11, at Pages 30 A and B of the Public Records of St. Lucie County, Florida; and that portion of Government Lots 2 and 3, in Section 25, Township 34 South, Range 40 East, lying West of State Road A-1-A and North of said "CORAL COVE BEACH SECTION ONE", and that portion of Government Lots 3, 4 and 5, in Section 26, Township 34 South, Range 40 East, lying North of said "CORAL COVE BEACH SECTION ONE" and East of the mean high water line of Wildcat Cove; and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25, Township 34 South, Range 40 East, St. Lucie County, Florida, thence South $00^{\circ}04'19''$ West on an assumed bearing along the West line of said Section 25 a distance of 1321.00 feet to the North line of Government Lot 2 in said Section 25; thence North $89^{\circ}51'29''$ East along the North of said Government Lot 2 a distance of 251.60 feet to the Westerly Right-of-Way line of State Road A-1-A; thence South $16^{\circ}28'27''$ East a distance of 303.75 feet; thence South $15^{\circ}57'59''$ East a distance of 588.02 feet to the point of curvature of a curve concave Westerly and having a radius of 2814.93 feet; thence Southerly along said curve through a central angle of $04^{\circ}28'11''$ for an arc distance of 219.60 feet to the point of tangency; thence South $11^{\circ}29'48''$ East a distance of 348.16 feet; the last four courses form the Westerly Right-of-Way line of State Road A-1-A; thence along the Northerly boundary of said "CORAL COVE BEACH SECTION ONE" for the following two courses; (1) South $74^{\circ}27'58''$ West a distance of 369.91 feet; (2) thence North $89^{\circ}49'02''$ West a distance of 97.89 feet; thence South $02^{\circ}51'13''$ West along the East line of said Tract "A-1" and its Northerly prolongation a distance of 181.82 feet to the POINT OF BEGINNING of that certain parcel hereinafter described; thence continue South $02^{\circ}51'13''$ West along said East line a distance of 247.16 feet to the Southeast corner of said Tract "A-1", thence North $87^{\circ}08'47''$ West along the South line of said Tract "A-1" a distance of 148.00 feet; thence North $08^{\circ}33'00''$ West a distance of 237.69 feet; thence North $51^{\circ}38'00''$ East a distance of 47.26 feet; thence North $26^{\circ}28'00''$ East a distance of 89.74 feet; thence South $63^{\circ}32'00''$ East a distance of 33.07 feet to the point of curvature of a curve concave Southwesterly and having a radius of 79.00 feet; thence Southeasterly and Southerly along said curve through a central angle of $54^{\circ}59'00''$ for an arc distance of 75.81 feet to the point of tangency; thence South $08^{\circ}33'00''$ East a distance of 29.78 feet; thence South $87^{\circ}08'47''$ East a distance of 41.52 feet to the POINT OF BEGINNING; and containing 1.1669 acres more or less.

PLANNING AND SURVEYING
 1100 S.W. 15th Street, Suite 100
 Ft. Lauderdale, Florida 33304
 PHONE: (305) 561-1100
 FAX: (305) 561-1101
LUCIE COUNTY, FLORIDA

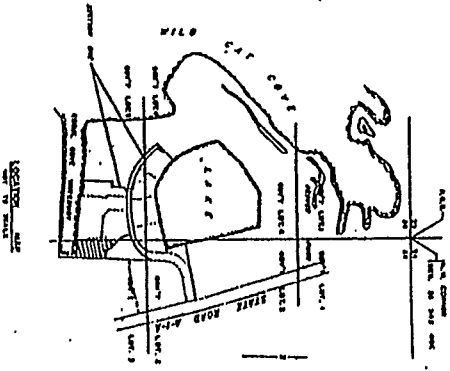


DESCRIPTION OF COMMON ELEMENTS:
 1. All land and all portions of the plot not within any unit(s) (apartment(s)) are part of the common elements.
 2. All conduits and wires to outlets and all utility lines to outlets regardless of location constitute common elements.



THE SANDS

SECTION ONE
 ST. LUCIE COUNTY, FLORIDA
 PHASE IV

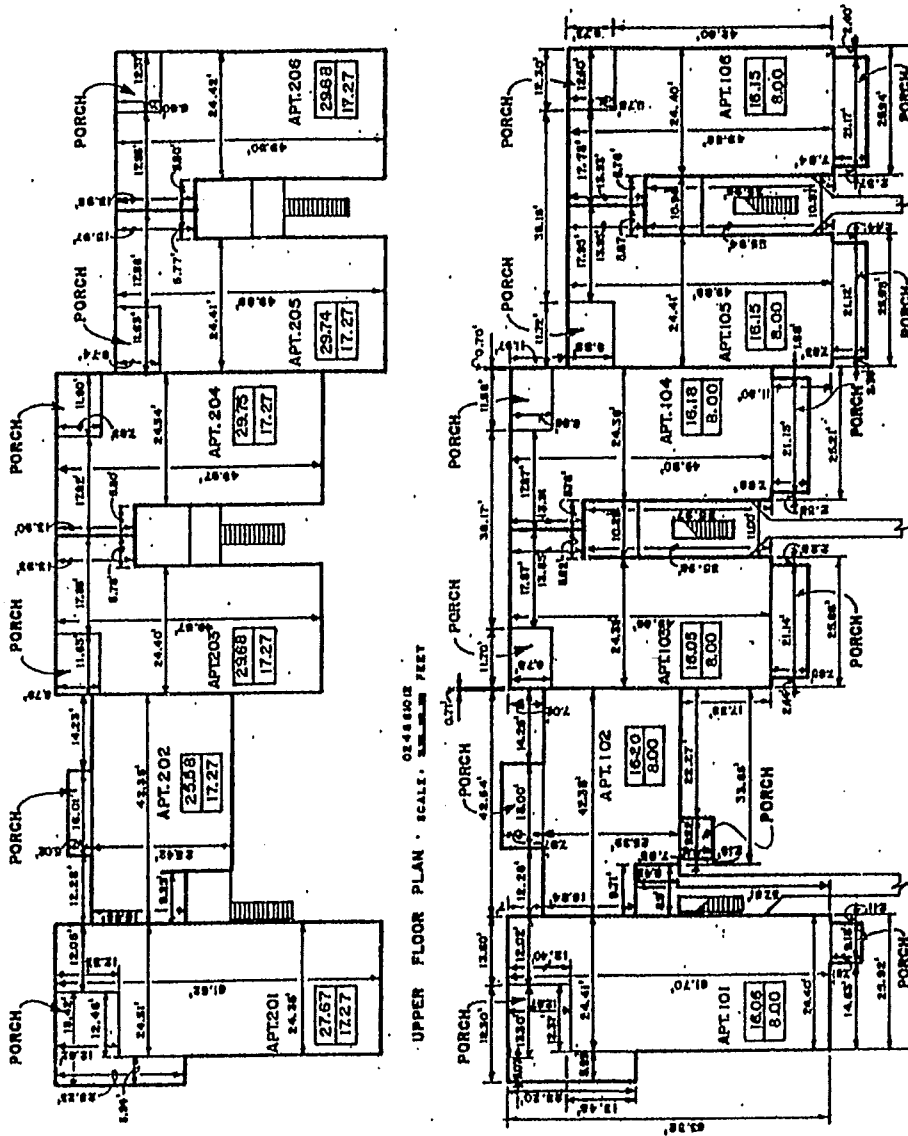


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS WHICH COMPRISE PHASE IV OF SECTION ONE IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIALS CONTAINED WITHIN THE DECLARATION OF COVENANTS AND THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THIS DECLARATION OF COVENANTS, REPRESENTATION OF THE LOCATION OF THE IMPROVEMENTS AND THE IDENTIFICATION OF COMMON ELEMENTS AND OF EXCLUDED ELEMENTS LIMITED COMMON ELEMENTS AND OF EXCLUDED ELEMENTS DUTY MAY BE DETERMINED FROM SAID DECLARATION.

