

Prepared by and Return to:  
Melissa S. Turra, Esq.  
Holland & Knight LLP  
50 North Laura Street, Suite 3900  
Jacksonville, Florida 32202



INSTR 20060364870  
OR BK 08677 PG 0890 PGS=2  
MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL  
06/01/2006 04:03:41 PM  
REC FEE 18.50

**AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
FOR  
PLANTATION PARK PRIVATE RESIDENCES, A CONDOMINIUM**

THIS AMENDMENT is made this 31<sup>st</sup> day of MAY, 2006, by Orlando Plantation Park, LLC, a Delaware limited liability company ("Association").

**RECITALS:**

- A. Developer has subjected certain property to the condominium form of ownership as more fully described in the Declaration of Condominium for Plantation Park Private Residences, a Condominium ("Declaration"), recorded on October 18, 2006 in Official Records Book 8252, page 2922 of the public records of Orange County, Florida, as amended from time to time (referred to herein as "Declaration").
- B. Section VI(E) of the Declaration provides that so long as the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration can be amended by the Developer to correct scrivener's errors without the consent of Unit Owners.
- C. The Developer hereby amends the Declaration to correct a scrivener's error in Section III(C)(E), to clarify that the Association is responsible for the maintenance of the air conditioning and heating equipment and hot water heaters.

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

1. Section III(C)(3) is hereby amended and restated in its entirety as follows:

Miscellaneous Areas, Equipment. Except to the extent that same are located within the boundaries of a Unit, any fixtures or equipment (e.g., an air conditioning compressor, other portions of any air conditioning systems, and/or heater, if any, or hot water heater) serving a Unit or Units exclusively and any area (e.g., a closet, roof space or ground slab or roof surface) upon/within which such fixtures or equipment are located shall be Limited Common Elements of such Unit(s). Without limiting the foregoing, each air conditioning unit (and all equipment and fixtures constituting an individual air conditioning system) located on the roof of the Building which serves only one Unit shall be deemed a Limited Common Element of the Unit it serves. The maintenance (and cost) of any such fixtures and/or equipment and/or areas so assigned (except the air conditioning and heating equipment and hot water heaters) shall be the sole responsibility of the Owner of the Unit(s) to which the fixtures and/or equipment are appurtenant. The maintenance of the air conditioning and heating equipment and hot water heaters shall be the responsibility of the Association.

2. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, this Amendment to the Declaration of Condominium has been duly executed on this 31<sup>st</sup> day of MAY, 2006.

Signed, sealed and delivered in the presence of:

ORLANDO PLANTATION PARK, LLC, a Delaware limited liability company

By: Orlando Plantation Consultants, Inc., a Delaware corporation, its Manager

Dianne Toran  
Print Name: DIANNE TORAN

By: [Signature]  
Name: JOHN B. CADDEN  
Its: VICE PRESIDENT

[Signature]  
Print Name: WILK FERRINGA

STATE OF ~~FLORIDA~~ Illinois  
COUNTY OF Cook

This instrument was acknowledged before me this 31<sup>st</sup> day of May, 2006, by John Cadden, as Vice President of Orlando Plantation Consultants, Inc., a Delaware corporation, as the Manager of Orlando Plantation Park, LLC, a Delaware limited liability company, on behalf of the corporation and the company, who is  known to me or  who produced \_\_\_\_\_ as identification.

[Signature]  
Print Name: Andrea Smith



Notary Public, State of ~~Florida~~ Illinois  
My Commission Expires: 6-4-2008  
Commission No.: 81078  
(Notarial Seal)

# 3804560\_v1