LARRY WHALEY 128P
OSCEOLA COUNTY, FLORIDA
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CL 2005175346 OR 2859/2216
HGP Date 08/03/2005 Time 12:58:19

Upon recording return to:
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# DECLARATION OF CONDOMINIUM

# FOR

# ARTISAN CLUB CONDOMINIUM

COPY

**Hyatt & Stubblefield, P.C.**
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**Atlanta, GA 30303**

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## - LIST OF EXHIBITS -

**Exhibit**


LEGAL DESCRIPTION OF SUBMITTED PROPERTY....."A"
PLOT PLAN....."B"
FLOOR PLANS....."C"
PERCENTAGE SHARE OF UNDIVIDED INTEREST IN COMMON ELEMENTS....."D"
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# DECLARATION OF CONDOMINIUM

# FOR

# ARTISAN CLUB CONDOMINIUM

THIS DECLARATION is made this 1st day of June, 2005, by Artisan Park, L.L.C., a Delaware limited liability company ("Declarant").

Declarant is the owner in fee simple of that real property located in Osceola County, Florida, which is more particularly described on Exhibit "A" to this Declaration. By this Declaration, Declarant desires to submit such property to the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, as amended ("Act").

Declarant does hereby submit the property described on Exhibit "A," together with all of the improvements located thereon, to the condominium form of ownership and to the provisions of the Act. From and after the date on which this Declaration is recorded in the Public Records of Osceola County, Florida, the property described on Exhibit "A," as may be amended, and all of the improvements located thereon, shall be owned, held, transferred, sold, conveyed, used, occupied, mortgaged, or otherwise encumbered, subject to all of the terms, provisions, and restrictions of this Declaration and of the Act.

## 1. NAME.

The name of the Condominium is Artisan Club Condominium ("Condominium").

## 2. LOCATION, PROPERTY DESCRIPTION, PLATS, AND PLANS.

The Condominium is located in Osceola County, Florida. The specific real property which is submitted by this Declaration to the Act is described in Exhibit "A," as such exhibit may be supplemented by amendments to this Declaration. A survey and plot plan of such property ("Plat") and Floor Plans of every building which contains a Unit ("Plans") are recorded in the Public Records of Osceola County and attached to or referenced in Exhibit "B" and Exhibit "C," respectively, of this Declaration, as such exhibits may be supplemented by amendments to this Declaration.

## 3. DEFINITIONS.

Generally, the terms used in the Condominium Instruments, as defined below, shall have their common, generally accepted meanings unless otherwise specifically defined in this Declaration, the Act, the Articles of Incorporation, the By-Laws, or the Florida Not-For-Profit Corporation Act. Unless the context otherwise requires, the following capitalized terms used in the Condominium Instruments shall be defined as follows:

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(a) "Act": The Florida Condominium Act, Chapter 718, Florida Statutes, as it may be amended.

(b) "Additional Property": The real property so identified on the Plat, which real property may be added to the Condominium in phases in accordance with Paragraph 17(d).

(c) "Articles of Incorporation" or "Articles": The Articles of Incorporation of Artisan Club Condominium Association, Inc., a copy of which is attached as Exhibit "F," which have been duly filed with the Florida Department of State.

(d) "Artisan Park Declaration": The Supplement to the Community Charter for Celebration Residential Properties – Artisan Park, as recorded or to be recorded in the Public Records of Osceola County, Florida, as may be amended from time to time.

(e) "Artisan Park Service Area": The real property and improvements, including the Condominium Property, which is subject to the Artisan Park Declaration.

(f) "Association": Artisan Club Condominium Association, Inc., a Florida not-for-profit corporation, and its successors and assigns as the corporate entity responsible for the operation of the Condominium pursuant to this Declaration and the Act.

(g) "Board": The Association's board of directors and the body responsible for the general governance and administration of the Association.

(h) "By-Laws": The By-Laws of Artisan Club Condominium Association, Inc., a copy of which is attached as Exhibit "G," as they may be amended.

(i) "Celebration": That certain planned community located in Osceola County, Florida and known as Celebration, of which the Celebration Residential Properties, including the Condominium Property, is a part.

(j) "Celebration Residential Association": The Celebration Residential Owners Association, Inc., a Florida not-for-profit corporation, its successors and assigns.

(k) "Celebration Residential Charter": The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Celebration Residential Properties, recorded on September 15, 2003, in Public Records Book 2338, Page 2780, *et seq.*, in the Public Records of Osceola County, Florida, as may be amended and supplemented from time to time.

(l) "Celebration Residential Properties": All real property made subject to the Celebration Residential Charter.

(m) "Common Elements": The real property and improvements subject to this Declaration which is not included within the boundaries of the Units, as well as easements over



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the Condominium Property as described in Paragraph 6 of this Declaration. The Common Elements also shall include property, if any, which the Association owns.

(n) "Common Expenses": The expenses which the Association incurs in exercising its powers and performing its responsibilities under the Condominium Instruments, including allocations to reserve funds for such purposes and such other expenses as may be designated Common Expenses pursuant to the Act and the Condominium Instruments.

(o) "Community-Wide Standard": The standard of conduct, maintenance, or other activity generally prevailing within the Condominium Property, or the minimum standards established pursuant to the Celebration Residential Charter, the Artisan Park Declaration, the architectural guidelines, restrictions and rules, and Board resolutions, whichever is the higher standard. Declarant shall establish initially such standard and it may contain both objective and subjective elements. The Community-Wide Standard may evolve as development progresses and as the needs and desires of the Condominium and the Owners change.

(p) "Condominium Instruments": This Declaration, the Articles, the By-Laws, Association rules, and the Plats and Plans, as they may be amended from time to time.

(q) "Condominium Property": The real property described in Exhibit "A," which is submitted to the Act pursuant to this Declaration, and all improvements located thereon, and any additional property submitted to this Declaration in the future in accordance with Paragraph 17(d) and the Act, and all easements and rights appurtenant thereto intended for use in connection with the Condominium. The Condominium Property includes the Units, the Common Elements, and the Limited Common Elements.

(r) "Declarant": Artisan Park, L.L.C., a Delaware limited liability company, or any successor, successor-in-title, or assign who takes title to any portion of the Condominium Property and is designated as Declarant hereunder in a recorded instrument executed by the immediately preceding Declarant. On all matters, Declarant may act through its affiliates.

(s) "Declaration": This Declaration of Condominium for Artisan Club Condominium, as filed in the Public Records of Osceola County, Florida, as it may be amended.

(t) "General Assessments": Assessments levied on all Units subject to assessment under Paragraph 10 to fund Common Expenses for the general benefit of all Units, as determined in accordance with Article VI of the By-Laws.

(u) "Limited Common Elements": A portion of the Common Elements reserved for the exclusive use of one or more, but less than all, Units, as described in Paragraph 5 of this Declaration.

(v) "Mortgage": Any institutional mortgage, deed to secure debt, deed of trust, or other transfer or conveyance of any interest in a Unit for the purpose of securing the performance



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of an obligation, including, but not limited to, a transfer or conveyance of fee title for such purpose.

(w) "Mortgagee" or "Mortgage Holder": The holder of any Mortgage.

(x) "Owner": The record title holder of a Unit, but not including any Mortgagee.

(y) "Person": Any individual, corporation, firm, limited liability company, trust, association, partnership, or other legal entity.

(z) "Plans": The floor plans of the buildings within the Condominium Property, incorporated herein by reference, as identified on Exhibit "C," as such exhibit may be supplemented by amendments to this Declaration.

(aa) "Plat(s)": The survey and plot plan(s) of the Condominium Property, incorporated herein by reference, as identified as on Exhibit "B," as such exhibit may be supplemented by amendments to this Declaration

(bb) "Special Assessments": Assessments levied in accordance with Paragraph 10(a)(iii).

(cc) "Unit": A portion of the Condominium Property, which is subject to exclusive ownership and is intended for residential occupancy. Each Unit is depicted by identifying number on the Plats and Plans.

## 4. UNITS AND UNIT BOUNDARIES.

(a) General. The Units are identified by number on Exhibit "D," as such exhibit may be supplemented by amendments to this Declaration. Each Unit consists of the space within the boundaries of the Unit as described in Paragraph 4(b). Each Unit may be conveyed as a separately designated and legally described freehold estate subject to the Act and the Condominium Instruments.

The ownership of each Unit shall include, and there shall pass with title to each Unit as an appurtenance thereto, whether or not separately described in the conveyance thereof, that percentage of the right, title, and interest in the Common Elements attributable to such Unit as described in Paragraph 7 and in Exhibit "D" to this Declaration, together with membership in the Association and an undivided interest in the funds and assets of the Association. Each Owner is entitled to exclusive possession of such Owner's Unit, together with an easement in and right to use the Common Elements (other than Limited Common Elements) in common with others for the purposes for which they are intended and an exclusive right to use any Limited Common Elements assigned to such Owner's Unit, all in accordance with this Declaration and the Association rules.



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(b) Boundaries. The Units are depicted on the Plats and Plans. Each Unit includes the air space and that part of the structure which lies within the following boundaries:

(i) Horizontal (Upper and Lower) Boundaries:

(A) The upper horizontal boundary of each Unit is the plane formed by the uppermost, unexposed surface of the plaster, wallboard, or other material comprising the ceiling in the uppermost story of the Unit.

(B) The lower horizontal boundary of each Unit is the plane formed by the uppermost, finished surface of the concrete slab or the uppermost surface of the subflooring, as applicable, forming the floor of the lowermost story of the Unit.

(ii) Vertical (Perimetric or Lateral) Boundaries: The vertical boundaries of each Unit are the planes formed by the outermost, unexposed surface of the plaster, wallboard, or other material comprising the interior surface of the perimeter walls enclosing the Unit.

Except where provisions of this Declaration otherwise specify, all air spaces, interior walls and partitions, floors separating levels of the Unit, and other fixtures and improvements within the foregoing boundaries are a part of the Unit. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, and any other materials constituting any part of the finished surfaces of walls or ceilings shall be deemed to be within the boundaries of the Unit.

Notwithstanding the description of the boundaries set forth above, the Units shall be deemed to include the following: all portions of the plumbing, heating, electrical, and air conditioning systems (including furnaces, compressors, components, pipes, wires, conduits, ducts, and the like) serving only that Unit, even if located outside the boundaries of the Unit; all windows (including window frames), glass surfaces, and doors (including door frames) serving the Unit; and all window screens.

In interpreting deeds, plot plans, and floor plans, the existing physical boundaries of a Unit as originally constructed, or as reconstructed in substantial accordance with the original Plats and Plans, shall be conclusively presumed to be its boundaries regardless of minor variances between the actual boundaries and the boundaries shown on the Plat and Plans or described in a deed.

(c) Easement of Support. Every portion of a Unit and all Limited Common Elements contributing to the support of an abutting Unit shall be burdened with an easement of support for the benefit of such abutting Unit.

(d) Subdivision of Units; Combining Units. The subdivision of a single Unit into two or more separate Units is prohibited.

Notwithstanding anything to the contrary indicated by Paragraph 20, any two or more adjacent Units owned by a single Owner may be combined with the approval of Owners holding



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at least a majority of the voting interests in the Association. In addition, for so long as Declarant or any affiliate of Declarant owns a Unit, Declarant's consent shall be required. Thereafter, the Board's consent shall be required. With the requisite consent and approval, and the agreement of the Owner of the affected Units to pay all costs the Association incurs under this paragraph, the Association shall prepare or cause to be prepared an amendment to this Declaration (including the Plat and Plans) reflecting such alteration of Unit boundaries, the number of Units in the Condominium after such alteration, and the reallocation of the percentage of the undivided interest in the Common Elements previously assigned to the affected Units. The Owner of the affected Units and any holder of a Mortgage on such Units shall execute such amendment, and the Association shall acknowledge the amendment and file it in the Public Records of Osceola County, Florida. The Owner of the affected Units shall pay all costs associated with the preparation and recording of the amendment. Such amendment shall become effective upon recordation in the Public Records of Osceola County, Florida.

In the event that two adjacent Units are combined into a single Unit as provided above, the combined Unit shall, for all purposes, be treated as two Units and shall be entitled to two votes on Association matters for which an Owner's vote is called. The combined Unit's undivided interest in the Common Elements shall be the interests of the two Units combined, as set forth on Exhibit "D," added together.

**5. LIMITED COMMON ELEMENTS; ASSIGNMENT AND REASSIGNMENT.**

(a) Description. The Limited Common Elements and the Unit(s) to which they are assigned are as follows:

(i) any mailbox designated for use by the occupants of a particular Unit is assigned as a Limited Common Element of the Unit for which it is so designated;

(ii) any stairway, hallway, doorstep, or stoop providing access to a Unit, or from a Unit to a deck, patio, or balcony, is assigned as a Limited Common Element of the Unit or Units to or from which it provides access;

(iii) any deck, patio, porch, or balcony serving a Unit, including any perimeter screening, railing, or other exterior portion of such area, is assigned as a Limited Common Element of the Unit(s) having direct access to such deck, patio, porch, or balcony;

(iv) that portion of the Common Elements on which there is located any part of the air conditioning or heating system exclusively serving a particular Unit or Units is assigned as a Limited Common Element of the Unit or Units so served;

(v) any gas, electric, or water meter which serves only one Unit is assigned as a Limited Common Element of the Unit so served;



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(vi) awnings over windows or doors, and exterior shutters, window boxes, and other exterior window trim, are assigned as Limited Common Elements of the Unit of which the door or window is a part;

(vii) any storage space identified on Exhibit "E" is assigned as the Limited Common Element of the particular Unit specified on Exhibit "E," as it may be amended; and

(viii) any parking space identified on Exhibit "E" is assigned as the Limited Common Element of the particular Unit specified on Exhibit "E," as it may be amended. Declarant may amend Exhibit "E" to assign any interior parking space not previously assigned on Exhibit "E" as the Limited Common Element of a Unit which Declarant designates; provided, interior parking spaces may be assigned as Limited Common Elements only of Units located within the same building as such parking space. An amendment assigning a Limited Common Element in this manner shall not require a vote under Paragraph 20. Declarant's right to assign Limited Common Elements pursuant to this subparagraph (a)(viii) shall continue so long as there are any parking spaces not previously assigned as Limited Common Elements, or until Declarant no longer owns a Unit. An interior parking space shall be any parking space located within a building within the Condominium.

Parking spaces not assigned as Limited Common Elements shall be general Common Elements. No Unit shall be assigned more than two parking spaces at the same time, whether assigned by Declarant under this subparagraph (a)(viii) or by the Association in accordance with subparagraph (b) below.

(b) Assignment and Reassignment. In addition to the above, the Board may assign parking spaces and storage spaces not previously assigned as Limited Common Elements, without the need for a vote of the membership, upon (i) written application to the Association by the Unit Owner or Owners for whose exclusive use such Common Element is requested, (ii) approval by a majority of the total number of directors on the Board, and (iii) the written approval of Declarant, so long as Declarant has any rights under subparagraph (a)(viii) above. Upon such application and approval, the Association shall prepare and execute an amendment to the Declaration assigning the Common Element as a Limited Common Element, which amendment shall be executed by the Owner or Owners making such application. The Association shall cause the amendment to be recorded in the Public Records of Osceola County, Florida. The Owner or Owners making such application shall pay all reasonable costs of preparing and recording the amendment. The amendment shall become effective upon recording. An amendment assigning a Limited Common Element in this manner shall not require a vote under Paragraph 20.

Any Limited Common Element may be reassigned upon written application to the Association signed by the Owners of the Unit(s) to which the Limited Common Element is assigned and the Owner(s) of the Unit(s) to which it is proposed to be reassigned (the "Affected Owners"). The Affected Owners shall be responsible for paying all reasonable costs associated with preparation and recording of the amendment to accomplish such reassignment. Within 45 days following its receipt of such application, the Association shall prepare or cause to be



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prepared such amendments to this Declaration as necessary to reflect the reassignment of all rights and obligations with respect to the Limited Common Element involved. The Affected Owners shall execute such amendment and, upon payment to the Association of all reasonable costs for the preparation and recordation thereof, the Association shall cause it to be recorded in the Public Records of Osceola County, Florida. The amendment shall become effective upon recording.

## 6. COMMON ELEMENTS.

The Common Elements consist of:

(a) all parts of the Condominium Property not located within the boundaries of a Unit;

(b) easements through the Units for conduits, ducts, plumbing, wiring, and other facilities for the furnishing of utility services to the Units and the Common Elements;

(c) an easement for support in every portion of a Unit which contributes to the support of a building; and

(d) those portions of the Condominium Property required for the furnishing of utilities and other services to more than one Unit or to the Common Elements.

The Common Elements include the Limited Common Elements.

Each Owner and occupant of a Unit shall have a right and easement of use and enjoyment in and to the Common Elements (including the right of access, ingress, and egress to and from the Unit over those portions of the Condominium Property designated for such purpose), subject to the rights of the Owners to the exclusive use of the Limited Common Elements assigned to their respective Units and the right of the Association to control the use and enjoyment of the Common Elements as provided by the terms of this Declaration. Each Owner's easement of use and enjoyment of the Common Elements shall be appurtenant to and shall pass with the title to his or her Unit.

The Common Elements may be used only for the purposes for which they are intended. No use of the Common Elements shall unreasonably interfere with or encroach upon the lawful rights of the other Owners.

## 7. UNDIVIDED INTEREST IN COMMON ELEMENTS.

Each Unit is allocated an equal percentage of undivided interest in the Common Elements, which percentage is subject to change in the event that additional Units are created pursuant to Paragraph 17(d), or in the event that Units are taken by eminent domain. In the event



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of any such addition or taking of Units, the total percentage of undivided interest in the Common Elements shall be reallocated among the Units on an equal basis.

Ownership of the Common Elements shall be by the Owners as tenants-in-common or by the Association (subject to each Owner's right of use and enjoyment). Except as described above, the percentage of undivided interest in the Common Elements allocated to each Unit may be altered only by the consent of all Owners and Mortgagees (or such lesser number of Owners and Mortgagees as may hereafter be prescribed by the Act) expressed in a duly recorded amendment to this Declaration. The percentage of undivided interest of each Owner in the Common Elements may not be separated from such Unit, and shall be deemed to be conveyed or encumbered or to otherwise pass with the title to the Unit whether or not expressly mentioned or described in a deed or other conveyance instrument describing the Unit. Any conveyance, encumbrance, or other transfer (voluntarily or involuntarily) of an undivided interest in the Common Elements independent of the Unit to which it is allocated shall be void.

The Common Elements shall remain undivided and no Owner or any other Person shall bring any action for judicial partition or division of the Common Elements, except as may be provided in the Act.

## 8. ASSOCIATION MEMBERSHIP AND ALLOCATION OF VOTES.

Each Owner, by virtue of ownership of a fee or undivided fee interest in any Unit, is a member of the Association and shall be entitled to vote on all matters upon which members of the Association are entitled to vote pursuant to the Condominium Instruments and the Act. Subject to the provisions of the Condominium Instruments, each Owner shall be entitled to one vote for each Unit owned; provided, there shall be only one vote per Unit.

## 9. ALLOCATION OF LIABILITY FOR COMMON EXPENSES.

Each Unit is hereby allocated equal liability for Common Expenses and an equal interest in the common surplus, subject to the provisions of Paragraph 10(a) relating to allocation of liability for expenses related to maintenance of Limited Common Elements.

## 10. ASSESSMENTS AND ASSESSMENT LIEN.

(a) Authority to Levy Assessments. The Association shall be authorized to levy two types of assessments: General Assessments and Special Assessments.

(i) General Assessments. Except as provided below or elsewhere in the Act or Condominium Instruments, the Common Expenses shall be assessed as a General Assessment against all the Units equally.



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If the undivided interest in the Common Elements appurtenant to each Unit is reallocated pursuant to Paragraph 7, any assessments or installments thereof levied, but not yet due, shall be recalculated in accordance with the reallocated interest in the Common Elements.

Except as provided below, the Association's expenses relating to the maintenance, repair, and replacement of Limited Common Elements shall be a Common Expense allocated equally among all Units. In the event that the Board, to the extent permitted by the Act, determines that its costs relating to the maintenance of any Limited Common Elements shall be shared only by those entitled to use the Limited Common Elements, such costs shall be shared equally among such Owners.

(ii) Special Assessments. In addition to General Assessments, the Board may at any time levy a Special Assessment against all Units to cover unbudgeted expenses or expenses in excess of those budgeted; provided, prior to becoming effective, any Special Assessment shall be approved by the affirmative vote of Owners representing at least a majority of the total Association vote. Special Assessments shall be allocated equally among the Units.

Any Special Assessment shall be set forth in a written notice and sent or delivered to each Owner. The funds collected pursuant to a Special Assessment shall be used only for the specific purpose or purposes set forth in such notice. Any excess funds collected through Special Assessments shall be considered common surplus and may, in the Board's discretion, either be returned to the Owners or applied as a credit toward future assessments.

(b) Obligation for Assessments. Except as otherwise provided in Paragraph 10(f), each Owner of a Unit shall be obligated to pay assessments levied by the Association in accordance with subparagraph (a) above. The liability for assessments may not be avoided by waiver of the use or enjoyment of any Common Element or by abandonment of the Unit against which the assessments are made.

Each Owner shall be personally liable for all assessments which come due during such Owner's period of ownership, and shall be jointly and severally liable with any previous Owner for all unpaid assessments against the Unit which became due and payable prior to the transfer of title to the current Owner, without prejudice to any right the current Owner may have to recover such amounts from the previous Owner. However, the liability of a first Mortgagee, or its successors or assignees, who acquires title to a Unit by foreclosure of the Mortgage or deed in lieu of foreclosure for the unpaid assessments that became due prior to the Mortgagee's acquisition of title shall be limited to the lesser of (i) the Unit's unpaid Common Expenses and regular periodic assessments which accrued or came due during the six months immediately preceding such Mortgagee's acquisition of title, or (ii) one percent of the original Mortgage debt (subject to such conditions and limitations as are set forth in the Act).

The obligation to pay assessments shall commence as to all Units upon conveyance of the first Unit by Declarant to a purchaser other than a successor Declarant. Assessments shall be paid in such manner and on such dates as the Board may establish pursuant to the By-Laws.



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The obligation to pay assessments under this Paragraph 10 is in addition to, and not in lieu of, the obligation to pay assessments levied in accordance with the Celebration Residential Charter and the Artisan Park Declaration.

(c) Delinquent Assessments. In addition to any other rights the Association may have under the Act with respect to delinquent assessments, any assessment or installment thereof not paid when due shall bear interest at the rate of 18% per year from the due date until paid. In addition, the Association may charge a late fee in an amount not to exceed the greater of $25 or 5% of each assessment or installment thereof which is not paid when due. Any payment which the Association receives shall be applied first to any interest accrued on the delinquent amount, then to late fees, then to any costs and reasonable attorneys' fees incurred in collection, and then to the delinquent assessment, notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying the payment.

(d) Lien to Secure Assessments. There shall be a lien on each Unit in favor of the Association to secure the payment of assessments levied against such Unit by the Association, which lien shall be effective from and shall relate back to the date of recording of this Declaration, except as to first Mortgages of record, as to which the lien shall be effective from the date on which a claim of lien is recorded in the Public Records of Osceola County, Florida. Such lien shall be enforceable in the manner and in accordance with the procedures set forth in the Act. The Association may file suit to foreclose its lien in the same manner as a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid assessments without waiving any claim of lien. In either case, the Association shall be entitled to recover its reasonable attorneys' fees incurred in any such action.

(e) Certification of Assessments Due. Within 15 days after receiving a written request therefor from any Owner, purchaser, or Mortgagee of a Unit, the Association shall provide a certificate signed by an officer or agent of the Association stating all assessments and other moneys owed to the Association with respect to the Unit. Any Person, other than the Owner, who relies upon such certificate shall be protected thereby.

(f) Declarant's Obligation for Assessments. Declarant shall be excused from payment of assessments to the Association on Units which it owns until the end of the Association's first full fiscal year following the first closing of a Unit in the Condominium to a purchaser other than an affiliate of Declarant. During such period, Declarant guarantees that (A) the assessment for Common Expenses will not increase over $210.00 per Unit, and (B) that Declarant will pay any Common Expenses incurred during that period in excess of the amounts receivable from the Owners of other Units by assessments at the guaranteed level. After the initial guarantee period, Declarant may extend the guarantee for one or more of the Association's succeeding fiscal years.

Declarant shall receive a credit against assessments due from it in the amount of the fair market value of any services or materials which it contributes to reduce the Common Expenses which the Association would otherwise occur. If Declarant and the Association agree as to the value of any contribution, the value shall be as agreed. If the Association and Declarant cannot



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agree as to the value of any contribution, Declarant shall supply the Association with a detailed explanation of the service performed and material furnished, and the Association shall acquire bids for performing like services and furnishing like materials from three independent contractors approved by Declarant who are in the business of providing such services and materials. If the Association and Declarant are still unable to agree on the value of the contribution, the value shall be deemed to be the average of the bids received from the independent contractors.

(g) Contribution to Working Capital Fund. Upon closing of the sale of each Unit to the first purchaser thereof other than a successor Declarant, a contribution shall be made by or on behalf of the purchaser to the Association's working capital fund in an amount equal to one-sixth of the annual General Assessment levied on the Unit for the fiscal year in which such closing occurs. At such time as the Owners are entitled to elect the entire Board, Declarant shall make such contribution for all Units which it still owns and Declarant shall thereafter be reimbursed by the purchaser of each such Unit at the time of closing of the sale. Contributions to the working capital fund shall be in addition to, not in lieu of, other assessments levied by the Association, and shall not be considered advance payment of any assessment.

The Association shall maintain the working capital fund in a segregated account, and such funds may be used to meet unforeseen expenditures or to purchase any additional equipment or services which the Board may determine appropriate. Declarant may not use the working capital fund to defray any of its expenses, reserve contributions, or construction costs, nor to make up any budget deficits while Declarant is in control of the Board. Notwithstanding the above, in accordance with Section 718.116(9)(b) of the Act, during any period during which Declarant is excused from the payment of assessments under Paragraph 10(f), no portion of the working capital fund may be used for payment of the Association's Common Expenses.

## 11. ASSOCIATION RIGHTS AND RESPONSIBILITIES.

(a) Right of Entry. The Association shall have the irrevocable right of access to each Unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any Common Elements or of any portion of a Unit to be maintained by the Association pursuant to this Declaration or as necessary to prevent damage to the Common Elements or to a Unit or Units.

(b) Rulemaking Authority. The Association, acting through the Board, may make and enforce reasonable rules regulating the use of the Condominium Property, including the Units, Limited Common Elements, and Common Elements, and specifically including, but not limited to, rules regulating parking. Such rules shall be consistent with the provisions of this Declaration and the Act and shall not unreasonably restrict any Owner's right to peaceably assemble or right to invite public officers or candidates for public office to appear and speak in the Common Elements. Upon the vote at a meeting of Owners entitled to cast a majority of the total Association vote, the membership may modify or rescind any rules which the Board has adopted. Notice of any annual or special meeting at which the modification or repeal of any rule



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is to be considered and voted on by the members shall contain a statement to that effect. Copies of all rules shall be furnished to all Owners.

(c) Enforcement. Subject to compliance with procedures required under the Act and in the By-Laws, the Association, acting through the Board, shall have the right to enforce the provisions of the Condominium Instruments and all Association rules by the imposition of reasonable monetary fines, by suit at law or in equity, or, in an appropriate situation, by self-help (including, but not limited to, towing of vehicles parked in violation of parking rules). Nothing herein shall be construed as limiting any other legal or equitable means of enforcing the Condominium Instruments or Association rules.

The decision to pursue enforcement action in any particular case shall be left to the Board's discretion, except that the Board shall not be arbitrary or capricious in taking enforcement action. Without limiting the generality of the foregoing sentence, the Board may determine that, under the circumstances of a particular case:

(i) the Association's position is not strong enough to justify taking any or further action;

(ii) the covenant, restriction, or rule being enforced is, or is likely to be construed as, inconsistent with applicable law;

(iii) although a technical violation may exist or may have occurred, it is not of such a material nature as to be objectionable to a reasonable person or to justify expending the Association's resources; or

(iv) that it is not in the Association's best interests, based upon hardship, expense, or other reasonable criteria, to pursue enforcement action.

The failure to take enforcement action in the case of a violation of any provision of the Condominium Instruments or Association rules shall not constitute a waiver of the right to enforce subsequent violations of the same provision or rule thereafter. No liability shall be imposed on or incurred by the Association or the Board for failure to enforce any such violation. The prevailing party in any action at law or in equity instituted to enforce the provisions of the Condominium Instruments or Association rules shall be entitled to all costs incurred in connection therewith, including, without limitation, reasonable attorneys' fees.

(d) Control of Common Elements. The Association shall have the right to impose and receive payments, fees, or charges for an Owner's exclusive use or rental of any portion of the Common Elements, including parking spaces assigned as Limited Common Elements, and to grant permits, licenses, and utility and other easements under, through, or over the Common Elements, as may be reasonably necessary to or desirable for the ongoing development, maintenance, and operation of the Condominium or adjacent property.



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In addition, the Association may charge an Owner for any costs the Association incurs as a consequence of the conduct of the Owner or occupants of the Unit, their agents, contractors, employees, licensees, invitees, or guests.

(e) No Liability for Third Party Acts. **Owners and occupants of Units, and their respective guests and invitees, are responsible for their own personal safety and for their property within the Condominium Property. The Association may, but is not obligated to, maintain or support certain activities which promote or enhance safety or security within the Condominium Property. However, the Association, the Celebration Residential Association, the Celebration Company, Declarant, and their respective partners, members, directors, officers, agents, affiliates, and committees, including the Artisan Park Service Area Committee, shall not in any way be considered insurers or guarantors of safety or security within the Condominium Property, nor shall they be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.**

**No representation or warranty is made that any systems or measures, including fire protection, burglar alarm, or other monitoring systems, or any mechanism or system for limiting access to the Condominium Property, cannot be compromised or circumvented, nor that any such systems or measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands, and shall be responsible for informing its tenants and all occupants of its Unit that the Association, the Celebration Residential Association, the Celebration Company, Declarant, and their respective partners, members, directors, officers, agents, and committees, including the Artisan Park Service Area Committee, are not insurers or guarantors of security or safety and that each Person within the Condominium Property assumes all risks of personal injury and loss or damage to property, including Units and the contents of Units, resulting from acts of third parties.**

(f) Liability and Indemnification of Officers, Directors, and Committee Members. The Association's officers, directors, and committee members shall not be liable for any mistake of judgment, negligent or otherwise, nor for injury or damage caused in the performance of their duties, except for their own individual willful misfeasance or malfeasance. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be members of the Association).

The Association shall indemnify every present and former officer, director, and committee member, to the fullest extent permitted by Florida law, against any and all expenses, including counsel fees, reasonably incurred by or imposed upon such officer, director, or committee member in connection with any action, suit, or other proceeding (or settlement thereof, if approved by the Board serving at the time of such settlement) to which such officer, director, or committee member may be made a party by reason of being or having been an officer, director, or committee member. The right to indemnification provided for herein shall not be exclusive of any other rights to which any officer, director, or committee member, or



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former officer, director, or committee member, may be entitled. The Association shall, as a Common Expense, maintain adequate general liability and, if obtainable, officers' and directors' liability insurance to fund this obligation.

Notwithstanding the above, until such time as the first director is elected by the Owners, Declarant may, at its option, elect on behalf of the directors, officers, and committee members which it has appointed, to forego the right to indemnification provided herein, in which case the Association shall not be obligated to provide officers' and director's liability insurance hereunder until such time as the first director is elected by the Owners.

(g) Provision of Services. The Association, acting through the Board, may enter into bulk contracts for the provision of services to the Units, including but not limited to, duly franchised cable television service, pest control services, and other services which the Board determines to be in the interest of the membership, and to determine that the cost of such service shall be a Common Expense. To the extent applicable, Association contracts in this regard shall comply with the requirements for contracts set forth in Section 718.3026 of the Act.

(h) Contracts, Agreements, and Covenants. The Association, acting through the Board, shall be authorized to enter into, renew, extend, and modify contracts, agreements, and covenants for maintenance, management, and operation of the Condominium and the Condominium Property, for the provision of services to the Units and the Owners and occupants thereof, and for access to and use of facilities located outside the Condominium Property. To the extent applicable, Association contracts in this regard shall comply with the requirements for contracts set forth in Section 718.3026 of the Act.

(i) Use of Technology. In recognition of the opportunities offered through computers and continuing advancements in the high technology fields, the Association may, as a Common Expense, provide for or offer services which make use of computers and other technological opportunities. To the extent applicable, Association contracts in this regard shall comply with the requirements for contracts set forth in Section 718.3026 of the Act. For example, to the extent Florida law permits, and unless otherwise specifically prohibited in the Condominium Instruments, the Association may send required notices by electronic means; hold Board or Association meetings and permit attendance and voting by electronic means; send and collect assessment and other invoices over the computer; sponsor a community cable television channel; create and maintain a community intranet or Internet home page offering interactive participation opportunities for users; maintain an "online" newsletter or bulletin board; and provide funding for any of the above purposes.

(j) Association Obligations Prior to Sale of First Unit. Notwithstanding anything to the contrary in this Declaration, prior to the sale of the first Unit in the Condominium to a purchaser other than a successor Declarant, any or all of the obligations of the Association hereunder may be performed directly by Declarant or its affiliates or agents in the name of Declarant and on behalf of the Association, provided that Declarant funds all Common Expenses incurred prior to the date of such first sale.



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(k) Compliance with Governmental Requirements. Without limiting the generality of the foregoing, the Association shall assume all of Declarant's (and Declarant's affiliates') responsibilities to Osceola County and its governmental or quasi-governmental subdivisions, any state and federal agencies, and similar entities of any kind with respect to the Common Elements, and shall indemnify and hold Declarant and its affiliates harmless with respect to such assumed responsibilities.

(l) Liability for Association Operations. The Association shall, to the fullest extent permitted by law, indemnify, defend, and hold harmless Declarant (including its successors and assigns) from and against any and all losses, claims, demands, damages, costs, and expenses of whatever kind or nature (including, without limitation, reasonable attorneys' fees and costs at all tribunal levels and whether or not suit is instituted, including those incurred in establishing the right to be indemnified, defended, and held harmless pursuant hereto) which relate to or arise out of Association management and operations, including, without limitation, improvement, maintenance, and operation of amenities and other portions of the Common Elements and the collection of assessments.

## 12. INSURANCE; REPAIR AND RECONSTRUCTION.

(a) Association Responsibility.

(i) Commencing with the sale of the first Unit to a purchaser other than a successor Declarant, the Association shall obtain and maintain at all times, as a Common Expense, insurance as required by law and as required herein, including:

(A) property insurance affording "all risk" coverage, including windstorm and named windstorm coverage, if reasonably available, or, if not reasonably available, affording fire and extended coverage, for and in an amount that covers the full replacement cost of all structures within the Condominium Property, except that the Association shall have no obligation to provide insurance for any portions of the Condominium Property other than those which it is obligated to insure under the Act;

(B) liability insurance, covering the Association, the Board, officers, all agents and employees of the Association, and all Owners and other persons entitled to occupy any Unit, in such amounts as the Board deems appropriate in the exercise of its business judgment, but not less than One Million Dollars ($1,000,000.00) for personal injury, including death, to a single person; Two Million Dollars ($2,000,000.00) for injury or injuries, including death, arising out of a single occurrence; and Five Hundred Thousand Dollars ($500,000.00) for property damage; and

(C) umbrella liability coverage in the amount of at least Two Million Dollars ($2,000,000.00).



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All such insurance coverage shall be written in the name of the Association as trustee for itself, each of the Owners, and the Mortgagees, if any. The Board shall annually conduct an insurance review to determine if the policies in force are adequate to meet the needs of the Association. Such insurance shall run to the benefit of the Association, the Owners, and their Mortgagees, as their interests may appear. The policies may contain a reasonable deductible, and the amount thereof shall be added to the face amount of the policy in determining whether the insurance meets the requirements of this Paragraph.

(ii) The Board shall use reasonable efforts to secure policies that provide the following:

(A) that the insurer waives its rights of subrogation of any claims against directors, officers, the managing agent, the individual Owners, and their respective household members;

(B) that the policies cannot be canceled, invalidated, or suspended on account of the conduct of any director, officer, or employee of the Association or the managing agent without a prior demand in writing delivered to the Association and to all Mortgagees of Units to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured;

(C) that any "other insurance" clause contained in the master policy shall expressly exclude individual Unit owners' policies from its operation;

(D) that the policies may not be jeopardized, canceled, or substantially modified without at least 30 days' prior notice in writing to the Board and all Mortgagees of Units; and

(E) an agreed value endorsement and an inflation guard endorsement.

(iii) All policies of insurance shall be written with a company licensed to do business in the State of Florida and holding a rating of XI or better in the Financial Category as established by A. M. Best Company, Inc., if available, or, if not available, the best rating available. The company shall provide insurance certificates to each Owner and each Mortgagee.

(iv) In no event shall the insurance coverage obtained and maintained by the Association hereunder be brought into contribution with insurance purchased by individual Owners or their Mortgagees.

(v) In addition to the insurance required hereinabove, the Board shall obtain as a Common Expense:

(A) worker's compensation insurance if and to the extent necessary to meet the requirements of law;



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(B) public liability and officers' and directors' liability insurance in such amounts as the Board may determine, but in no event less than One Million Dollars ($1,000,000.00) per occurrence, such insurance to contain a cross-liability endorsement;

(C) fidelity bonds covering officers, directors, employees, and other persons who handle or are responsible for handling Association funds. The amount of such bonds shall be sufficient to cover the maximum funds, including reserve funds, in the custody of the Association or its management agent at any time during the term of the bond. If reasonably available, the amount of the bond shall be not less than three months' aggregate assessments, plus reserves on hand as of the beginning of the policy year, and the bond shall contain a waiver of any defense based upon the exclusion of persons serving without compensation;

(D) flood insurance for Common Elements and Units; and

(E) such other insurance as the Board may determine to be necessary.

(vi) Insurance carried by the Association as a Common Expense shall not include any part of a Unit which is neither depicted on the original plats and plans nor included in the original Mortgage, nor shall the Association include public liability insurance for individual Owners for liability arising within the Unit. Nothing contained herein gives any Owner or other party a priority over any rights of first Mortgagees as to distribution of insurance proceeds.

(b) Owner Responsibility. Every Owner shall obtain and maintain at all times insurance covering his or her Unit to the extent not insured by policies maintained by the Association. In addition, to the extent not insured by policies maintained by the Association or to the extent insurable losses result in the payment of deductibles under the Association's policies, every Owner shall obtain and maintain at all times insurance covering consequential damages to any other Unit or the Common Elements due to occurrences originating within the Owner's Unit caused by the negligence of the Owner, the failure of the Owner to maintain the Unit, or any other casualty within the Unit which causes damage to the Units or the Common Elements.

At the request of the Board, Owners shall file a copy of each individual policy or policies covering his or her Unit and personal property with the Board within 10 days after receiving such request. Such Owner shall promptly notify, in writing, the Board in the event such policy is canceled.

(c) Board Authority - Insurance Coverage.

(i) The Board, upon resolution, shall have the authority to require all or any Owner(s) to do any act or perform any work involving portions of the Condominium Property which are the maintenance responsibility of the Owner, which will, in the Board's sole discretion, decrease the possibility of fire or other damage to the Condominium Property, reduce the insurance premium paid by the Association for any insurance coverage, or otherwise assist the



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Board in procuring or maintaining such insurance coverage; provided, if the cost of providing such required work would exceed Three Hundred Dollars ($300.00) per Unit in any fiscal year, then the required work shall be approved by the affirmative vote of Owners entitled to cast a majority of the total votes represented at an annual or special meeting of the Association, which meeting notice specifies that the purposes of the meeting include consideration of such resolution. This authority shall include, but not be limited to, requiring Owners to install smoke detectors and such other measures as the Board may reasonably require.