DATED AT Ft. Pierce, Florida, this 15th day of February, 1981.
 By **Donna A. Kirtz**, Surveyor
 REGISTERED LAND SURVEYOR, FLORIDA
 STATE OF FLORIDA
 CERTIFICATE NO. 29112

EXHIBIT B-2



UPPER FLOOR PLAN · SCALE · 1/8" = 1'-0" FEET

GROUND FLOOR PLAN · SCALE · 1/8" = 1'-0" FEET

BUILDING 6

LEGEND:

UNIT BOUNDARY

UPPER LIMIT MEAN ELEVATION

FINISH FLOOR MEAN ELEVATION

NOTE:

ABOVE ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM ALL DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL THE RESPECTIVE ENTRY WAYS & STAIRWAYS SHALL BE FOR THE EXCLUSIVE USE OF OWNERS OF THE RESPECTIVE APARTMENTS MOST ADJACENT THERETO & THEIR RESPECTIVE GUESTS & INVITEES AS AN ENTRANCE TO SUCH RESPECTIVE APARTMENTS.

AMOUNT TO BE PAID BY UNIT

EXHIBIT "C"

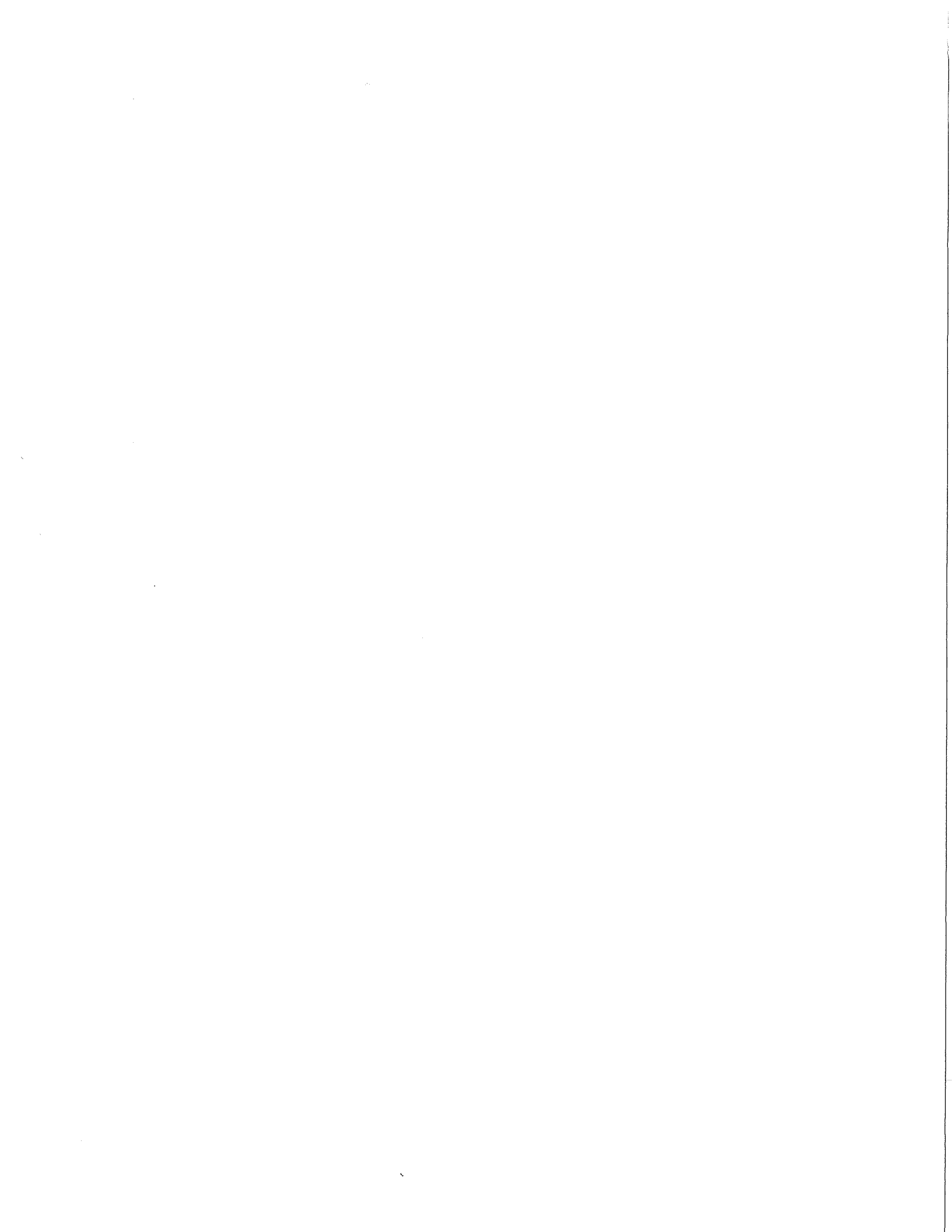
Each Apartment's percentage share of the Common Elements, Common Expenses, and Common Surplus, and percentage of ownership in The Association if five (5) Phases are submitted to Condominium Ownership:

<u>Number of Apartments</u>	<u>Description</u>	<u>Percentage Applicable to Each Apartment</u>
10	1-Bedroom + Den	<u>1,108</u> 78,220
40	2-Bedroom	<u>1,303</u> 78,220
<u>10</u>	3-Bedroom	<u>1,502</u> 78,220
60		

1982 FEB 19 PM 12: 24

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
REC'D: VERNER *gjh*

556991



556100

19

MLb9

AMENDMENT TO DECLARATION OF CONDOMINIUM
of
THE SANDS, A CONDOMINIUM, SECTION I
TO ADD PHASE V

THIS AMENDMENT (the "Amendment") to the Declaration of Condominium of The Sands, A Condominium, Section I to add Phase V is made this 9th day of February, 1982 by THE SANDS LAKE VIEW DEVELOPMENT, a Florida Partnership (the "Developer").

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976 (the "Act"), Developer has established The Sands, A Condominium, Section I (the "Condominium") according to the Declaration of Condominium (the "Declaration") thereof recorded in Official Records Book 367, Page 748-839 of the Public Records of St. Lucie County, Florida; and

WHEREAS, the Condominium is a "Phase Condominium" as contemplated by Section 718.403 of the Act as stated in Article I of the Declaration; and

WHEREAS, the Declaration provides for additional "Phases" (as described and defined in the Declaration) to be added to the Condominium; and

WHEREAS, Developer desires to add Phase V to the Condominium as a part thereof.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase V Land" (as defined in the Declaration and described on Exhibit E thereto and Exhibit A hereto) and all of the improvements shown on the Survey, Plot Plan and Graphic Description of Phase V, The Sands, A Condominium, Section I attached hereto as Exhibit B and made a part hereof (the "Attached Survey") hereby states and declares that Phase V, as described in the Declaration and as shown by the Attached Survey, is hereby submitted to condominium ownership and added as a part of the Condominium.

The proportionate interest in the "Common Elements" of each "Apartment" (as those terms are defined in the Declaration) now constituting a part of the Condominium (including, but not limited to, the Apartments included within Phase V) is shown in Exhibit C attached hereto and made a part hereof.

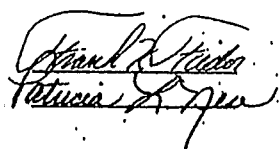
This Amendment shall become effective upon recording same amongst the Public Records of St. Lucie County, Florida.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name and on its behalf by its duly authorized officers the day and year first above set forth.

Witnessed By:

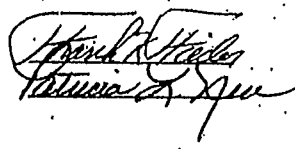
THE SANDS LAKE VIEW DEVELOPMENT,
A Florida Partnership,

By: The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development



By: [Signature]
As its: vice president

By: CoDevCo South Florida Properties, A Florida Partnership, General Partner of The Sands Lake View Development



By: W. Thomas Florida Properties, Inc. (General Partner of CoDevCo South Florida Properties)
By: W. Thomas
As its: President

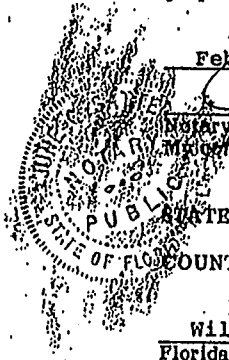
- 1 -

This Instrument Prepared By:
MARC LIPSITZ, ESQ.:E
Britton, Cohen, Kaufman, Benson & Schantz
100 South Biscayne Boulevard, Suite 800
Miami, Florida 33131
(305)371-3100

STATE OF FLORIDA)
)SS
COUNTY OF St. Lucie)

BEFORE ME, the undersigned authority, personally appeared Luis Rabell, the Vice President of The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

WITNESS my hand and official seal at Ft. Pierce, this 9th day of Feb., 1982.


June C. Satter
Notary Public, State of Florida at Large
My Commission expires: Notary Public, State of Florida at Large
My Commission Expires June 9, 1984
Bonded By Enns Agency

STATE OF FLORIDA)
)SS
COUNTY OF St. Lucie)

BEFORE ME, the undersigned authority, personally appeared Wilson Thomas, the President of W. Thomas Florida Properties, Inc., General Partner of CoDevCo South Florida Properties, a Florida Partnership, and, as such, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

WITNESS my hand and official seal at Ft. Pierce, this 9th day of Feb., 1982.


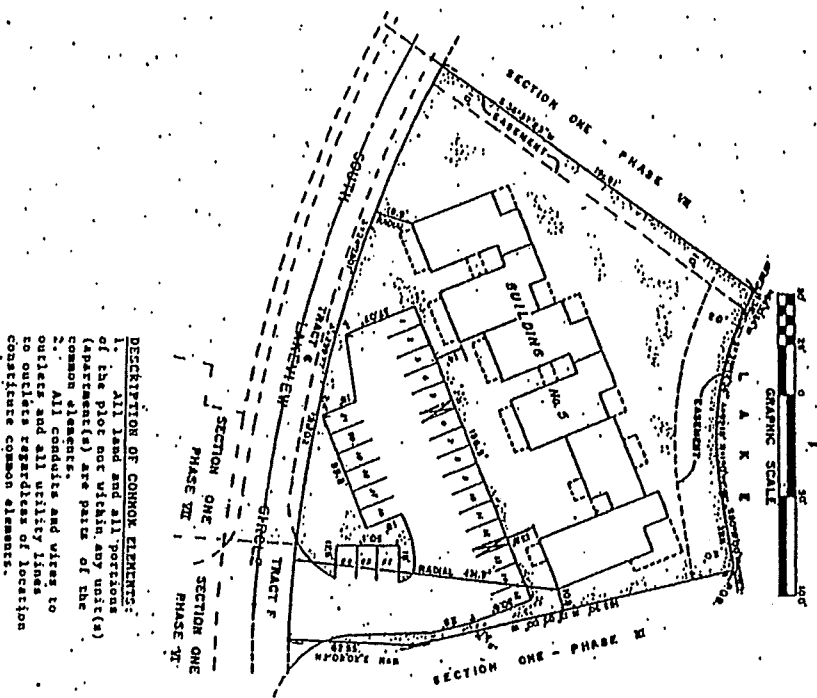

June C. Satter
Notary Public, State of Florida at Large
My Commission expires: Notary Public, State of Florida at Large
My Commission Expires June 9, 1984
Bonded By Enns Agency

EXHIBIT A
THE SANDS, A CONDOMINIUM, SECTION I
LEGAL DESCRIPTION - PHASE V

That portion of the property known as Tract "A-1" of "CORAL COVE BEACH SECTION ONE" according to the Plat thereof as recorded in Plat Book 11, at Pages 30 A and B of the Public Records of St. Lucie County, Florida; and that portion of Government Lots 2 and 3, in Section 25, Township 34 South, Range 40 East, lying West of State Road A-1-A and North of said "CORAL COVE BEACH SECTION ONE", and that portion of Government Lots 3, 4 and 5, in Section 26, Township 34 South, Range 40 East, lying North of said "CORAL COVE BEACH SECTION ONE" and East of the mean high water line of Wildcat Cove; and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25, Township 34 South, Range 40 East, St. Lucie County, Florida, thence South $00^{\circ}04'19''$ West on an assumed bearing along the West line of said Section 25 a distance of 1321.00 feet to the North line of Government Lot 2 in said Section 25; thence North $89^{\circ}51'29''$ East along the North line of said Government Lot 2 a distance of 251.60 feet to the Westerly Right-of-Way line of State Road A-1-A; thence South $16^{\circ}28'27''$ East a distance of 303.75 feet; thence South $15^{\circ}57'59''$ East a distance of 588.02 feet to the point of curvature of a curve concave Westerly and having a radius of 2814.93 feet; thence Southerly along said curve through a central angle of $00^{\circ}31'47''$ for an arc distance of 26.03 feet; the last 3 courses form the Westerly Right-of-Way line of State Road A-1-A; thence South $73^{\circ}57'33''$ West a distance of 480.50 feet; thence South $13^{\circ}03'01''$ East a distance of 184.96 feet; thence South $76^{\circ}41'20''$ West a distance of 259.22 feet; thence South $80^{\circ}17'00''$ West a distance of 190.28 feet to the POINT OF BEGINNING of that certain parcel hereinafter described; thence continue South $80^{\circ}17'00''$ West a distance of 39.11 feet to the point of curvature of a curve concave Northerly and having a radius of 150.00 feet, thence Westerly along said curve through a central angle of $35^{\circ}12'36''$ for an arc distance of 92.18 feet to the point of tangency; thence North $64^{\circ}30'24''$ West a distance of 11.38 feet; thence South $36^{\circ}37'23''$ West a distance of 191.91 feet to a point on a curve concave Northeasterly and having a radius of 702.00 feet, a radial to said point bears South $27^{\circ}36'03''$ West; thence Southeasterly and Easterly along said curve through a central angle of $24^{\circ}28'01''$ for an arc distance of 299.77 feet; thence North $03^{\circ}08'02''$ East a distance of 62.55 feet; thence North $13^{\circ}05'00''$ West a distance of 163.90 feet to the POINT OF BEGINNING; and containing 1.0371 acres more or less.

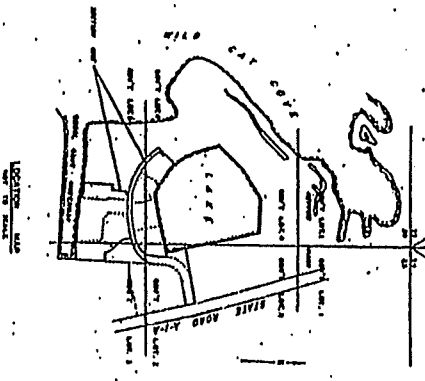
EXHIBIT B
 SURVEY & PLOT PLAN DEED OF
 CONDOMINIUM THE SANDS CONDO
 MINUM SECTION ONE PHASE V
 ST. LUCIE COUNTY, FLORIDA



DESCRIPTION OF COMMON ELEMENTS:
 1. All land and all portions of the plot not within any unit(s) (apartment(s)) are parts of the common elements.
 2. Common elements include, but are not limited to, outdoor swimming pools, parking areas, walkways, and other facilities of location consistent with common elements.

THE SANDS

SECTION ONE
 ST. LUCIE COUNTY, FLORIDA
 PHASE V



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THAT THE CONSTRUCTION OF THE IMPROVEMENTS WHICH COMPRISE PHASE V OF "THE SANDS" MATTER IS SUBSTANTIALLY COMPLETE SO THAT THE COMMON ELEMENTS DESCRIBED WITHIN THE DECLARATION OF CONDOMINIUM AND THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF SAID DECLARATION OF CONDOMINIUM DESCRIBING THE SAID DECLARATION PROPERTY, ARE AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF SAID IMPROVEMENTS AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, LOCATION COMMON ELEMENTS AND OF EACH UNITMENT, LIMITED DETERMINED FROM SAID MATERIALS.