(ii) In addition to, and not in limitation of, any other rights the Association may have, if any Owner does not comply with any reasonable requirement made by the Board pursuant to this subparagraph (c), the Association, upon 15 days' written notice (during which period the Owner may perform the required act or work without further liability), may perform such required act or work at the Owner's sole cost and expense. The Association shall have all rights necessary to implement the requirements mandated by the Board pursuant to this subparagraph (c), including, but not limited to, a right of entry during reasonable hours and after reasonable notice to the Owner or occupant of the Unit, except that access may be had at any time without notice in an emergency situation.

(d) Damage or Destruction. Immediately after a fire or other casualty causing damage to or destruction of all or any part of the Condominium Property, the Board shall file and adjust all Association insurance claims and obtain reliable and detailed estimates of the cost of repairing or restoring the Condominium Property to its condition prior to the damage or destruction in accordance with the original Plats and Plans, allowing for such changes or improvements as may be necessitated by changes in applicable building codes. Such costs may include professional fees and premiums for such bonds as the Board determines appropriate.

Unless at least 80% of the Owners, including the Owner(s) of any damaged Units, vote not to proceed with the reconstruction and repair of the damaged structures, the Board or its duly authorized agent shall arrange for and supervise the prompt repair and restoration of the damaged structures in accordance with the original Plat and Plans, allowing for such changes as may be necessitated by changes in the applicable building codes. In the event of substantial damage or destruction, each "Interested Mortgagee" (as defined in Paragraph 16) shall be entitled to written notice of the damage. Nothing in these documents shall be construed to afford priority to any Owner with respect to the distribution of proceeds allocable to any Unit.

The procedure for repair and reconstruction shall be as follows:

(i) Cost Estimates; Contract for Restoration. The Board shall select contractors and enter into contracts for the restoration work on such terms and conditions as the Board deems appropriate in the exercise of its business judgment.

(ii) Source and Allocation of Proceeds. All proceeds from any insurance award or settlement shall be payable to the Association for the benefit of the Owners and Mortgagees of Units. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair, as determined by the Board, or if at any time during the



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reconstruction and repair or upon completion of reconstruction and repair the funds for the payment of the costs thereof are insufficient, assessments shall be made against all of the Owners. The net proceeds of the insurance collected on account of a casualty and the funds collected by the Association from assessments against Owners on account of such casualty shall constitute a construction fund which shall be disbursed in appropriate progress payments to the contractor(s), supplier(s), and other personnel performing the work or supplying materials or services. If after repair and reconstruction is completed there is a surplus of funds, such funds shall be common funds of the Association to be used as directed by the Board.

(iii) Encroachments. Encroachments upon or in favor of Units created as a result of such reconstruction or repair shall not constitute a claim or basis for any proceeding or action by the Owner upon whose property such encroachment exists, provided that such reconstruction was substantially in accordance with the architectural plans under which the improvements were originally constructed. Such encroachments shall be allowed to continue in existence for so long as the reconstructed building shall stand.

**13. MAINTENANCE.**

(a) By the Owner. Except to the extent otherwise provided below, each Owner shall maintain and keep in good repair all portions of his or her Unit, including interior and exterior glass surfaces, and, in addition, shall perform routine cleaning and sweeping of any doorstep, stoop, patio, balcony, porch, and deck assigned as a Limited Common Element of his or her Unit.

(b) By the Association. The Association shall maintain and keep in good repair all of the Common Elements (including, except as provided above, the Limited Common Elements), and, in addition, shall be responsible for painting the exterior surfaces of all doors, door frames and trim, and window frames and trim. The Association also shall be responsible for mowing grass between any sidewalk and curb within public right of way areas immediately adjacent to the Condominium Property.

The cost of providing maintenance to the Common Elements, other than those Limited Common Elements for which Owners have maintenance responsibility or are responsible for payment under this Declaration, and for mowing grass within right-of-way areas, shall be a general Common Expense allocated equally among all Units in accordance with Paragraph 10(a). The costs incurred by the Association in maintaining, repairing, or replacing Limited Common Elements may be allocated among all or less than all Owners as provided in Paragraph 10(a)(i).

Except as specifically provided above, or to the extent that insurance required to be maintained or maintained by the Association covers any damage or loss, the Association shall not be responsible for any maintenance or repair to any Unit or portion thereof.

The Association shall perform its maintenance responsibilities hereunder in a manner consistent with the Community-Wide Standard.



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(c) Failure to Maintain. In the event the Association fails or refuses to properly perform its maintenance responsibilities, the Celebration Residential Association shall be authorized to assume the maintenance responsibilities of the Association hereunder and to assess all costs thereof to the Owners as provided in the Celebration Residential Charter and the Artisan Park Declaration, respectively.

(d) Insurance Deductibles. If maintenance is required as a result of an insured loss, the amount of the deductible shall be considered a maintenance expense to be paid by the Person or Persons (including the Association, if appropriate) who would be responsible for such repair in the absence of insurance, as specified in subsections (a), (b), and (c) above. If the loss affects more than one Unit or a Unit and the Common Elements, the Board may apportion the cost of the deductible equitably among the parties suffering loss in accordance with the total cost of repair. Notwithstanding the above, should the Association's policies provide for a per Unit/per occurrence deductible, each Owner shall be responsible for any deductible applicable to such Owner's Unit.

## 14. RESTRICTIONS ON USE, OCCUPANCY, AND TRANSFER.

In addition to such rules as the Board or the membership may adopt pursuant to Paragraph 11(b), the use of the Condominium Property and the occupancy and transfer of Units shall be subject to the following:

(a) Use of Units. Units shall be used for residential purposes only, and no trade or business of any kind may be conducted in or from a Unit, except that the Owner or occupant residing in a Unit may conduct "discreet business activities" within the Unit which are ancillary to a primary residential use so long as (i) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity does not involve regular visitation of the Unit or involve door-to-door solicitation of residents of Celebration; (iii) the business activity does not, in the Board's reasonable judgment, generate a level of pedestrian or vehicular traffic to and from the Unit, or a number of vehicles being parked within the Condominium, which is significantly greater than that typical of Units in which no business activity is conducted; (iv) the business activity conforms to all zoning requirements for the Condominium; (v) the business activity does not increase the Association's liability or property insurance obligations or premiums; and (vi) the business activity is consistent with the primarily residential character of the Condominium and does not constitute a nuisance or a hazardous or offensive use, as the Board may determine in its sole discretion.

For purposes of this subparagraph (a), the terms "business" and "trade" shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor. Notwithstanding the above, the leasing of a Unit for purposes



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consistent with this subparagraph (a) and in accordance with this Paragraph 14, shall not be considered a trade or business within the meaning of this subparagraph.

(b) Animals and Pets. No animals, livestock, or poultry of any kind other than usual and common household pets shall be raised, bred, or kept on any part of the Condominium Property. Except as the Board may otherwise permit in its discretion, no more than two usual and common household pets may be kept in any Unit. Animals may not be kept, bred, or maintained for any commercial purpose and any animal which endangers the health or safety of, or unreasonably disturbs the Owners or occupants of other Units or otherwise creates a nuisance is prohibited.

No pet shall be kept or left on any porch, patio, or balcony or tied to any structure outside a Unit when the pet owner or other responsible person is not present. At all times when pets are outside a Unit, they shall be kept on a leash or otherwise be under the complete physical control of a human being. Pet owners are responsible for cleaning up after their pets on all portions of the Condominium Property.

The keeping of pets and their use of and travel upon the Common Elements shall be subject to such rules as the Board may adopt. If an Owner or occupant fails to abide by these restrictions or the rules applicable to pets, the Board may bar such Owner's or occupant's pet from use or travel upon the Common Elements. The Board may charge pet fees for those pets which use the Common Elements, which may be a general fee for all similar types of pets or a specific fee imposed on an Owner or occupant for the failure to abide by pet restrictions or rules. In addition, the Board may, upon seven days prior written notice, require the removal from the Condominium Property of any pet which endangers the health or safety of any person or which creates a nuisance or an unreasonable disturbance, as the Board may determine in its sole discretion.

(c) Signs. Except as otherwise specifically provided in this Declaration, no signs of any kind which are visible from outside of a Unit shall be erected, placed, or permitted to remain on the Condominium Property without the written consent of the Board or its designee, except that Declarant and the Board shall have the right to erect reasonable and appropriate signs throughout the Condominium Property.

(d) Rubbish, Trash, and Garbage. All rubbish, trash, and garbage shall be regularly removed from the Condominium Property and shall not be allowed to accumulate thereon. For so long as trash receptacles are provided to facilitate trash, rubbish, and garbage removal, all trash, rubbish, and garbage shall be placed therein for removal from the Condominium Property. The Board may enact such other reasonable rules and regulations concerning litter and trash control as it may deem necessary or appropriate or as may otherwise be required to comply with applicable governmental or quasi-governmental permits or approvals.

(e) Use of Common Elements. No Person other than the Association, its agents, and designees shall make any alteration to the Common Elements, nor place, erect, or maintain any structures or other items on the Common Elements. Except for the right of ingress and egress,



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Owners are hereby prohibited and restricted from using any portion of the Condominium Property outside of their respective Units and the Limited Common Elements assigned thereto, except as the Board may permit.

(f) Subdivision or Impairment of Units and Easements. No Unit shall be subdivided or its boundary lines altered except as provided in Paragraph 4(d). No Person other than the Association, its agents and designees, shall do any act or work that will impair the structural soundness or integrity of any Unit or impair any easement, nor shall any Person do any act or allow any condition to exist which will adversely affect the other Units or the Owners or occupants thereof.

(g) Transient Use; Timesharing. No Unit shall be made subject to or used for any hotel or transient purposes, nor for any type of timesharing, fraction-sharing, or similar program whereby the right to exclusive use of a Unit rotates among owners, participants, or members of the program on a fixed or floating time schedule over a period of years.

(h) Antennas. Except as otherwise required to be permitted by law, no exterior television or radio antennas of any sort shall be placed, allowed, or maintained upon any portion of the improvements located upon the Condominium Property nor upon any structure situated upon the Condominium Property, except that Declarant or the Association may install and maintain an aerial or other apparatus or cable for a master antenna or cable system, should any such master system or systems be utilized and require any such exterior antenna, apparatus, or cable.

(i) Quiet Enjoyment. No person may use any portion of the Condominium, nor shall any Owner or occupant of a Unit use or allow the use of the Unit, in any way or for any purpose which may endanger the health or safety of, or unreasonably annoy or disturb, the Owners, occupants, guests, or invitees of any other Unit, or in such a way as to constitute, in the sole opinion of the Board, a nuisance or a hazardous or offensive activity or use.

(j) Unsightly or Unkempt Conditions. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions is prohibited on any part of the Condominium Property.

(k) Parking. All parking on the Common Elements shall be governed by the following:

(i) Designation. Parking on the Common Elements shall be permitted only within designated parking spaces. Except for parking spaces assigned as Limited Common Elements, all parking spaces on the Common Elements shall be available on a first come, first served basis; provided, the Board may by rule further define, limit, or regulate parking.



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(ii) Prohibited Vehicles. Vehicles other than passenger automobiles may not be parked or otherwise stored on the Common Elements except in an area or areas, if any, specifically designated by the Board for parking or storing such vehicles. Without limiting the generality of the foregoing, such prohibitions shall apply to the following vehicles: disabled vehicles, stored vehicles, vehicles over 20 feet in length or having more than 4 wheels, mobile homes, motor homes, campers, trailers of any kind, boats, boat trailers, recreational vehicles, pick-up trucks with camper tops or other raised enclosures, vehicles primarily used for commercial purposes, and vehicles with commercial writings on their exteriors. Notwithstanding the above, trucks and commercial vehicles shall be allowed temporarily on the Common Elements during normal business hours for the purpose of serving any Unit or the Common Elements; provided, no such vehicle shall be permitted to remain on the Common Elements overnight or for any purpose other than serving a Unit or the Common Elements.

(iii) Definitions. For purposes of this subparagraph (k), the terms used herein are defined as follows:

(A) A "disabled vehicle" shall mean any vehicle which has not been in operating condition within the last 30 days or which does not have a current operating license.

(B) A "stored vehicle" shall mean any vehicle which remains parked in the same spot for 14 consecutive days or which is put on blocks or covered and remains on blocks or covered for more than 48 hours without the Board's prior written consent.

(C) A "passenger automobile" shall include cars, pick-up trucks without raised enclosures, "sports utility vehicles," and "mini-vans" (as such vehicles are commonly referred to, as determined in the Board's discretion) designed and used primarily to transport passengers for other than commercial purposes.

The Board shall be authorized to enforce this provision by towing vehicles parked in violation of this provision, in accordance with the procedures set forth in the By-Laws.

(l) Window Coverings. Blinds, shades, screens, decorative panels, or other window or door coverings, except for draperies with white, off-white, or beige linings or vertical or horizontal blinds in white or light beige, shall not be attached to, hung, or otherwise used in connection with any window or door in a Unit in such a manner as to be visible to the outside, except with the Board's prior written consent. Any type of reflective film or coating on any window, glass door, or glazed surface of any structure visible from the outside is prohibited. Notwithstanding the foregoing, if required by the Act or other Florida law, the Board shall adopt hurricane shutter specifications consistent with applicable building codes and shall approve any Owner's application for approval to install or replace hurricane shutters conforming to such specifications.

(m) Flea Markets. Carport sales, garage sales, flea markets, and similar activities involving the outdoor display and sale of goods are prohibited on any portion of the Condominium Property.



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(n) Firearms. The discharge of firearms, including "B-B" guns and other firearms of all types and sizes, is prohibited anywhere within the Condominium Property. The display of firearms outside of the Unit also is prohibited.

(o) Control Over Employees. No Owner or occupant of a Unit shall direct, supervise, or in any manner attempt to assert any control over the employees of the Association.

(p) Vacant Unit Upkeep. A Unit may not be left vacant for any period unless, prior to the departure of the Unit's occupants: (i) a responsible firm or individual is designated to care for the Unit and such firm or individual is capable of responding to any notice of any issue concerning the Unit within a 24-hour period; and (ii) the Association is provided the name of said firm or individual.

(q) Floor Coverings. Each Unit above the first floor in any building in the Condominium Property must have at least 80% percent of its total floor area covered with carpeting, by either wall-to-wall carpeting or area rugs, or other sound-deadening material.

(r) Leasing of Units. "Leasing," for purposes of this Declaration, is defined as regular, exclusive occupancy of a Unit by a person or persons other than the Owner, for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument. No prior approval shall be necessary to lease a Unit; however, the leasing of Units shall be subject to and governed by the following:

(i) Units may be leased only in their entirety; no fraction or portion of a Unit may be separately leased. All leases shall provide for an initial term of at least six months.

(ii) The Board may adopt rules requiring written notice of any lease and payment of a security deposit in an amount not to exceed the equivalent of one month's rent, which shall be held in an escrow account maintained by the Association to protect against damage to the Common Elements. Security deposits, if collected, shall be handled, disbursed, and refunded in accordance with the procedures set forth in the Act.

(iii) The leasing of a Unit shall not relieve the Owner of any of its obligations under this Declaration, the Celebration Residential Charter, or the Artisan Park Declaration, nor of any liability for violations of this Declaration relating to such Unit. Every purchaser, tenant, or lessee shall take possession of the Unit subject to the Condominium Instruments and the provisions of the Act.

(iv) The Owner of any leased Unit is deemed to have transferred and assigned to the lessee, for the term of the lease, any and all rights and privileges that the Owner has to use the Common Elements, except as necessary to protect such Owner's interest as the lessor.

(s) Notice of Transfer or Leasing of Units. At least 10 days prior to closing of the transfer of title to a Unit or the initial date of occupancy under any lease of the Unit, the Owner



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of the Unit shall give written notice to the Board and the Celebration Residential Association of his or her intention to transfer or lease the Unit. The notice shall state the name and address of the intended transferee or lessee, the terms of the proposed transaction, and such other information (to be requested within five days of receipt of such notice) as the Board may reasonably require.

(t) Restrictions Under Other Declarations. The Condominium Property is subject to further restrictions on use, occupancy, and transfer as set forth in the Celebration Residential Charter and the Artisan Park Declaration. Such restrictions shall apply in addition to those set forth in this Paragraph 14.

**15. ARCHITECTURAL STANDARDS.**

(a) Approval Required. Except as otherwise provided herein or in the Act, no Person other than Declarant or the Association may make any encroachment onto the Common Elements, or erect, place, or post any sign, object, light, or thing on or any portion of a Unit which is visible from outside the Unit, nor make any structural alteration or addition to any portion of the Condominium Property, without first obtaining the written approval of the Board or its delegate in accordance with the procedures of subparagraph (c) of this Paragraph. The Board may exempt certain matters from the procedures set forth in this Paragraph, provided they are handled in strict compliance with such guidelines as the Board may adopt.

(b) Alterations Within Units. Owners may make any improvements, renovations, or alterations ("improvements") within Units that do not materially impair the structural integrity of any structure or otherwise materially lessen the support of any portion of the Condominium Property. Unless otherwise specifically permitted without prior notice, any such improvement shall require that the Owner first notify the Board or its delegate and provide the Board or its delegate with evidence reasonably acceptable to it that the proposed improvement will not so impair the structural integrity of any structure or lessen the support of any portion of the Condominium Property. The Board may adopt reasonable regulations and guidelines with respect to such improvements, including identifying the types of improvements or specific improvements which do not require that prior notice be given.

(c) Application Procedure. Applications for approval of a proposed change under this Paragraph shall be in writing and shall provide such information as the Board may reasonably require. The Board or its delegate may publish written architectural standards for exterior, interior, and Common Element alterations, additions, improvements, and renovations to assist Owners in planning and submitting applications for architectural approval and to facilitate the review and approval process, but the Board shall also be entitled to consider subjective elements of proposed work in considering applications under this Paragraph. In the event that the Board or its delegate fails to approve or to disapprove any application within 60 days after being submitted, the applicant may give the Board written notice of such failure and if within 10 days after receipt of such notice the Board has still failed to act upon such application, the application shall be deemed approved; however, nothing herein shall authorize anyone to construct or



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maintain any structure or improvement that is otherwise in violation of the Declaration, the By-Laws, or the Association rules.

(d) Conditions of Approval. As a condition of approval of a requested architectural change, modification, addition, alteration, interior improvement, or renovation, an Owner, on behalf of him or herself and his successors-in-interest, shall assume all responsibilities for maintenance, repair, replacement, and insurance of such change, modification, addition, or alteration. In the discretion of the Board, an Owner may be required to acknowledge such condition of approval, on behalf of himself and his successors-in-interest, by written instrument signed by the Owner, which the Board may cause to be recorded in the Public Records of Osceola County, Florida.

(e) Approval Under Other Declarations. Compliance with the provisions of this Paragraph shall be required in addition to, and not in lieu of, compliance with the architectural standards contained in the Celebration Residential Charter and the Artisan Park Declaration, respectively. Whenever approval of the Board is required hereunder, the granting of such approval shall not dispense with the need also to comply with the approval procedures set forth in such documents. All proposed construction, modifications, alterations, and improvements shall be approved pursuant to this Declaration before being submitted for approval pursuant to the Celebration Residential Charter or the Artisan Park Declaration.

## 16. MORTGAGEE PROVISIONS.

The following provisions are for the benefit of holders of first Mortgages on Units. The provisions of this Paragraph apply to both this Declaration and to the By-Laws, notwithstanding any other provisions contained therein.

(a) Notices of Action. An institutional holder, insurer, or guarantor of a first Mortgage who provides a written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the street address of the Unit to which its Mortgage relates), thereby becoming an "Interested Mortgagee," will be entitled to timely written notice of:

(i) any condemnation loss or any casualty loss which affects a material portion of the Condominium Property or which affects any Unit on which there is a first Mortgage held, insured, or guaranteed by such Interested Mortgagee;

(ii) any delinquency in the payment of assessments or charges owed on a Unit subject to the Mortgage of such Interested Mortgagee, where such delinquency has continued for a period of 60 days, or any other violation of the Declaration or By-Laws relating to such Unit or the Owner or occupant thereof which is not cured within 60 days;

(iii) any lapse, cancellation, or material modification of any insurance policy maintained by the Association; or



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(iv) any proposed action which would require the consent of a specified percentage of Interested Mortgagees.

(b) Actions Requiring Approval of Interested Mortgagees. To the extent required by the Federal Home Loan Mortgage Corporation and/or the Federal National Mortgage Association:

(i) Any restoration or repair of the Condominium Property after a partial condemnation or damage due to an insurable hazard shall be substantially rendered or repaired in accordance with this Declaration and the original plans and specifications unless otherwise approved by the Interested Mortgagees of first Mortgages on Units to which at least 51% of the votes of Units subject to Mortgages held by Interested Mortgagees are allocated.

(ii) Any election to terminate the Condominium and the Association after substantial destruction or a substantial taking in condemnation shall require the approval of Owners representing at least 67% of the total Association vote and the approval of the Interested Mortgagees of first Mortgages on Units to which at least 51% of the votes of Units subject to Mortgages held by Interested Mortgagees are allocated.

(iii) Any election to terminate the Condominium and the Association under circumstances other than substantial destruction or a substantial taking in condemnation shall require the consent of Owners representing at least 80% of the total Association vote and of Declarant, so long as it owns any land subject to this Declaration, and the approval of the Interested Mortgagees holding first Mortgages on Units to which at least 67% of the votes of Units subject to Mortgages held by Interested Mortgagees are allocated.

(iv) In addition to the approval of Owners required under Paragraph 20, the approval of Interested Mortgagees holding Mortgages on at least 51% of the Units that are subject to a Mortgage held by an Interested Mortgagee shall be required to materially amend or add any provision to the Declaration, By-Laws, or Articles of Incorporation governing any of the following, except where such amendment is otherwise specifically authorized by this Declaration or the Act:

(A) voting rights;

(B) liability for assessments, assessment liens, or subordination of such liens;

(C) reductions in reserves for maintenance, repair, and replacement of the Common Elements;

(D) responsibility for maintenance and repair of the Condominium Property;



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(E) reallocation of interests in or rights to use the Common Elements or Limited Common Elements;

(F) redefinition of any Unit boundaries;

(G) hazard insurance or fidelity bonds;

(H) imposition of restrictions on leasing of Units;

(I) imposition of any right of first refusal or similar restriction of the right of any Owner to sell, transfer, or otherwise convey his or her Unit;

(J) establishment of self-management by the Association where professional management has been required by an Interested Mortgagee;

(K) restoration or repair of the Condominium Property after damage or partial condemnation; and

(L) any provisions included in the Declaration, By-Laws, or Articles of Incorporation which are for the express benefit of holders, guarantors, or insurers of first Mortgages on Units.

(vii) Notwithstanding the above, the prior consent of any Interested Mortgagee to any matter referenced in this Paragraph 16(b) shall not unreasonably be withheld.

(c) Additional Requirements. So long as required by the Federal Home Loan Mortgage Corporation, the following provisions apply in addition to and not in lieu of the foregoing. Without the prior consent of at least 67% of the first Mortgagees or Owners representing at least 67% of the total Association votes entitled to be cast, the Association shall not:

(i) by act or omission seek to abandon, partition, or subdivide, all or any portion of the real property comprising the Common Elements, directly or indirectly (the granting of easements for public utilities or other similar purposes consistent with the intended use of the Common Elements shall not be deemed a transfer within the meaning of this subparagraph);

(ii) change the method of determining the obligations, assessments, dues, or other charges which may be levied against a Unit Owner (a change which is specifically contemplated and authorized by this Declaration (*e.g.,* the addition of Units to the Condominium and the reallocation of liability for Common Expenses related thereto) shall not be subject to this provision);

(iii) by act or omission change, waive, or abandon any scheme of regulations or enforcement thereof pertaining to the architectural design or the exterior appearance and



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maintenance of Units and Common Elements (including Limited Common Elements)(the issuance and amendment of architectural standards, procedures, rules and regulations, or use restrictions shall not constitute a change, waiver, or abandonment within the meaning of this provision);

(iv) fail to maintain insurance, as required by this Declaration; or

(v) use hazard insurance proceeds for losses other than those relating to the repair, replacement, or reconstruction of the Condominium Property.

First Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Elements and may pay overdue premiums on property insurance policies or secure new property insurance coverage upon the lapse of an Association policy, and first Mortgagees making such payments shall be entitled to immediate reimbursement from the Association.

Notwithstanding the above, the prior consent of any Mortgagee to any matter referenced in this Paragraph 16(c) shall not unreasonably be withheld.

(d) No Priority. No provision of this Declaration or the By-Laws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Unit in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Elements.

(e) Notice to Association. Upon request, each Owner shall be obligated to furnish to the Association the name and address of the holder of any Mortgage encumbering such Owner's Unit.

(f) Amendment by Board. Should the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation hereafter eliminate any of their respective requirements which necessitate the provisions of this Paragraph 16 or make any such requirements less stringent, the Board, without approval of the Owners, may cause an amendment to this Paragraph to be recorded to reflect such changes.

(g) Applicability of Paragraph 16. Nothing contained in this Paragraph shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, By-Laws, or Florida law for any of the acts set out in this Paragraph.

(h) Failure of Mortgagee to Respond. Any Mortgagee, including any insurer or guarantor of a Mortgage, who receives a written request from the Board to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within 30 days of the date of the Association's request, provided such request is delivered to the Mortgagee by certified or registered mail, return receipt requested.



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## 17. DECLARANT RIGHTS AND OBLIGATIONS.

In addition to such other rights as may be reserved or granted to Declarant in the Condominium Instruments or under the Act, and notwithstanding anything to the contrary contained in the Condominium Instruments, Declarant and its successors and assigns shall have the following rights:

(a) Sales, Leasing, and Marketing Activities. Declarant shall have the right to sell or lease Units and to erect and maintain signs and to maintain a leasing office in order to facilitate such sales or leases as it, in its sole discretion, deems appropriate. Declarant shall not be subject to the provisions of this Declaration, or any Board regulation, restricting signs, sales, and leases (except to the extent that Association approval of leases is required). In addition, Declarant reserves for itself and its affiliates a perpetual, non-exclusive easement of access to and use of the Common Elements in connection with the marketing and sale of other properties in order to show the Condominium as an example of Declarant's projects.

(b) Control of Board. When Unit Owners other than Declarant own 15% or more of the Units which the Association ultimately will operate ("Permitted Units"), the Unit Owners other than Declarant shall be entitled to elect no less than one-third of the members of the Board. Declarant shall have the right to appoint, remove, and replace not less than a majority of the members of the Board, in its sole discretion, as provided in Article III of the By-Laws, until the first to occur of the following:

(i) three years after the conveyance of 50% of the Permitted Units to purchasers other than a successor Declarant;

(ii) three months after 90% of the Permitted Units have been conveyed to purchasers other than a successor Declarant;

(iii) when all Permitted Units have been completed, some have been conveyed to purchasers, and none of the remaining Units are being offered for sale by Declarant in the ordinary course of business;

(iv) when some Units have been conveyed to purchasers and none of the others are being constructed or offered for sale by Declarant in the ordinary course of business; or

(v) seven years after recordation of this Declaration creating the initial phase of the Condominium.

Following termination of such right, Declarant may exercise the votes attributable to Units which it owns in the same manner as any other Owner, except for purposes of reacquiring control of the Association or selecting a majority of the members of the Board. So long as Declarant holds at least 5% of the total number of Units for sale in the ordinary course of business, Declarant shall be entitled to elect at least one member of the Board.



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At such time as the Owners other than Declarant are entitled to elect a majority of the members of the Board, Declarant shall relinquish control and the Owners shall accept control as provided in the By-Laws and the Act. Except where a longer period is permitted by the Act, Declarant shall simultaneously deliver to the Association, at Declarant's expense, all property of the Owners and the Association held or controlled by Declarant, including but not limited to, those items specified in Section 718.301(4) of the Act.

(c) Successor Declarant. No successor to Declarant by operation of law or through purchase of Declarant's interest in the Condominium Property, or any part thereof, at foreclosure shall be liable for any act, omission, or matter occurring prior to the time such successor succeeded to the interest of Declarant.

(d) Right to Develop in Phases. Declarant expressly reserves the right and option, without obligation, to develop the Condominium in phases by amending this Declaration from time to time to add additional real property to the Condominium and to designate all or portions of such additional property as Units, Common Elements, Limited Common Elements, or any combination thereof. In exercising the option reserved, Declarant shall have the power to create additional Limited Common Elements, increase the number of Units in the Condominium, and change each Unit's percentage of undivided interest in the Common Elements, liability for Common Expenses, and votes in the Association, to the extent necessary to exercise the option reserved, without obtaining the vote of the Owners otherwise required by Paragraph 20 hereof. Such option shall expire seven years from the date this Declaration is recorded in the Public Records of Osceola County, Florida.

The percentage of undivided interest in the Common Elements, the relative voting strength in the Association, and the liability for Common Expenses allocated to each Unit in the Condominium on the date the Declaration is recorded may decrease or be reduced significantly should additional Units be added to the Condominium. The formula for reallocating undivided interests in the Common Elements and liability for Common Expenses upon creation or addition of additional Units is one divided by the total number of Units within the Condominium, such that each Unit shall be allocated an equal undivided interest in the Common Elements. Each Unit added to the Condominium will be allocated one vote on all matters for which Unit Owners are entitled to vote. The nature and extent of Common Elements may be expanded, and the total Common Expenses associated with the Common Elements may be increased if additional property is added to the Condominium.

There are no limitations on the option reserved other than those limitations which may be created or imposed by law and the following:

(i) Number of Units. The initial phase (Phase 1) of the Condominium consists of two buildings, Building 5 and Building 6, containing a total of 61 Units (Building 5 contains 32 Units; Building 6 contains 29 Units). Additional phases, as shown on the initial Plat identified on Exhibit "B," shall be comprised of either one or two buildings per phase. The number of Units contained in each building will vary by building type. If all planned phases are



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developed, the Condominium may contain a maximum of 302 Units and a minimum of 288 Units.

The maximum and minimum number of Units planned within the individual buildings in the phases following the initial phase is as follows (with Building numbers and Phases as shown on the Plat):

- Phase 2 - Building 1 and Building 2. Building 1 may contain a maximum of 32 Units and a minimum of 30 Units. Building 2 may contain a maximum of 29 Units and a minimum of 27 Units.
- Phase 3 - Building 7. Building 7 may contain a maximum of 42 Units and a minimum of 40 Units.
- Phase 4 - Building 3. Building 3 may contain a maximum of 42 Units and a minimum of 40 Units.
- Phase 5 - Building 4. Building 4 may contain a maximum of 48 Units and a minimum of 45 Units.
- Phase 6 - Building 8. Building 8 may contain a maximum of 48 Units and a minimum of 45 Units.

(ii) Size of Units. The Units within each phase may contain a minimum of 1,150 square feet of finished, air-conditioned floor area and a maximum of 2,150 square feet of finished, air-conditioned floor area. Individual Unit sizes vary by the type of Unit.

(iii) Additional Property. The additional property within each phase which may become part of the Condominium is legally described on the Plat identified on Exhibit "B" and shall include any improvements thereon. The approximate location of all existing and proposed buildings and improvements are depicted on the Plat, but are subject to modification by Declarant as to the number and type of Units and building types. Declarant may make nonmaterial changes in the legal description of any phase, may add different phases to the Condominium at the same time, and may add phases in an order different from the above listing of phases.

(iv) Restriction on Timeshare. No timesharing shall be permitted in any Unit created within the Additional Property, except by amendment to this Declaration adopted pursuant to Paragraph 20.

(v) Notice to Owners. In the event that Declarant decides not to add one or more additional phases to the Condominium, Declarant shall give written notice to each Owner of an existing Unit. **Declarant is not obligated to develop all or any additional phases as a part of the Condominium.**



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**18. EASEMENTS.**

(a) Easement to Declarant. There is hereby reserved to Declarant and its affiliates, and their duly authorized agents, representatives, and employees, a non-exclusive easement over, under, across, and through the Condominium Property for the purpose of construction and alteration of Units, Common Elements, Limited Common Elements, and development of the Additional Property (whether or not made a part of the Condominium), provision of warranty services to Owners, maintenance of sales or leasing offices, signs, and/or model Units, and conducting sales and marketing activities in connection with the Condominium Property or any other property at any time owned by Declarant and located in Osceola County, Florida, which easement shall continue so long as Declarant or its affiliates own any Unit, unless sooner relinquished in a written instrument signed by Declarant and delivered to the Association.

(b) Easement for Access. Declarant, the Association, their agents, employees, and assigns, and each Owner and occupant of a Unit, their guests and invitees, are hereby granted nonexclusive easements of ingress and egress for pedestrian access over, through, and across sidewalks, paths, walks, lanes, and other rights-of-way serving the Units; and for vehicular access over, through, and across such portions of the Common Elements as from time to time may be paved and intended for such purposes, as necessary to provide reasonable access to and from the public ways.

(c) Easement for Encroachment. An easement for encroachment shall exist for any Unit or Common Element which now or hereafter encroaches on any other Unit or Common Element as a result of settlement or movement of any part of the Condominium Property or improvements contiguous thereto or as a result of minor inaccuracies in building or rebuilding. Such easement shall continue until such encroachment no longer exists.

(d) Utility Easements. Declarant hereby reserves for itself, its affiliates, and the Association, their grantees, successors, and assigns, easements over the Common Elements for installation, maintenance, and repair of utilities to serve the Condominium Property, and the Additional Property (whether or not made a part of the Condominium Property).

(e) Central Telecommunication, Receiving, and Distribution System. Declarant reserves for itself, its affiliates, successors, and assignees, the exclusive and perpetual right and easement to operate within the Condominium Property, and to service the buildings and the structures within any Unit, a central telecommunication (including cable television and security monitoring) receiving and distribution system, including conduits, wires, amplifiers, towers, antennae, and other related apparatus and equipment (the "Community Systems") as Declarant, in its discretion, deems appropriate. Such exclusive and perpetual right shall include, without limitation, Declarant's right to select and contract with companies licensed to provide telecommunications and cable television service in the area, and to charge individual users a reasonable fee not to exceed the maximum allowable charge for such service, as from time to time is defined by the laws, rules, and regulations of the relevant government authority, if applicable.



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Declarant may require that the Board enter into a bulk rate service agreement for the provision of Community Systems to all Units as a Common Expense; provided, any such agreement shall comply with the requirements for contracts set forth in Section 718.3026 of the Act, to the extent applicable. If particular services or benefits are provided to particular Owners or Units at their request, the benefited Owner(s) shall pay the service provider directly for such services or the Association may, but is not obligated to, pay the cost of such services subject to an obligation of the benefited Owner(s) to reimburse the Association, as appropriate.

**In recognition of the fact that interruptions in cable television and other Community Systems services will occur from time to time, neither Declarant nor any of Declarant's successors or assigns shall in any manner be liable for, and no Community System user shall be entitled to refund, rebate, discount, or offset in applicable fees, for any interruption in Community Systems services, regardless of whether or not such interruption is caused by reasons within the service provider's control.**

(f) Easement to Inspect and Right to Correct. Declarant reserves for itself and others it may designate the right to inspect, monitor, test, redesign, and correct any structure, improvement, or condition which may exist on any portion of the Common Elements, and a nonexclusive easement of access throughout the Common Elements to the extent reasonably necessary to exercise such right. The Person exercising this easement shall promptly repair, and pay for, any resulting damage.

## 19. CONDEMNATION.

If any portion of the Common Elements is taken by eminent domain, the award therefor shall be allocated among the Units and the Owners thereof in proportion to their respective undivided interests in the Common Elements, except that any portion of the award attributable to the taking of any permanently assigned Limited Common Element shall be allocated to the Owner of the Unit to which that Limited Common Element was assigned or, if assigned to more than one Unit, among the Owners of such Units in equal shares.

If one or more Units or a portion of any Unit is taken by eminent domain, the award for such taking shall include just compensation to the Owner for his Unit or any portion of such Unit taken, as well as the percentage of the undivided interest in the Common Elements allocated to such Unit or Unit portion, which undivided interest shall be reallocated among the Units or remaining Units in the manner described in Paragraph 7.

Each holder of a first Mortgage on a Unit shall be entitled to written notice of any such condemnation proceedings, and nothing in these documents shall be construed to give priority to any Owner in the distribution of proceeds to such Unit.

## 20. AMENDMENT.

Except as otherwise specifically authorized in this Declaration or the Act:



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(a) no amendment may make any material change in the boundaries of any Unit, the percentage of undivided interest allocated to any Unit (except pursuant to Paragraph 17(d)), or the appurtenances to any Unit, unless the Owner(s) and Mortgagee(s) of the affected Units join in execution of the amendment and the amendment is executed by two officers of the Association certifying that the amendment has received the approval, by affirmative vote, written consent, or any combination thereof, of Owners of 100% of the Units;

(b) no amendment shall permit timeshare estates to be created in any Unit unless the Owners and Mortgagees of 100% of the Units join in execution of the amendment to evidence their consent; and

(c) other amendments shall require the affirmative vote, written consent, or any combination thereof, of Owners of Units entitled to cast at least 67% of the total Association vote and satisfaction of the approval requirements set forth in Paragraph 16, if applicable.

Notwithstanding anything to the contrary herein:

(a) so long as Declarant owns any Unit for sale or lease in the ordinary course of business, no amendment to this Declaration or the By-Laws shall be effective unless and until approved in writing by Declarant; and

(b) so long as Declarant has the right to conduct sales or leasing activities within the Condominium, no amendment to this Declaration or the By-Laws limiting or restricting that right shall be effective unless and until approved in writing by Declarant.

Notice of any meeting at which a proposed amendment will be considered shall state the fact of consideration and the subject matter of the proposed amendment. Any member may evidence consent to any amendment in writing without the necessity of a meeting or to supplement votes received at a meeting.

Except in the case of amendments by Declarant without consent of the Owners, as authorized in this Declaration or the Act, two officers shall certify all amendments, indicating that the requisite vote of the Owners was obtained. No amendment shall be effective until filed in the Public Records of Osceola County, Florida.

**21. MISCELLANEOUS PROVISIONS.**

(a) Hurricane Preparedness. Each Owner and occupant of a Unit shall be responsible for their own safety in the event of a hurricane and should take appropriate safety precautions (which may include evacuating the Condominium Property and/or the region) to avoid personal injury, including death, and property damage. Subject to Section 718.113(5) of the Act, the Board shall adopt hurricane shutter specifications for each building within the Condominium Property and may, upon a vote of the majority of the total Association vote, install hurricane



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shutters and provide for their maintenance, repair, replacement, and operation as a Common Expense, regardless of whether such shutters are within the Common Elements, the Limited Common Elements, or the Units.

(b) Compliance; Right of Action. Every Owner and occupant of any Unit shall be subject to and shall comply with the Condominium Instruments and the Association rules. The Association, Declarant, and any aggrieved Owner shall have a right of action against any Owner or occupant of a Unit, or against the Association, upon the failure of such Owner, occupant or the Association to comply with the Condominium Instruments, Association rules, or decisions of the Association.

(c) Right to Notice of Design or Construction Claims. No Person shall retain an expert for the purpose of inspecting the design or construction of any structures or improvements within the Condominium Property in connection with or in anticipation of any potential or pending claim, demand, or litigation involving such design or construction unless Declarant has been first notified in writing and given an opportunity to meet with the property Owner and conduct an inspection.