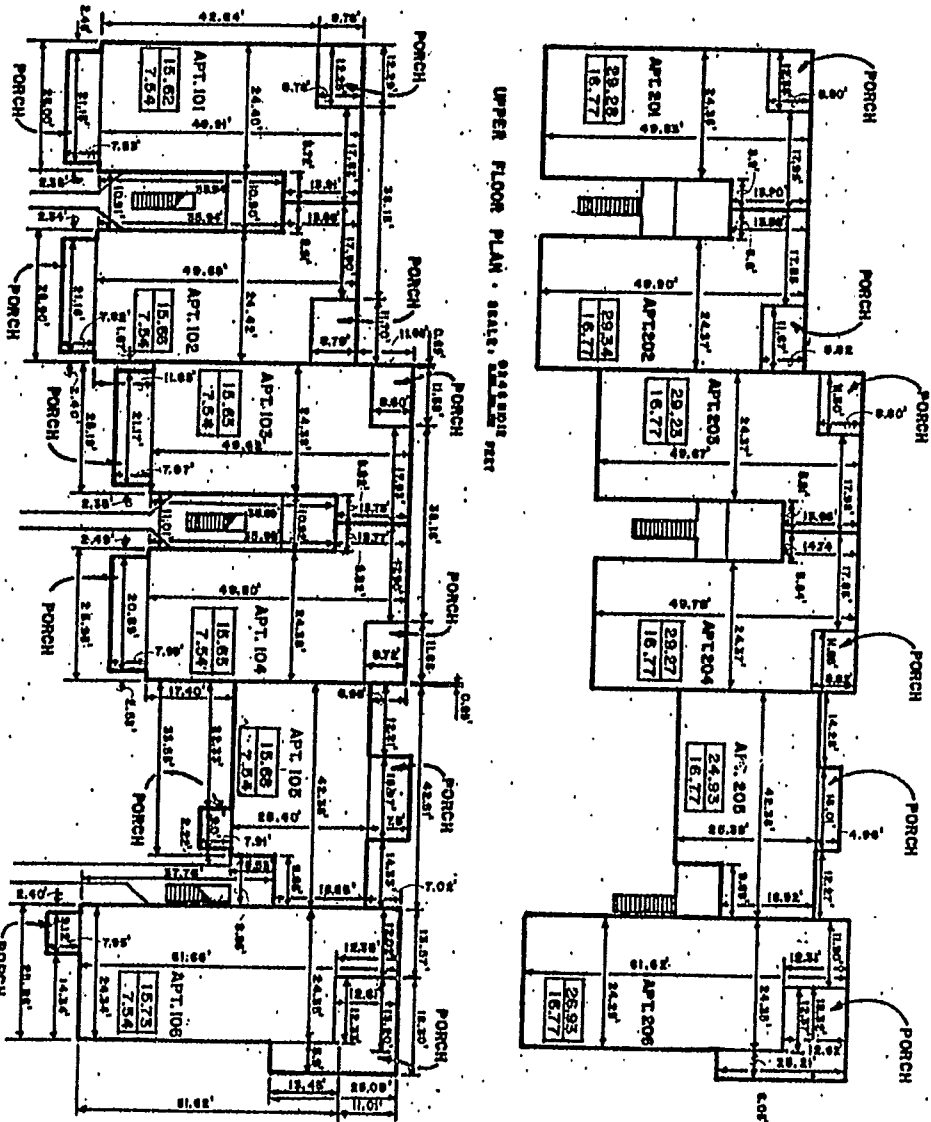
DATED AT ET PLACES FLORIDA THIS 15 DAY OF FEBRUARY 1981.
 BY [Signature]
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA
 CERTIFICATE NO. 15855

EXHIBIT B-2

ALL DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL.

LEGEND:
 UNIT BOUNDARY
 UPPER LIMIT MEAN ELEVATION
 18.77
 FRESH FLOOR MEAN ELEVATION
 16.77
 NOTE:

UPPER FLOOR PLAN - SCALE: 3/32" = 1'-0"



GROUND FLOOR PLAN - SCALE: 3/32" = 1'-0"
 BUILDING 5

EXHIBIT "C"

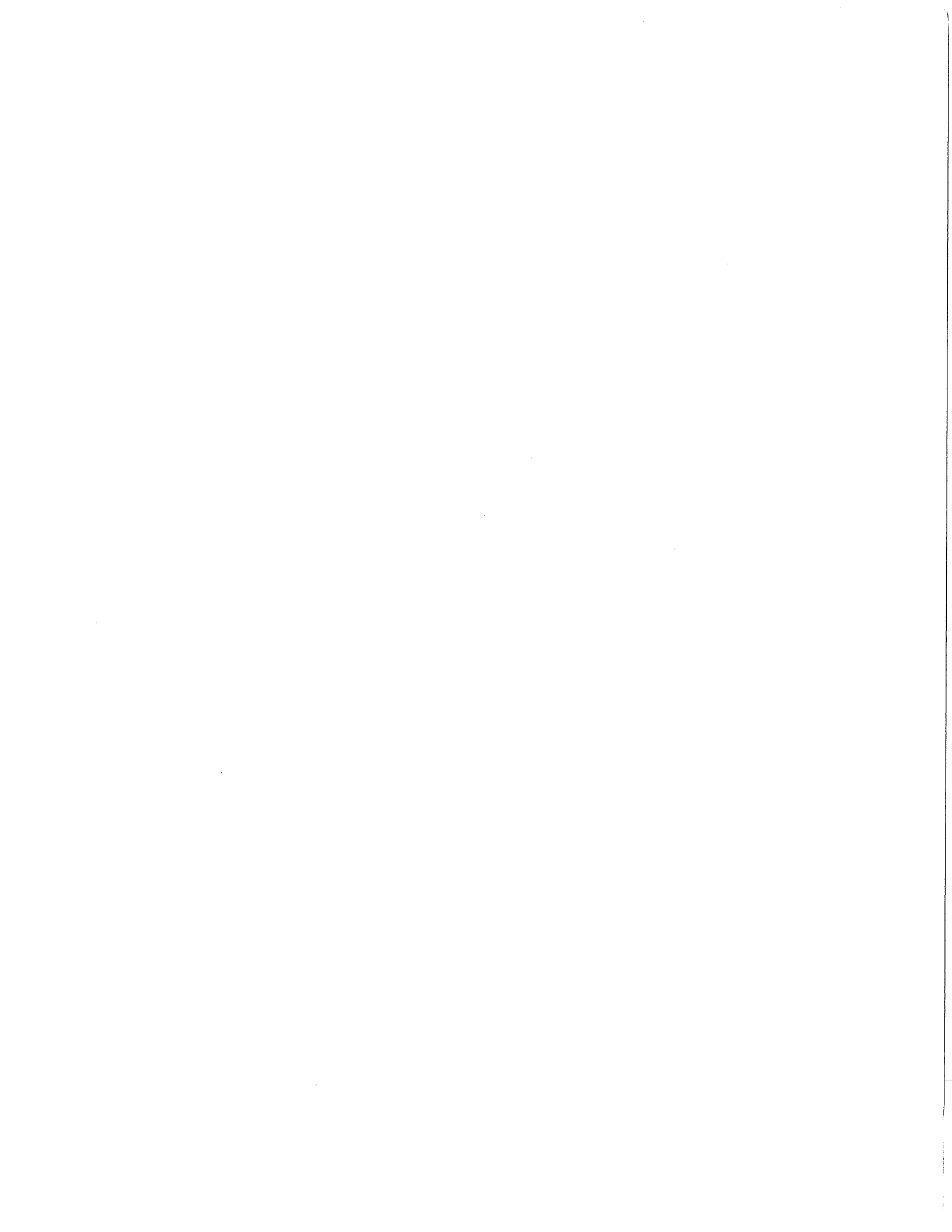
Each Apartment's percentage share of the Common Elements, Common Expenses, and Common Surplus, and percentage of ownership in The Association if four (4) Phases are submitted to Condominium Ownership:

<u>Number of Apartments</u>	<u>Description</u>	<u>Percentage Applicable to Each Apartment</u>
8	1-Bedroom + Den	<u>1,108</u> 62,576
32	2-Bedroom	<u>1,303</u> 62,576
<u>8</u>	3-Bedroom	<u>1,502</u> 62,576
48		

556100

1982 FEB 10 AM 10:48

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORDED AND INDEXED *gsk*



AMENDMENT TO DECLARATION OF CONDOMINIUM
of
THE SANDS, A CONDOMINIUM, SECTION I
TO ADD PHASE II

THIS AMENDMENT (the "Amendment") to the Declaration of Condominium of The Sands, A Condominium, Section I to add Phase II is made this 6TH day of JANUARY, 1982 by THE SANDS LAKE VIEW DEVELOPMENT, a Florida Partnership (the "Developer").

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976 (the "Act"), Developer has established The Sands, A Condominium, Section I (the "Condominium") according to the Declaration of Condominium (the "Declaration") thereof recorded in Official Records Book 367, Page 748-839 of the Public Records of St. Lucie County, Florida; and

WHEREAS, the Condominium is a "Phase Condominium" as contemplated by Section 718.403 of the Act as stated in Article I of the Declaration; and

WHEREAS, the Declaration provides for additional "Phases" (as described and defined in the Declaration) to be added to the Condominium; and

WHEREAS, Developer desires to add Phase II to the Condominium as a part thereof.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase II Land" (as defined in the Declaration and described on Exhibit B thereto and Exhibit A hereto) and all of the improvements shown on the Survey, Plot Plan and Graphic Description of Phase II, The Sands, A Condominium, Section I attached hereto as Exhibit B and made a part hereof (the "Attached Survey") hereby states and declares that Phase II, as described in the Declaration and as shown by the Attached Survey, is hereby submitted to condominium ownership and added as a part of the Condominium.

The proportionate interest in the "Common Elements" of each "Apartment" (as those terms are defined in the Declaration) now constituting a part of the Condominium (including, but not limited to, the Apartments included within Phase II) is shown in Exhibit C attached hereto and made a part hereof:

This Amendment shall become effective upon recording same amongst the Public Records of St. Lucie County, Florida.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name and on its behalf by its duly authorized officers the day and year first above set forth.

Witnessed By: THE SANDS LAKE VIEW DEVELOPMENT,
A Florida Partnership,

By: The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development

By: [Signature]
As its: Vice President

[Signature]
[Signature]

By: CoDevCo South Florida Properties, A Florida Partnership, General Partner of The Sands Lake View Development

By: W. Thomas Florida Properties, Inc. (General Partner of CoDevCo South Florida Properties)

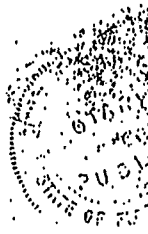
By: [Signature]
As its: President

[Signature]
[Signature]

STATE OF FLORIDA)
)SS
COUNTY OF St. Lucia)

BEFORE ME, the undersigned authority, personally appeared Luis Rabell, the Vice President of The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.


WITNESS my hand and official seal at Ft. Pierce, this 6th day of January, 1982.

 Juni C. Litter
Notary Public, State of Florida at Large
My commission expires: Notary Public, State of Florida at Large.
My Commission Expires June 9, 1984
Bonded By Enns Agency

STATE OF FLORIDA)
)SS
COUNTY OF St. Lucia)

BEFORE ME, the undersigned authority, personally appeared Wilson Thomas, the President of W. Thomas Florida Properties, Inc., General Partner of CoDevCo, South Florida Properties, a Florida Partnership, and, as such, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

WITNESS my hand and official seal at Ft. Pierce, this 6th day of January, 1982.

 Juni C. Litter
Notary Public, State of Florida at Large
My commission expires:

Notary Public, State of Florida at Large.
My Commission Expires June 9, 1984
Bonded By Enns Agency

EXHIBIT A
THE SANDS, A CONDOMINIUM, SECTION I
LEGAL DESCRIPTION - PHASE II

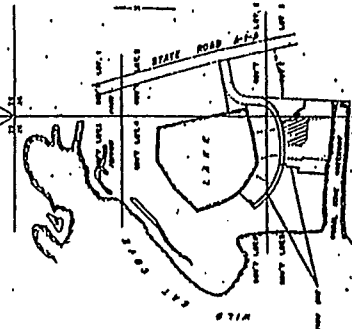
That portion of the property known as Tract "A-1" of "CORAL COVE BEACH SECTION ONE" according to the Plat thereof as recorded in Plat Book 11, at Pages 30 A and B of the Public Records of St. Lucie County, Florida; and that portion of Government Lots 2 and 3, in Section 25, Township 34 South, Range 40 East, lying West of State Road A-1-A and North of said "CORAL COVE BEACH SECTION ONE", and that portion of Government Lots 3, 4 and 5, in Section 26, Township 34 South, Range 40 East, lying North of said "CORAL COVE BEACH SECTION ONE" and East of the mean high water line of Wildcat Cove; and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25, Township 34 South, Range 40 East, St. Lucie County, Florida, thence South $00^{\circ}04'19''$ West on an assumed bearing along the West line of said Section 25 a distance of 1321.00 feet to the North line of Government Lot 2 in said Section 25; thence North $89^{\circ}51'29''$ East along the North line of said Government Lot 2 a distance of 251.60 feet to the Westerly Right-of-Way line of State Road A-1-A; thence South $16^{\circ}28'27''$ East a distance of 303.75 feet; thence South $15^{\circ}57'59''$ East a distance of 588.02 feet to the point of curvature of a curve concave Westerly and having a radius of 2814.93 feet; thence Southerly along said curve through a central angle of $00^{\circ}31'47''$ for an arc distance of 26.03 feet; the last 3 courses form the Westerly Right-of-Way line of State Road A-1-A; thence South $73^{\circ}57'33''$ West a distance of 480.50 feet; thence South $13^{\circ}03'01''$ East a distance of 184.96 feet; thence South $76^{\circ}41'20''$ West a distance of 232.00 feet; thence South $13^{\circ}05'00''$ East a distance of 276.84 feet; thence North $76^{\circ}55'00''$ East a distance of 73.81 feet to the POINT OF BEGINNING of that certain parcel hereinafter described, said point being the beginning of a curve concave Easterly and tangent to the last described course and having a radius of 32.00 feet; thence Westerly, Southerly and Southeasterly along said curve through a central angle of $140^{\circ}27'00''$ for an arc distance of 78.44 feet to the point of tangency; thence South $63^{\circ}32'00''$ East a distance of 56.92 feet; thence South $26^{\circ}28'00''$ West a distance of 89.74 feet; thence South $51^{\circ}38'00''$ West a distance of 47.26 feet; thence South $85^{\circ}28'30''$ West a distance of 182.92 feet; thence North $23^{\circ}50'42''$ West a distance of 110.00 feet; thence North $04^{\circ}31'30''$ West a distance of 64.35 feet to a point on a curve concave Northerly and having a radius of 738.00 feet, a radial to said point bears South $00^{\circ}53'44''$ East; thence Easterly along said curve through a central angle of $12^{\circ}11'16''$ for an arc distance of 156.99 feet to the point of tangency; thence North $76^{\circ}55'00''$ East a distance of 112.39 feet to the POINT OF BEGINNING; and containing 1.0172 acres more or less.

EXHIBIT B-1
 SURVEY & PLOT PLAN, DECL. OF CONDO-
 MINIUM, "THE SANDS, A CONDOMINIUM,
 SECTION I", PHASE II, ST. LUCIE COUNTY,
 FLORIDA

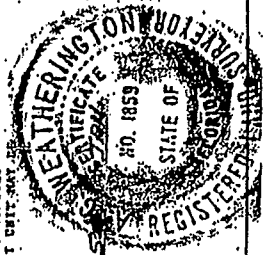
THE SANDS

SECTION ONE
 ST. LUCIE COUNTY, FLORIDA
 PHASE II



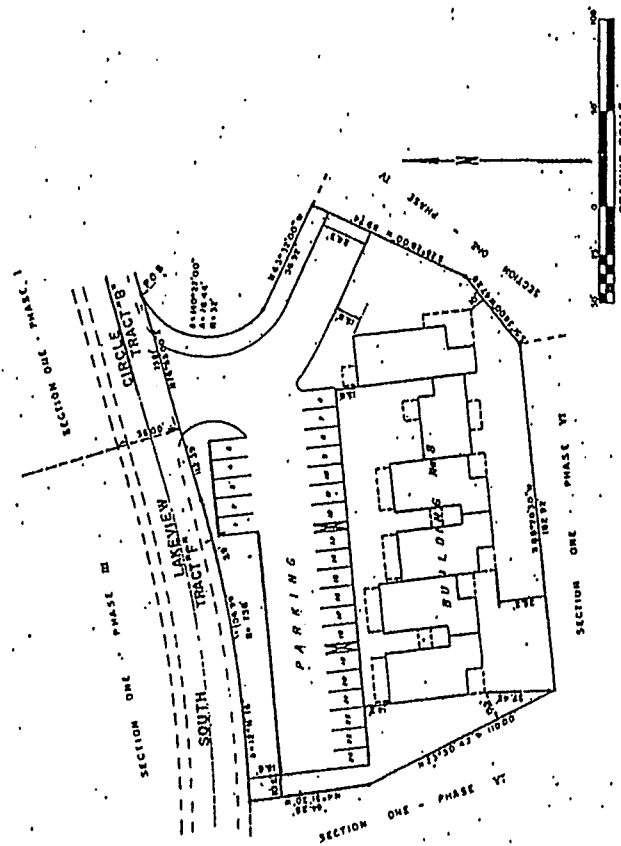
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THAT THE CONSTRUCTION OF THE IMPROVEMENTS WHICH COMPRISE PHASE II OF "THE SANDS" SECTION I IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIALS CONTAINED WITHIN THE DECLARATION OF CONDOMINIUM AND THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF SAID DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, ARE AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF SAID IMPROVEMENTS AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND OF EACH APARTMENT UNIT, AS DETEHRMINED FROM SAID MATERIALS.