(d) Initiation of Litigation by the Association. In addition to complying with the alternative dispute resolution procedures set forth in the Celebration Residential Charter, if applicable, the Association shall not initiate any arbitration, judicial, or administrative proceeding unless first approved by a vote of Owners entitled to cast at least 75% of the total votes in the Association, except that no such approval shall be required for actions or proceedings:

(i) initiated during the period that Declarant is entitled to appoint a majority of the members of the Board, as provided in Paragraph 17(b);

(ii) initiated to enforce the provisions of this Declaration, including collection of assessments and foreclosure of liens;

(iii) initiated to challenge ad valorem taxation or condemnation proceedings;

(iv) initiated against any contractor, vendor, or supplier of goods or services arising out of a contract with the Association for services or supplies; or

(v) to defend claims filed against the Association or to assert counterclaims in proceedings instituted against it.

This Paragraph 21(d) shall not be amended unless such amendment is approved by the same percentage of votes necessary to institute proceedings.



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(e) Actions Involving Declarant – Final and Binding Arbitration.

THIS PARAGRAPH 21(E) REQUIRES YOU TO WAIVE YOUR RIGHT TO SUE THE DEVELOPER IN COURT AND, INSTEAD, ARBITRATE OR MEDIATE DISPUTES INCLUDING, BUT NOT LIMITED TO: DEVELOPER REPRESENTATIONS PERTAINING TO COMMONLY USED FACILITIES; ACTIONS TAKEN BY DEVELOPER-ELECTED DIRECTORS WHILE THE DEVELOPER CONTROLS THE ASSOCIATION; DISPUTES REGARDING THE PURCHASER'S CLAIM OF VOIDABILITY BASED UPON CONTRACTUAL PROVISIONS AS REQUIRED IN SECTION 718.503(1)(a), FLORIDA STATUTES; FALSE OR MISLEADING STATEMENTS PUBLISHED BY THE DEVELOPER AND RELIED UPON BY THE PURCHASER; AND WARRANTY RIGHTS ON YOUR UNIT AND IMPROVEMENTS. THE DIVISION OF FLORIDA LAND SALES, CONDOMINIUMS AND MOBILE HOMES HAS CONTESTED THE ENFORCEABILITY OF THESE PROVISIONS. UNTIL THERE IS AN ADMINISTRATIVE RULE, LEGISLATIVE CHANGE, OR OTHER DEFINITIVE RESOLUTION, YOU SHOULD CONSULT AN ATTORNEY ABOUT YOUR RIGHTS UNDER THESE PROVISIONS.

Any dispute between an Owner or the Association and Declarant or any affiliate of Declarant shall be subject to the notice, negotiation, and mediation procedures set forth in Chapter 19 of the Celebration Residential Charter, and each Owner, the Association, and Declarant and its affiliates shall be "Bound Parties" under the Celebration Residential Charter for such purpose. Further any dispute between an Owner or the Association and Declarant or any affiliate of Declarant, including, but not limited to, "Claims" which remain unresolved after the conclusion of the negotiation and mediation procedures described in the Celebration Residential Charter, shall be resolved by final and binding arbitration in accordance with this subsection (e). Such disputes shall not be submitted as a lawsuit or other proceeding in any Florida state court or federal court.

Notwithstanding the above, any dispute under this subsection as to which any applicable statute of limitations would expire within 180 days of giving the required notice of a Claim under Chapter 19 of the Celebration Residential Charter shall not be subject to the negotiation and mediation requirements set forth therein and any dispute affecting the material rights or obligations of a third party who is not a party to or bound by this Declaration shall not be subject to this subsection generally.

**This subsection (e) is an agreement to arbitrate and is specifically enforceable under Florida law. Judgment may be entered upon the arbitration award in any court of competent jurisdiction to the fullest extent permitted under Florida law.**

The Owner, the Association, Declarant, or an affiliate of Declarant, as applicable, shall have until expiration of the applicable statute of limitations under Florida law (as would apply to the same claim being brought in a Florida or federal court) to submit the dispute to the American Arbitration Association for arbitration in Osceola County. The American Arbitration Association shall appoint one neutral arbitrator to conduct the arbitration in accordance with its rules, unless all of the parties to such dispute agree to a greater number of arbitrators. The



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arbitrator(s) shall render a written judgment accompanied by findings of fact and conclusions of law.

If not timely submitted to arbitration or if the Owner or the Association, as applicable, fails to appear for the arbitration proceeding, their respective claim shall be deemed abandoned, and Declarant and any affiliate of Declarant shall be released and discharged from any and all liability to the Owner or the Association, as applicable, arising out of the dispute. The parties shall share equally the costs of conducting the arbitration until a prevailing party is determined; provided, the prevailing party shall be entitled to recover all of its costs incurred in the action, including, without limitation, reasonable attorneys' fees.

The enforceability of the mandatory mediation and arbitration provisions set forth above is subject to any limitations set forth in the Act and the condition described in Exhibit "I" attached hereto.

(f) Rights To Use Names; License Agreements. The names "Artisan Club," "Artisan Park," "St. Joe," "Artisan Park, L.L.C.," "St. Joe Towns & Resorts," and all similar or derivative names, along with all associated logos, are the proprietary trade names and service marks of The St. Joe Company or its affiliates. No Person shall use such trade names or service marks for advertising or any other purpose in any promotional material, whether printed, audio, video, or otherwise, in any signage, or in any logo or depiction without the prior written consent of the Person who owns such mark. In addition, any name or "logo" to be used in connection with or displayed on any Unit, and any sales or other materials or documentation related to the use of the Unit, shall be subject to Declarant's prior written consent. Such approval may be given or withheld in Declarant's discretion and may be subject to such terms and conditions as Declarant deems appropriate.

Notwithstanding the above, Owners may use the name "Artisan Club" where such term is used solely to specify that particular property is located within the Condominium Property (subject, however, to such terms and conditions as Declarant may impose in order to protect its trade names and service marks) and the Association may use the words "Artisan Club" in its name. Other use by the Association or any Owner is subject to the restrictions set out in this Section.

In addition, the Association may enter into license agreements with Declarant or other parties which permit the Association's use of trade names or service marks (*e.g.*, use of the name "Towns & Resorts"). The Association may charge fees and collect royalties in connection with such sub-license agreements; provided, Declarant and any affiliate of Declarant shall be exempt from payment of such license fees.

(g) Exclusion of Declarant's Other Properties. By accepting a deed to a Unit, each Owner specifically acknowledges that nothing contained in this Declaration shall in any way, either expressly or by implication, restrict, limit, or otherwise affect the use or disposition by Declarant or any affiliate of Declarant of any property either of them owns, whether contained within or contiguous to the Condominium Property. Declarant and its affiliates shall have full,



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free, and unrestricted use of its other lands, notwithstanding any incompatibility of such use with restrictions this Declaration imposes upon the Units. By accepting a deed to a Unit, each Owner, specifically and expressly disclaims any reciprocal negative easement in any property Declarant or any Declarant affiliate owns.

(h) Association as Attorney-in-Fact for Owners. Each Owner, by acceptance of a deed to a Unit, appoints the Association as such Owner's attorney-in-fact to represent the Owners in any condemnation proceedings relating to any portion of the Condominium, in filing and adjusting any insurance claims relating to casualty damage or loss to any structures or improvements comprising the Condominium, and in any negotiations, settlements, or agreements relating to any such condemnation proceeding or insurance claim.

(i) Termination of the Condominium. The Condominium regime created by the recording of this Declaration may be terminated only upon the recording of a written instrument signed by that percentage of Owners and Interested Mortgagees required to approve a termination pursuant to Paragraph 16(b), which instrument evidences their consent to such termination. The termination of the Condominium regime also shall require the consent of Declarant for so long as Declarant or any affiliate of Declarant owns any Unit for sale or lease in the ordinary course of business. Any distribution of funds to the Owners in connection with the termination of the Condominium shall be based upon the percentage undivided interest in the Common Elements allocated to each Unit. Any termination of the Condominium also shall comply with Section 718.117 of the Act.

(j) Notices. Any notice required to be given hereunder shall be in writing and shall be deemed delivered upon personal delivery or delivery by private carrier (when actually delivered to the address of the intended recipient, as evidenced by the signature of the person at such address who accepts such delivery) to the addressee or on the third day after the date postmarked and deposited in the U. S. Mail, registered or certified mail, return receipt requested, addressed as provided in the By-Laws. If notice is sent by facsimile or electronic mail (and if such notice is permitted by Florida law), such notice shall be deemed delivered upon transmission, as evidenced by a printed confirmation.

(k) Severability. Invalidation of any provision of this Declaration, by judgment, court order, or otherwise, in one circumstance shall in no way affect the application of such provision to other circumstances nor affect any other provision(s), which shall all remain in full force and effect.

(l) Exhibits. The attached Exhibits "A," "B," "C," "D," and "E" are incorporated into this Declaration by reference and may be amended in accordance with the provisions of this Declaration and the Act. All other exhibits are attached for informational purposes and may be amended as provided in those instruments and the Act.



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**22. RELATIONSHIP TO CELEBRATION COMMUNITY.**

(a) The Celebration Community. The Condominium is a component of the larger master planned community known as Celebration. All Owners, lessees, and occupants of Units in the Condominium shall have access to and use of various services and facilities provided by the Celebration Residential Association. Such services and facilities may include, but need not be limited to, a community network computer server designed to permit interactive access to community information, bulletin boards, and similar services. Each Owner acknowledges that the provision of such services and facilities shall be funded through various mechanisms, including use and consumption fees charged to individual users of such services and facilities. Additionally, the Association or the Celebration Residential Association may enter into contractual arrangements or other forms of agreements with the Celebration Joint Committee, Inc., for various services or access to various facilities, in exchange for use and consumption fees, cost sharing, or similar financial commitments by the Association or the Celebration Residential Association. Each Owner acknowledges that costs incurred by the Association or the Celebration Residential Association in this context may be incorporated into the respective budgets of the Association and the Celebration Residential Association and may be collected from the Owners through assessments levied in accordance with this Declaration.

(b) The Celebration Residential Association. Every Owner, by acceptance of a deed to a Unit, acknowledges that, in addition to being subject to and bound by the Condominium Instruments, he or she is subject to the Celebration Residential Charter and that he or she is automatically a member of and subject to assessment by the Celebration Residential Association in accordance with the terms of the Celebration Residential Charter. Each Owner covenants and agrees to pay all assessments levied against such Owner's Unit by the Celebration Residential Association, whether billed directly by the Celebration Residential Association or by the Celebration Joint Committee, Inc., on behalf of the Celebration Residential Association.

(c) The Artisan Park Service Area. Every Owner, by acceptance of a deed to a Unit, acknowledges that, in addition to being subject to and bound by the Condominium Instruments and the Celebration Residential Charter, he or she is subject to the Artisan Park Declaration. Each Owner covenants and agrees to pay all assessments levied against such Owner's Unit in accordance with the Artisan Park Declaration.

(d) Supremacy of Celebration Residential Charter and the Artisan Park Declaration. Except to the extent limited under the Act, the Association shall be entitled to exercise any of the rights conferred upon it and shall be subject to all of the obligations imposed upon it pursuant to the Celebration Residential Charter and the by-laws of Celebration Residential Association, and to the Artisan Park Declaration. Except to the extent limited by the Act, the Association and all committees thereof shall also be subject to all superior rights and powers which have been conferred upon the Celebration Residential Association, pursuant to the Celebration Residential Charter and its by-laws and the Artisan Park Declaration; The Celebration Company, its successors and assigns; and Declarant and its successors and assigns. The Association shall take



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no action in derogation of the rights of the Celebration Residential Association, The Celebration Company, or Declarant under such documents.

(e) Easement to the Celebration Residential Association. The officers, agents, employees, and independent contractors of the Celebration Residential Association shall have a non-exclusive easement to enter upon the Condominium for the purpose of exercising the authority and performing or satisfying the duties and obligations of the Celebration Residential Association, as set forth in the Celebration Residential Charter, its by-laws, and rules and regulations.

(f) Cumulative Effect; Conflict. The provisions of the Condominium Instruments shall be cumulative with the provisions of the Celebration Residential Charter and the articles of incorporation, by-laws, and rules of the Celebration Residential Association and the Artisan Park Declaration and the rules of the Artisan Park Service Area; however, in the event of conflict between or among the provisions of the Condominium Instruments, such Celebration documents, or the Artisan Park Service Area documents, the Celebration documents or the Artisan Park Service Area documents, as applicable, shall be superior to those of the Condominium and the Association. The foregoing priorities shall not prevent enforcement by the Association of provisions or rules which are stricter than those of the Celebration Residential Association or the Artisan Park Service Area.

(g) Celebration Foundation, Inc. Coincident with the transfer of title to each Unit, the seller of the Unit shall be required to make a non-refundable contribution to the Celebration Foundation, Inc., as provided in and subject to that certain Declaration of Covenants, Conditions, Restrictions and Obligations for Celebration, Area 5 Multi-Family Development, as recorded against the Condominium Property in the Public Records of Osceola County, Florida.

(h) Limitations Imposed by the Florida Condominium Act. The application of the Celebration Residential Charter and the Artisan Park Declaration in relation to the Condominium Instruments shall in all cases be subject to any limitations under the Act.



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IN WITNESS WHEREOF, the undersigned Declarant hereby executes this Declaration by and through its authorized representatives on the day and year first above written.

**DECLARANT:** ARTISAN PARK, L.L.C.,
a Delaware limited liability company

By: St. Joe Towns & Resorts, L.P.,
a Delaware limited partnership, its authorized agent

By: St. Joe/Arvida Company, Inc.,
a Florida corporation, its general partner

By: _____
Name: M. EDWARD HILL
Title: VICE PRESIDENT

Witnessed By:

By: _____
Print Name: SANDRA SCHNEIDER

By: _____
Print Name: DREW KAISER

State of Florida )
) ss
County of ~~Osceola~~ Volusia)

The foregoing instrument was acknowledged before me this 1st day of June, 2005, by M. Edward Hill, Vice President of Artisan Park, L.L.C., a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: _____
Name: Carol Watral
Title: Notary Public

[NOTARIAL SEAL]

Serial Number, if any: _____
My Commission Expires: _____

Carol Watral
MY COMMISSION # DD172210 EXPIRES
December 16, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

5297.01/ Condo/CADocs



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IN WITNESS WHEREOF, The Celebration Company hereby agrees and consents to the filing of the within and foregoing Declaration of Condominium for Artisan Club Condominium this 25 day of May, 2005.

BY: THE CELEBRATION COMPANY, a Florida corporation

ADDRESS: 200 Celebration Place
Celebration, Florida 34747

By: Matthew Kelly
Name: Matthew Kelly
Title: President

[CORPORATE SEAL]

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 25 day of May, 2005, by Matt Kelly, President of The Celebration Company, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: John McGowan
Name: John McGowan
Title: Notary Public
Serial Number, if any: _____
My Commission Expires: _____

[NOTARIAL SEAL]

John McGowan
My Commission DD242358
Expires August 17 2007

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# EXHIBIT "A"

## LEGAL DESCRIPTION PROPERTY SUBMITTED TO THE DECLARATION

Lot 1 and Lot 7 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

COPY



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# EXHIBIT "A"

The lands described as:

Lot 1 and Lot 7 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

are also described as follows:

LOT 1 (METES & BOUNDS)

A part of Lot 315 and a part of Tracts 27 and 49 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following three (3) courses: run S.18°11'52"W. for 39.85 feet; thence S.22°12'55"W. for 16.79 feet; thence S.16°04'12"W. for 18.43 feet to the POINT OF BEGINNING; thence N.86°12'32"E. for 42.61 feet to a non-tangent curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 61.50 feet and a chord bearing of S.47°36'21"E., through a central angle of 67°46'18", for 72.74 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 41°18'27", for 18.02 feet to the point of compound curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 640.00 feet, through a central angle of 01°46'10", for 19.77 feet to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet, through a central angle of 09°07'49", for 239.82 feet; thence S.41°03'57"W. for 72.07 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 65°30'56", for 28.59 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'56", for 57.17 feet to the point of tangency; thence S.41°03'57"W. for 234.98 feet to a non-tangent curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 250.00 feet and a chord bearing of N.51°40'48"W., through a central angle of 24°41'50", for 107.76 feet to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 15°05'46", for 13.17 feet to the point of tangency; thence N.48°55'58"W. for 70.51 feet; thence N.64°05'56"E. for 16.63 feet to the aforesaid Boundary line of Lot 315; thence along the Boundary of said Lot 315 the following courses: run N.40°40'28"W. for 108.75 feet; thence N.29°51'58"W. for 48.62 feet; thence N.46°30'37"E. for 32.46 feet; thence N.61°50'54"E. for 46.35 feet; thence N.57°31'44"E. for 58.80 feet; thence N.49°08'22"E. for 16.43 feet; thence N.47°16'57"E. for 14.94 feet; thence N.36°26'02"E. for 18.77 feet; thence N.26°47'49"E. for 34.67 feet; thence N.28°25'41"E. for 22.81 feet; thence N.31°45'44"E. for 23.44 feet; thence N.35°52'16"E. for 51.20 feet; thence N.16°04'12"E. for 21.54 feet to the POINT OF BEGINNING.

Containing 2.881 acres more or less.

TOGETHER WITH
LOT 7 (METES & BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Easterly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.40°12'12"E. along the Boundary line of Lot 315 of the said plat for 15.52 feet to the POINT OF BEGINNING; thence continue N.40°12'12"E. for 50.01 feet; thence S.48°56'05"E. for 54.71 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 208.50 feet and a chord bearing of S.36°23'12"W., through a central angle of 05°25'15", for 19.73 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 191.50 feet, through a central angle of 09°06'00", for 30.42 feet; thence N.48°56'05"W. for 57.07 feet to the POINT OF BEGINNING.

Containing 2813 square feet, more or less.

Altogether containing 2.946 acres more or less.



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**EXHIBIT "B"**

**Plats**

The plats of survey for the Condominium are recorded in the Public Records of Osceola County, Florida, as follows and are incorporated into the Declaration by reference as if attached hereto:

| Phase | Condominium Plat Book | Pages |
|---|---|---|
| One | 7 | 175~~68~~-176 |
| | | |
| | | |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the plat depicting the Units so added.

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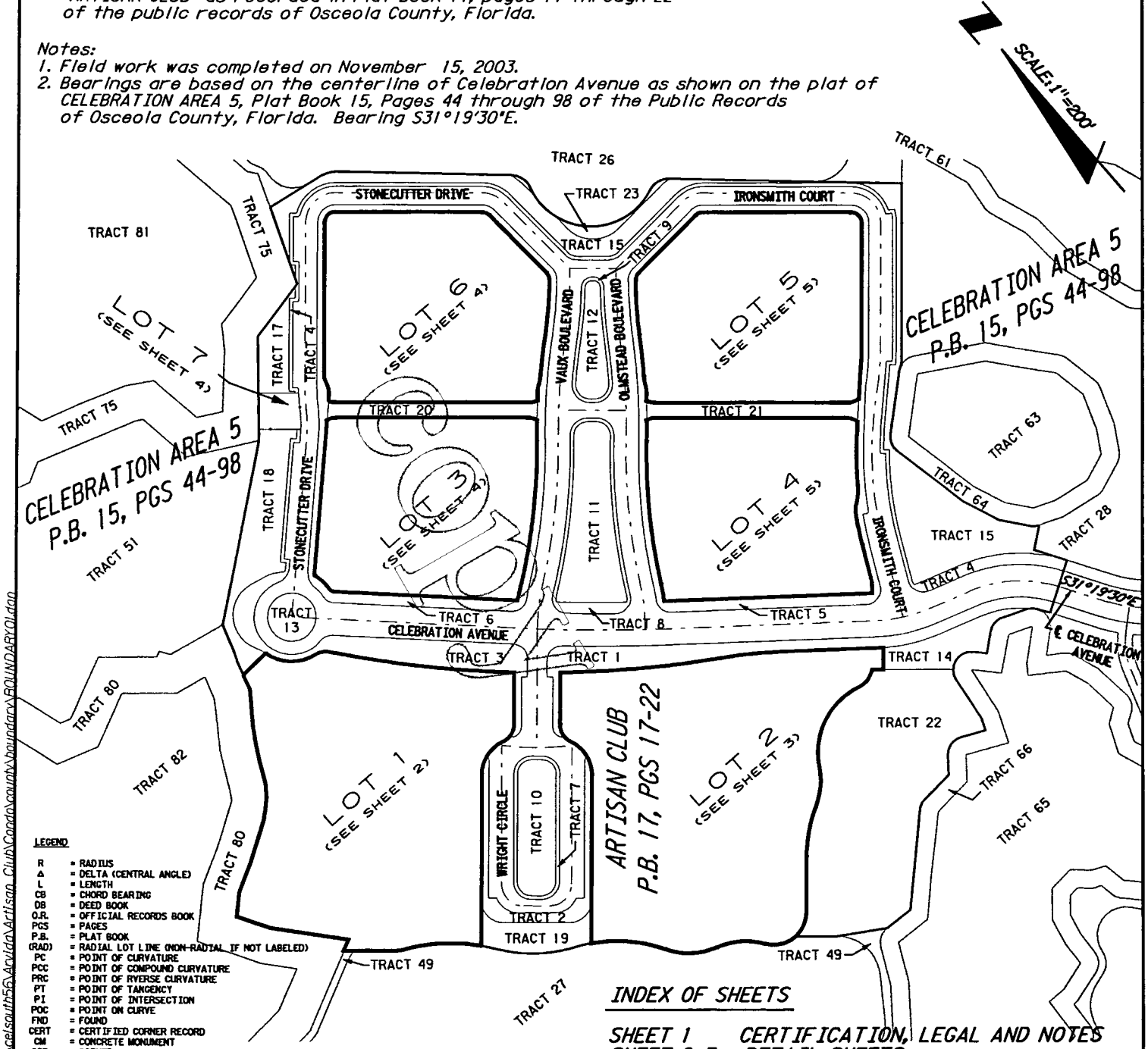
# ARTISAN CLUB, A CONDOMINIUM
# BOUNDARY SURVEY

CL 2005175346 OR 2859/2265

LEGAL DESCRIPTION

Lots 1 through 7 inclusive of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, pages 17 through 22 of the public records of Osceola County, Florida.

Notes:
1. Field work was completed on November 15, 2003.
2. Bearings are based on the centerline of Celebration Avenue as shown on the plat of CELEBRATION AREA 5, Plat Book 15, Pages 44 through 98 of the Public Records of Osceola County, Florida. Bearing S31°19'30"E.




LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RYERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ◉ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" |
| ○ | = NO POINT SET |

INDEX OF SHEETS


SHEET 1 CERTIFICATION, LEGAL AND NOTES
SHEET 2-5 DETAIL SHEETS


Certification:

This survey meets the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers, Chapter 61G17-6, Florida Administrative Code.

Jack V. Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

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

JACK VANCE CARPER JR. CERTIFICATE NO. 3598 STATE OF FLORIDA REGISTERED LAND SURVEYOR


PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24


Date: 05/05/05
Scale: 1" = 200'
Job No.: 071104.22 0015
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "B" Sheet 1 of 5

W:\celsouth56\Arvida\Artisan Club\Condo\county\boundary\BOUNDARY01.dgn
02-AUG-2005 13:12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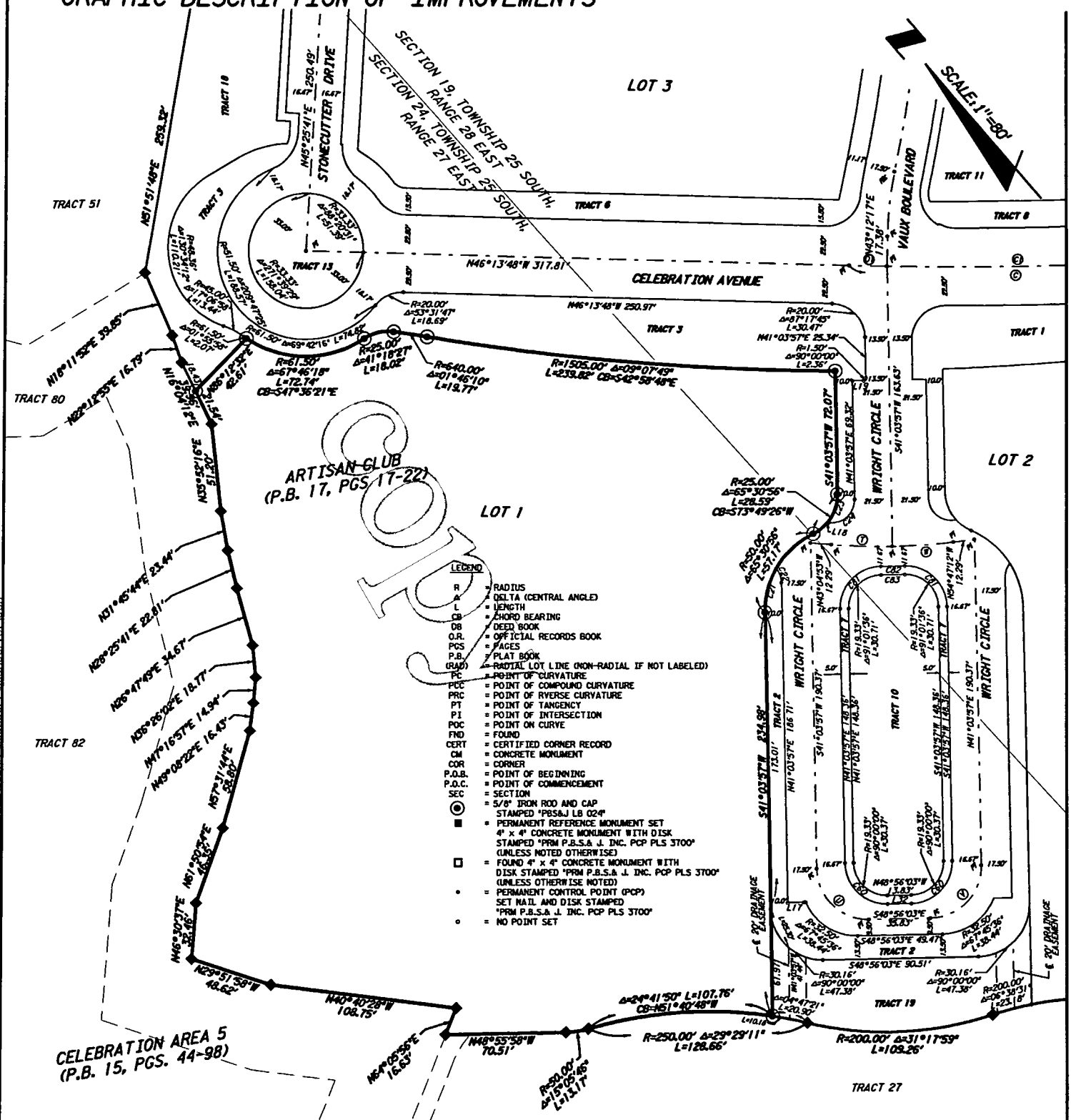
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

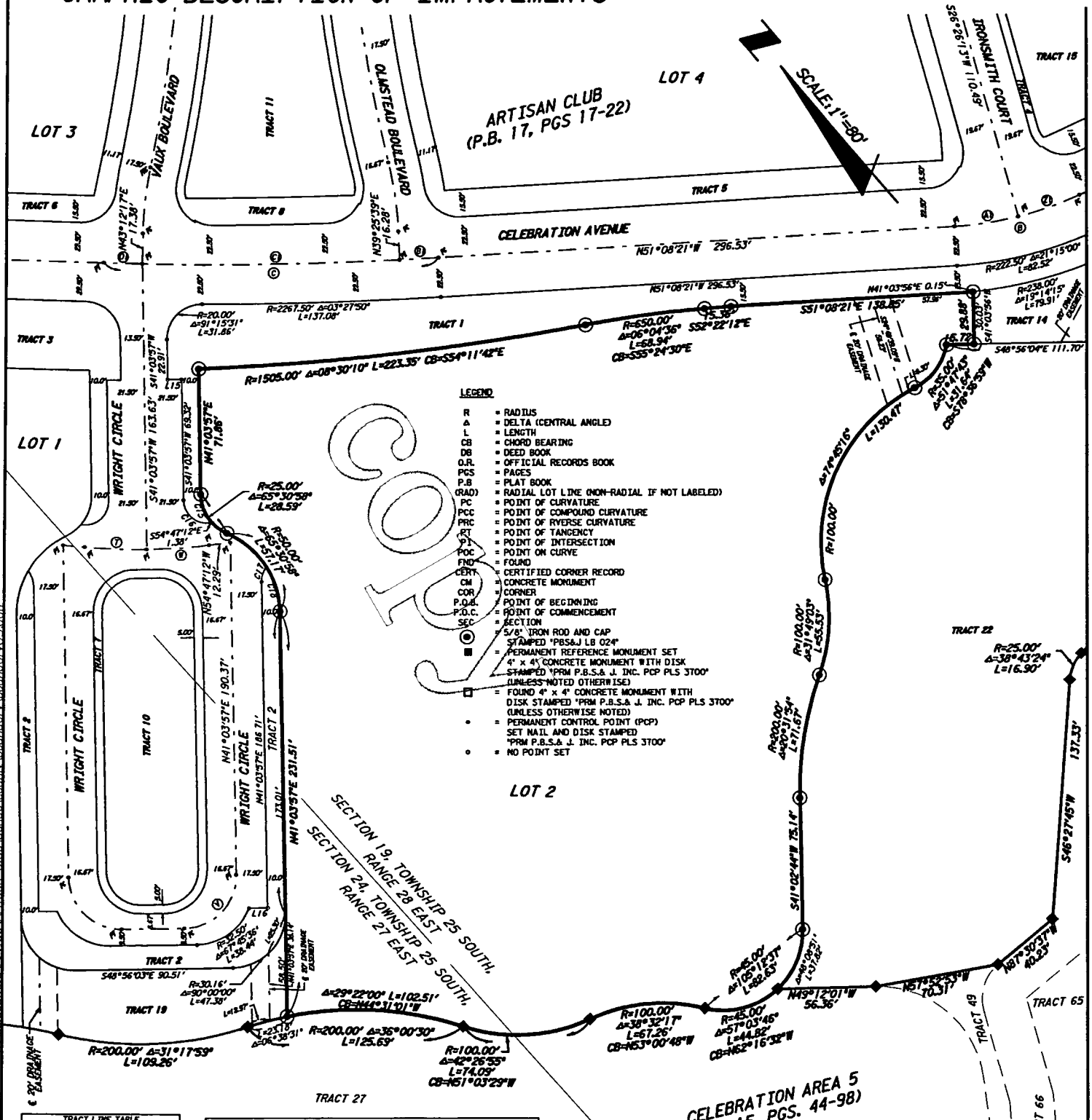
CL 2005175346

OR 2859/2266


SCALE: 1"=80'
LOT 1
LOT 2
LOT 3
ARTISAN CLUB
(P.B. 17, PGS. 17-22)
CELEBRATION AREA 5
(P.B. 15, PGS. 44-98)
SECTION 19, TOWNSHIP 25 SOUTH, RANGE 28 EAST
SECTION 24, TOWNSHIP 25 SOUTH, RANGE 27 EAST
STONECUTTER DRIVE
CELEBRATION AVENUE
VAUX BOULEVARD
WRIGHT CIRCLE
TRACT 51
TRACT 80
TRACT 82
TRACT 27
TRACT 11
TRACT 1
TRACT 2
TRACT 3
TRACT 6
TRACT 8
TRACT 10
TRACT 13
TRACT 19
20' DRAINAGE EASEMENT
N46°13'48"W 317.81'
N46°13'48"W 250.97'
N51°51'48"E 259.32'
N18°11'52"E 39.85'
N22°12'53"E 16.79'
N31°45'44"E 23.44'
N28°25'41"E 22.81'
N26°47'43"E 34.67'
N35°26'02"E 18.77'
N47°16'57"E 14.94'
N49°08'22"E 16.43'
N57°31'44"E 58.80'
N61°20'37"E 16.52'
N46°30'37"E 32.40'
N29°51'58"W 48.62'
N40°40'28"W 108.75'
N48°55'58"W 70.51'
N65°05'58"E 16.63'
S41°03'57"W 834.98'
S41°03'57"W 72.07'
S48°56'03"E 49.47'
S48°56'03"E 90.51'
N48°56'03"W 13.83'
S48°56'03"E 35.83'
R=1505.00' Δ=09°07'49" L=239.82' CB=S42°58'48"E
R=640.00' Δ=01°46'10" L=19.77'
R=25.00' Δ=41°18'27" L=18.02'
R=61.50' Δ=67°46'18" L=72.74' CB=S41°36'21"E
R=61.50' Δ=69°42'16" L=74.82'
R=20.00' Δ=53°31'47" L=18.69'
R=20.00' Δ=87°17'45" L=30.47'
R=1.50' Δ=90°00'00" L=2.36'
R=25.00' Δ=65°30'56" L=28.59' CB=S73°49'26"W
R=50.00' Δ=65°30'56" L=57.17'
R=19.33' Δ=91°01'36" L=30.71'
R=19.33' Δ=90°00'00" L=30.37'
R=30.16' Δ=90°00'00" L=47.38'
R=200.00' Δ=06°38'31" L=23.19'
R=250.00' Δ=29°29'11" L=128.66'
R=200.00' Δ=31°17'59" L=109.26'
R=50.00' Δ=159°05'46" L=113.17'
Δ=24°41'50" L=107.76' CB=N51°40'48"W
L=120.92'
N43°12'17"E 17.38'
N41°03'57"E 25.34'
N41°03'57"E 153.63'
N41°03'57"E 186.71'
N41°03'57"E 148.36'
N41°03'57"E 90.37'
N41°03'57"E 148.36'
N41°03'57"E 148.36'
N41°03'57"E 90.37'
N43°01'53"W 12.29'
N54°47'29"W 12.29'
N43°01'53"W 12.29'
N48°56'03"W 13.83'
S48°56'03"E 49.47'
S48°56'03"E 90.51'
S48°56'03"E 35.83'
S41°03'57"E 186.71'
S41°03'57"E 148.36'
S41°03'57"E 148.36'
S41°03'57"E 90.37

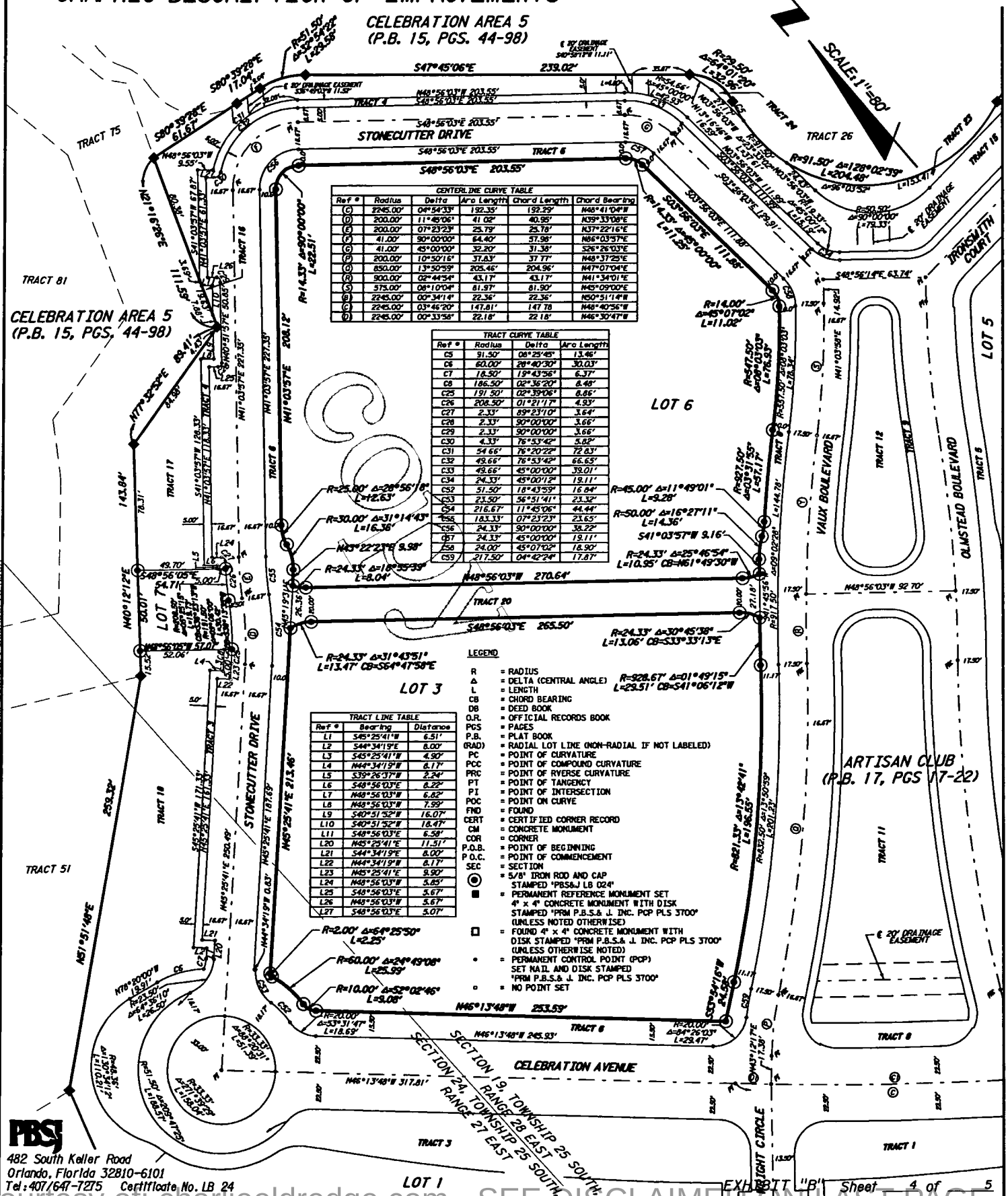
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2267


SCALE: 1" = 80'
LOT 1
LOT 2
LOT 3
LOT 4
ARTISAN CLUB (P.B. 17, PGS 17-22)
CELEBRATION AREA 5 (P.B. 15, PGS. 44-98)
CELEBRATION AVENUE
VAUX BOULEVARD
OLMSTEAD BOULEVARD
IRONSMITH COURT
WRIGHT CIRCLE
TRACT 1
TRACT 2
TRACT 3
TRACT 5
TRACT 6
TRACT 8
TRACT 10
TRACT 11
TRACT 14
TRACT 15
TRACT 19
TRACT 22
TRACT 27
TRACT 49
TRACT 65
TRACT 66
SECTION 19, TOWNSHIP 25 SOUTH, RANGE 28 EAST
SECTION 24, TOWNSHIP 25 SOUTH, RANGE 27 EAST
N51°08'21"W 296.53'
S51°08'21"E 138.85'
R=1505.00' Δ=08°30'10" L=223.35' CB=S54°11'42"E
R=650.00' Δ=06°04'36" L=68.94' CB=S55°24'30"E
R=2267.50' Δ=03°27'50" L=137.08'
R=20.00' Δ=91°15'31" L=31.86'
R=25.00' Δ=65°30'58" L=28.59'
R=50.00' Δ=65°30'58" L=57.17'
R=222.50' Δ=21°15'00" L=82.52'
R=238.00' Δ=19°11'45" L=79.71'
R=55.00' Δ=57°41'43" L=57.44' CB=S78°36'33"W
R=100.00' Δ=74°45'16" L=130.47'
R=100.00' Δ=31°49'03" L=55.53'
R=300.00' Δ=30°31'54" L=171.87'
R=25.00' Δ=38°43'24" L=16.90'
R=45.00' Δ=105°12'37" L=82.63'
R=45.00' Δ=57°03'46" L=44.82' CB=N62°16'32"W
R=100.00' Δ=38°32'17" L=67.26' CB=N53°00'48"W
R=100.00' Δ=42°26'55" L=74.09' CB=N51°03'29"W
R=200.00' Δ=31°17'59" L=109.26'
R=200.00' Δ=36°00'30" L=125.69'
Δ=29°22'00" L=102.51' CB=N44°31'01"W
R=30.16' Δ=90°00'00" L=47.36'
R=32.50' Δ=57°45'36" L=32.76'
N41°03'57"E 190.37'
N41°03'57"E 231.51'
N41°03'57"E 71.85'
S41°03'57"W 163.63'
S41°03'57"W 68.32'
S41°03'57"W 22.91'
N54°47'12"E 1.38'
N54°47'12"W 12.29'
S48°56'03"E 90.51'
S46°27'45"W 137.33'
S41°02'44"W 75.14'
N49°12'01"W 56.36'
N87°30'37"W 40.23'
N51°52'53"W 10.37'
N43°12'17"E 17.36'
N39°25'39"E 16.28'
S48°56'04"E 111.70'
S41°03'56"W 30.00'
S41°03'56"W 29.88'
S41°03'56"W 29.77'
S41°03'56"W 29.27'
S41°03'56"W 29.27'
S41°03'56"W 29.27

# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2268




CENTERLINE CURVE TABLE

| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
|---|---|---|---|---|---|
| C | 2245.00' | 04°54'33" | 192.35' | 192.29' | N48°41'04"W |
| C | 200.00' | 11°45'06" | 41.02' | 40.95' | N39°33'08"E |
| C | 200.00' | 07°23'23" | 25.79' | 25.78' | N37°22'16"E |
| C | 41.00' | 90°00'00" | 64.40' | 57.98' | N86°03'57"E |
| C | 41.00' | 45°00'00" | 32.20' | 31.38' | S26°26'03"E |
| C | 200.00' | 10°50'16" | 37.83' | 37.77' | N48°31'25"E |
| C | 850.00' | 13°50'59" | 205.46' | 204.96' | N47°07'04"E |
| C | 900.00' | 02°44'54" | 43.17' | 43.17' | N41°34'01"E |
| C | 575.00' | 08°10'04" | 81.97' | 81.90' | N45°09'00"E |
| C | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| C | 2245.00' | 03°46'20" | 147.78' | 147.78' | N48°40'56"W |
| C | 2245.00' | 00°33'56" | 22.18' | 22.18' | N46°30'47"W |

TRACT CURVE TABLE

| Ref # | Radius | Delta | Arc Length |
|---|---|---|---|
| C5 | 91.50' | 08°25'45" | 13.46' |
| C6 | 60.00' | 28°40'30" | 30.03' |
| C7 | 18.50' | 19°43'56" | 6.37' |
| C8 | 186.50' | 02°36'20" | 8.48' |
| C25 | 191.50' | 02°39'06" | 8.86' |
| C26 | 208.50' | 01°21'17" | 4.93' |
| C27 | 2.33' | 89°23'10" | 3.64' |
| C28 | 2.33' | 90°00'00" | 3.66' |
| C29 | 2.33' | 90°00'00" | 3.66' |
| C30 | 4.33' | 76°53'42" | 5.82' |
| C31 | 54.66' | 76°20'22" | 72.83' |
| C32 | 49.66' | 76°53'42" | 66.65' |
| C33 | 49.66' | 45°00'00" | 39.01' |
| C34 | 24.33' | 45°00'12" | 19.11' |
| C52 | 51.50' | 18°43'59" | 16.84' |
| C53 | 23.50' | 56°51'41" | 23.32' |
| C54 | 216.67' | 11°45'06" | 44.44' |
| C55 | 183.33' | 07°23'23" | 23.65' |
| C56 | 24.33' | 90°00'00" | 38.22' |
| C57 | 24.33' | 45°00'00" | 19.11' |
| C58 | 24.00' | 45°07'02" | 18.90' |
| C59 | 217.50' | 04°42'24" | 17.87' |

TRACT LINE TABLE

| Ref # | Bearing | Distance |
|---|---|---|
| L1 | S45°25'41"W | 6.51' |
| L2 | S44°34'19"E | 8.00' |
| L3 | S45°25'41"W | 4.90' |
| L4 | N44°34'19"W | 6.17' |
| L5 | S39°26'37"W | 2.24' |
| L6 | S48°56'03"E | 8.22' |
| L7 | N48°56'03"W | 6.82' |
| L8 | N48°56'03"W | 7.99' |
| L9 | S40°51'52"W | 16.07' |
| L10 | S40°51'52"W | 18.47' |
| L11 | S48°56'03"E | 6.58' |
| L20 | N45°25'41"E | 11.51' |
| L21 | S44°34'19"E | 8.00' |
| L22 | N44°34'19"W | 8.17' |
| L23 | N45°25'41"E | 9.90' |
| L24 | N48°56'03"W | 5.85' |
| L25 | S48°56'03"E | 5.67' |
| L26 | N48°56'03"W | 5.67' |
| L27 | S48°56'03"E | 5.07' |

LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RYERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ◉ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" |
| ○ | = NO POINT SET |


PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24





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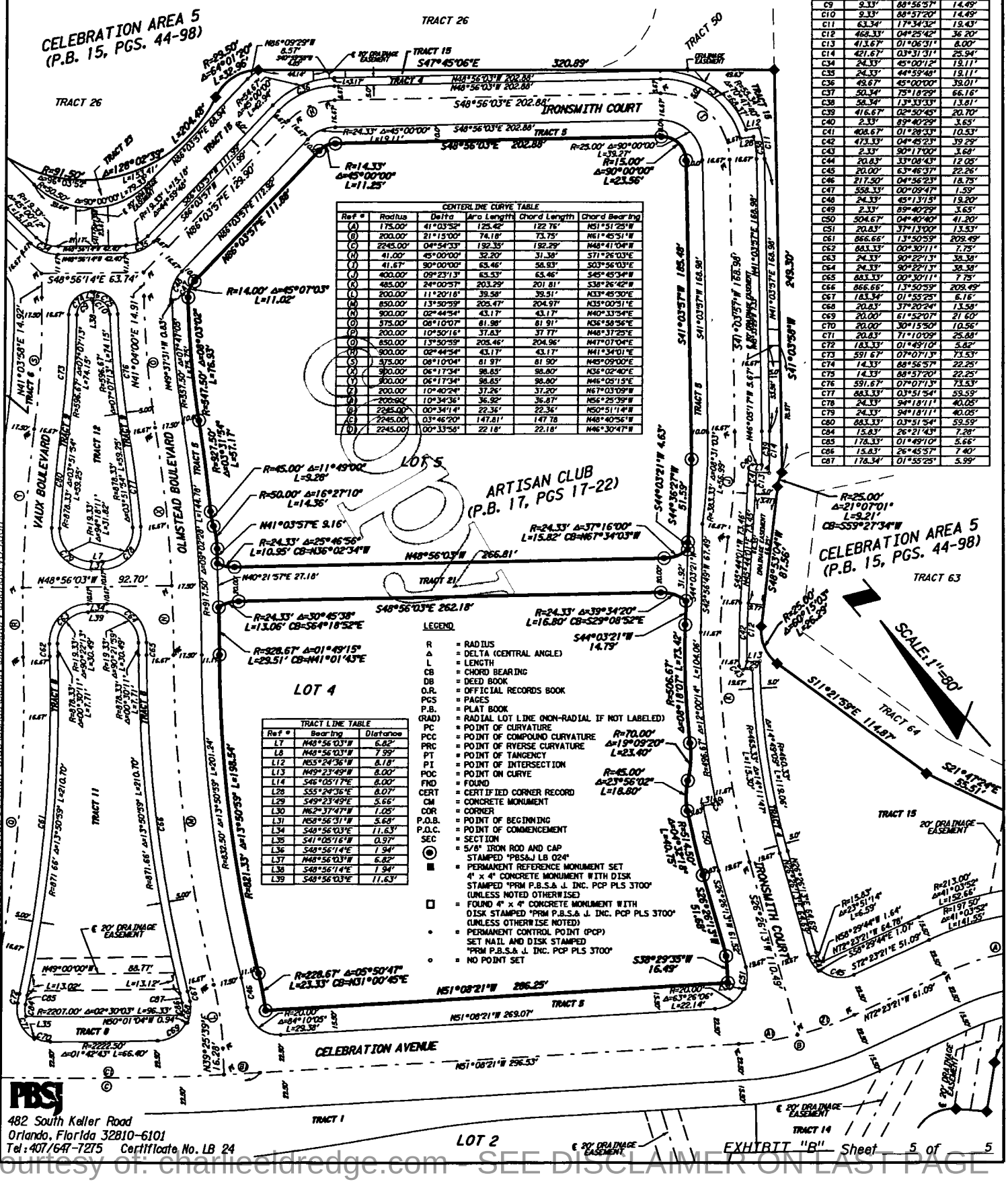
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2269




| CENTERLINE CURVE TABLE | | | | |
|---|---|---|---|---|
| Ref # | Radius | Delta | Arc Length | Chord Bearing |
| (A) | 175.00' | 41°03'52" | 125.42' | 122.76' | N51°51'25"W |
| (B) | 200.00' | 21°15'00" | 74.18' | 73.75' | N61°45'51"W |
| (C) | 2245.00' | 04°54'33" | 192.35' | 192.29' | N48°41'04"W |
| (H) | 41.00' | 45°00'00" | 32.20' | 31.38' | S71°26'03"E |
| (I) | 41.67' | 90°00'00" | 65.46' | 58.93' | S03°56'03"E |
| (J) | 400.00' | 09°23'13" | 65.53' | 65.46' | S45°45'34"W |
| (K) | 485.00' | 24°00'57" | 203.29' | 201.81' | S38°26'42"W |
| (L) | 200.00' | 11°20'18" | 39.58' | 39.51' | N33°45'30"E |
| (M) | 850.00' | 13°50'59" | 205.47' | 204.97' | N35°00'31"E |
| (N) | 900.00' | 02°44'54" | 43.17' | 43.17' | N40°33'54"E |
| (O) | 575.00' | 08°10'07" | 81.98' | 81.91' | N36°58'56"E |
| (P) | 200.00' | 10°50'16" | 37.83' | 37.77' | N48°37'25"E |
| (Q) | 850.00' | 13°50'59" | 205.46' | 204.96' | N47°07'04"E |
| (R) | 900.00' | 02°44'54" | 43.17' | 43.17' | N41°34'01"E |
| (S) | 575.00' | 08°10'04" | 81.97' | 81.90' | N45°09'00"E |
| (X) | 900.00' | 06°17'34" | 98.85' | 98.80' | N36°02'40"E |
| (Y) | 900.00' | 06°17'34" | 98.85' | 98.80' | N46°05'15"E |
| (Z) | 200.00' | 10°40'24" | 37.26' | 37.20' | N57°03'09"W |
| (A) | 200.90' | 10°34'36" | 36.92' | 36.87' | N56°25'39"W |
| (B) | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| (C) | 2245.00' | 03°46'20" | 147.81' | 147.78 | N48°40'56"W |
| (D) | 2245.00' | 00°33'56" | 22.18' | 22.18' | N46°30'47"W |

| TRACT CURVE TABLE | | | |
|---|---|---|---|
| Ref # | Radius | Delta | Arc Length |
| C9 | 9.33' | 88°56'57" | 14.49' |
| C10 | 9.33' | 88°57'20" | 14.49' |
| C11 | 63.34' | 17°34'32" | 19.43' |
| C12 | 468.33' | 04°25'42" | 36.20' |
| C13 | 413.67' | 01°06'31" | 8.00' |
| C14 | 421.67' | 03°31'31" | 25.94' |
| C34 | 24.33' | 45°00'12" | 19.11' |
| C35 | 24.33' | 44°59'48" | 19.11' |
| C36 | 43.67' | 45°00'00" | 39.01' |
| C37 | 50.34' | 75°18'29" | 66.16' |
| C38 | 58.34' | 13°33'33" | 13.81' |
| C39 | 416.67' | 02°50'45" | 20.70' |
| C40 | 2.33' | 89°40'29" | 3.65' |
| C41 | 408.67' | 01°26'33" | 10.53' |
| C42 | 473.33' | 04°45'23" | 39.29' |
| C43 | 2.33' | 90°17'00" | 3.68' |
| C44 | 20.83' | 33°08'43" | 12.05' |
| C45 | 20.00' | 63°46'37" | 22.26' |
| C46 | 217.50' | 04°56'23" | 18.75' |
| C47 | 558.33' | 00°09'47" | 1.59' |
| C48 | 24.33' | 45°13'15" | 19.20' |
| C49 | 2.33' | 89°40'29" | 3.65' |
| C50 | 504.67' | 04°40'40" | 41.20' |
| C51 | 20.83' | 37°13'00" | 13.53' |
| C61 | 866.66' | 13°50'59" | 209.49' |
| C62 | 883.33' | 00°30'11" | 7.75' |
| C63 | 24.33' | 90°22'13" | 38.38' |
| C64 | 24.33' | 90°22'13" | 38.38' |
| C65 | 883.33' | 00°30'11" | 7.75' |
| C66 | 866.66' | 13°50'59" | 209.49' |
| C67 | 183.34' | 01°55'25" | 6.16' |
| C68 | 20.83' | 37°20'24" | 13.58' |
| C69 | 20.00' | 61°52'07" | 21.60' |
| C70 | 20.00' | 30°15'50" | 10.56' |
| C71 | 20.83' | 71°10'09" | 25.88' |
| C72 | 183.33' | 01°49'10" | 5.82' |
| C73 | 591.67' | 07°07'13" | 73.53' |
| C74 | 14.33' | 88°56'57" | 22.25' |
| C75 | 14.33' | 88°57'20" | 22.25' |
| C76 | 591.67' | 07°07'13" | 73.53' |
| C77 | 883.33' | 03°51'54" | 59.59' |
| C78 | 24.33' | 94°18'11" | 40.05' |
| C79 | 24.33' | 94°18'11" | 40.05' |
| C80 | 883.33' | 03°51'54" | 59.59' |
| C84 | 15.83' | 26°21'43" | 7.28' |
| C85 | 178.33' | 01°49'10" | 5.66' |
| C86 | 15.83' | 26°45'57" | 7.40' |
| C87 | 178.34' | 01°55'25" | 5.99' |

| TRACT LINE TABLE | | |
|---|---|---|
| Ref # | Bearing | Distance |
| L7 | N48°56'03"W | 6.82' |
| L8 | N48°56'03"W | 7.99' |
| L12 | N55°24'36"W | 8.18' |
| L13 | N49°23'49"W | 8.00' |
| L14 | S46°05'17"E | 8.00' |
| L28 | S55°24'36"E | 8.07' |
| L29 | S49°23'49"E | 5.66' |
| L30 | N62°37'47"W | 1.05' |
| L31 | N58°56'31"W | 5.68' |
| L34 | S48°56'03"E | 11.63' |
| L35 | S41°05'16"W | 0.97' |
| L36 | S48°56'14"E | 1.94' |
| L37 | N48°56'03"W | 6.82' |
| L38 | S48°56'14"E | 1.94' |
| L39 | S48°56'03"E | 11.63' |

LEGEND

R = RADIUS
Δ = DELTA (CENTRAL ANGLE)
L = LENGTH
CB = CHORD BEARING
DB = DEED BOOK
O.R. = OFFICIAL RECORDS BOOK
PGS = PAGES
P.B. = PLAT BOOK
(RAD) = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED)
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF RVERSE CURVATURE
PT = POINT OF TANGENCY
PI = POINT OF INTERSECTION
POC = POINT ON CURVE
FND = FOUND
CERT = CERTIFIED CORNER RECORD
CM = CONCRETE MONUMENT
COR = CORNER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
SEC = SECTION
◉ = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024"
■ = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE)
□ = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED)
• = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700"
○ = NO POINT SET


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**EXHIBIT "C"**

**Floor Plans**

The floor plans for the Condominium are recorded in the Public Records of Osceola County, Florida, as follows, and are incorporated into the Declaration by the reference as if attached hereto:

| Buildings | Condominium Plat Book | Pages |
|---|---|---|
| Phase One, Buildings 5 and 6 | 7 | 168-174 |
| | | |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the floor plans of the Units so added.

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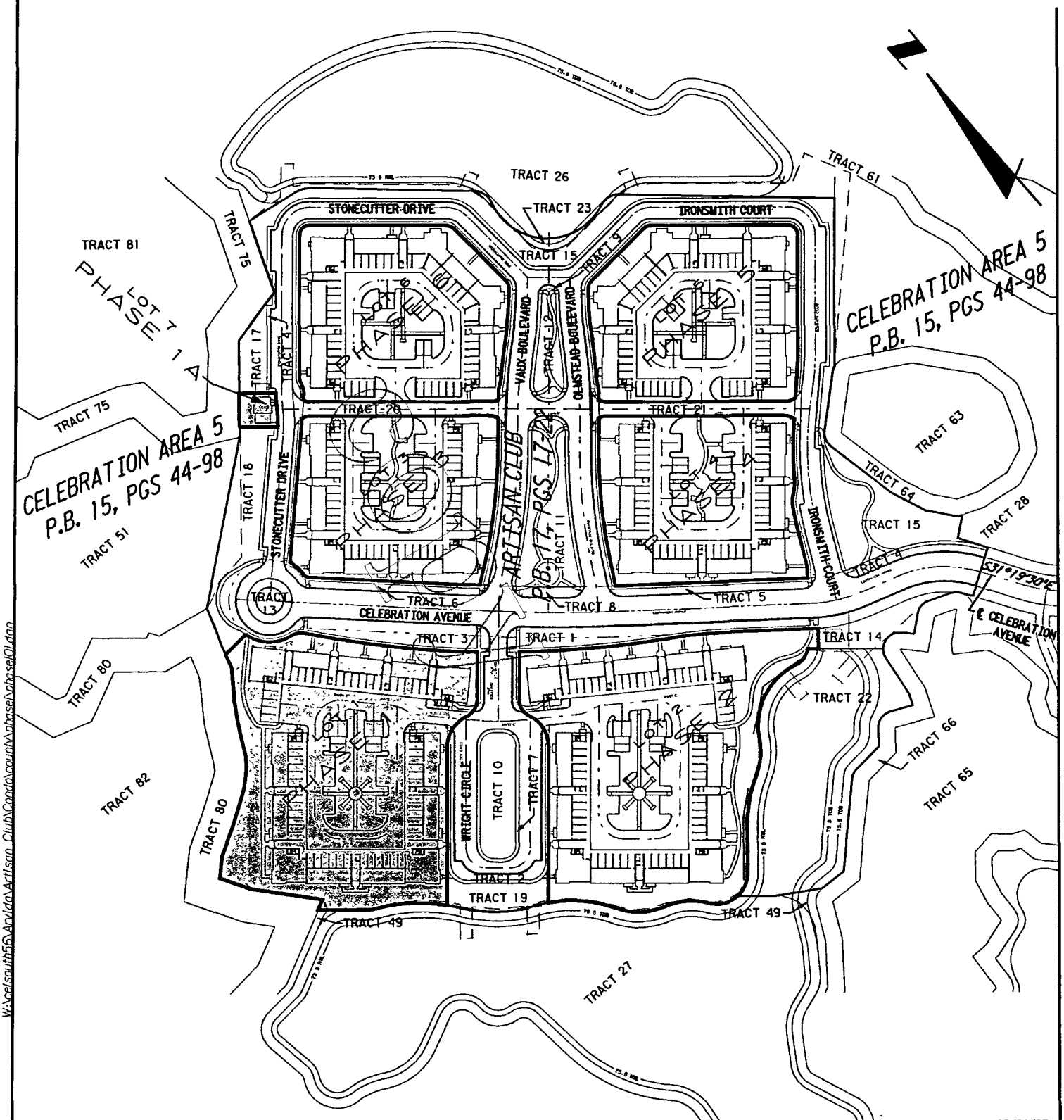
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1 AND PHASE 1A
# LOCATION MAP

CL 2005175346 OR 2859/2271




| | |
|---|---|
| Date: | 08/01/05 |
| Scale: | 1" = 200' |
| Job No.: | 070544.00 |
| F.B.: | N/A |
| Drawn By: | PMM |
| Ckd. By: | |
| Sheet | 1 of 33 |


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EXHIBIT "C"

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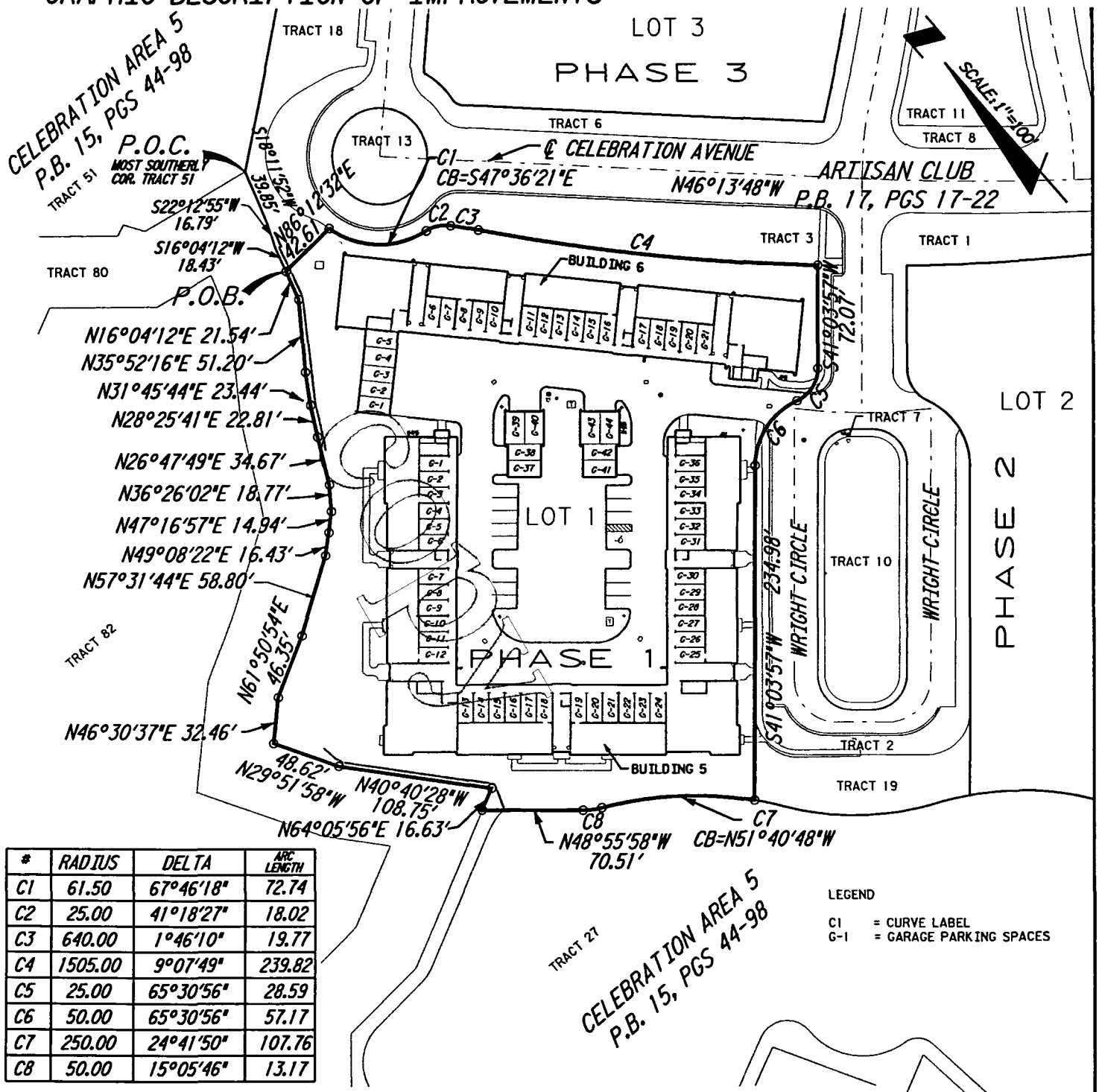
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2272




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C1 | 61.50 | 67°46'18" | 72.74 |
| C2 | 25.00 | 41°18'27" | 18.02 |
| C3 | 640.00 | 1°46'10" | 19.77 |
| C4 | 1505.00 | 9°07'49" | 239.82 |
| C5 | 25.00 | 65°30'56" | 28.59 |
| C6 | 50.00 | 65°30'56" | 57.17 |
| C7 | 250.00 | 24°41'50" | 107.76 |
| C8 | 50.00 | 15°05'46" | 13.17 |

LEGEND

C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES

NOTES:

1. Field Work was completed on July 5, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.

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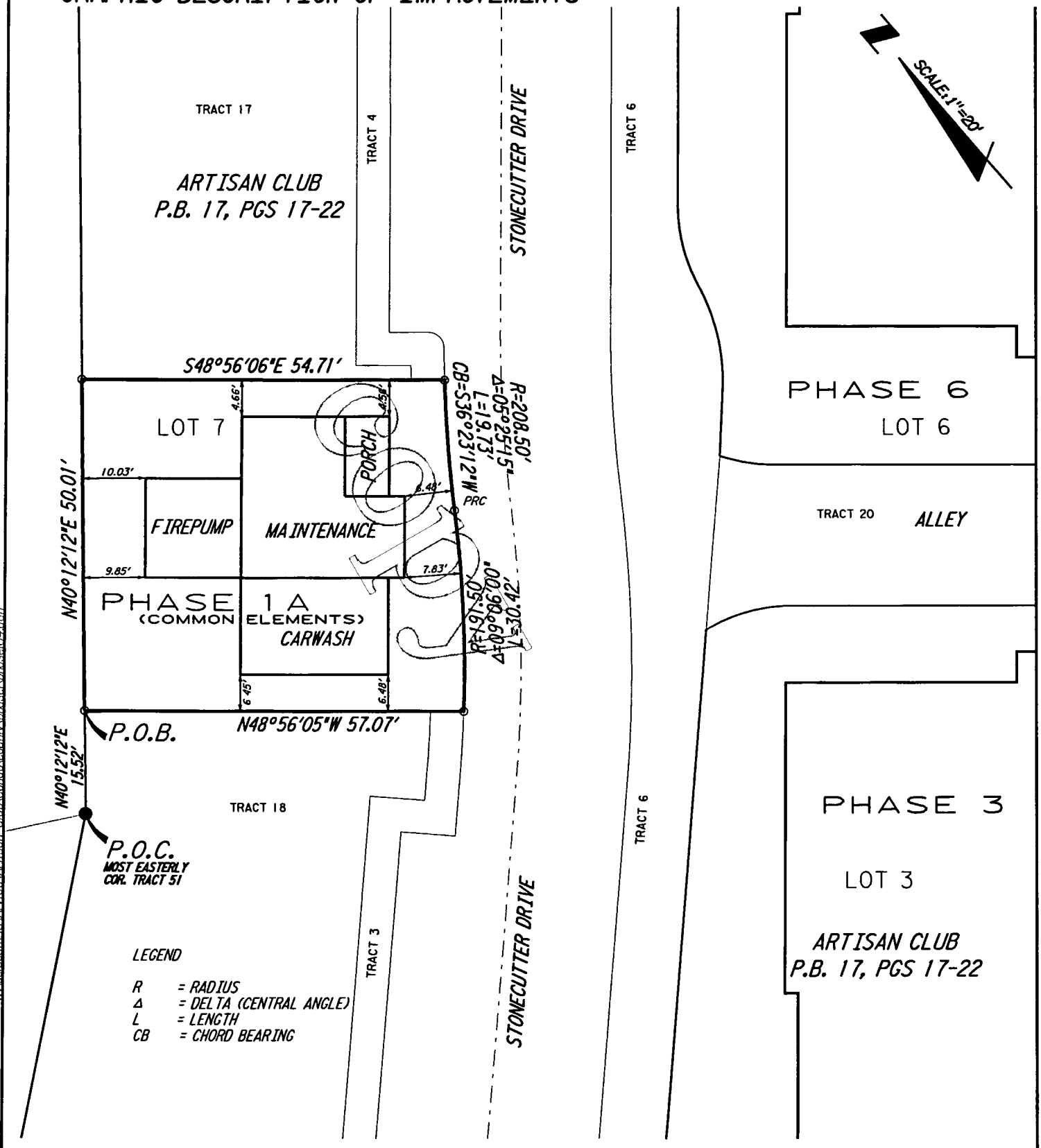
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1A
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2273

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Tel:407/647-7275 Certificate No. LB 24



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# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS



## LEGAL DESCRIPTION

Lot 1 and Lot 7 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida. also described as follows:

LOT 1 (METES & BOUNDS)

A part of Lot 315 and a part of Tracts 27 and 49 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following three (3) courses: run S.18°11'52"W. for 39.85 feet; thence S.22°12'55"W. for 16.79 feet; thence S.16°04'12"W. for 18.43 feet to the POINT OF BEGINNING; thence N.86°12'32"E. for 42.61 feet to a non-tangent curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 61.50 feet and a chord bearing of S.47°36'21"E., through a central angle of 67°46'18", for 72.74 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 41°18'27", for 18.02 feet to the point of compound curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 640.00 feet, through a central angle of 01°46'10", for 19.77 feet to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet, through a central angle of 09°07'49", for 239.82 feet; thence S.41°03'57"W. for 72.07 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 65°30'56", for 28.59 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'56", for 57.17 feet to the point of tangency; thence S.41°03'57"W. for 234.98 feet to a non-tangent curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 250.00 feet and a chord bearing of N.51°40'48"W., through a central angle of 24°41'50", for 107.76 feet to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 15°05'46", for 13.17 feet to the point of tangency; thence N.48°55'58"W. for 70.51 feet; thence N.64°05'56"E. for 16.63 feet to the aforesaid Boundary line of Lot 315; thence along the Boundary of said Lot 315 the following courses: run N.40°40'28"W. for 108.75 feet; thence N.29°51'58"W. for 48.62 feet; thence N.46°30'37"E. for 32.46 feet; thence N.61°50'54"E. for 46.35 feet; thence N.57°31'44"E. for 58.80 feet; thence N.49°08'22"E. for 16.43 feet; thence N.47°16'57"E. for 14.94 feet; thence N.36°26'02"E. for 18.77 feet; thence N.26°47'49"E. for 34.67 feet; thence N.28°25'41"E. for 22.81 feet; thence N.31°45'44"E. for 23.44 feet; thence N.35°52'16"E. for 51.20 feet; thence N.16°04'12"E. for 21.54 feet to the POINT OF BEGINNING.

Containing 2.881 acres more or less.

TOGETHER WITH
LOT 7 (METES & BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Easterly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.40°12'12"E. along the Boundary line of Lot 315 of the said plat for 15.52 feet to the POINT OF BEGINNING; thence continue N.40°12'12"E. for 50.01 feet; thence S.48°56'05"E. for 54.71 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 208.50 feet and a chord bearing of S.36°23'12"W., through a central angle of 05°25'15", for 19.73 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 191.50 feet, through a central angle of 09°06'00", for 30.42 feet; thence N.48°56'05"W. for 57.07 feet to the POINT OF BEGINNING.

Containing 2813 square feet, more or less.

Altogether containing 2.946 acres more or less.

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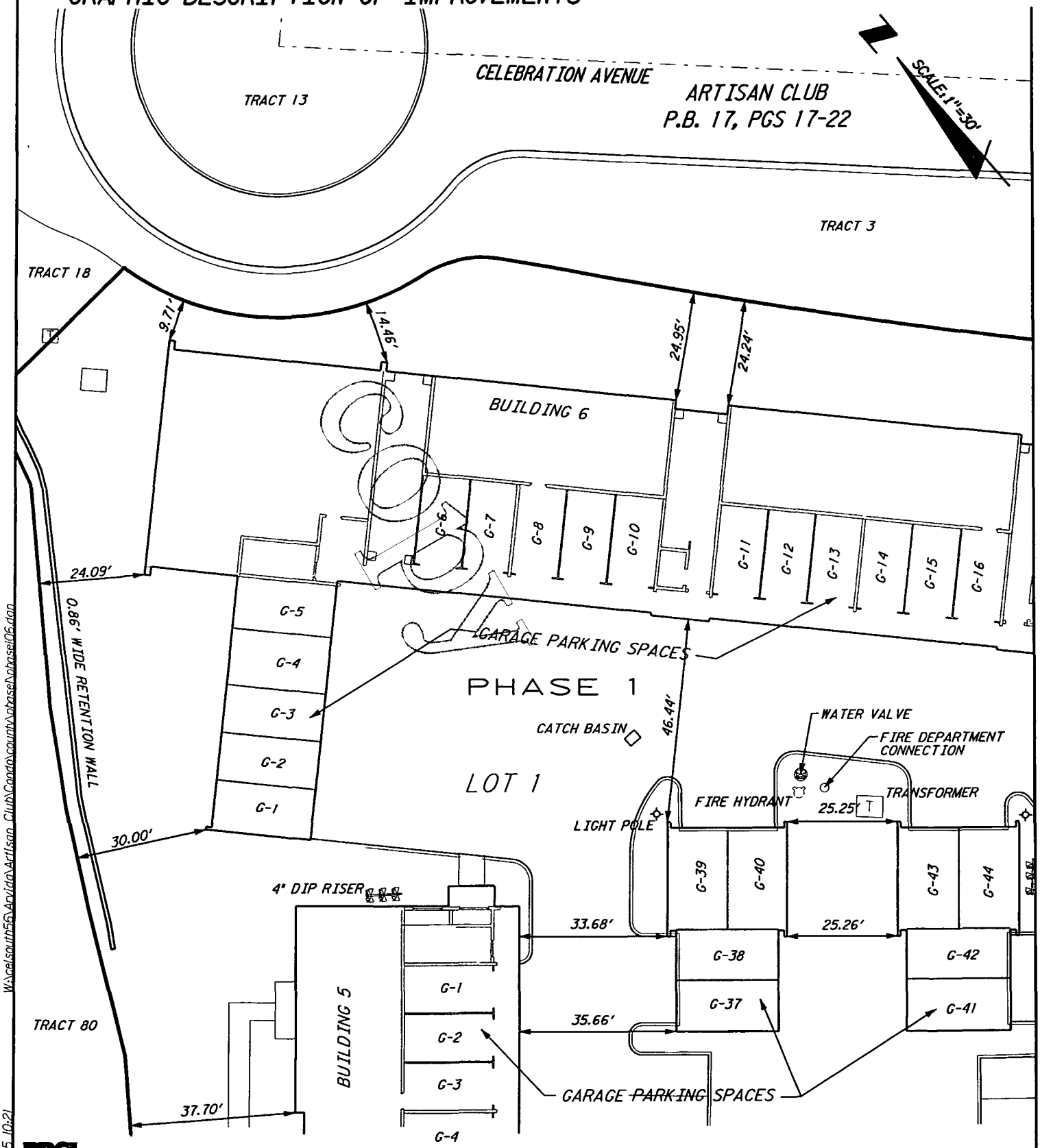
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2275





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NOTE:
GARAGE PARKING SPACES
ARE LIMITED COMMON ELEMENTS



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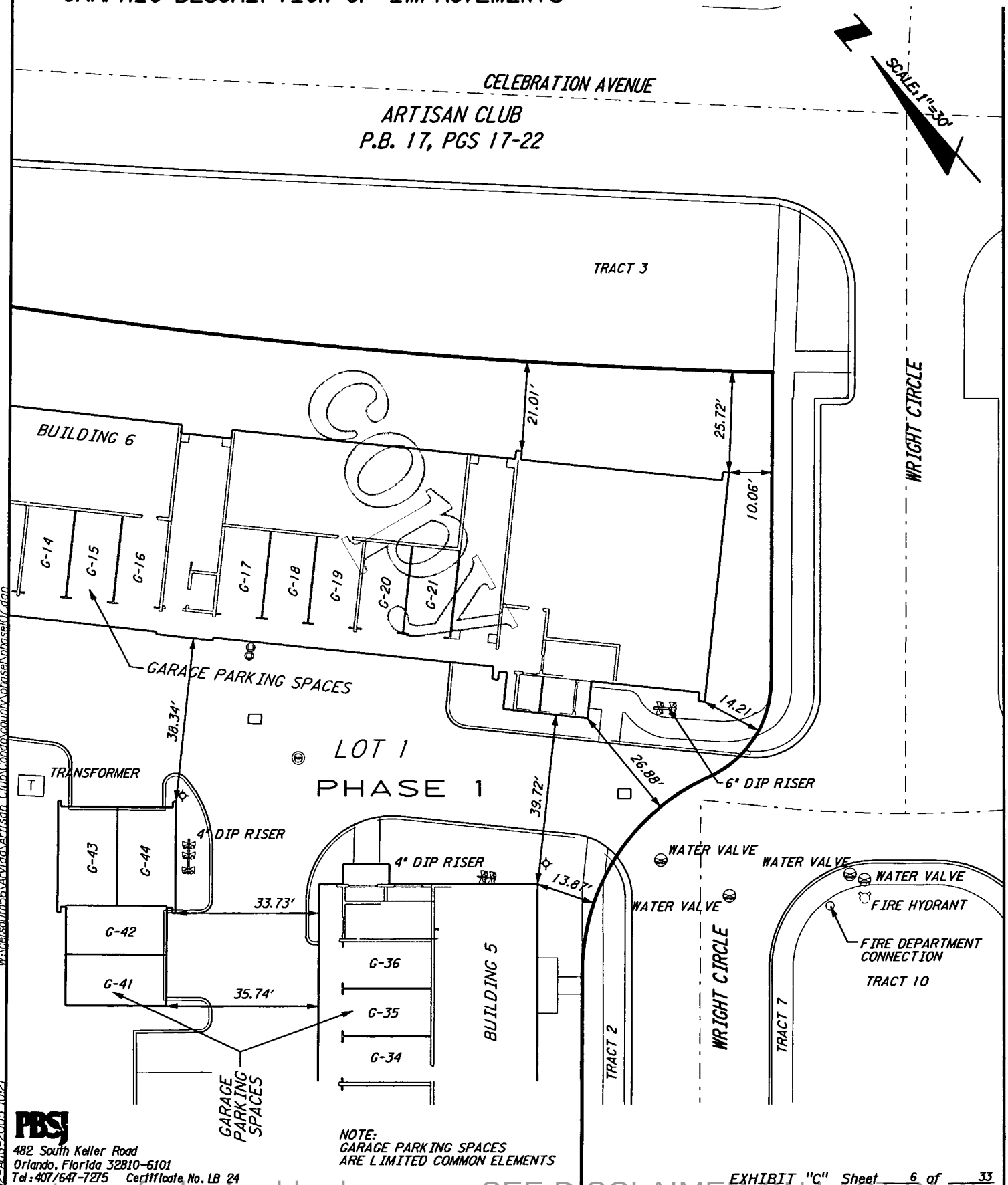
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2276