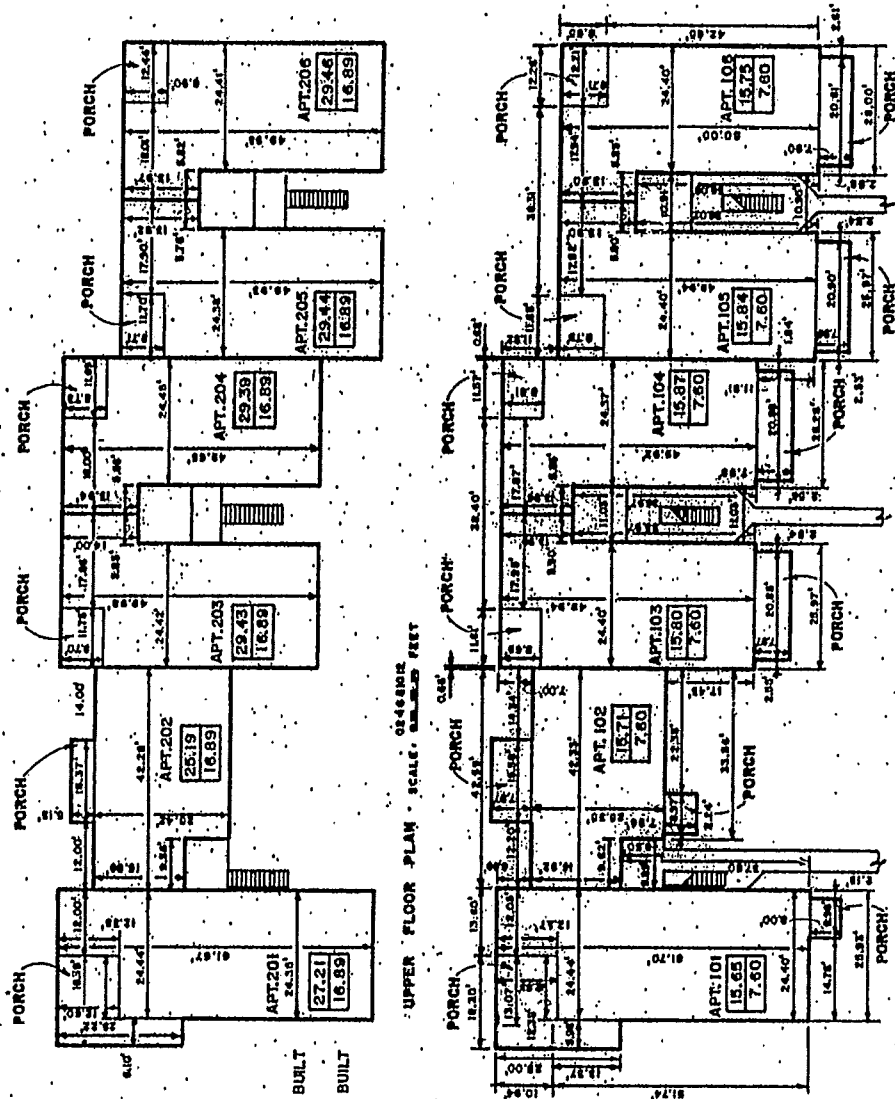
DATED AT *St. Lucie* FLORIDA, THIS 1982.

W. B. Beebe
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA
 CERTIFICATE NO.



DESCRIPTION OF COMMON ELEMENTS:
 1. All land and all portions of the plot not within any unit(s) (apartment(s)) are parts of the common elements.
 2. All conduits and wires to outlets and all utility lines to outlets regardless of location constitute common elements.

EXHIBIT B-2
 SURVEY & PLOT PLAN, DECL. OF CONDO-
 MINIUM, "THE SANDS, A CONDOMINIUM,
 SECTION I", PHASE II, ST. LUCIE COUNTY,
 FLORIDA



LEGEND:

UNIT BOUNDARY

UPPER LIMIT MEAN ELEVATION, AS BUILT

FINISH FLOOR MEAN ELEVATION, AS BUILT

NOTE:

ABOVE ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM ALL DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL. THE RESPECTIVE ENTRY WAYS & STARWAYS SHALL BE FOR THE EXCLUSIVE USE OF OWNERS OF THE RESPECTIVE APARTMENTS MOST ADJACENT THERETO & THEIR RESPECTIVE GUESTS & INVITEES AS AN ENTRANCE TO SUCH RESPECTIVE APARTMENTS.

UPPER FLOOR PLAN SCALE: 3/8" = 1'-0" FEET

GROUND FLOOR PLAN SCALE: 3/8" = 1'-0" FEET

EXHIBIT C

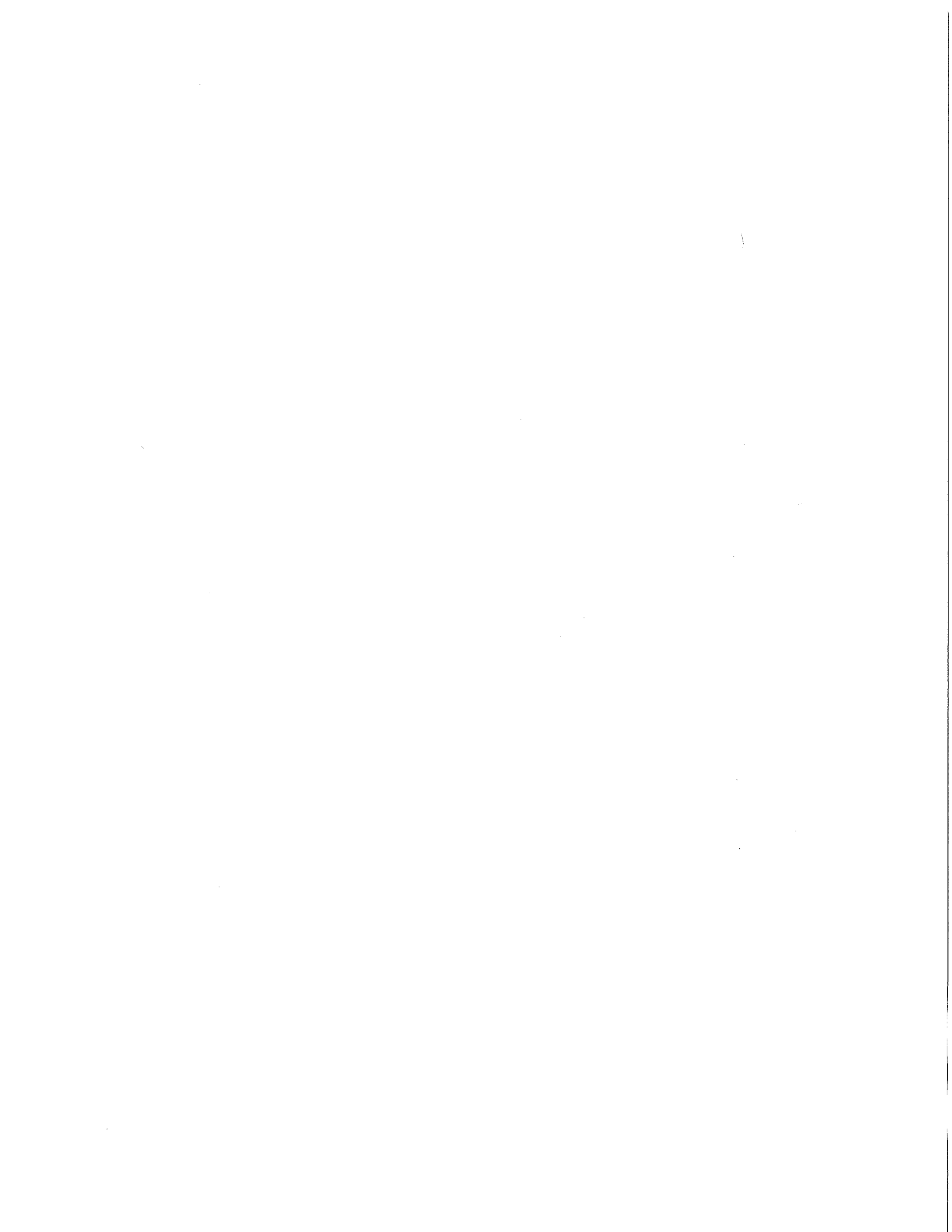
Each Apartment's percentage share of the Common Elements, Common Expenses, and Common Surplus; and percentage of ownership in The Association if three (3) Phases are submitted to Condominium Ownership:

<u>Number of Apartments</u>	<u>Description</u>	<u>Percentage Applicable to Each Apartment</u>
6	1-Bedroom + Den	$\frac{1,108}{46,932}$
24	2-Bedroom	$\frac{1,303}{46,932}$
<u>6</u>	3-Bedroom	$\frac{1,502}{46,932}$
36		

1982 JAN -6 PH 3:40

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER BOIT HAS
CLERK CIRCUIT COURT
RECORDED & INDEXED *gsk*

552645



AMENDMENT TO DECLARATION OF CONDOMINIUM
of
THE SANDS, A CONDOMINIUM, SECTION I
TO ADD PHASE III

THIS AMENDMENT (the "Amendment") to the Declaration of Condominium of The Sands, A Condominium, Section I to add Phase III is made this 17th day of December, 1981 by THE SANDS LAKE VIEW DEVELOPMENT, a Florida Partnership (the "Developer").

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976 (the "Act"), Developer has established The Sands, A Condominium, Section I (the "Condominium") according to the Declaration of Condominium (the "Declaration") thereof recorded in Official Records Book 367, Page 748 of the Public Records of St. Lucie County, Florida; and

WHEREAS, the Condominium is a "Phase Condominium" as contemplated by Section 718.403 of the Act as stated in Article I of the Declaration; and

WHEREAS, the Declaration provides for additional "Phases" (as described and defined in the Declaration) to be added to the Condominium; and

WHEREAS, Developer desires to add Phase III to the Condominium as a part thereof.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase III Land" (as defined in the Declaration and described on Exhibit C thereto and Exhibit A hereto) and all of the improvements shown on the Survey, Plot Plan and Graphic Description of Phase III, of The Sands, A Condominium, Section I attached hereto as Exhibit B and made a part hereof (the "Attached Survey"), hereby states and declares that Phase III, as described in the Declaration and as shown by the Attached Survey, is hereby submitted to condominium ownership and added as a part of the Condominium.

The proportionate interest in the "Common Elements" of each "Apartment" (as those terms are defined in the Declaration) now constituting a part of the Condominium (including, but not limited to, the Apartments included within Phase III) is shown in Exhibit C attached hereto and made a part hereof.

This Amendment shall become effective upon recording same amongst the Public Records of St. Lucie County, Florida.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name and on its behalf by its duly authorized officers the day and year first above set forth.

Witnessed By:

THE SANDS LAKE VIEW DEVELOPMENT,
A Florida Partnership,

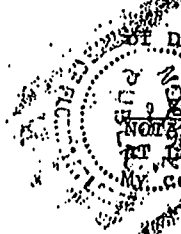
By: The Sands Lake View Development Corporation General Partner of The Sands Lake View Development
By: Octavio D. Ruiz
As Its: President

By: CoDevCo South Florida Properties, A Florida Partnership, General Partner of The Sands Lake View Development
By: W. Thomas Florida Properties, Inc. (General Partner of CoDevCo South Florida Properties)
By: William Thomas
As Its: President

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared OCTAVIO D. BUIGAS, the President of The Sands Lake View Development Corporation, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

WITNESS my hand and official seal at Miami, this 24th day of December 1981.


Notary Signature


NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 18 1982
BONDED THRU GENERAL INS. UNDERWRITER.

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared WILSON THOMAS, the President of W. Thomas Florida Properties, Inc., General Partner of CoDevCo South Florida Properties, a Florida Partnership, and, as such, General Partner of The Sands Lake View Development, a Florida Partnership, who, first being duly sworn, acknowledged before me that he executed the foregoing instrument on behalf of said Partnership and for the purposes therein expressed.

WITNESS my hand and official seal at Miami, this 24th day of December, 1981.


Notary Signature

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
My Commission expires:

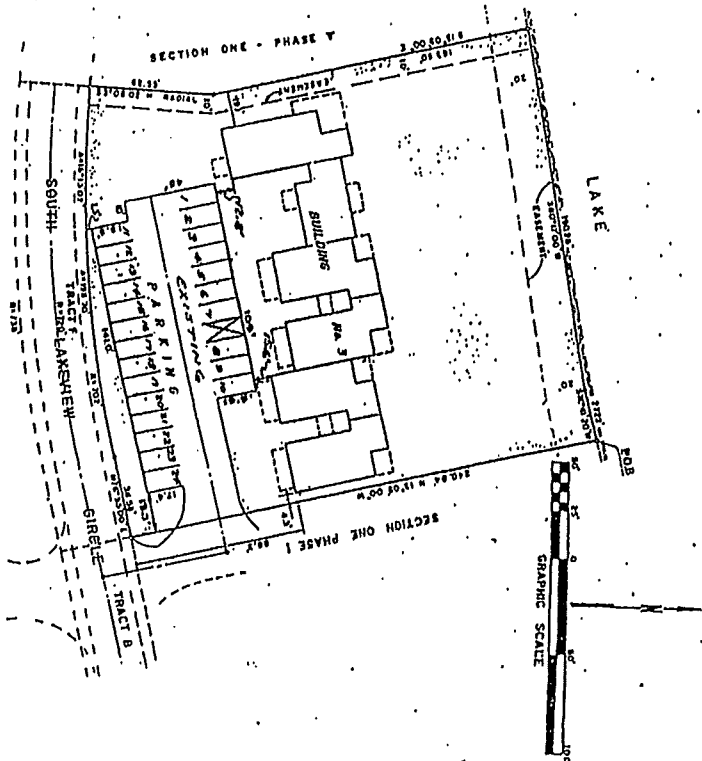
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 18 1982
BONDED THRU GENERAL INS. UNDERWRITER.

EXHIBIT A
THE SANDS, A CONDOMINIUM, SECTION I
LEGAL DESCRIPTION - PHASE III

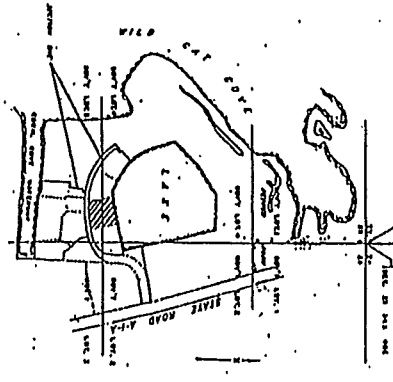
That portion of the property known as Tract "A-1" of "CORAL COVE BEACH SECTION ONE" according to the Plat thereof as recorded in Plat Book 11, at Pages 30 A and B of the Public Records of St. Lucie County, Florida; and that portion of Government Lots 2 and 3, in Section 25, Township 34 South, Range 40 East, lying West of State Road A-1-A and North of said "CORAL COVE BEACH SECTION ONE", and that portion of Government Lots 3, 4 and 5, in Section 26, Township 34 South, Range 40 East, lying North of said "CORAL COVE BEACH SECTION ONE" and East of the mean high water line of Wildcat Cove; and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25, Township 34 South, Range 40 East, St. Lucie County, Florida thence South $00^{\circ}04'19''$ West on an assumed bearing along the West line of said Section 25 a distance of 1321.00 feet to the North line of Government Lot 2 in said Section 25; thence North $89^{\circ}51'29''$ East along the North line of said Government Lot 2 a distance of 251.60 feet to the Westerly Right-of-Way line of State Road A-1-A; thence South $16^{\circ}28'27''$ East a distance of 303.75 feet; thence South $15^{\circ}57'59''$ East a distance of 588.02 feet to the point of curvature of a curve concave Westerly and having a radius of 2814.93 feet; thence Southerly along said curve through a central angle of $00^{\circ}31'47''$ for an arc distance of 26.03 feet; the last 3 courses form the Westerly Right-of-Way line of State Road A-1-A; thence South $73^{\circ}57'33''$ West a distance of 480.50 feet; thence South $13^{\circ}03'01''$ East a distance of 184.96 feet; thence South $76^{\circ}41'20''$ West a distance 232.00 feet to the POINT OF BEGINNING of that certain parcel hereinafter described; thence continue South $76^{\circ}41'20''$ West a distance of 27.22 feet; thence South $80^{\circ}17'00''$ West a distance of 190.28 feet; thence South $13^{\circ}05'00''$ East a distance of 163.90 feet; thence South $03^{\circ}08'02''$ West a distance of 62.55 feet to a point on a curve concave Northerly and having a radius of 702.00 feet, a radial to said point bears South $03^{\circ}08'02''$ West; thence Easterly along said curve through a central angle of $16^{\circ}13'02''$ for an arc distance of 198.70 feet to the point of tangency; thence North $76^{\circ}55'00''$ East a distance of 38.58 feet; thence North $13^{\circ}05'00''$ West a distance of 240.84 feet to the POINT OF BEGINNING; and containing 1.2062 acres more or less.

EXHIBIT B-1
 SURVEY & PLOT PLAN, DECL. OF
 CONDOMINIUM, "THE SANDS, A
 CONDOMINIUM, SECTION 1",
 PHASE III, ST. LUCIE COUNTY, FL.



- DESCRIPTION OF COMMON ELEMENTS:
1. All land and all portions of the plot not within any unit(s) (apartment(s)) are parts of the common elements.
 2. All conduits and wires to outlets and all utility lines to outlets regardless of location constitute common elements.



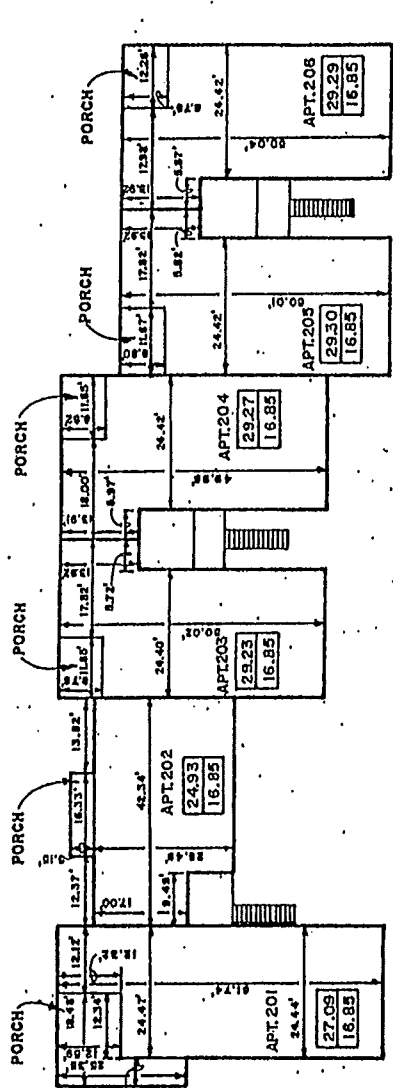
THE SANDS
 SECTION ONE
 ST. LUCIE COUNTY, FLORIDA
 PHASE III

SURVEYOR'S CERTIFICATE

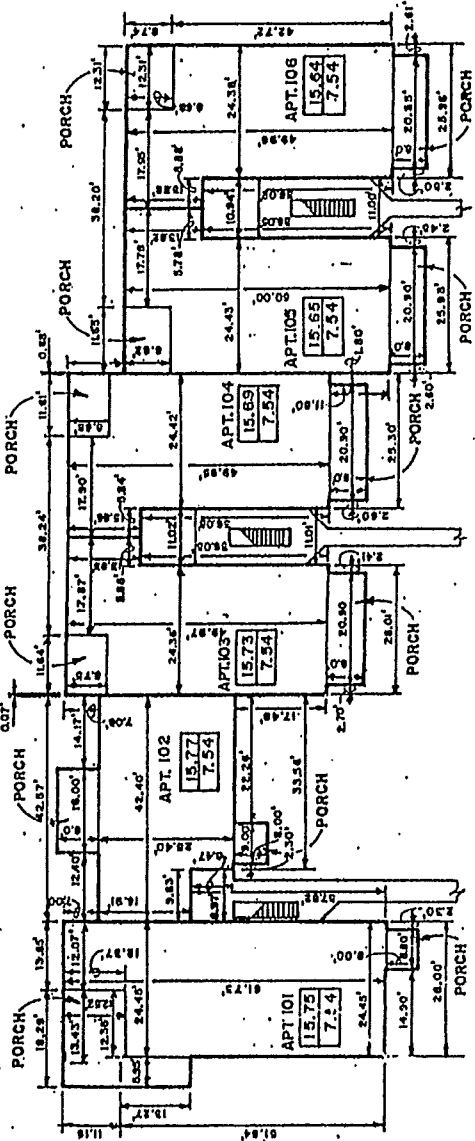
I HEREBY CERTIFY: THAT THE CONSTRUCTION OF THE IMPROVEMENTS WHICH COMPRISE PHASE III OF SECTION ONE IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIALS CONTAINED WITHIN THE DECLARATION OF CONDOMINIUM AND THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF SAID DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, ARE AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF SAID IMPROVEMENTS AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND OF EACH APARTMENT UNIT MAY BE DETERMINED FROM SAID MATERIALS.

DATED AT FT. PIERCE, FLORIDA, THIS 22 DAY OF DECEMBER 1981.
 BY [Signature]
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA
 CERTIFICATE NO. 1623

EXHIBIT B-2
 SURVEY & PLOT PLAN, DECL. OF
 CONDOMINIUM, "THE SANDS, A
 CONDOMINIUM, SECTION 1"
 PHASE III, ST. LUCIE COUNTY, FL.



UPPER FLOOR PLAN - SCALE: 1/8" = 1'-0" FEET

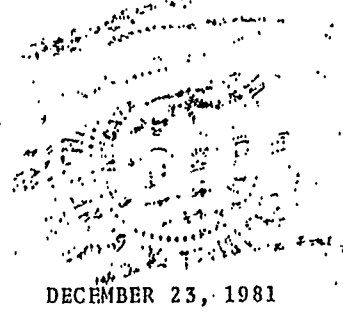


GROUND FLOOR PLAN - SCALE: 1/8" = 1'-0" FEET

BUILDING 3

LEGEND:
 --- UNIT BOUNDARY
 --- UPPER LIMIT MEAN ELEVATION, AS BUILT
 --- FINISH FLOOR MEAN ELEVATION, AS BUILT

NOTE:
 ABOVE ELEVATIONS REFER TO THE
 NATIONAL GEODETIC VERTICAL DATUM
 ALL DIMENSIONS ARE FROM FACE OF
 WALL TO FACE OF WALL
 THE RESPECTIVE ENTRY WAYS & STAIRWAYS
 SHALL BE FOR THE EXCLUSIVE USE OF
 OWNERS OF THE RESPECTIVE APARTMENTS
 MOST ADJACENT THERETO & THEIR RESPECTIVE
 GUESTS & INVITEES AS AN ENTRANCE TO
 SUCH RESPECTIVE APARTMENTS.



DECEMBER 23, 1981

EXHIBIT "C"

Each Apartment's percentage share of the Common Elements, Common Expenses, and Common Surplus, and percentage of ownership in The Association if two (2) Phases are submitted to Condominium Ownership:

<u>Number of Apartments</u>	<u>Description</u>	<u>Percentage Applicable to Each Apartment</u>
4	1-Bedroom + Den	$\frac{1,108}{31,288}$
16	2-Bedroom	$\frac{1,303}{31,288}$
<u>4</u>	3-Bedroom	$\frac{1,502}{31,288}$
24		

1981 DEC 28 AM 11:37

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED *gjk*

551832