NOTE:
GARAGE PARKING SPACES
ARE LIMITED COMMON ELEMENTS

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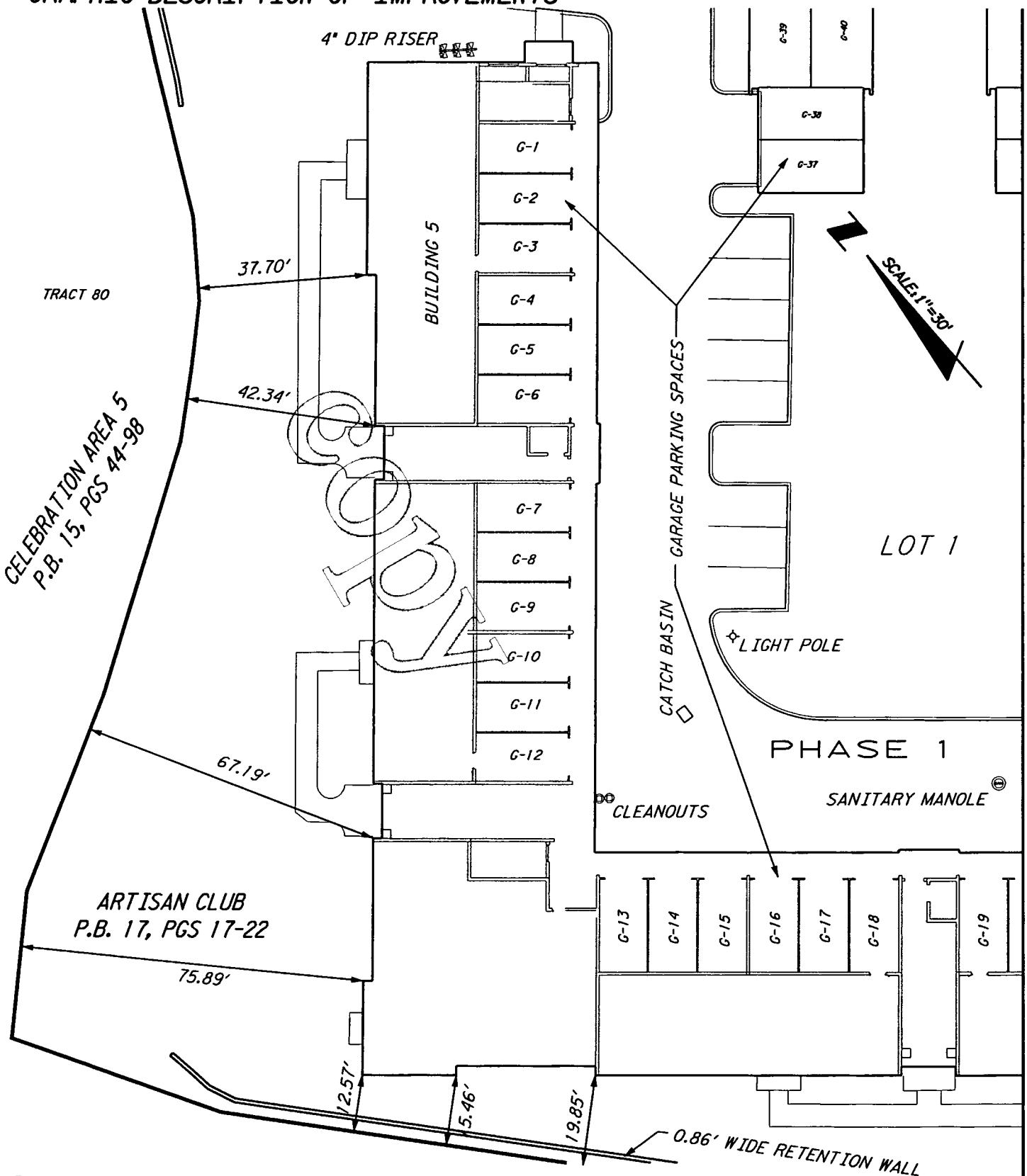
# ARTISAN CLUB, A CONDOMINIUM
## PHASE 1
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2277




NOTE:
GARAGE PARKING SPACES
ARE LIMITED COMMON ELEMENTS

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Tel: 407/647-7275 Certificate No. LB 24



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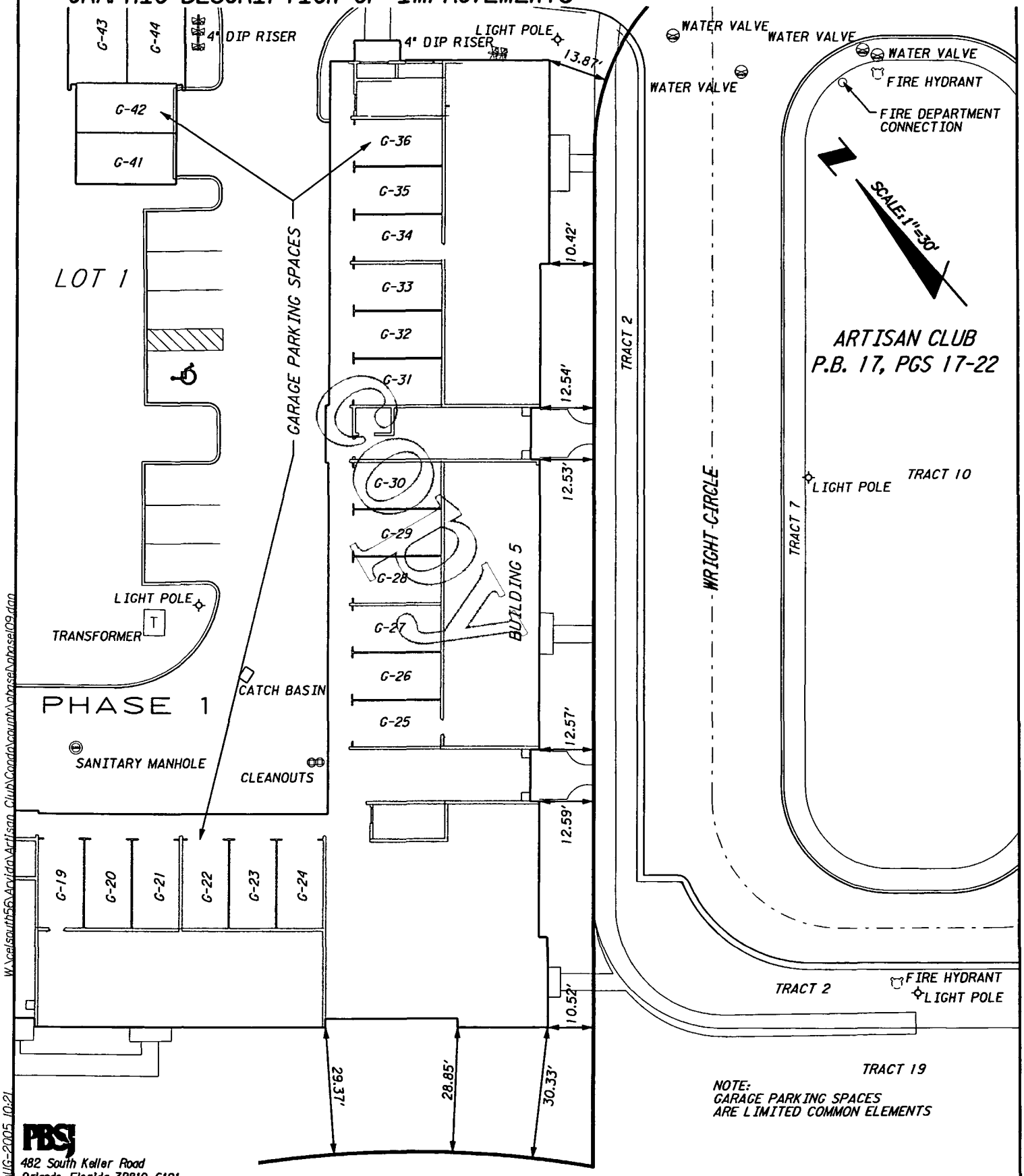
# ARTISAN CLUB, A CONDOMINIUM
## PHASE 1
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2278

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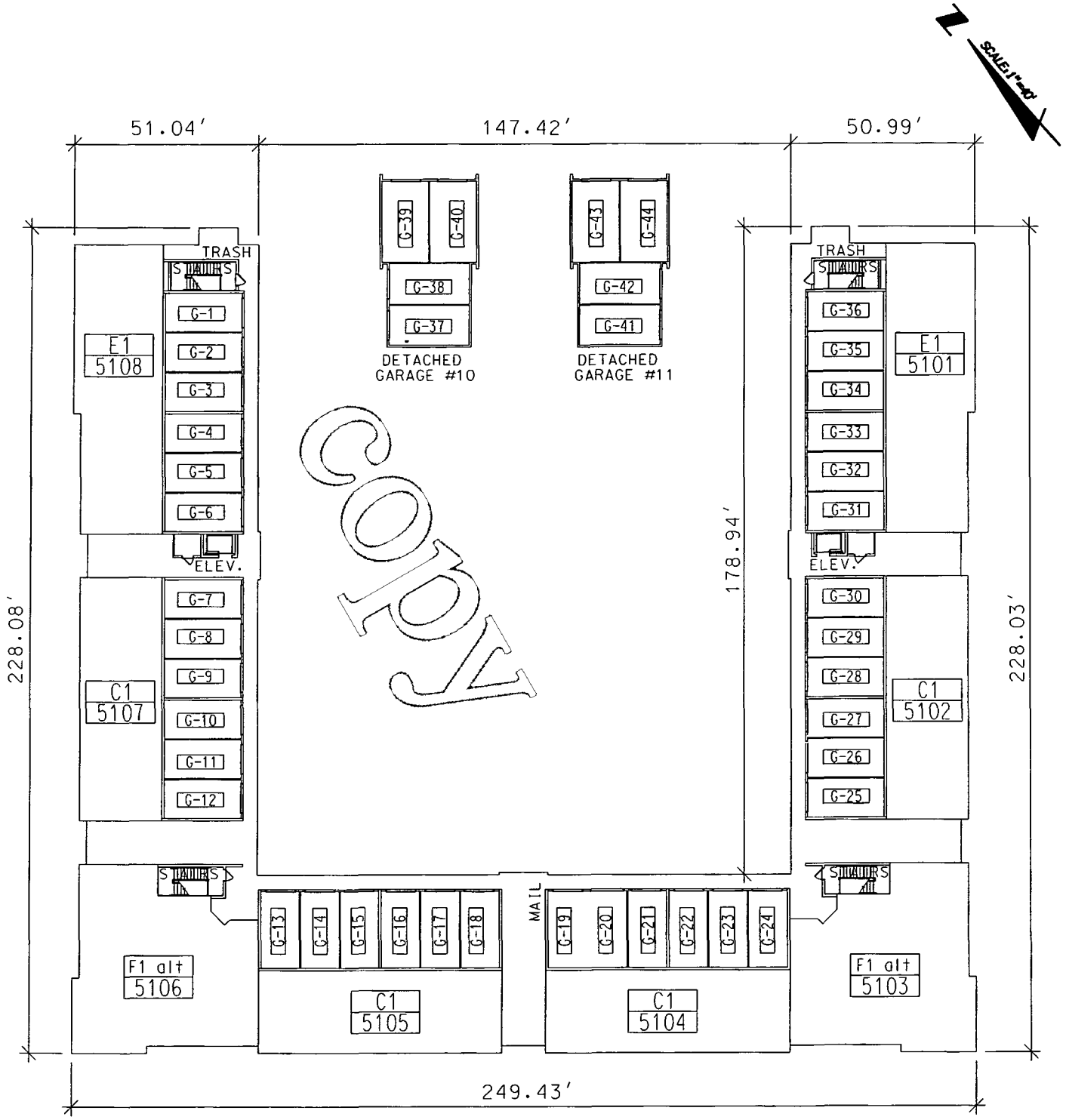
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, BUILDING 5, 1ST FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2279




NOTE: SEE SHEET 17 FOR MORE DETAILED DIMENSIONS.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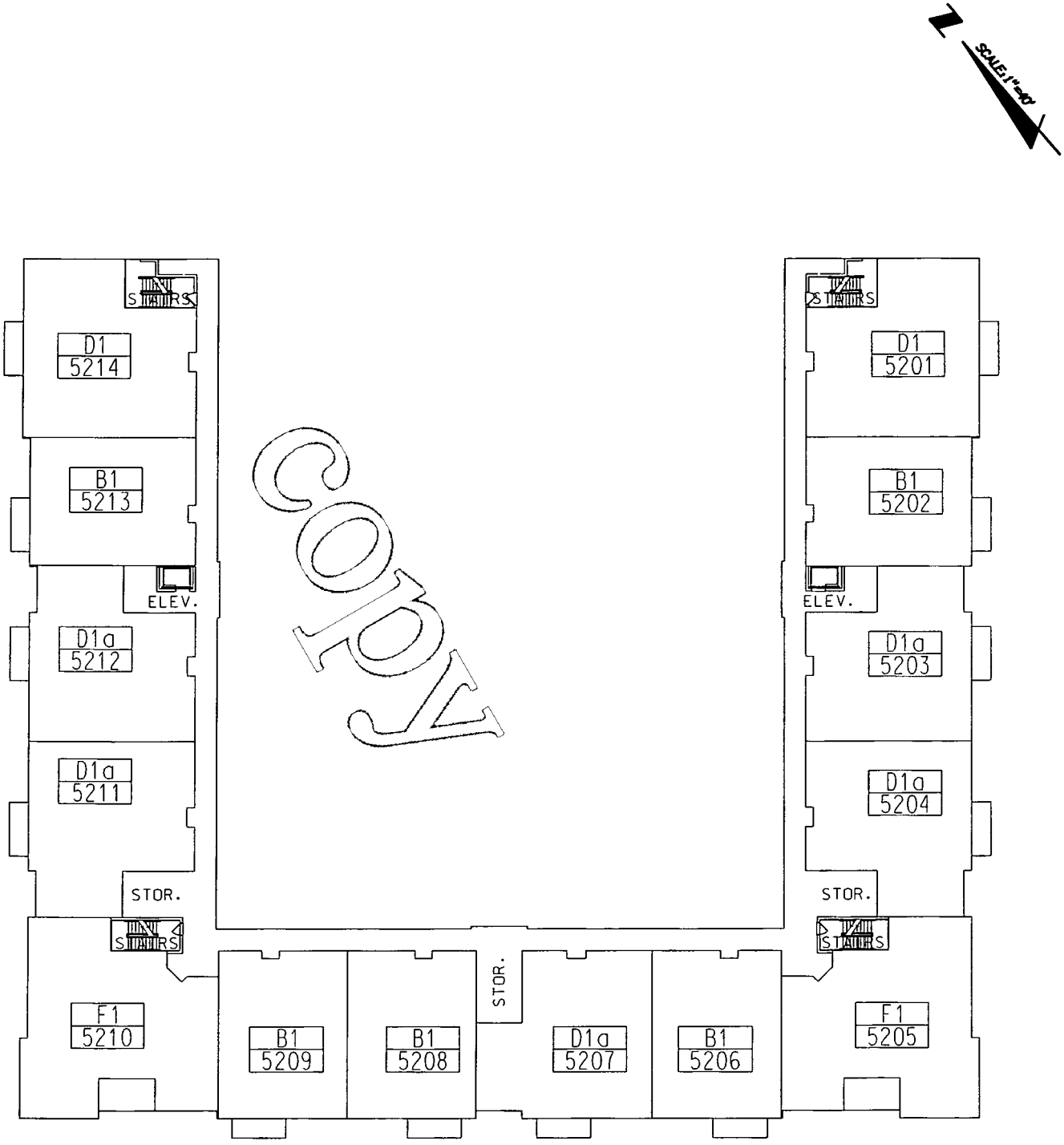
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, BUILDING 5, 2ND FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2280

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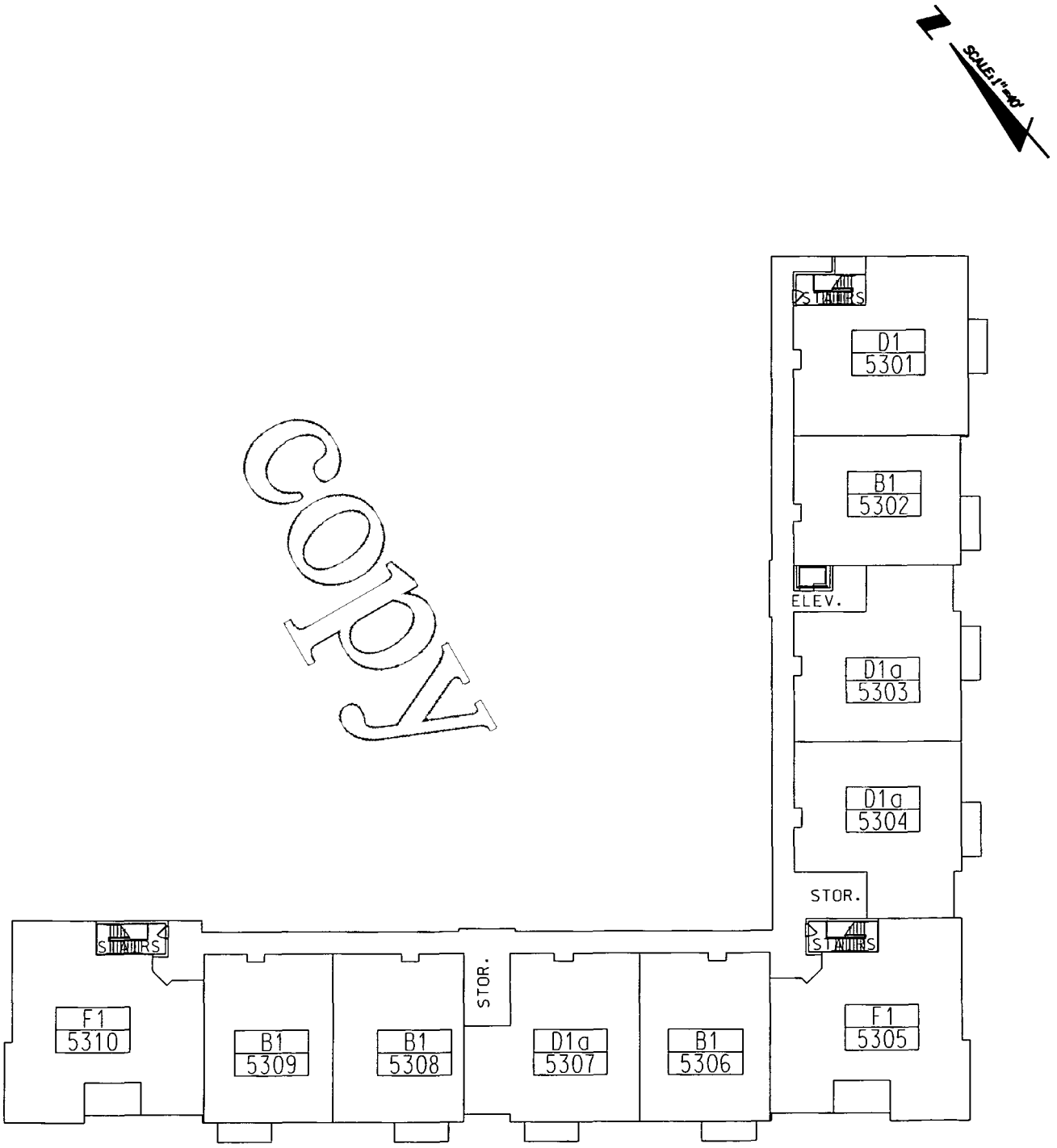
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, BUILDING 5, 3RD FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2281

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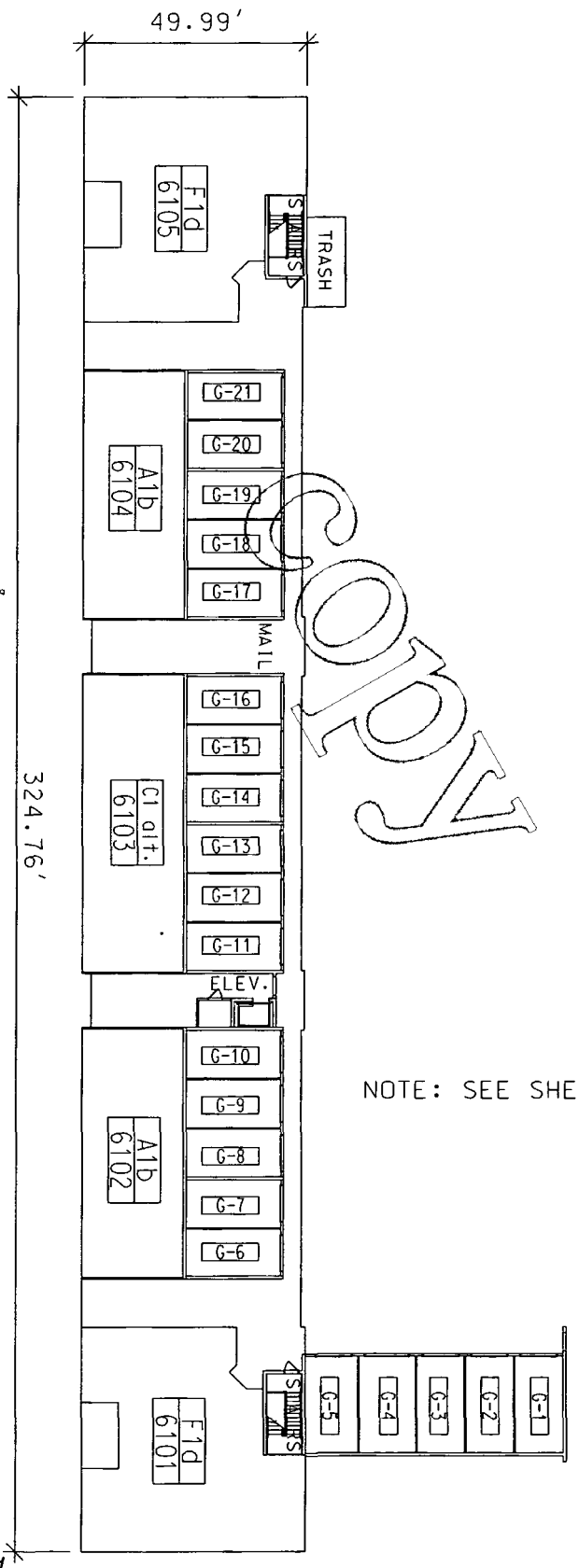
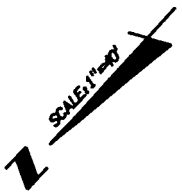
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, BUILDING 6, 1ST FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2282

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NOTE: SEE SHEET 18 FOR MORE DETAILED DIMENSIONS

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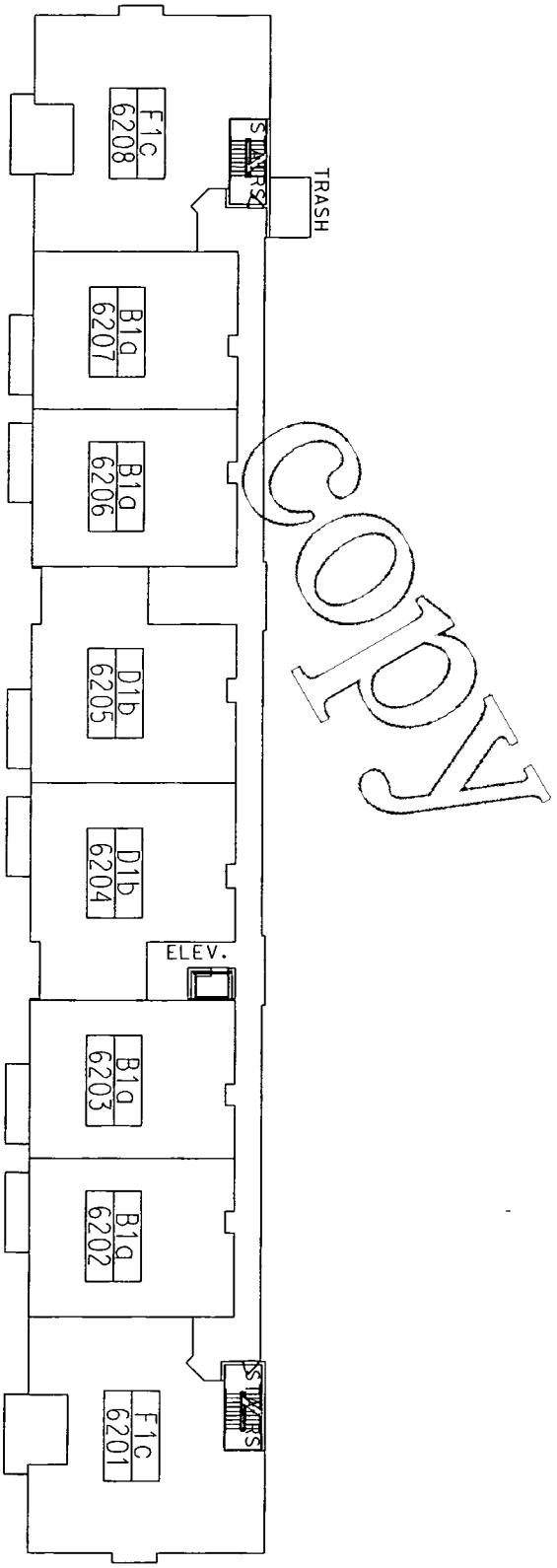
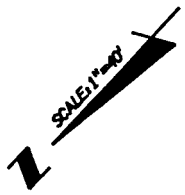
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, BUILDING 6, 2ND FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2283

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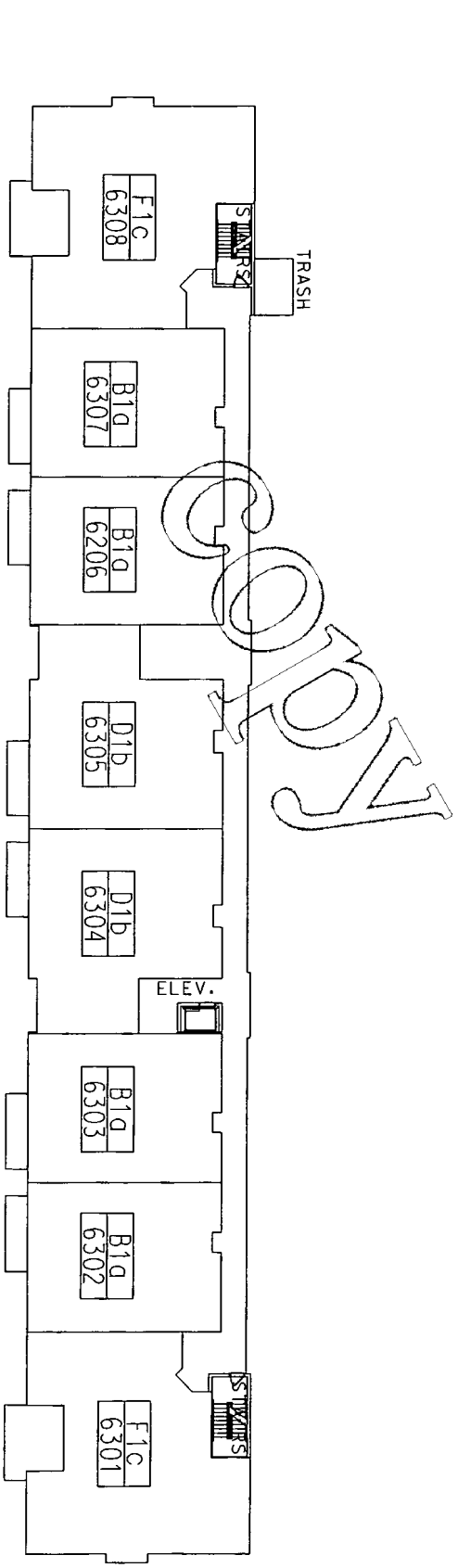
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, BUILDING 6, 3RD FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2284

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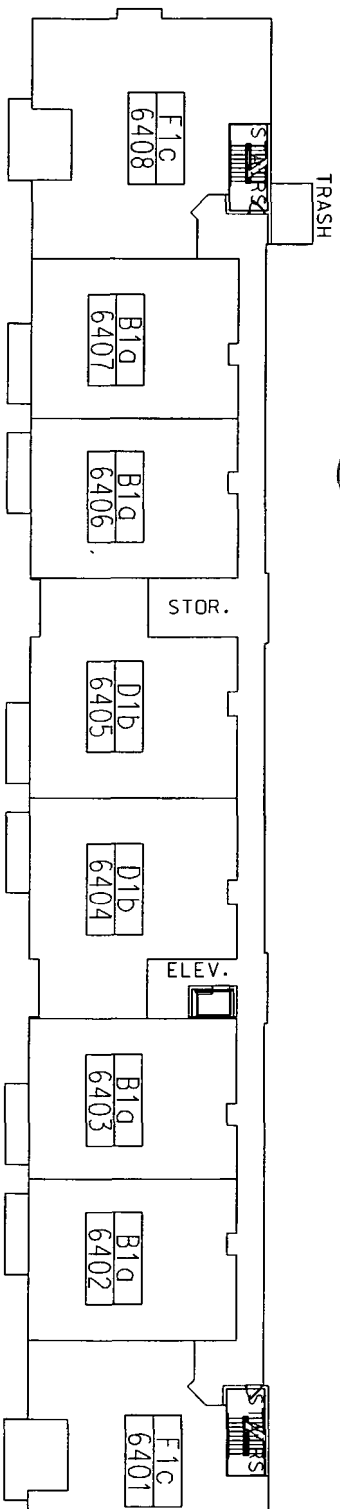
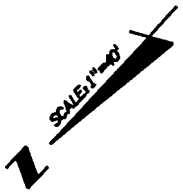
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, BUILDING 6, 4TH FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2285

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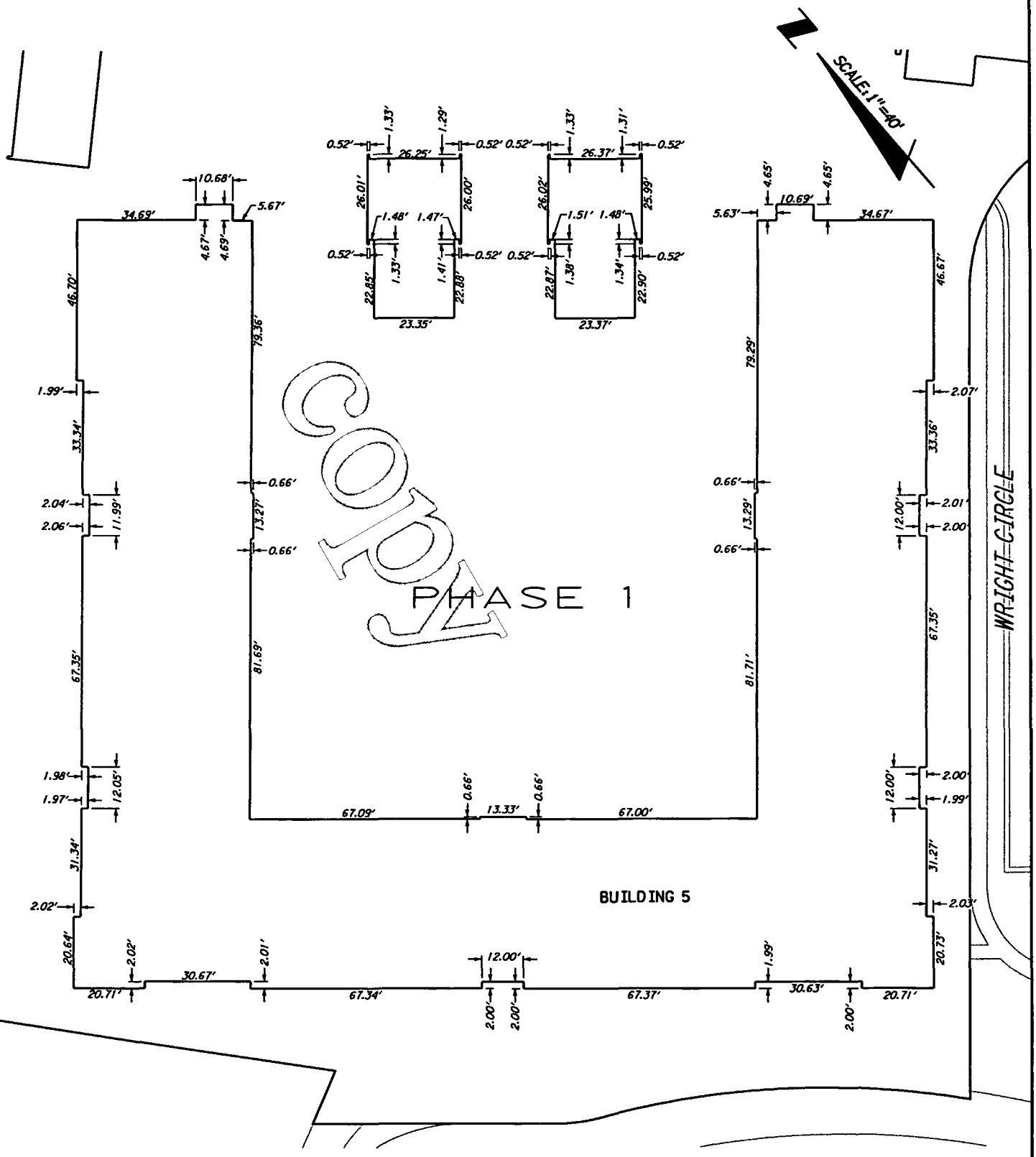
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, BUILDING 5 BUILDING DIMENSIONS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2286

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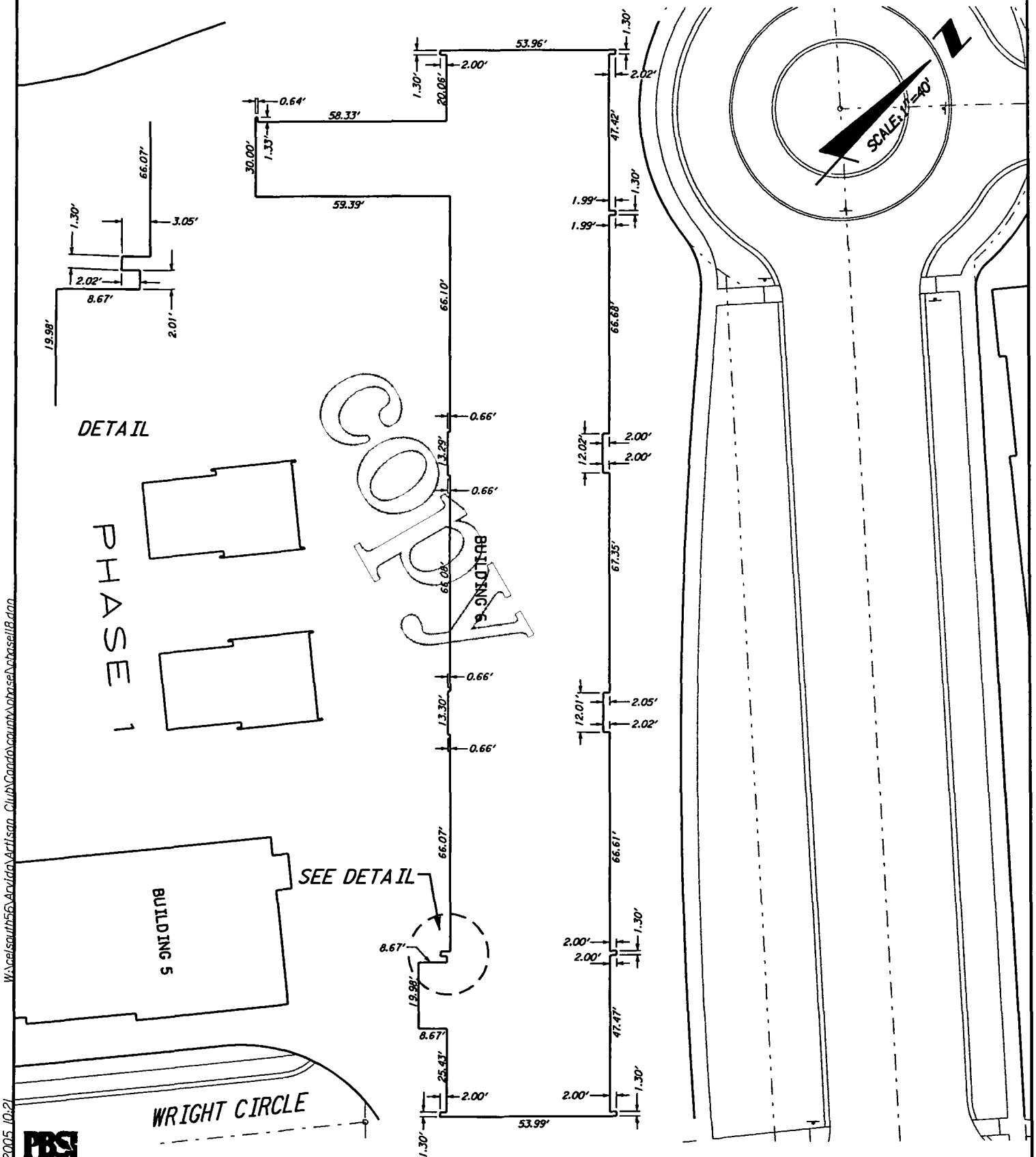
# ARTISAN CLUB, A CONDOMINIUM
# PHASE1, BUILDING 6 BUILDING DIMENSIONS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2287

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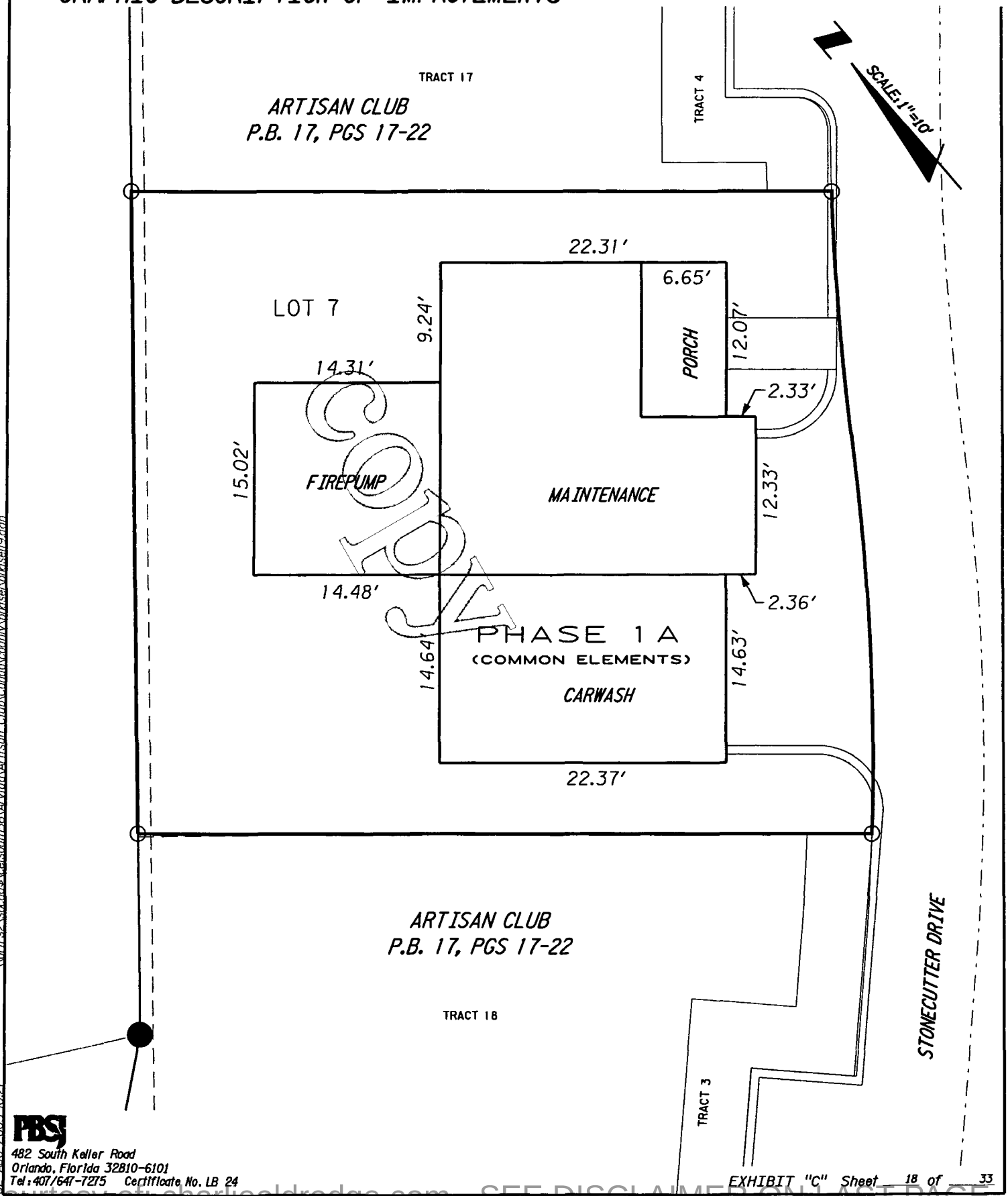
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1A
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2288

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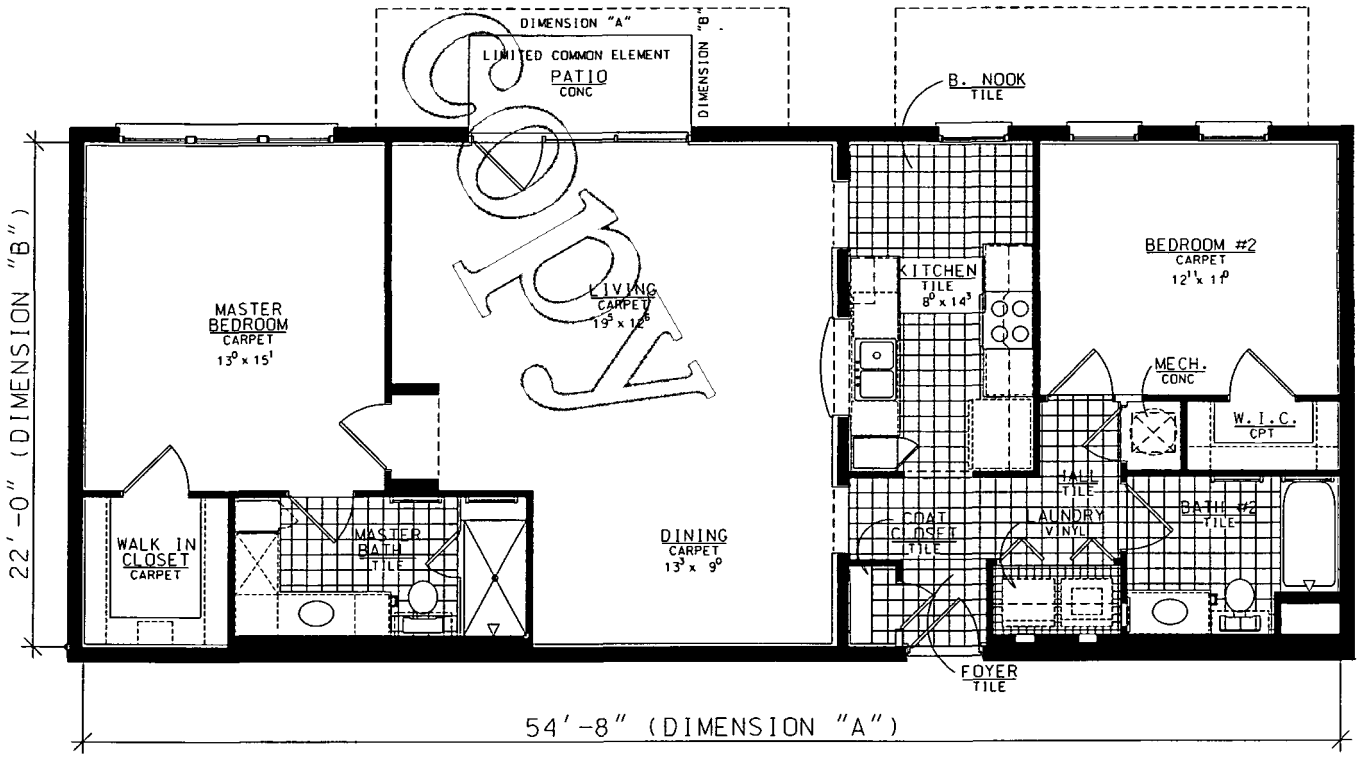
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2289

A1b Two Bedroom / Two Bath
1,291Net Sqaure Feet
1,291Gross Sqaure Feet




NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEES SHEETS 32 AND 33 FOR OVERALL AS-BUILT
DIMENSIONS OF UNITS OF THIS MODEL WITHIN
BUILDING 5 AND 6.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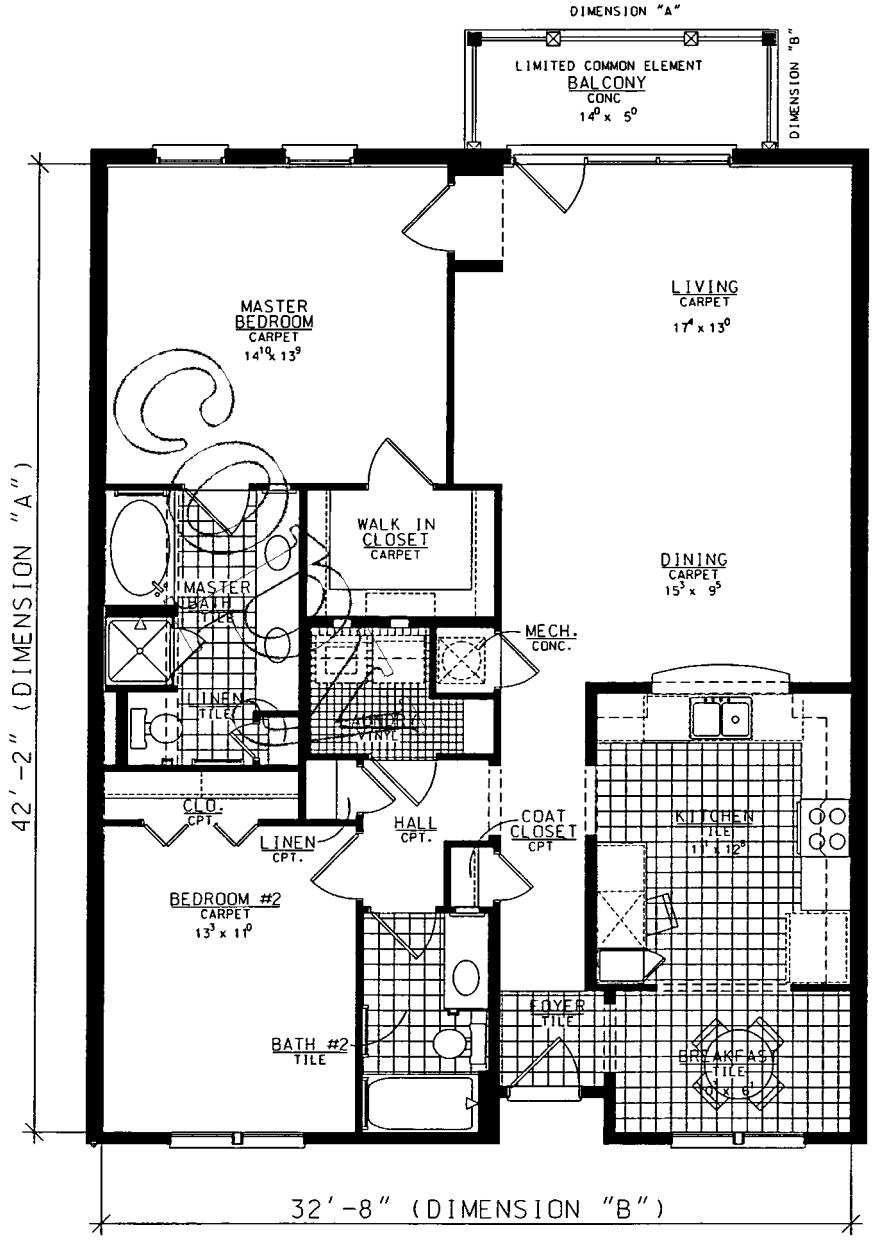
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2290

B 1 Two Bedroom / Two Bath
1,435 Net Sqaure Feet
1,505 Gross Sqaure Feet




NOTE DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEES SHEETS 32 AND 33 FOR OVERALL AS-BUILT
DIMENSIONS OF UNITS OF THIS MODEL WITHIN
BUILDING 5 AND 6.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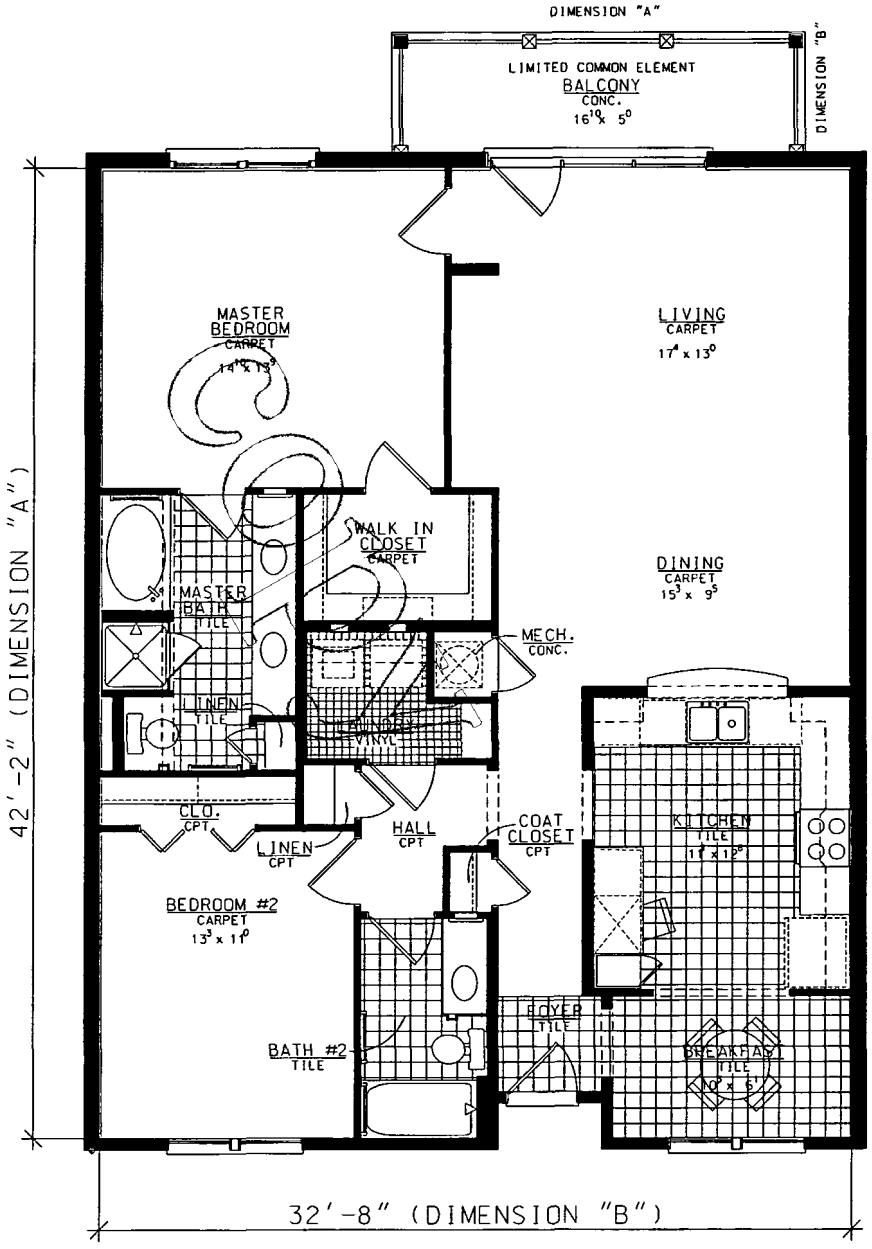
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346

OR 2859/2291

## B1a Two Bedroom / Two Bath
1,435 Net Sqaure Feet
1,520 Gross Sqaure Feet




NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS SEES SHEETS 32 AND 33 FOR OVERALL AS-BUILT DIMENSIONS OF UNITS OF THIS MODEL WITHIN BUILDING 5 AND 6.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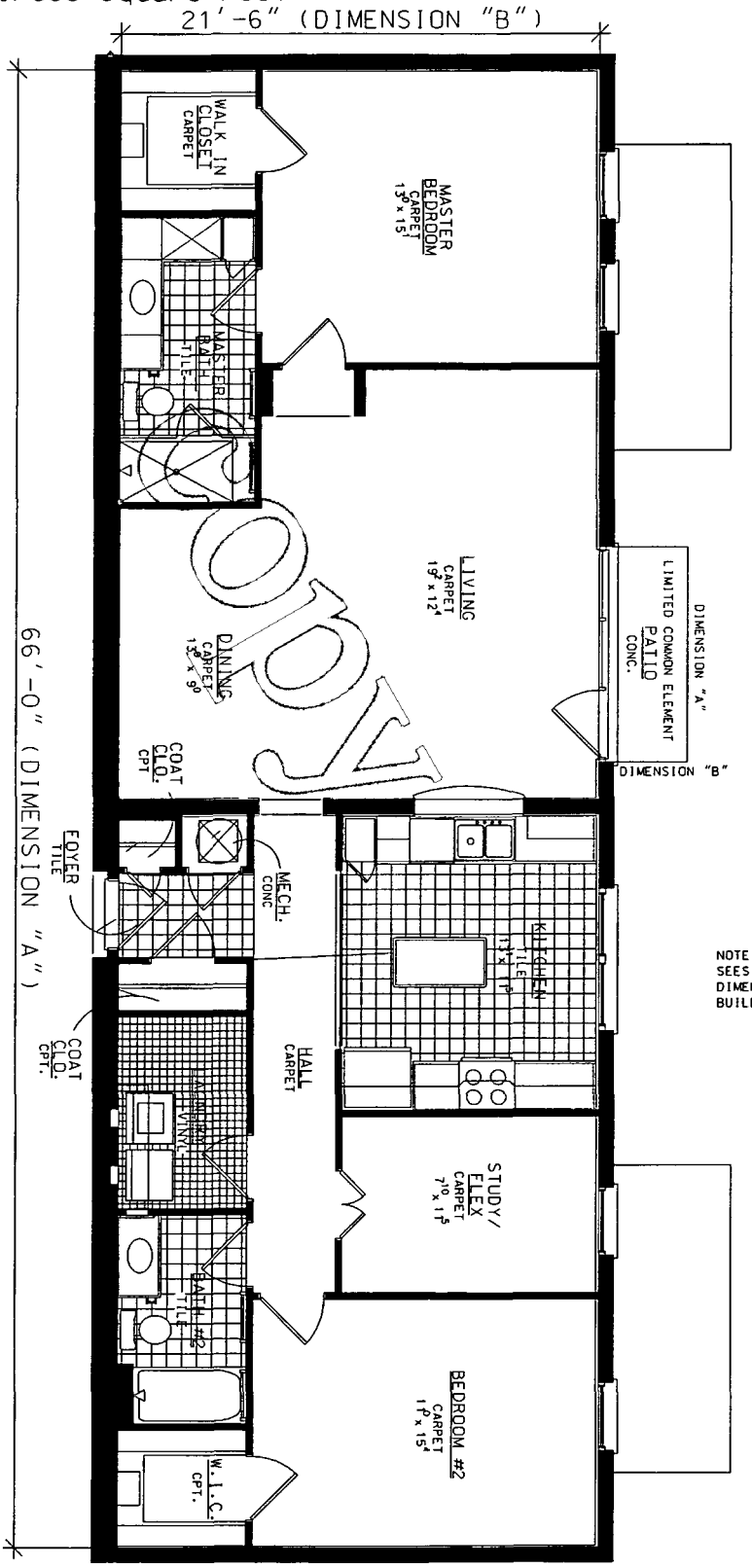
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2292

C 1 Two Bedroom / Two Bath w/ Flex
1,511Net Sqaure Feet
1,511Gross Sqaure Feet




NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS SEES SHEETS 32 AND 33 FOR OVERALL AS-BUILT DIMENSIONS OF UNITS OF THIS MODEL WITHIN BUILDING 5 AND 6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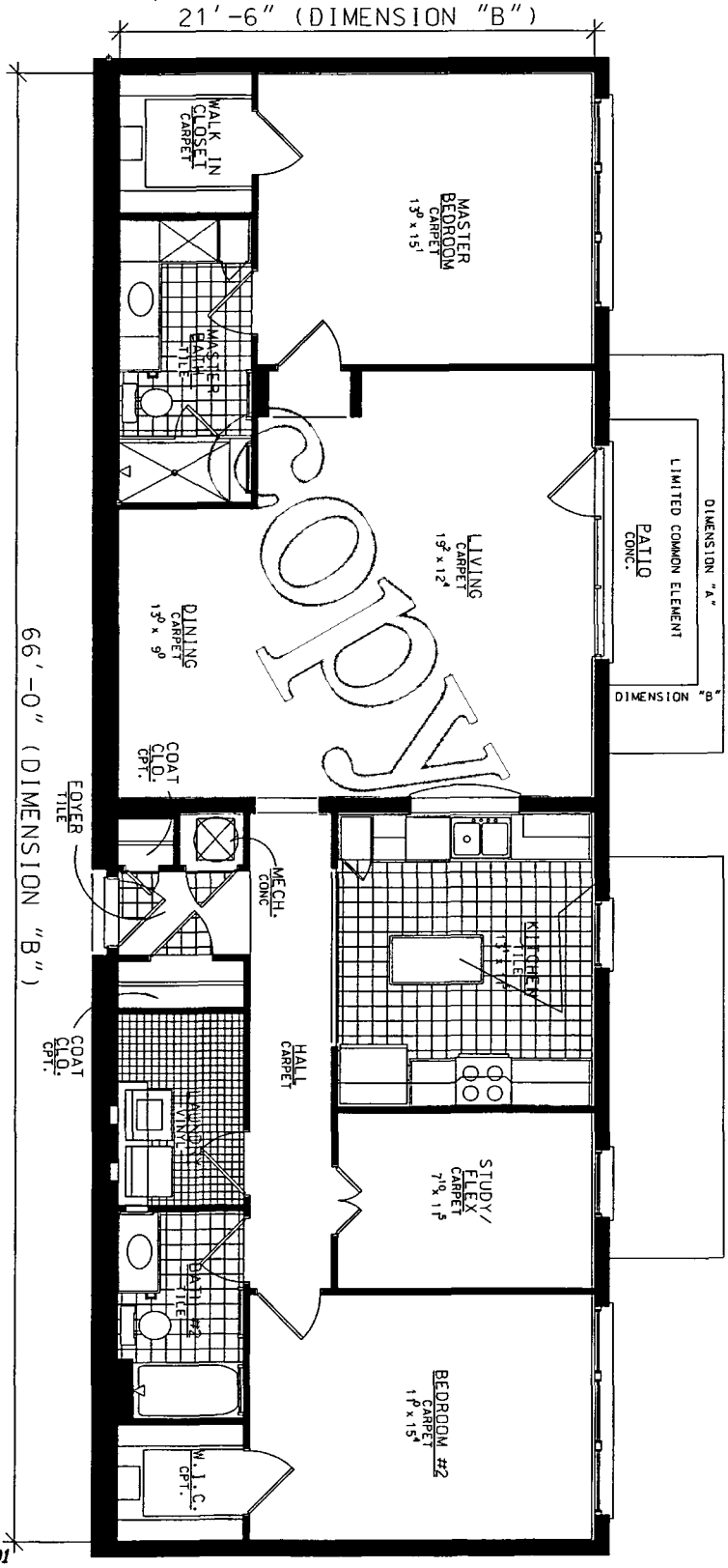
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2293

C 1 ALT.

Two Bedroom / Two Bath w/ Flex
1,511Net Sqaure Feet
1,511Gross Sqaure Feet

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NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS SEES SHEETS 32 AND 33 FOR OVERALL AS-BUILT DIMENSIONS OF UNITS OF THIS MODEL WITHIN BUILDING 5 AND 6.

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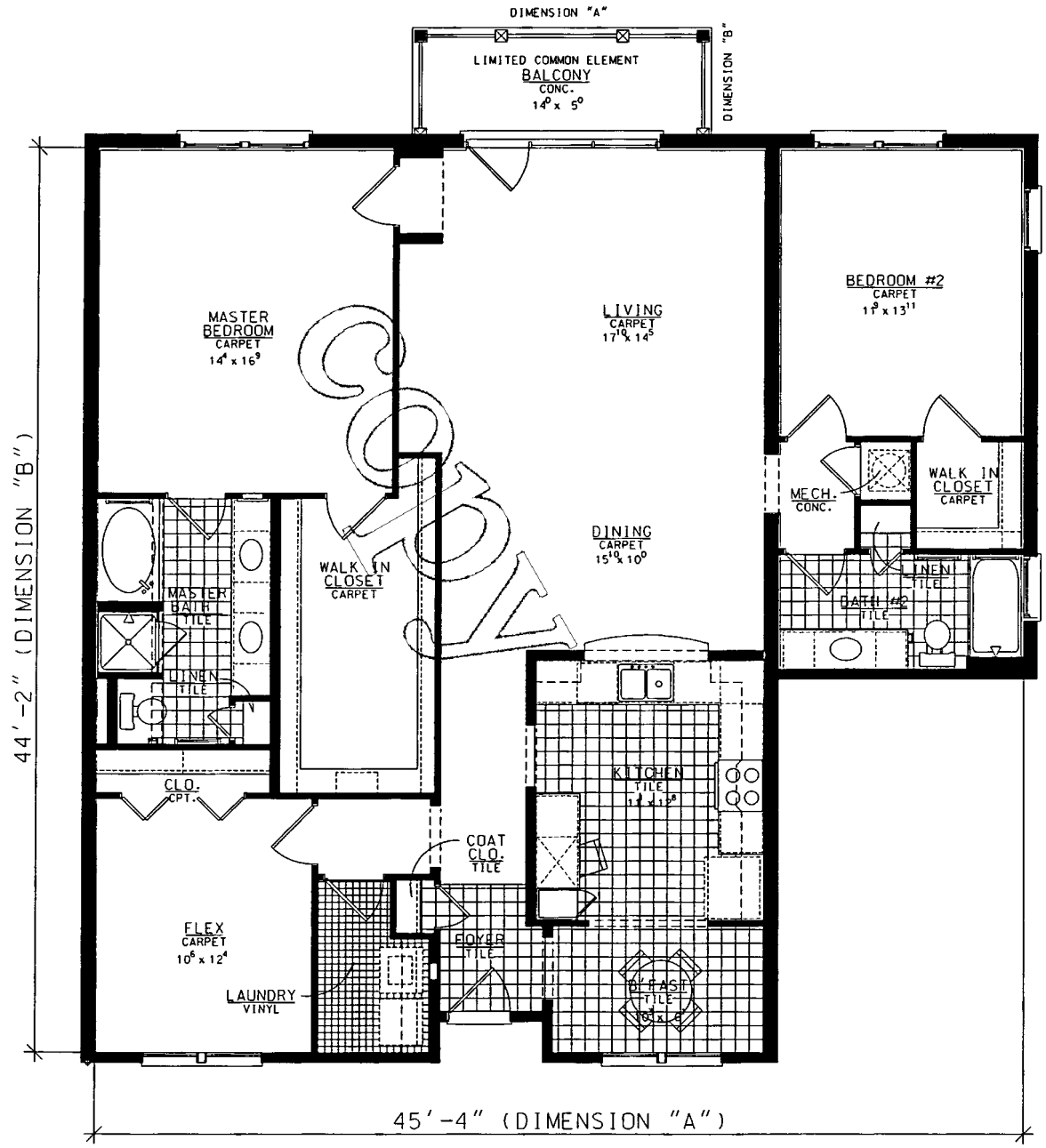
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2294

## D 1 Two Bedroom / Two Bath w/ Flex
1,854 Net Sqaure Feet
1,924 Gross Sqaure Feet




NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEES SHEETS 32 AND 33 FOR OVERALL AS-BUILT
DIMENSIONS OF UNITS OF THIS MODEL WITHIN
BUILDING 5 AND 6.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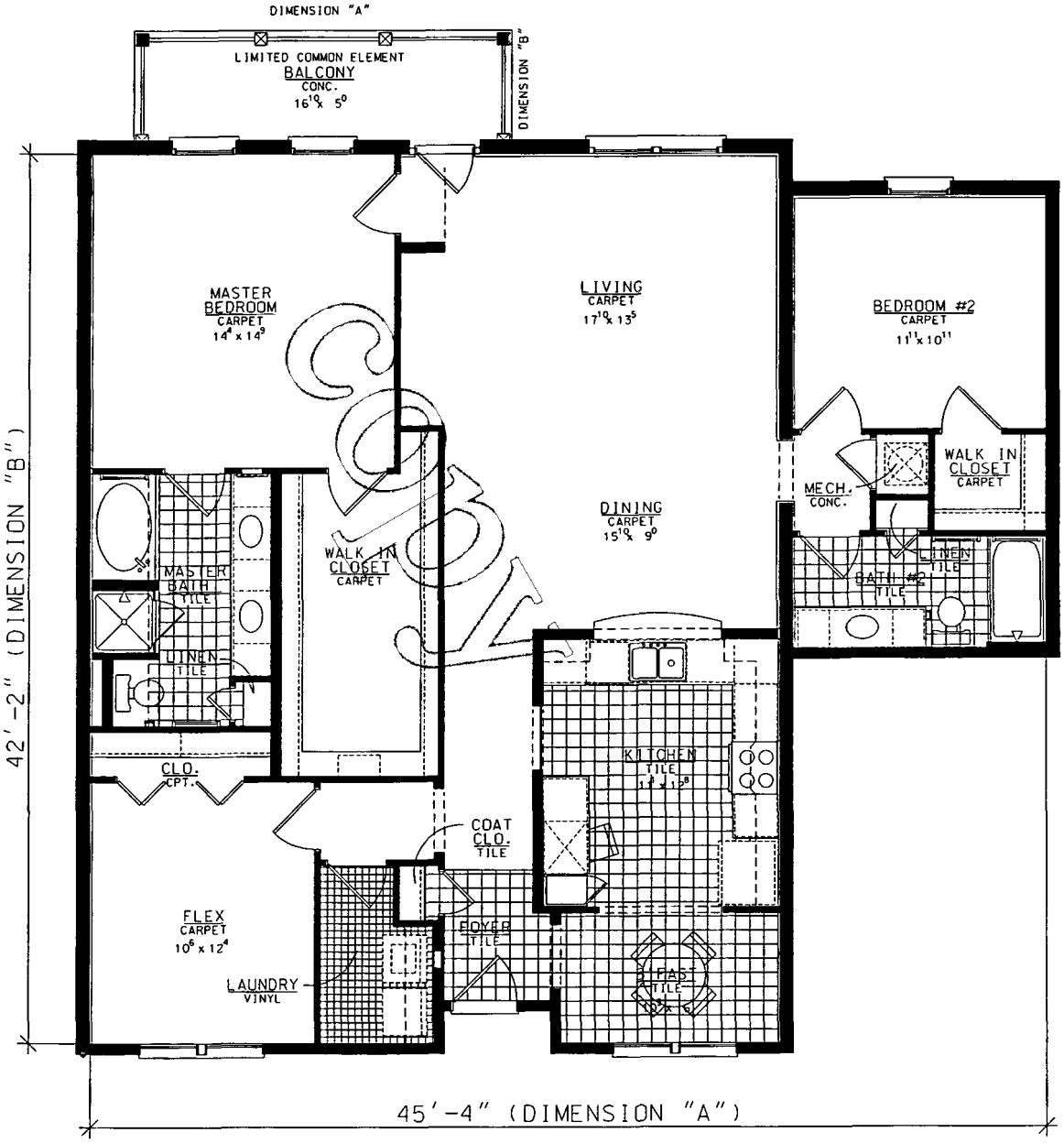
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2295

D1b Two Bedroom / Two Bath w/ Flex
1,736 Net Sqaure Feet
1,820 Gross Sqaure Feet




NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEES SHEETS 32 AND 33 FOR OVERALL AS-BUILT
DIMENSIONS OF UNITS OF THIS MODEL WITHIN
BUILDING 5 AND 6.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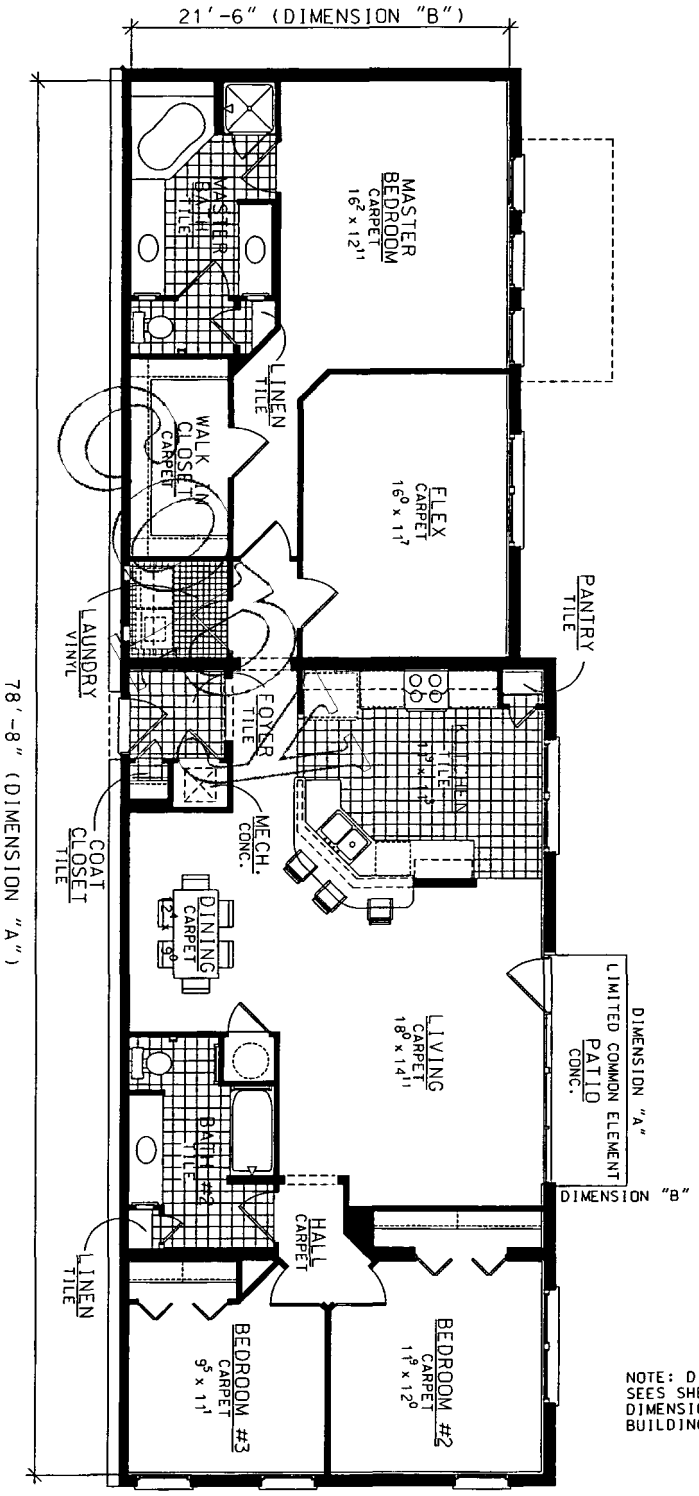
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2296

E 1 Three Bedroom / Two Bath w/ Flex
1,907 Net Sqaure Feet
1,907 Gross Sqaure Feet
Option "A"




NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS SEES SHEETS 32 AND 33 FOR OVERALL AS-BUILT DIMENSIONS OF UNITS OF THIS MODEL WITHIN BUILDING 5 AND 6.

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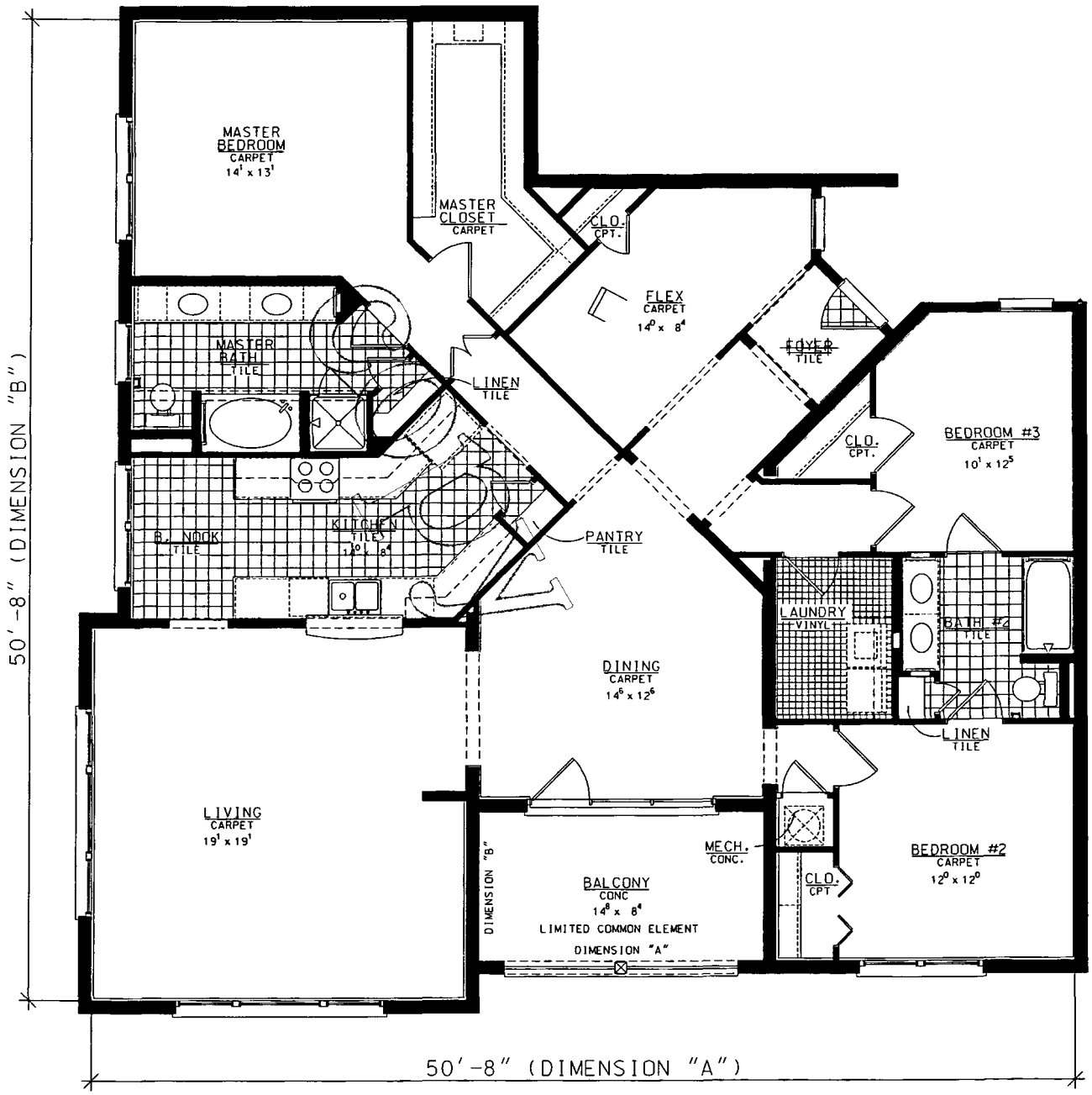
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2297

F 1 Three Bedroom / Two Bath w/ Flex
2,109 Net Sqaure Feet
2,231 Gross Sqaure Feet




NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS SEES SHEETS 32 AND 33 FOR OVERALL AS-BUILT DIMENSIONS OF UNITS OF THIS MODEL WITHIN BUILDING 5 AND 6.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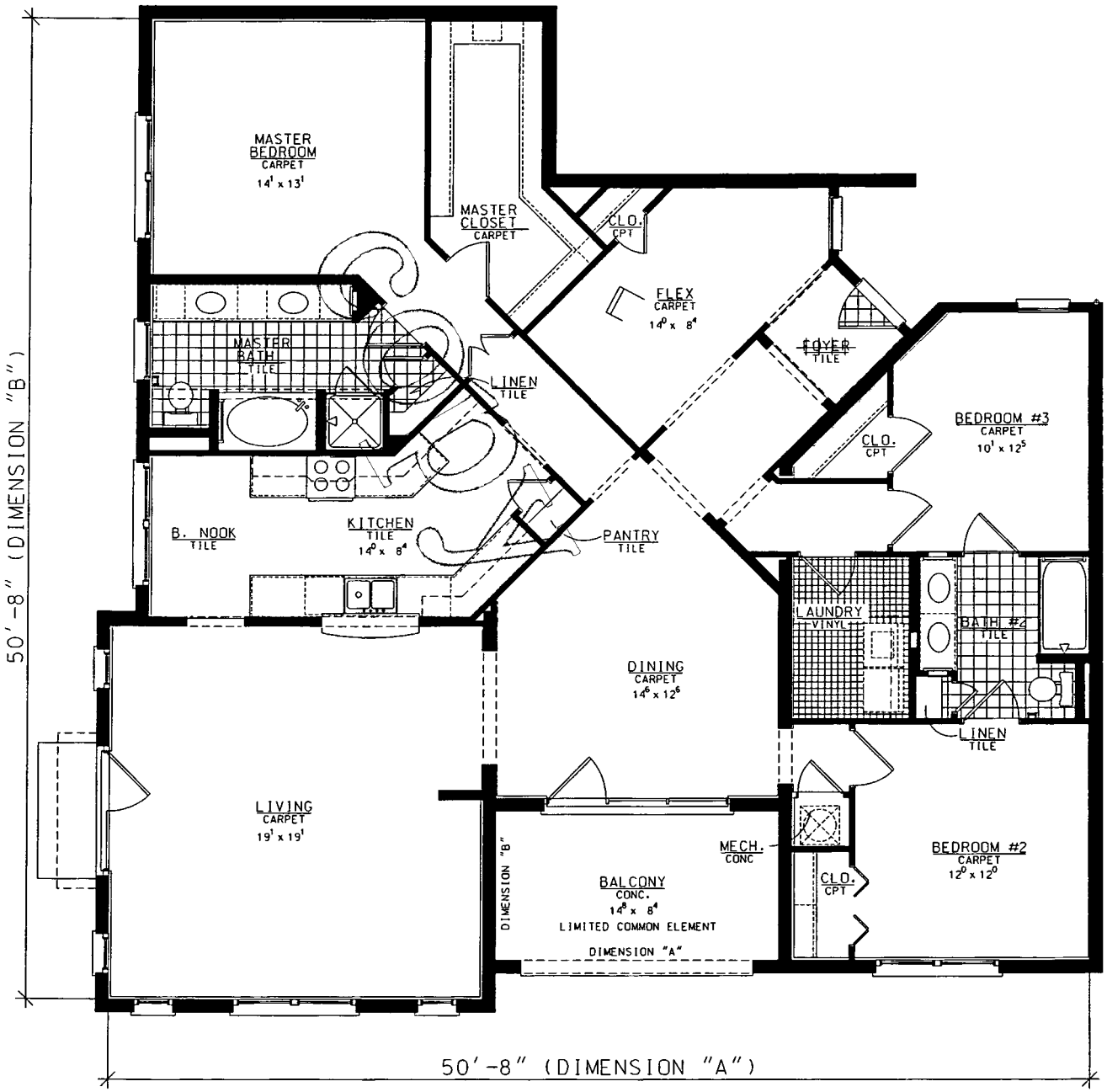
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2298

F 1 Three Bedroom / Two Bath w/ Flex
2,109 Net Sqaure Feet
2,231 Gross Sqaure Feet
ALT.




NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS SEES SHEETS 32 AND 33 FOR OVERALL AS-BUILT DIMENSIONS OF UNITS OF THIS MODEL WITHIN BUILDING 5 AND 6.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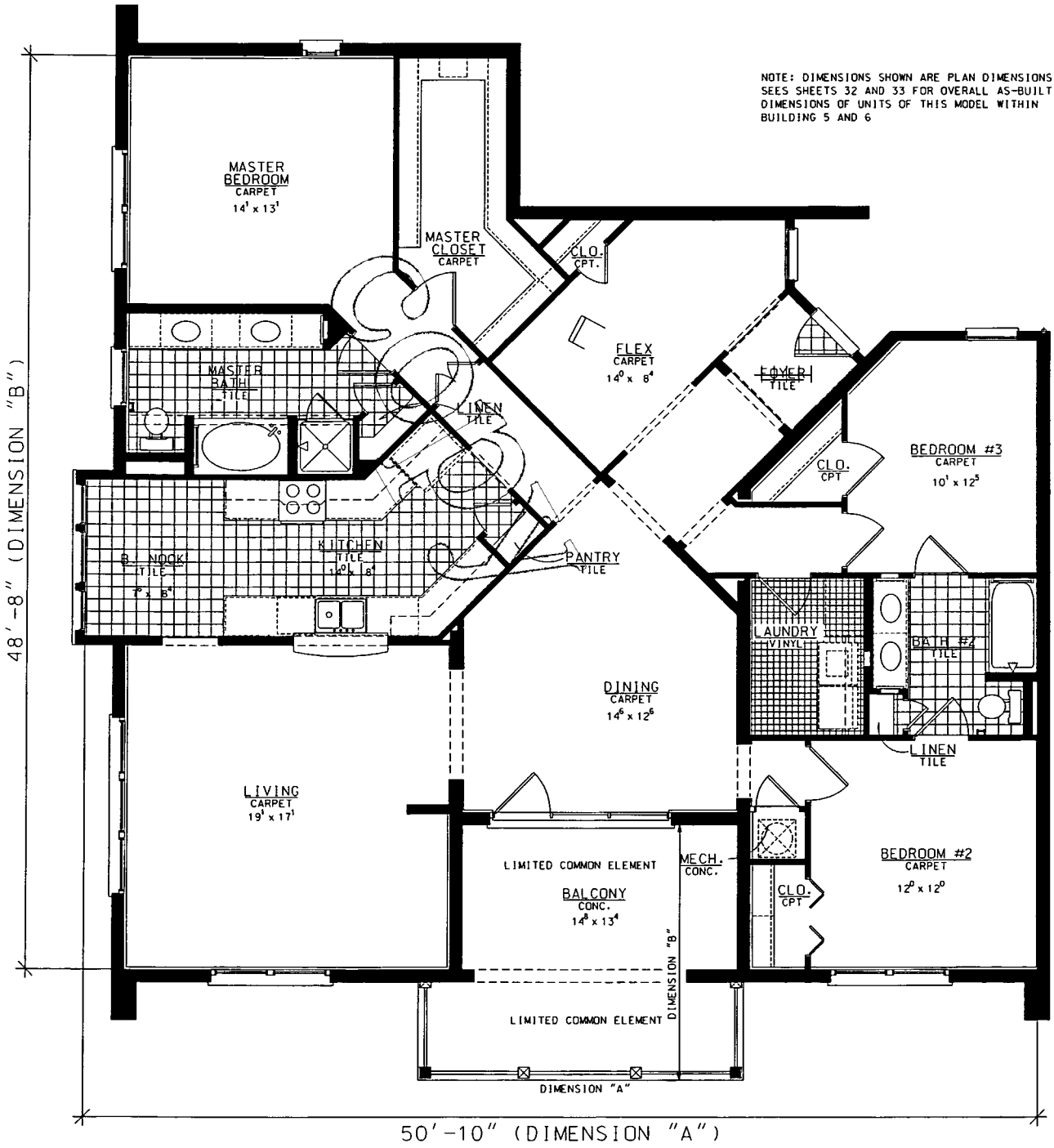
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2299

F1C Three Bedroom / Two Bath w/ Flex
2,049 Net Sqaure Feet
2,235 Gross Sqaure Feet

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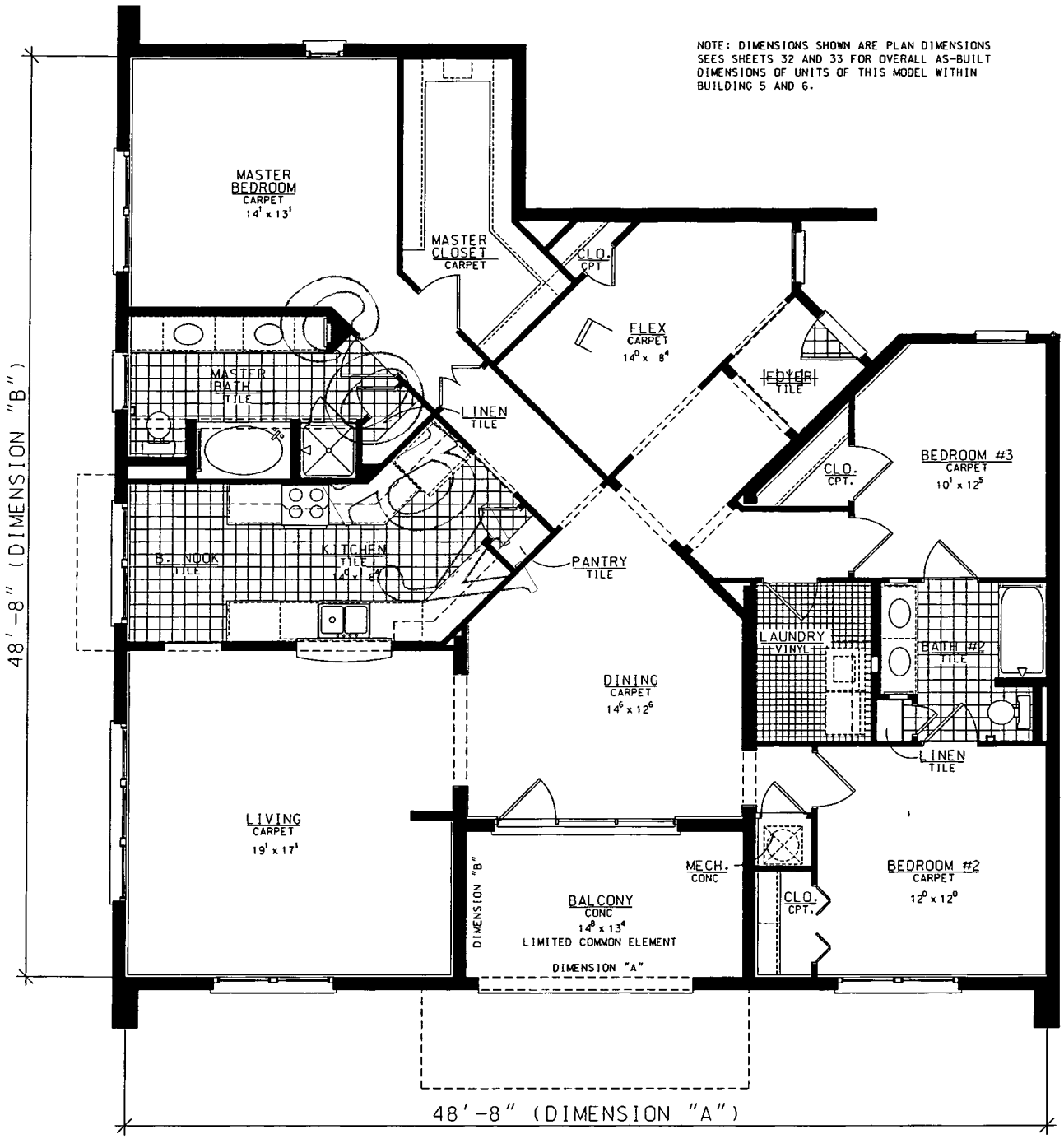
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2300

F1d Three Bedroom / Two Bath w/ Flex
2,030 Net Sqaure Feet
2,153 Gross Sqaure Feet

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# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346 OR 2859/2301

## PLAN & AS-BUILT DIMENSIONS OF UNITS WITHIN BUILDING 5

| Phase | Building | Unit | Model | Plan Unfinished Floor Elevation | As-Built Unfinished Floor Elevation | Plan Unfinished Ceiling Elevation | As-Built Unfinished Ceiling Elevation | Plan Unit Dimension 'A' | As-Built Unit Dimension 'A' | Plan Unit Dimension 'B' | As-Built Unit Dimension 'B' | Plan Balcony Dimension 'A' | As-Built Balcony Dimension 'A' | Plan Balcony Dimension 'B' | As-Built Balcony Dimension 'B' |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 5 | 5101 | E1 | 84.50 | 84.48 | 94.50 | 94.55 | 78.67 | 78.79 | 21.50 | 22.02 | 13.00 | 13.00 | 4.00 | 4.74 |
| 1 | 5 | 5102 | C1 | 84.50 | 84.46 | 94.50 | 94.50 | 66.00 | 66.09 | 21.50 | 21.94 | 9.67 | 9.64 | 3.25 | 3.24 |
| 1 | 5 | 5103 | F1 ALT | 84.50 | 84.44 | 94.50 | 94.56 | 50.67 | 50.68 | 50.67 | 50.73 | 14.67 | 14.69 | 8.33 | 8.30 |
| 1 | 5 | 5104 | C1 | 84.50 | 84.41 | 94.50 | 94.55 | 66.00 | 66.12 | 21.50 | 22.06 | 9.67 | 9.65 | 3.25 | 3.27 |
| 1 | 5 | 5105 | C1 | 84.50 | 84.50 | 94.50 | 94.52 | 66.00 | 66.05 | 21.50 | 22.07 | 9.67 | 9.65 | 3.25 | 3.25 |
| 1 | 5 | 5106 | F1 ALT | 84.50 | 84.50 | 94.50 | 94.55 | 50.67 | 50.73 | 50.67 | 50.75 | 14.67 | 14.60 | 8.33 | 8.32 |
| 1 | 5 | 5107 | C1 | 84.50 | 84.47 | 94.50 | 94.49 | 66.00 | 66.06 | 21.50 | 22.01 | 9.67 | 9.65 | 3.25 | 3.25 |
| 1 | 5 | 5108 | E1 | 84.50 | 84.47 | 94.50 | 94.54 | 78.67 | 78.74 | 21.50 | 22.02 | 13.00 | 13.00 | 4.00 | 4.72 |
| 1 | 5 | 5201 | D1 | 95.50 | 95.57 | 105.33 | 105.47 | 45.33 | 45.45 | 44.17 | 44.27 | 14.00 | 15.95 | 5.00 | 5.75 |
| 1 | 5 | 5202 | B1 | 95.50 | 95.54 | 105.33 | 105.52 | 42.17 | 42.27 | 32.67 | 32.75 | 14.00 | 14.70 | 5.00 | 5.70 |
| 1 | 5 | 5203 | D1A | 95.50 | 95.51 | 105.33 | 105.45 | 45.33 | 45.39 | 42.17 | 42.26 | 14.00 | 14.80 | 5.00 | 5.75 |
| 1 | 5 | 5204 | D1A | 95.50 | 95.49 | 105.33 | 105.44 | 45.33 | 45.28 | 42.17 | 42.26 | 14.00 | 14.80 | 5.00 | 5.80 |
| 1 | 5 | 5205 | F1 | 95.50 | 95.51 | 105.33 | 105.37 | 50.67 | 50.68 | 50.67 | 50.79 | 14.67 | 14.56 | 8.33 | 8.32 |
| 1 | 5 | 5206 | B1 | 95.50 | 95.63 | 105.33 | 105.37 | 42.17 | 42.19 | 32.67 | 32.77 | 14.00 | 14.96 | 5.00 | 5.80 |
| 1 | 5 | 5207 | D1A | 95.50 | 95.63 | 105.33 | 105.43 | 45.33 | 45.33 | 42.17 | 42.19 | 14.00 | 14.73 | 5.00 | 5.80 |
| 1 | 5 | 5208 | B1 | 95.50 | 95.60 | 105.33 | 105.51 | 42.17 | 42.19 | 32.67 | 32.72 | 14.00 | 14.97 | 5.00 | 5.80 |
| 1 | 5 | 5209 | B1 | 95.50 | 95.54 | 105.33 | 105.46 | 42.17 | 42.22 | 32.67 | 32.72 | 14.00 | 14.93 | 5.00 | 5.80 |
| 1 | 5 | 5210 | F1 | 95.50 | 95.55 | 105.33 | 105.36 | 50.67 | 50.71 | 50.67 | 50.77 | 14.67 | 14.65 | 8.33 | 8.43 |
| 1 | 5 | 5211 | D1A | 95.50 | 95.50 | 105.46 | 105.31 | 45.33 | 45.36 | 42.17 | 42.28 | 14.00 | 14.35 | 5.00 | 5.60 |
| 1 | 5 | 5212 | D1A | 95.50 | 95.50 | 105.46 | 105.30 | 45.33 | 45.39 | 42.17 | 42.80 | 14.00 | 14.31 | 5.00 | 5.55 |
| 1 | 5 | 5213 | B1 | 95.50 | 95.52 | 105.46 | 105.38 | 42.17 | 42.23 | 32.67 | 32.71 | 14.00 | 14.37 | 5.00 | 5.60 |
| 1 | 5 | 5214 | D1 | 95.50 | 95.52 | 105.46 | 105.33 | 45.33 | 45.42 | 44.17 | 44.31 | 14.00 | 15.35 | 5.00 | 5.61 |
| 1 | 5 | 5301 | D1 | 106.33 | 106.44 | 116.29 | 116.32 | 45.33 | 45.44 | 44.17 | 44.21 | 14.00 | 15.74 | 5.00 | 5.68 |
| 1 | 5 | 5302 | B1 | 106.33 | 106.51 | 116.29 | 116.36 | 42.17 | 42.22 | 32.67 | 32.77 | 14.00 | 14.51 | 5.00 | 5.67 |
| 1 | 5 | 5303 | D1A | 106.33 | 106.46 | 116.29 | 116.31 | 45.33 | 45.46 | 42.17 | 42.20 | 14.00 | 14.50 | 5.00 | 5.67 |
| 1 | 5 | 5304 | D1A | 106.33 | 106.50 | 116.29 | 116.29 | 45.33 | 45.28 | 42.17 | 42.18 | 14.00 | 14.60 | 5.00 | 5.68 |
| 1 | 5 | 5305 | F1 | 106.33 | 106.30 | 116.29 | 116.28 | 50.67 | 50.73 | 50.67 | 50.71 | 14.67 | 14.64 | 8.33 | 8.33 |
| 1 | 5 | 5306 | B1 | 106.33 | 106.40 | 116.29 | 116.30 | 42.17 | 42.24 | 32.67 | 32.79 | 14.00 | 14.88 | 5.00 | 5.68 |
| 1 | 5 | 5307 | D1A | 106.33 | 106.42 | 116.29 | 116.27 | 45.33 | 45.30 | 42.17 | 42.22 | 14.00 | 14.58 | 5.00 | 5.69 |
| 1 | 5 | 5308 | B1 | 106.33 | 106.48 | 116.29 | 116.31 | 42.17 | 42.20 | 32.67 | 32.77 | 14.00 | 14.84 | 5.00 | 5.68 |
| 1 | 5 | 5309 | B1 | 106.33 | 106.43 | 116.29 | 116.29 | 42.17 | 42.19 | 32.67 | 32.70 | 14.00 | 14.81 | 5.00 | 5.71 |
| 1 | 5 | 5310 | F1 | 106.33 | 106.35 | 116.29 | 116.24 | 50.67 | 50.72 | 50.67 | 50.78 | 14.67 | 14.64 | 8.33 | 8.32 |

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# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005175346

OR 2859/2302

## PLAN & AS-BUILT DIMENSIONS OF UNITS WITHIN BUILDING 6

| Phase | Building | Unit | Model | Plan Unfinished Floor Elevation | As-Built Unfinished Floor Elevation | Plan Unfinished Ceiling Elevation | As-Built Unfinished Ceiling Elevation | Plan Unit Dimension 'A' | As-Built Unit Dimension 'A' | Plan Unit Dimension 'B' | As-Built Unit Dimension 'B' | Plan Balcony Dimension 'A' | As-Built Balcony Dimension 'A' | Plan Balcony Dimension 'B' | As-Built Balcony Dimension 'B' |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 6 | 6101 | F1D | 84.50 | 84.51 | 94.50 | 94.54 | 48.67 | 48.74 | 48.67 | 48.65 | 14.67 | 14.67 | 13.33 | 8.35 |
| 1 | 6 | 6102 | A1B | 84.50 | 84.50 | 94.50 | 94.49 | 54.67 | 54.75 | 22.00 | 22.04 | 9.67 | 9.62 | 4.00 | 4.74 |
| 1 | 6 | 6103 | C1 ALT | 84.50 | 84.52 | 94.50 | 94.51 | 66.00 | 66.08 | 21.50 | 22.02 | 12.00 | 12.00 | 4.00 | 4.00 |
| 1 | 6 | 6104 | A1B | 84.50 | 84.53 | 94.50 | 94.55 | 54.67 | 54.70 | 22.00 | 22.04 | 9.67 | 9.64 | 4.00 | 4.03 |
| 1 | 6 | 6105 | F1D | 84.50 | 84.51 | 94.50 | 94.50 | 48.67 | 48.78 | 48.67 | 48.74 | 14.67 | 14.68 | 13.33 | 8.34 |
| 1 | 6 | 6201 | F1C | 95.50 | 95.50 | 105.33 | 105.47 | 50.83 | 50.78 | 48.67 | 48.71 | 17.33 | 17.96 | 13.50 | 13.98 |
| 1 | 6 | 6202 | B1A | 95.50 | 95.50 | 105.33 | 105.33 | 42.17 | 42.18 | 32.67 | 32.76 | 16.83 | 18.55 | 5.00 | 5.69 |
| 1 | 6 | 6203 | B1A | 95.50 | 95.50 | 105.33 | 105.42 | 42.17 | 42.25 | 32.67 | 32.66 | 16.83 | 18.75 | 5.00 | 5.66 |
| 1 | 6 | 6204 | D1B | 95.50 | 95.51 | 105.33 | 105.44 | 45.33 | 45.38 | 42.17 | 42.27 | 16.83 | 18.71 | 5.00 | 5.70 |
| 1 | 6 | 6205 | D1B | 95.50 | 95.52 | 105.33 | 105.48 | 45.33 | 45.34 | 42.17 | 42.26 | 16.83 | 18.76 | 5.00 | 5.69 |
| 1 | 6 | 6206 | B1A | 95.50 | 95.52 | 105.33 | 105.51 | 42.17 | 42.28 | 32.67 | 32.67 | 16.83 | 18.80 | 5.00 | 5.70 |
| 1 | 6 | 6207 | B1A | 95.50 | 95.54 | 105.33 | 105.46 | 42.17 | 42.27 | 32.67 | 32.67 | 16.83 | 18.77 | 5.00 | 5.66 |
| 1 | 6 | 6208 | F1C | 95.50 | 95.59 | 105.33 | 105.43 | 50.83 | 48.80 | 48.67 | 48.78 | 17.33 | 18.05 | 13.50 | 13.97 |
| 1 | 6 | 6301 | F1C | 106.33 | 106.39 | 116.16 | 116.29 | 50.83 | 48.82 | 48.67 | 48.76 | 17.33 | 17.89 | 13.50 | 13.97 |
| 1 | 6 | 6302 | B1A | 106.33 | 106.50 | 116.16 | 116.37 | 42.17 | 42.19 | 32.67 | 32.69 | 16.83 | 18.46 | 5.00 | 5.62 |
| 1 | 6 | 6303 | B1A | 106.33 | 106.41 | 116.16 | 116.33 | 42.17 | 42.22 | 32.67 | 32.79 | 16.83 | 18.78 | 5.00 | 5.67 |
| 1 | 6 | 6304 | D1B | 106.33 | 106.42 | 116.16 | 116.31 | 45.33 | 45.33 | 42.17 | 42.25 | 16.83 | 18.55 | 5.00 | 5.67 |
| 1 | 6 | 6305 | D1B | 106.33 | 106.47 | 116.16 | 116.38 | 45.33 | 45.29 | 42.17 | 42.19 | 16.83 | 18.69 | 5.00 | 5.67 |
| 1 | 6 | 6306 | B1A | 106.33 | 106.47 | 116.16 | 116.37 | 42.17 | 42.19 | 32.67 | 32.78 | 16.83 | 18.66 | 5.00 | 5.70 |
| 1 | 6 | 6307 | B1A | 106.33 | 106.48 | 116.16 | 116.39 | 42.17 | 42.20 | 32.67 | 32.66 | 16.83 | 18.75 | 5.00 | 5.67 |
| 1 | 6 | 6308 | F1C | 106.33 | 106.41 | 116.16 | 116.30 | 50.83 | 48.75 | 48.67 | 48.75 | 17.33 | 18.02 | 13.50 | 13.86 |
| 1 | 6 | 6401 | F1C | 117.16 | 117.24 | 129.12 | 129.07 | 50.83 | 48.81 | 48.67 | 48.81 | 17.33 | 17.96 | 13.50 | 14.00 |
| 1 | 6 | 6402 | B1A | 117.16 | 117.32 | 127.12 | 127.17 | 42.17 | 42.16 | 32.67 | 32.68 | 16.83 | 18.55 | 5.00 | 5.70 |
| 1 | 6 | 6403 | B1A | 117.16 | 117.30 | 127.12 | 127.10 | 42.17 | 42.22 | 32.67 | 32.68 | 16.83 | 18.74 | 5.00 | 5.70 |
| 1 | 6 | 6404 | D1B | 117.16 | 117.37 | 127.12 | 127.10 | 45.33 | 45.44 | 42.17 | 42.15 | 16.83 | 18.58 | 5.00 | 5.66 |
| 1 | 6 | 6405 | D1B | 117.16 | 117.29 | 127.12 | 127.12 | 45.33 | 45.30 | 42.17 | 42.16 | 16.83 | 18.76 | 5.00 | 5.69 |
| 1 | 6 | 6406 | B1A | 117.16 | 117.36 | 127.12 | 127.13 | 42.17 | 42.19 | 32.67 | 32.62 | 16.83 | 18.74 | 5.00 | 5.73 |
| 1 | 6 | 6407 | B1A | 117.16 | 117.31 | 127.12 | 127.11 | 42.17 | 42.19 | 32.67 | 32.72 | 16.83 | 18.71 | 5.00 | 5.65 |
| 1 | 6 | 6408 | F1C | 117.16 | 117.23 | 129.12 | 129.11 | 50.83 | 48.84 | 48.67 | 48.78 | 17.33 | 18.12 | 13.50 | 14.08 |

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# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

## NOTES TO SURVEY

1. Description of Units

Each Unit shall consist of that part of the building containing such which lies within the boundaries of the Unit, which boundaries are as follows:

A. Upper Boundaries

The upper horizontal boundary of each Unit is the plane formed by the uppermost, unexposed surface of the plaster, wallboard, or other material comprising the ceiling in the uppermost story of the Unit.

B. Lower Boundaries

The lower horizontal boundary of each Unit is the plane formed by the uppermost, finished surface of the concrete slab or the uppermost surface of the subflooring, as applicable, forming the floor of the lowermost story of the Unit.

C. Vertical (Perimetric or Lateral) Boundaries

The vertical boundaries of each Unit are the planes formed by the outermost, unexposed surface of the plaster, wallboard, or other material comprising the interior surface of the perimeter walls enclosing the Unit.

D. Items Included Within the Unit Boundaries

Except where provisions of the Declaration of Condominium for Artisan Club Condominium otherwise specify, all air spaces, interior walls and partitions, floors separating levels of the Unit, and other fixtures and improvements within the foregoing boundaries are a part of the Unit. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, and any other materials constituting any part of the finished surfaces of walls or ceilings shall be deemed to be within the boundaries of the Unit.

Notwithstanding the description of the boundaries set forth above, the Units shall be deemed to include the following: all portions of the plumbing, heating, electrical, and air conditioning systems (including furnaces, compressors, components, pipes, wires, conduits, ducts, and the like) serving only that Unit, even if located outside the boundaries of the Unit; all windows (including window frames), glass surfaces, and doors (including door frames) serving the Unit; and all window screens.

E. Interpretation of Deeds, Plots Plans, and Floor Plans

In interpreting deeds, plot plans, and floor plans, the existing physical boundaries of a Unit as originally constructed, or as reconstructed in substantial accordance with the original Plats and Plans, shall be conclusively presumed to be its boundaries regardless of minor variances between the actual boundaries and the boundaries shown on the Plat and Plans or described in a deed.

2. Description of Common Elements

A. All land and other improvements within the Condominium Property which are not included within the Unit are Common Elements, some of which are Limited Common Elements.

B. The Limited Common Elements and the Unit(s) to which they are assigned are as follows:

(I) any mailbox designated for use by the occupants of a particular Unit is assigned as a Limited Common Element of the Unit for which it is so designated;

(II) any stairway, hallway, doorstep, or stoop providing access to a Unit, or from a Unit to a deck, patio, or balcony, is assigned as a Limited Common Element of the Unit or Units to or from which it provides access;

(III) any deck, patio, porch, or balcony serving a Unit, including any perimeter screening, railing, or other exterior portion of such area, is assigned as a Limited Common Element of the Unit(s) having direct access to such deck, patio, porch, or balcony;

(Iv) that portion of the Common Elements on which there is located any part of the air conditioning or heating system exclusively serving a particular Unit or Units is assigned as a Limited Common Element of the Unit or Units so served;

(v) any gas, electric, or water meter which serves only one Unit is assigned as a Limited Common Element of the Unit so served;

(vI) awnings over windows or doors, and exterior shutters, window boxes, and other exterior window trim, are assigned as Limited Common Elements of the Unit of which the door or window is a part; and

(vII) any parking space identified on Exhibit "E" to the Declaration of Condominium for Artisan Club Condominium is assigned as the Limited Common Element of the particular Unit specified on such Exhibit "E," as it may be amended. Artisan Park, LLC, as the Declarant under the Declaration of Condominium for Artisan Club Condominium may amend Exhibit "E" to assign any interior parking space not previously assigned on Exhibit "E" as the Limited Common Element of a Unit which Declarant designates; provided, interior parking spaces may be assigned as Limited Common Elements only of Units located within the same building as such parking space.

The definitions set forth in the Declaration of Condominium for Artisan Club Condominium are incorporated herein.

PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel:407/647-7275 Certificate No. LB 24



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# EXHIBIT "D"

## Percentage Share of Undivided Interest in Common Elements and Liability for Common Expenses

| Building Number | Unit Designation | Unit Type | Finished Floor Area Square Footage | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|---|---|
| 5 | 5101 | E1 | 1907 | 1.64% |
| 5 | 5102 | C1 | 1511 | 1.64% |
| 5 | 5103 | F1 alt | 2109 | 1.64% |
| 5 | 5104 | C1 | 1511 | 1.64% |
| 5 | 5105 | C1 | 1511 | 1.64% |
| 5 | 5106 | F1 alt | 2109 | 1.64% |
| 5 | 5107 | C1 | 1511 | 1.64% |
| 5 | 5108 | E1 | 1907 | 1.64% |
| 5 | 5201 | D1 | 1854 | 1.64% |
| 5 | 5202 | B1 | 1435 | 1.64% |
| 5 | 5203 | D1a | 1736 | 1.64% |
| 5 | 5204 | D1a | 1736 | 1.64% |
| 5 | 5205 | F1 | 2109 | 1.64% |
| 5 | 5206 | B1 | 1435 | 1.64% |
| 5 | 5207 | D1a | 1736 | 1.64% |
| 5 | 5208 | B1 | 1435 | 1.64% |
| 5 | 5209 | B1 | 1435 | 1.64% |
| 5 | 5210 | F1 | 2109 | 1.64% |
| 5 | 5211 | D1a | 1736 | 1.64% |
| 5 | 5212 | D1a | 1736 | 1.64% |
| 5 | 5213 | B1 | 1435 | 1.64% |
| 5 | 5214 | D1 | 1854 | 1.64% |
| 5 | 5301 | D1 | 1854 | 1.64% |
| 5 | 5302 | B1 | 1435 | 1.64% |
| 5 | 5303 | D1a | 1736 | 1.64% |
| 5 | 5304 | D1a | 17.36 | 1.64% |
| 5 | 5305 | F1 | 2109 | 1.64% |
| 5 | 5306 | B1 | 1435 | 1.64% |
| 5 | 5307 | D1a | 1736 | 1.64% |
| 5 | 5308 | B1 | 1435 | 1.64% |
| 5 | 5309 | B1 | 1435 | 1.64% |
| 5 | 5310 | F1 | 2109 | 1.64% |
| 6 | 6101 | F1d | 2030 | 1.64% |
| 6 | 6102 | A1b | 1291 | 1.64% |
| 6 | 6103 | C1 alt | 1511 | 1.64% |
| 6 | 6104 | A1b | 1291 | 1.64% |
| 6 | 6105 | F1d | 2030 | 1.64% |
| 6 | 6201 | F1c | 2049 | 1.64% |
| 6 | 6202 | B1a | 1435 | 1.64% |
| 6 | 6203 | B1a | 1435 | 1.64% |

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| Building Number | Unit Designation | Unit Type | Finished Floor Area Square Footage | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|---|---|
| 6 | 6204 | D1b | 1736 | 1.64% |
| 6 | 6205 | D1b | 1736 | 1.64% |
| 6 | 6206 | B1a | 1435 | 1.64% |
| 6 | 6207 | B1a | 1435 | 1.64% |
| 6 | 6208 | F1c | 2049 | 1.64% |
| 6 | 6301 | F1c | 2049 | 1.64% |
| 6 | 6302 | B1a | 1435 | 1.64% |
| 6 | 6303 | B1a | 1435 | 1.64% |
| 6 | 6304 | D1b | 1736 | 1.64% |
| 6 | 6305 | D1b | 1736 | 1.64% |
| 6 | 6306 | B1a | 1435 | 1.64% |
| 6 | 6307 | B1a | 1435 | 1.64% |
| 6 | 6308 | F1c | 2049 | 1.64% |
| 6 | 6401 | F1c | 2049 | 1.64% |
| 6 | 6402 | B1a | 1435 | 1.64% |
| 6 | 6403 | B1a | 1435 | 1.64% |
| 6 | 6404 | D1b | 1736 | 1.64% |
| 6 | 6405 | D1b | 1736 | 1.64% |
| 6 | 6406 | B1a | 1435 | 1.64% |
| 6 | 6407 | B1a | 1435 | 1.64% |
| 6 | 6408 | F1c | 2049 | 1.64% |
| | | | | 100.0% |

*The floor area figures for each Unit shown above are approximations based upon the condition of each Unit at the time of recording this Declaration and no representation is made as to the accuracy of such floor area figures. There shall be no obligation to investigate, recalculate, or revise such floor area figures as of the date of any reallocation. Finished floor area is based upon the air-conditioned floor area within each Unit. All other floor area within the unit is considered unfinished.

**Upon Units being added to the Condominium pursuant to Paragraph 17(d), the total undivided interest in the Common Elements shall be reallocated among the Units existing immediately after such occurrence. Each Unit's undivided interest in the Common Elements shall be determined by dividing one by the total number of Units in the Condominium.



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# EXHIBIT "E"
## Assignment of Certain Limited Common Elements

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # | Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|---|---|
| Storage Space # | | Parking Space # | |
| N/A | 5101 | 34 | 5101 |
| N/A | 5102 | 28 | 5102 |
| N/A | 5103 | 24 | 5103 |
| N/A | 5104 | 22 | 5104 |
| N/A | 5105 | 15 | 5105 |
| N/A | 5106 | 13 | 5106 |
| N/A | 5107 | 9 | 5107 |
| N/A | 5108 | 3 | 5108 |
| 1A | 5201 | 33 | 5201 |
| 1B | 5202 | 18 | 5202 |
| 2A | 5203 | 25 | 5203 |
| 2B | 5204 | 23 | 5204 |
| 2D | 5205 | 6 | 5205 |
| 2C | 5206 | 4 | 5206 |
| 3C | 5207 | 12 | 5207 |
| 3B | 5208 | 10 | 5208 |
| 3A | 5209 | 11 | 5209 |
| 4D | 5210 | 7 | 5210 |
| 4C | 5211 | 8 | 5211 |
| 4B | 5212 | 5 | 5212 |
| 5A | 5213 | 2 | 5213 |
| 5B | 5214 | 1 | 5214 |
| 6A | 5301 | 32 | 5301 |
| 6B | 5302 | 16 | 5302 |
| 6C | 5303 | 26 | 5303 |
| 7C | 5304 | 27 | 5304 |
| 7D | 5305 | 31 | 5305 |
| 7B | 5306 | 35 | 5306 |
| 7A | 5307 | 29 | 5307 |
| 8C | 5308 | 21 | 5308 |
| 8B | 5309 | 17 | 5309 |
| 8A | 5310 | 30 | 5310 |
| N/A | 6101 | 5 | 6101 |
| N/A | 6102 | 7 | 6102 |

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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 6103 |
| N/A | 6104 |
| N/A | 6105 |
| 2C | 6201 |
| 2B | 6202 |
| 2A | 6203 |
| 1E | 6204 |
| 1D | 6205 |
| 1B | 6206 |
| 1A | 6207 |
| 1C | 6208 |
| 4C | 6301 |
| 4B | 6302 |
| 4A | 6303 |
| 3E | 6304 |
| 3D | 6305 |
| 3B | 6306 |
| 3A | 6307 |
| 3C | 6308 |
| 6C | 6401 |
| 6B | 6402 |
| 6A | 6403 |
| 5E | 6404 |
| 5D | 6405 |
| 5B | 6406 |
| 5A | 6407 |
| 5C | 6408 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 13 | 6103 |
| 20 | 6104 |
| 21 | 6105 |
| 8 | 6201 |
| 38 | 6202 |
| 37 | 6203 |
| 19 | 6204 |
| 18 | 6205 |
| 42 | 6206 |
| 41 | 6207 |
| 14 | 6208 |
| 9 | 6301 |
| 39 | 6302 |
| 40 | 6303 |
| 17 | 6304 |
| 6 | 6305 |
| 43 | 6306 |
| 44 | 6307 |
| 12 | 6308 |
| 10 | 6401 |
| 2 | 6402 |
| 1 | 6403 |
| 16 | 6404 |
| 15 | 6405 |
| 4 | 6406 |
| 3 | 6407 |
| 11 | 6408 |



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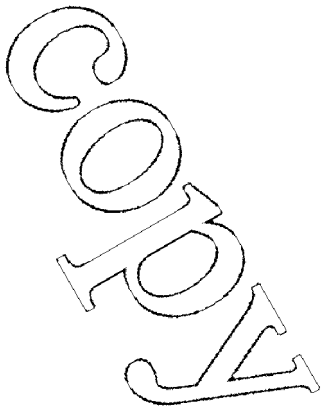
**EXHIBIT "F"**

**Articles of Incorporation of Artisan Club Condominium Association, Inc.**

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# ARTICLES OF INCORPORATION
# OF
# ARTISAN CLUB CONDOMINIUM ASSOCIATION, INC.
## (A Florida Not For Profit Corporation)

The undersigned, by these Articles, associate themselves for the purpose of forming a not for profit corporation under Chapter 617, Florida Statutes, and certify as follows:

**Article 1.** **Name.** The name of the Corporation shall be Artisan Club Condominium Association, Inc. For convenience, the Corporation shall be referred to in this instrument as the "Association."

**Article 2.** **Address.** The address of the initial principal office of the Association and the initial mailing address of the Association is 950 Celebration Boulevard, Celebration, Florida 34747.

**Article 3.** **Definitions.** All capitalized terms used herein which are not defined shall have the same meaning as set forth in the Declaration of Condominium for Artisan Club Condominium, recorded or to be recorded by St. Joe Residential Acquisitions, Inc. in the Official Records of Osceola County, Florida, as the same may be amended from time to time ("Declaration").

**Article 4.** **Purposes.** The purposes for which the Association is organized are:

A. to be and constitute the Association to which reference is made in the Declaration, to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified therein, in the By-Laws of the Association ("By-Laws"), and as provided by law; and

B. to provide an entity for the furtherance of the interests of the owners of real property subject to the Declaration.

**Article 5.** **Powers.** The powers of the Association shall include and be governed by the following provisions:

A. The Association shall have all of the powers conferred upon a not for profit corporation under Florida statutory and common law, all of the powers conferred upon a condominium association in accordance with the Florida Condominium Act, Chapter 718, Florida Statutes, and all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the By-Laws, and the Declaration, including, without limitation, the power:

(1) to fix and to collect assessments and other charges to be levied against the Units in the Condominium;

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(2) to manage, control, operate, maintain, repair, and improve property subject to the Declaration or any other property for which the Association, pursuant to the Declaration, other covenants, easements, or contracts, has a right or duty to provide such services;

(3) to make rules and regulations and to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or By-Laws;

(4) to engage in activities which will actively foster, promote, and advance the common interests of all owners of real property subject to the Declaration;

(5) to buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Association, subject to such limitations as may be set forth in the Declaration or By-Laws;

(6) to borrow money for any purpose, subject to such limitations as may be contained in the Declaration and By-Laws;

(7) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public, or private;

(8) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests in such corporations, firms, or individuals; and

(9) to sue and be sued.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other rights and powers which may now or hereafter be permitted by law; the powers specified in each of the paragraphs of this Article 5 are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph of this Article 5.

B. The Association shall make no distributions of income to its members, directors, or officers.

**Article 6. Members.**

A. The Association shall be a membership corporation without certificates or shares of stock. The Owner of each Unit, as those terms are defined in the Declaration, shall be a Member of the Association and shall be entitled to vote as provided in the Declaration and in the By-Laws.

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B. Change of membership in the Association shall be established by recording in the Official Records of Osceola County, Florida, a deed or other instrument establishing record title to a Unit in the Condominium. Upon such recordation, the Owner designated by such instrument shall become a member of the Association and the membership of the prior Owner shall terminate.

C. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance of its Unit.

**Article 7.** Term. The Association shall be of perpetual duration unless dissolved in accordance with Florida law and the Declaration.

**Article 8.** Directors.

A. The affairs of the Association shall be conducted, managed, and controlled by a Board of Directors. The initial Board of Directors shall consist of three directors. The number of directors shall be increased in accordance with the By-Laws.

B. The names and addresses of the members of the initial Board of Directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

| | | |
|---|---|---|
| Page Pierce | 950 Celebration Boulevard | Celebration, Florida 34747 |
| Troy Fletcher | 950 Celebration Boulevard | Celebration, Florida 34747 |
| Jose Manent | 950 Celebration Boulevard | Celebration, Florida 34747 |

C. The method of election, removal, and filling of vacancies on the Board of Directors and the term of office of directors shall be as set forth in the By-Laws.

D. The Board may delegate its operating authority to such corporations, individuals, and committees as it, in its discretion, may determine.

**Article 9.** By-Laws. The By-Laws shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided in the By-Laws.

**Article 10.** Liability of Directors. To the fullest extent that the Florida Not For Profit Corporation Act, as it exists on the date hereof or as it may hereafter be amended, permits the limitation or elimination of the liability of directors, no director of the Association shall be personally liable to the Association or its members for monetary damages for breach of duty of care or other duty as a director. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director of the Association for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

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**Article 11.** **Amendments.** Amendments to these Articles may be adopted upon the affirmative vote or written consent of Members entitled to cast at least 67% of the total votes in the Association. No amendment may be in conflict with the Declaration, and no amendment shall be effective to impair or dilute any rights of members that are governed by such Declaration.

**Article 12.** **Incorporator.** The name of the incorporator of the Association is David A. Herrigel and such incorporator's address is 225 Peachtree Street, N.E., Suite 1200, Atlanta, Georgia 30303.

**Article 13.** **Registered Agent and Office.** The initial registered office of the Corporation is 7900 Glades Road, Suite 200, Boca Raton, Florida 33434, and the initial registered agent at such address is John Baric.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 8th day of July, 2003.

David A. Herrigel, Incorporator

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# ARTICLES OF AMENDMENT TO

# THE ARTICLES OF INCORPORATION

# OF

# ARTISAN CLUB CONDOMINIUM ASSOCIATION, INC.

*Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.*

**I.**

The name of the corporation is Artisan Club Condominium Association, Inc. ("Association").

**II.**

As of the date hereof, the Association has no members, and this amendment is adopted by the Board of Directors in accordance with the provisions of Section 617.1006 of the Florida Statutes.

**III.**

The following amendment was adopted the 1st day of July, 2005, and shall be effective when filed in the office of the Florida Secretary of State:

Article 3 of the Articles of Incorporation is hereby stricken in its entirety, and the following substituted in lieu thereof:

Article 3. Definitions. All capitalized terms used herein which are not defined shall have the same meaning as set forth in the Declaration of Condominium for Artisan Club Condominium, recorded or to be recorded, by Artisan Park, L.L.C., a Delaware limited liability company, ("Declarant") in the Official Records of Osceola County, Florida, as the same may be amended from time to time ("Declaration").

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IN WITNESS WHEREOF, the undersigned members of the Board of Directors of the Association have hereby executed these Articles of Amendment this 14th day of July, 2005.

ARTISAN CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

By: _____
Page Pierce, Director

By: _____
Troy Fletcher, Director

By: _____
Drew Kaiser, Director

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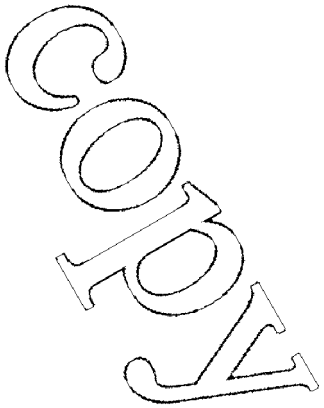
**EXHIBIT "G"**

**By-Laws of Artisan Club Condominium Association, Inc.**

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# BY-LAWS

# OF

# ARTISAN CLUB CONDOMINIUM ASSOCIATION, INC.

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# BY-LAWS

# OF

# ARTISAN CLUB CONDOMINIUM ASSOCIATION, INC.

## Article I
## General

Section 1. Applicability.

These By-Laws provide for the self-governance of Artisan Club Condominium Association, Inc., in accordance with the Articles of Incorporation of Artisan Club Condominium Association, Inc. filed with the Florida Department of State, as they may be amended ("Articles") and the Declaration of Condominium for Artisan Club Condominium, recorded by Artisan Park, L.L.C., a Delaware limited liability company, as Declarant, in the public records of Osceola County, Florida, as it may be amended ("Declaration").

Section 2. Name.

The name of the corporation is Artisan Club Condominium Association, Inc. ("Association").

Section 3. Purpose.

The Association shall be responsible for administering the Condominium, establishing the means and methods of collecting the contributions to the Common Expenses, arranging for the management of the Condominium Property, and performing all of the other acts that may be required to be performed by the Association pursuant to the Florida Condominium Act ("Act"), the Articles, and the Declaration. Except as to those matters which either the Act, the Declaration, the Articles, or the Florida Not-For-Profit Corporation Act specifically require to be authorized by the vote of or performed by the members, the administration of the foregoing responsibilities shall be performed by the Association's board of directors ("Board" or "Board of Directors").

Section 4. Definitions.

Unless the context otherwise requires, the terms used in these By-Laws shall be given their common, generally accepted meanings or, in the case of capitalized terms, the meanings set forth in the Declaration or the Act. As used in these By-Laws, the term "majority" shall mean those votes, Owners, or other group, as the context may indicate, representing more than 50% of the total number. Unless otherwise specifically stated, the phrase "majority vote" means more than 50% of those votes cast in person or by proxy.

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Section 5. Membership.

An Owner of a Unit shall automatically become a member of the Association upon taking title to the Unit and shall remain a member for the entire period of ownership. If more than one Person holds title to a Unit, the membership shall be shared in the same proportion as the title, but there shall be only one membership and one vote per Unit. Mortgagees or other Persons who hold an interest in the Unit merely as security for the performance of an obligation shall not be members, and the giving of a Mortgage or other security interest shall not terminate the Owner's membership. Membership shall be appurtenant to the Unit and shall be transferred automatically by conveyance of title to the Unit and may be transferred only in connection with the transfer of title.

## Article II
## Meetings of Members

Section 1. Annual Meetings.

The regular annual meeting of the members shall be held not more than 90 days before or after the end of the Association's first full fiscal year, with the date, hour, and place to be set by the Board. Meetings shall be held within the Condominium Property or at some other suitable place designated by the Board.

Section 2. Special Meetings.

Special meetings of the members for any purpose may be called at any time by the President and shall be called by the request of any two or more members of the Board, or upon written request of Owners having a right to vote at least 10% of the total Association vote.

Section 3. Notice of Meetings.

It shall be the duty of the Secretary to provide notice to each Owner of each annual or special meeting of the membership at least 14 days prior to each annual meeting and at least 7 days prior to each special meeting. In addition, such notice shall be posted in a conspicuous place within the Condominium Property for the same periods. The notice shall state the purpose of any special meeting, as well as the time and place where it is to be held. Upon written request, any Interested Mortgagee, as defined in Paragraph 16 of the Declaration, shall be entitled to written notice of all meetings and shall be permitted to designate a representative to attend and observe any such meeting. An officer of the Association, or the manager or other person providing notice of an meeting of the membership, shall provide an affidavit or United States Postal Service certificate of mailing, to be included in the Association's official records, affirming that notice was mailed or hand delivered in accordance with these By-Laws to each Owner at the address of such Owner last furnished to the Association.



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Section 4. Waiver of Notice.

Any Owner may, in writing, waive notice of any meeting of the Owners, either before or after such meeting. Attendance at a meeting by an Owner, whether in person or by proxy, shall be deemed a waiver by such Owner of notice of the time, date, and place thereof unless such Owner specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted at such meeting unless objection to lack of notice is raised before the business, of which proper notice was not given, is put to a vote. Waiver of notice of any meeting of the Owners shall be deemed the equivalent of proper notice.

Section 5. Quorum.

Except as may be provided elsewhere, the representation of Owners, in person or by proxy, entitled to cast at least 25% of the total eligible votes in the Association shall constitute a quorum. Once a quorum is established for a meeting, it shall conclusively be presumed to exist until the meeting is adjourned and shall not need to be reestablished.

Section 6. Adjournment.

Any meeting of the Owners may be adjourned from time to time for periods not exceeding 48 hours by the vote of Owners holding a majority of the votes represented at such meeting, regardless of whether a quorum is present. Any business which could be transacted properly at the original session of the meeting may be transacted at a reconvened session, and no additional notice of such reconvened session shall be required.

Section 7. Voting.

Each Unit shall be entitled to one vote. Such vote may be cast by the Owner, the Owner's spouse, or by a lawful proxy, as provided below. In the case of an Owner which is a corporation, any officer of the corporation shall have the authority to vote and to execute proxies, waivers, and consents on behalf of the corporation in the absence of evidence presented before a vote is taken that such officer does not have authority to act on behalf of the corporation. Any other Owner which is not an individual shall designate by written notice to the Secretary of the Association the name and address of the individual who shall be entitled to exercise the Owner's membership rights in the absence of a proxy.

When more than one Person owns a Unit, the vote for such Unit shall be exercised as they, between or among themselves, determine, but in no event shall more than one weighted vote be cast with respect to any Unit. If only one co-owner attempts to vote for a Unit, it shall be conclusively presumed that such co-owner is authorized on behalf of all co-owners to cast the vote for the Unit. In the event of disagreement among co-owners and an attempt by two or more of them to cast such vote, such Persons shall not be recognized and such vote shall not be counted.



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Unless otherwise provided in the Declaration or these By-Laws, all decisions shall be by majority vote.

Section 8. Proxies.

Any member entitled to vote may vote by proxy on matters other than the election of members of the Board of Directors. To be valid, all proxies shall be in writing, duly executed by the member, indicating the date of the meeting for which it is given, and shall be filed with the Secretary of the Association prior to the opening of the meeting for which it is to be used. Except as otherwise specifically authorized by Section 718.112(2)(b)(2) the Act, all proxies shall be limited proxies in substantially the form authorized by the Division of Florida Land Sales, Condominiums, and Mobile Homes. A proxy shall be valid only for the specific meeting for which it is given and lawful adjournments thereof; provided, in no event shall any proxy be valid for more than 90 days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the Owner executing it by written notice delivered to the Secretary of the Association, and shall be deemed revoked upon the Secretary's receipt of notice of the death or judicially declared incompetence of the Owner executing it. Presence in person by the giver of a proxy at the meeting for which a proxy is given shall automatically invalidate the proxy.

Section 9. Action Without a Meeting.

Any action required or permitted by law to be taken at a meeting of the members may be taken without a meeting, without prior notice and without a vote if written consent specifically authorizing the proposed action is signed by members holding at least the minimum number of votes necessary to authorize such action at a meeting if all members entitled to vote thereon were present. Such consents shall be signed, dated, and delivered to the Association within 60 days after receipt of the earliest dated consent. Such consents shall be filed with the minutes of the Association and shall have the same force and effect as a vote of the members at a meeting. Within 10 days after receiving authorization for any action by written consent, the Secretary shall give written notice to all members entitled to vote who did not give their written consent, fairly summarizing the material features of the authorized action.

Section 10. Order of Business.

At all meetings of the Association, Robert's Rules of Order (latest edition) shall govern when not in conflict with the Declaration or these By-Laws. Unless otherwise provided in the notice calling the meeting, the order of business shall be: Roll Call, Proof of Notice, Reading of Minutes, Officers' Reports, Old Business, Elections (if any), New Business, Adjournment.



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## Article III
## Board of Directors

A. Composition and Selection.

Section 1. Composition.

A Board of Directors composed of three or five persons, as provided in this Article, shall govern the Association's affairs. The initial Board shall be comprised of three persons. Except for directors appointed by Declarant, all directors shall be Owners of Units or spouses of Owners or, in the case of an Owner which is a corporation, partnership, or other legal entity, the individual designated by written notice to the Secretary of the Association to exercise the membership rights of the Owner. No Owner and his or her spouse may serve on the Board at the same time.

Section 2. Directors During Declarant Control.

(a) When Unit Owners other than Declarant own 15% or more of the Units which the Association ultimately will operate ("Permitted Units"), the Unit Owners other than Declarant shall be entitled to elect no less than one-third of the members of the Board. Declarant shall have the right to appoint, remove, and replace not less than a majority of the members of the Board, in its sole discretion, until the first to occur of the following:

(i) three years after the conveyance of 50% of the Permitted Units (as defined in Paragraph 17(b) of the Declaration) to purchasers other than a successor Declarant;

(ii) three months after 90% percent of the Permitted Units have been conveyed to purchasers other than a successor Declarant;

(iii) when all Permitted Units have been completed, some have been conveyed to purchasers, and none of the remaining Units are being offered for sale by Declarant in the ordinary course of business;

(iv) when some Units have been conveyed to purchasers and none of the others are being constructed or offered for sale by Declarant in the ordinary course of business; or

(v) seven years after recordation of the Declaration creating the initial phase of the Condominium.

Declarant is entitled to elect at least one member of the Board as long as Declarant holds for sale in the ordinary course of business at least five percent of the Permitted Units. Following the time Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant-owned units in the same manner as any other Owner except for purposes of reacquiring control of the Association or selecting the majority members of the Board.



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Notwithstanding anything to the contrary in these By-Laws, Sections 3 through 6 of this Article shall not apply to those directors appointed by Declarant during the period that Declarant retains the right to appoint and remove a majority of the directors hereunder and under the Declaration.

(b) Subject to the provisions of the Act, control of the Board of Directors shall be transitioned from Declarant-appointed directors to directors elected by the Owners as follows:

(i) When 15% of the Permitted Units have been conveyed to Persons other than a successor Declarant, or an affiliate of Declarant, or whenever Declarant earlier determines, the members other than Declarant shall be entitled to elect one of the three directors. The director so elected shall be elected for a term of one year or until the happening of the event described in subsection (ii) below, whichever is shorter. If such director's term expires prior to the happening of the event described in subsection (ii) below, a successor shall be elected for a like term. Upon election of such director, Declarant shall forward to the Division of Florida Land Sales, Condominiums, and Mobile Homes the name and mailing address of such director.

(ii) At the first annual meeting of the membership after termination of Declarant's right to appoint a majority of the directors, as set forth above , the number of directors shall be increased to five and the members other than Declarant shall be entitled to elect four of the five directors. The two directors receiving the most votes shall be elected for a term of two years and the remaining two directors shall be elected for a term of one year. Thereafter, upon the expiration of the term of office of each such member of the Board of Directors, a successor shall be elected to serve a term of two years.

(iii) So long as Declarant holds for sale in the ordinary course of business at least five percent of the Units in the Condominium, Declarant shall be entitled to elect at least one member of the Board of Directors. Within 75 days after such right terminates, the director appointed by Declarant shall resign and the President shall call for an election at which the Owners shall be entitled to elect a director to fill the vacancy until the next annual meeting, at which time a successor shall be elected to serve a term of two years.

(iv) Within 75 days after each date that the Owners other than Declarant are entitled to elect a member or members to the Board, as provided above, the Association shall call, and give not less than 60 days' notice of, an election meeting for such purpose and the election shall proceed as provided in Section 718.112(2)(d) of the Act.

(v) The directors elected as provided in this Section 2 shall be subject to removal only as provided in Rule 61B-223.0026, Florida Administrative Code ("F.A.C.")

Section 3. Declaration of Candidacy; Election Procedures.

Not less than 60 days prior to any scheduled election of directors, the Association shall provide notice of the election to each Owner. Any Owner or other eligible person desiring to be a candidate for election to the Board of Directors shall notify the Board prior to the scheduled



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election. Notwithstanding the above, pursuant to Section 718.112(2)(d)(1) of the Act, no Owner may be eliminated from running for the Board unless such Owner has been convicted of a felony by any court of record in the United States and has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence; provided, the validity of an action by the Board shall not be affected if it is later determined that a Board member is ineligible for membership due to having been convicted of a felony.

The Association shall mail or deliver a second notice of the election along with the notice and agenda for the meeting at which the election is to be held, which notice shall comply with the notice requirements set forth in Article II, Section 3. The notice of the election shall include a ballot listing all candidates. Upon request of any candidate, the Association shall also include with the mailing of the ballot an information sheet, no larger than 8-1/2 x 11 inches in size, furnished by the candidate at least 35 days prior to the election, with the Association bearing the costs of copying and mailing or delivering such information, pursuant to Section 718.112(2)(d)(3) of the Act.

The directors elected by the Owners shall be elected by written ballot or voting machine in accordance with the procedures set forth in the Section 718.112(2)(d)(3) of the Act and such rules as may be prescribed by the Division of Florida Land Sales, Condominiums, and Mobile Homes. The regular election of directors shall occur on the date of the Association's annual meeting. There shall be no quorum requirement; provided, at least 20 percent of the eligible votes must cast a ballot in order to have a valid election. No Owner shall permit any other person to cast such Owner's ballot, and any ballots improperly cast shall not be counted.

At any election of directors, all members of the Association eligible to vote shall be entitled to cast one vote for each director position to be filled; provided, there shall be only one vote per Unit for each director position to be filled. Cumulative voting shall be permitted. The directorships for which elections are held shall be filled by that number of candidates receiving the most votes. Directors may be elected to serve any number of consecutive terms.

Notwithstanding the above, an election and balloting are not required unless more candidates file notices of intent to run or are nominated than the number of vacancies to be filled on the Board.

Section 4. Recall or Removal of Members of the Board of Directors.

Subject to the provisions of the Act and administrative rules adopted pursuant thereto, including Rule 61B-223.0026, F.A.C. (concerning the right to recall and replace a Board member when both Declarant and the Owners are entitled to representation on the Board), any member of the Board of Directors may be recalled or removed with or without cause by a vote of, or agreement in writing signed by, Owners entitled to cast a majority of the total eligible Association votes. A special meeting of the Owners to recall a member of the Board may be called by Owners representing at least 10 percent of the eligible votes in the Association. The notice of any such meeting shall otherwise comply with the requirements for a special meeting of



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Unit Owners, as set forth in Article II, Sections 2 and 3. Any director whose removal has been proposed by the members shall be given an opportunity to be heard at the meeting.

Section 5. Vacancies.

Vacancies in the Board of Directors caused by any reason other than removal by vote of the Association shall be filled by a vote of the majority of the remaining directors, even though less than a quorum, at any meeting of the Board of Directors. Vacancies caused by the removal or recall of a director pursuant to Section 4 of this Article shall be filled in accordance with the procedure set forth in 718.112(j)(5) of the Act. Each person so selected shall serve until a successor shall be elected at the next annual meeting of the Association.

Section 6. Compensation.

Directors shall not be compensated for services unless and to the extent that compensation is authorized by the Owners at any meeting duly called for that purpose. Directors may be reimbursed for the expenses incurred in carrying out their duties as directors upon approval of such expenses by the Board of Directors. Nothing herein shall prohibit a director from entering into a contract and being compensated for services or supplies furnished to the Association in a capacity other than as director, provided that the director's interest is known and the contract is approved by a majority of the Board of Directors, excluding the director with whom the contract is made.

B. Meetings.

Section 7. Regular Meetings

Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by the Board, but such meetings shall be held at least once each calendar quarter. Each Board shall hold an organizational meeting within 10 days after each annual meeting of members, if any newly-elected director(s) take(s) office.

Section 8. Special Meetings.

Special meetings of the Board of Directors may be called by the President or, upon written request of any two directors, by the Secretary or Treasurer.

Section 9. Notice of Board Meetings; Waiver of Notice.

(a) The organizational meeting of the Board after each annual meeting shall be called upon not less than three days' notice to each director, stating the time and place of the meeting. No written notice of regularly scheduled meetings of the Board need be given to directors. Notice of special meetings of the Board of Directors shall be given to each director at least three days prior to the meeting, by mail, in person, by telephone, by telephone facsimile, or by other means of electronic transmission providing confirmation of receipt. Notices shall state the time



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and place, and in the case of a special meeting or as otherwise required by the Act or the Condominium Instruments, the purpose of the meeting.

Adequate notice of all Board meetings, specifically incorporating an identification of agenda items, shall be posted conspicuously on the Condominium Property at least 48 continuous hours in advance of the meeting, except in an emergency. If General or Special Assessments or amendments to the Declaration, these By-Laws, the Articles, or Association rules regarding use of the Units are to be considered at any meeting of the Board, such fact and the nature of the assessment or proposed amendment shall be set forth in the notice; notice of meetings at which such issues are to be considered shall be mailed to Owners and posted conspicuously on the Condominium Property at least 14 days prior to the meeting. Any item not included in the notice may be taken up on an emergency basis upon the vote of members of the Board constituting a majority of the total number of directors plus one.

(b) A director may, at any time, waive notice in writing of any meeting of the Board of Directors, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board of Directors shall also constitute a waiver of notice by him or her of the time and place of such meeting.

Section 10. Quorum; Conduct of Meetings.

(a) The presence of a majority of the directors shall constitute a quorum for the transaction of business at any Board or Board committee meeting. The Board may permit any or all directors to participate in a meeting by use of any means of communication by which all directors and all Unit Owners in attendance at the meeting may simultaneously hear the conversation of all Board or committee members (including those attending by telephone or other device) during the meeting, and participation in such manner shall constitute presence in person at the meeting.

(b) The President shall preside over all meetings of the Board of Directors and the Secretary shall keep a minute book recording therein all resolutions adopted by the Board of Directors and a record of all transactions and proceedings occurring at such meetings. Robert's Rules of Order (latest edition) shall govern the conduct of the meetings of the Board when not in conflict with the Declaration, the Articles of Incorporation, these By-Laws, or any valid Board resolution.

Section 11. Open Meetings.

Meetings of the Board of Directors and any committee thereof shall be open to all Owners as required by law; however, the Board may adopt reasonable rules governing the frequency, duration, and manner of Owner statements to be made during the meeting.



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C. Powers and Duties.

Section 12. Powers and Duties.

The Board of Directors shall manage the affairs of the Association and shall have all the powers and duties necessary for the administration of the Condominium and may do all such acts and things as are not by the Act, the Declaration, Articles of Incorporation, or these By-Laws directed to be done and exercised exclusively by the members. In addition to the powers granted and the duties imposed by the Declaration or the Act, the Board of Directors, by way of explanation, but not limitation, shall have the power to do, and shall be responsible for, the following:

(a) preparing and adopting an annual budget, in which there shall be established the contribution of each Owner to the Common Expenses;

(b) levying assessments to defray the Common Expenses, establishing the means and methods of collecting such assessments, and establishing the period of the installment payments of the annual assessment;

(c) providing for the operation, care, upkeep, and maintenance of all of the areas to be maintained by the Association;

(d) designating, hiring, and dismissing personnel necessary for the maintenance, operation, repair, and replacement of the Common Elements, other Association property, and the areas to be maintained by the Association and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties;

(e) collecting assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to administer the Association;

(f) making and amending rules relating to the Condominium Property;

(g) opening bank accounts on behalf of the Association and designating the signatories required;

(h) making or contracting for the making of repairs, additions, and improvements to, or alterations of the Common Elements and the Limited Common Elements in accordance with the other provisions of the Declaration and these By-Laws, after damage or destruction by fire or other casualty;

(i) enforcing by legal means the provisions of the Declaration, these By-Laws, and the Association rules, and bringing any proceedings which may be instituted on behalf of or against the members concerning the Association; provided, the Association's obligation in this regard shall be conditioned in the manner provided in the Declaration;



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(j) obtaining and carrying insurance against casualties and liabilities, and paying the premium cost thereof;

(k) paying the costs of services rendered to the Association or its members and not chargeable to Owners;

(l) keeping books with detailed accounts of the receipts and expenditures of the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred;

(m) contracting for the performance of various duties and functions. The Board shall have the power to enter into common management agreements with (by way of illustration, but not limitation) trusts, condominiums, or other property owners' associations. Any and all functions of the Association shall be fully transferable by the Board, in whole or in part, to any other entity; and

(n) conveying a portion of the Common Elements to any condemning authority for the purpose of providing utility easements, right-of-way expansion, or other public purposes, whether negotiated or as a result of eminent domain proceedings.

Section 13. Management Agent.

The Association may, but shall not be required to, hire a professional management agent or agents, at a compensation established by the Board, to perform such duties and services as the Board of Directors shall authorize. Declarant or its affiliates may be retained as a managing agent.

Section 14. Accounting and Reports.

(a) In addition to such provisions as may be required by law, the following standards shall be adhered to:

(i) accounting and controls shall conform to generally accepted accounting principles;

(ii) two or more persons shall be responsible for handling cash to maintain adequate financial control procedures;

(iii) all funds shall be maintained separately in the Association's name;

(iv) reserve and operating accounts of the Association shall not be commingled unless combined for investment purposes (provided, in any event, reserve and operating funds shall be separately accounted for and any commingled account shall at all times be no less than



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the amount identified as reserve funds), and cash accounts of the Association shall not be commingled with accounts of other condominium or community associations;

(v) no remuneration shall be accepted by the managing agent, if any, or by any officer, director, employee, or agent of the Association, from vendors, independent contractors, or others providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; any thing of value received shall benefit the Association; and

(vi) any financial or other interest which the managing agent, if any, may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board of Directors.

(b) After the sale of the first Unit to a purchaser other than a successor Declarant or an affiliate of Declarant, a financial report shall be prepared at least quarterly for the Association containing:

(i) an income statement reflecting all income and expense activity for the preceding period;

(ii) a statement reflecting all cash receipts and disbursements for the preceding period;

(iii) a variance report reflecting the status of all accounts in an "actual" versus "projected" (budget) format;

(iv) a balance sheet reflecting the financial condition of the Association on an unaudited basis; and

(v) a delinquency report listing all Owners who are delinquent in paying assessments or other charges due the Association, and describing the status of any action to collect such assessments or other charges which remain delinquent.

(c) Within 90 days after the close of the fiscal year, the Association shall prepare and complete, or cause to be prepared and completed by a third party, a financial report for the preceding fiscal year. Financial reports shall be prepared in accordance with Section 718.111(13) of the Act and in accordance with generally accepted accounting principles.

Within 21 days after the final financial report is completed or received by the Association, but no later than 120 days after the end of the fiscal year, the Association shall mail to each Owner at the address the Owner last furnished to the Association, a copy of the financial report, or a notice that a copy of the financial report will be mailed or hand delivered to the Unit Owner, without charge, upon receipt of a written request from the Unit Owner.



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Section 15. Borrowing.

The Board of Directors shall have the power to borrow money for the purpose of maintenance, repair, or restoration of Common Elements and Limited Common Elements and facilities maintained by the Association without the approval of the members of the Association; provided, the Board shall obtain membership approval in the same manner as provided in the Declaration for special assessments if the proposed borrowing is for the purpose of modifying, improving, or adding amenities to the Condominium Property and the total amount of such borrowing exceeds or would exceed Ten Thousand Dollars ($10,000.00) outstanding debt at any one time.

Section 16. Agreements, Contracts, Etc.

All agreements, contracts, deeds, leases, promissory notes, and other instruments of the Association shall be executed by at least two officers or by such other person or persons as may be designated by resolution of the Board of Directors. Any grant or reservation made by a declaration, lease, or other document, and any contract entered into by the Association during the time that Declarant has the right to appoint and remove directors, that provides for operation, maintenance, or management of the Association or property serving the Owners shall be fair and reasonable. Any grant or reservation made by a declaration, lease, or other document, and any contract entered into by the Association during the time that Declarant has the right to appoint and remove directors, that provides for operation, maintenance, or management of the Association or property serving the Owners shall be terminable, after termination of Declarant's right to appoint and remove at least a majority of the directors, by the Unit Owners other than Declarant, with or without cause and without penalty, by the concurrence of Owners holding at least 75% of the voting interests in the Association, other than any voting interests held by Declarant.

Section 17. Responding to Owner Inquiries.

Pursuant to Section 718.112 of the Act, if any Owner files a written inquiry by certified mail with the Board, the Board shall respond to the Owner within 30 days after receipt of such inquiry, either (a) giving a substantive response, or (b) notifying such Owner that the Board has requested a legal opinion on such matter, in which case the Board shall provide a written substantive response to the Owner within 60 days after receipt of the inquiry; or (c) notifying such Owner that the Board has requested advice from the Division of Florida Land Sales, Condominiums, and Mobile Homes on such matter, in which case the Board shall provide a substantive response to the inquiring Owner within 10 days after receipt of such advice.

Section 18. Board Training Seminar.

The Board may, as a Common Expense, provide or provide for seminars and continuing educational opportunities designed to educate and inform directors of their responsibilities as directors. Such programs may include instruction on the Act, applicable Florida corporate and fiduciary law principles, other issues relating to administering the Condominium's affairs, and upholding and enforcing the Condominium Instruments. The Board may retain industry



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professionals, which may include property managers, attorneys, and accountants, as appropriate or necessary for such purpose. The Board may require that each newly-elected and each re-elected director complete a training seminar within the first six months of assuming the director position.

Section 19. Board Standards.

In performing their duties, directors and officers shall act as fiduciaries and are subject to insulation from liability as provided for directors of corporations by Florida law and as otherwise provided by the Condominium Instruments. Directors shall exercise the ordinary and reasonable care of directors of a corporation and shall be deemed to have exercised such care so long as the director:

(a) acts within the expressed or implied scope of authority under the Condominium Instruments and his or her actions are not ultra vires;

(b) affirmatively undertakes to make decisions which the director reasonably believes are necessary for the Association's continued and successful operation and, when decisions are made, they are made on an informed basis;

(c) acts on a disinterested basis, promptly discloses any real or potential conflict of interests (pecuniary or other), and avoids participation in such decisions and actions; and

(d) acts in a non-fraudulent manner and without reckless indifference to the Association's affairs.

A director acting in accordance with the above standard of care shall be protected from personal liability. Unless the Condominium Instruments require that specific action be taken, the failure to take such specific action shall not, without further showing that the Board acted in violation of the above standard of care, be deemed a violation of a Board duty.

Board determinations of the meaning, scope, and application of any Condominium Instrument provisions shall be upheld and enforced so long as such determinations are reasonable. The Board shall exercise its power in a fair, nondiscriminatory manner and shall adhere to the procedures established in the Condominium Instruments.

Section 20. Conflicts of Interest.

Unless otherwise approved by a majority of the other directors, no director may transact business with the Association or an Association contractor during his or her term as director or within two years after the term expires. A director shall promptly disclose in writing to the Board any actual or potential conflict of interest affecting the directors relative to his or her performance as a director. The Board may void any contract which creates a prohibited conflict of interest.



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Notwithstanding the above, the directors appointed by Declarant may be employed by or otherwise transact business with Declarant or any Declarant affiliate, and Declarant and its affiliates may transact business with the Association and its contractors.

D. Committees.

Section 21. General.

The Board of Directors may create such committees as it deems appropriate to perform such tasks and to serve for such periods as the Board may designate by resolution. In an effort to encourage and incorporate a broad base of Owner and resident participation in community governance, it shall be the Association's policy that the Board create and delegate its responsibilities to committees as reasonably appropriate.

Committees shall exercise only such authority as granted by Board resolution, provided the Board may, in the exercise of its reasonable discretion, elect not to follow a committee's advice on any matter. Committees may not act without specific Board authority and may not bind the Association contractually or financially. Committee members may serve no more than two consecutive two-year terms on the same committee.

Section 22. Elections Committee.

The President may appoint an "Elections Committee" composed of three members to assist in conducting elections to the Board of Directors as provided in Article III, Section 3. The members of the Election Committee shall serve a term of one year or until their successors are appointed. The members of the Elections Committee shall be announced at the annual meeting.

Section 23. Architectural Standards Committee.

The Board may establish an Architectural Standards Committee for the purpose of establishing and maintaining architectural standards within the Condominium Property pursuant to Paragraph 15 of the Declaration.

Section 24. Covenants Committee.

The Board shall appoint a "Covenants Committee" consisting of at least three and no more than seven Owners. Acting in accordance with the provisions of the Declaration, these By-Laws, and resolutions the Board may adopt, the Covenants Committee shall be the hearing tribunal of the Association.

Section 25. Service on Committees.

Unless otherwise provided in the resolution authorizing a particular committee, the members of each committee shall be appointed by the Board and shall serve at the pleasure of the Board. Any committee member, except a member of the Covenants Committee, may be removed with or without cause at any time and with or without a successor being named. The



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appointment and removal of members of the Covenants Committee shall be governed by the provisions for the appointment and removal of directors.

## Article IV
## Officers

Section 1. Designation.

The principal officers of the Association shall be the President, the Secretary, and the Treasurer. The President and Secretary shall be elected by and from the Board of Directors. The Treasurer shall be elected by the Board, but may be either a director or an Association member. The Board may appoint one or more Vice Presidents, Assistant Treasurers, Assistant Secretaries, and such other subordinate officers as in its judgment may be necessary. Any Vice President, assistant officers, or subordinate officers shall not be required to be members of the Association or of the Board. Any two or more offices may be held by the same person, except the offices of President and Secretary.

Section 2. Election of Officers.

The officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board following each annual meeting of the members and each officer shall hold office at the pleasure of the Board and until a successor is elected.

Section 3. Removal of Officers.

Upon the affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and a successor may be elected.

Section 4. President.

The President shall be the chief executive officer of the Association and shall preside at all meetings of the members and the Board of Directors. The President shall have all the general powers and duties which are incident to the office of the president of a Florida not-for-profit corporation organized in accordance with the Florida Not-For-Profit Corporation Act.

Section 5. Vice President.

The Vice President, if elected, shall act in the President's absence and shall have all powers, duties, and responsibilities provided for the President when so acting. If no Vice President is selected, the Secretary shall act in the President's absence.

Section 6. Secretary.

The Secretary shall keep the minutes of all meetings of the members and of the Board of Directors and shall have charge of such books and papers as the Board of Directors may direct, and shall, in general, perform all duties incident to the office of the secretary of a corporation organized under Florida law. If no Vice President is elected, the Secretary shall act in the



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President's absence and shall have all the powers, duties, and responsibilities of the President when so acting.

Section 7. Treasurer.

The Treasurer shall have the responsibility for the Association's funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, for preparing all required financial statements and tax returns, and for the deposit of all monies and other valuable effects in the name of the Association or the managing agent, if any, in such depositories as may from time to time be designated by the Board of Directors. The Treasurer shall be responsible for the preparation of the budget as provided below. The Treasurer may delegate all or a part of the preparation and notification duties associated with the above responsibilities to a management agent.

## Article V
## Enforcement

Section 1. Authority and Sanctions.

In addition to other sanctions and remedies which may be specifically authorized in the Declaration or the Act, the Association, acting through the Board, shall have the power to impose reasonable monetary fines, not to exceed Fifty Dollars ($50.00) per violation or Fifty Dollars ($50.00) per day for a continuing violation (provided, no fine in the aggregate may exceed $1,000.00), for violations of the Declaration, these By-Laws, or Association rules by the Owner of a Unit, its occupant, licensee, or invitee.

Section 2. Procedure.

The Board shall not impose any monetary fine (a late charge shall not constitute a fine) unless and until the Unit Owner and, if applicable, his or her licensee or invitee, has been given reasonable notice and an opportunity for a hearing as follows (fines for continuing violations may be levied following a single notice and opportunity for hearing):

(a) Notice. The Board shall serve the alleged violator (and the Owner of the Unit in which the alleged violator resides, if the alleged violator is not the Owner), with written notice setting forth: (i) the nature of the alleged violation and the provision of the Condominium Instruments allegedly violated; (ii) the proposed sanction to be imposed; (iii) a statement that the violator may request a hearing to challenge the occurrence of a violation, the proposed sanction, or both; (iv) the name, address, and telephone number of a person to contact to challenge the proposed action; and (v) a statement that the proposed sanction shall be imposed as contained in the notice unless the alleged violator delivers to the Board a written request for a hearing within 14 days of the date of the Board's notice. If a hearing is not requested within such 14-day period, the sanction shall be imposed 14 days from the date of the Board's notice; provided, the Board may, in its discretion, waive any sanction if the violation is cured within such 14-day period.



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(b) Hearing. If the alleged violator requests a hearing within the 14-day period allotted, a hearing shall be held before the Covenants Committee affording the alleged violator a reasonable opportunity to be heard. The hearing shall be set and notice of the time, date (which shall be not less than 10 days from the giving of notice of the hearing), and place of the hearing and an invitation to attend the hearing and produce any statements, evidence, and witnesses shall be sent to the alleged violator. Prior to the effectiveness of any sanction hereunder, proof of notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer or director responsible for delivery of such notice. The notice requirement shall also be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed. If, after the hearing, the Covenants Committee does not agree with the fine, a fine may not be levied.

(c) Appeal. Following a hearing held before the Covenants Committee, the alleged violator shall have a right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the management agent, President, or Secretary of the Association within 30 days after the hearing date. The results of any hearing which is not appealed within such 30-day time period shall be conclusively presumed to have been concurred in by all parties.

Section 3. Additional Enforcement Rights.

(a) General. Notwithstanding the above, the Association, acting through its Board of Directors, may elect to enforce any provision of the Act, the Declaration, these By-Laws, or the Association rules by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both, without the necessity for compliance with the procedure set forth in Section 2 of this Article. In any such action, to the maximum extent permissible, the Owner or occupant responsible for the violation for which abatement is sought shall pay all costs, including reasonable attorney's fees actually incurred.

(b) Towing of Vehicles.

(i) Procedure. Except as otherwise specified herein, if any vehicle is parked on the Common Elements in violation of the Declaration or parking rules, the Association shall not have it towed unless and until a notice has been placed on the vehicle specifying the nature of the violation, stating that after two days the vehicle may be towed, and designating the name and telephone number of the person who will do the towing and the name and telephone number of a person to contact regarding the alleged violation. If a vehicle is parked in a fire lane or is blocking another vehicle, no notice shall be required and the vehicle may be towed immediately. If two days after such notice is placed on the vehicle the violation continues, or if it again occurs within the same 12-month period, the vehicle may be towed in accordance with the notice without providing further notice to the owner or user of the vehicle. Any fee or expense incurred for towing and storage of any vehicle shall be paid by the owner or user of the vehicle.



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The Board of Directors may elect to use the procedure set forth in Section 2 of this Article to impose a fine or other available sanction, rather than exercise its authority to tow.

(ii) Liability. If a vehicle is towed in accordance with this subparagraph, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing activity.

## Article VI
## Association Finances

Section 1. Annual Budget and Assessment.

(a) It shall be the duty of the Board at least 30 days prior to the beginning of the Association's fiscal year to prepare a budget detailing the estimated Common Expenses for the coming year by account and expense classifications.

Except as otherwise permitted by Section 718.112(2)(f)(2) of the Act, the budget shall include reserve accounts for capital expenditures and deferred maintenance, which shall include, but need not be limited to, accounts for (i) any item for which deferred maintenance expense or replacement cost exceeds $10,000.00, and (ii) roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost. The amount to be reserved shall be computed by means of a formula based upon the estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The Board may adjust the amount to be contributed to reserves annually to take into account any changes in estimates or extension of the useful life of a reserve item as a result of replacement or deferred maintenance. So long as the Board exercises business judgment in determining the amount or necessity of the reserve fund, the amount shall be considered adequate.

The Association's budget shall separately reflect the estimated costs associated with, and contributions to reserve accounts for, any Limited Common Elements maintained by the Association.

(b) The Board shall mail notice of a meeting along with a copy of the proposed annual budget to each Owner at least 30 days prior to the beginning of the Association's fiscal year and not less than 14 days before the meeting of the Board or the membership at which the budget will be considered. If the proposed budget will not require assessments against the Owners in any fiscal or calendar year in excess of 115% of the assessments for the preceding year, the budget shall become effective upon approval of the Board. If such limitation would be exceeded, the Board shall call a special meeting of the Owners to consider a substitute budget if, within 21 days of the adoption of the annual budget, the Owners entitled to cast at least 10% of the total Association vote sign a petition requesting such special meeting. Such special meeting, if so requested, shall be held within 60 days of the Board's adoption of the annual budget upon not less than 14 days' written notice to each Owner. At such special meeting, a substitute budget



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shall be adopted if approved by a vote of Owners entitled to cast at least 67% of the total Association vote. Upon failure to attain a quorum at such meeting or failure of the Owners to adopt a budget at such meeting, the budget approved by the Board shall take effect.

In determining whether assessments exceed 115% percent of similar assessments in prior years, there shall be excluded from the computation any provision made by the Board for reasonable reserves for repair or replacement of the Condominium Property, anticipated Common Expenses by the Association which are not anticipated to be incurred on a regular or annual basis, and assessments for betterments to the Condominium Property. However, so long as Declarant remains in control of the Board, the Board shall not impose an assessment for any year greater than 115% of the prior fiscal or calendar year's assessment without approval of Owners entitled to cast a majority of the total Association vote.

In the event that the membership disapproves the proposed budget or the Board fails for any reason so to determine a budget for any year, then and until such time as a budget has been determined as provided herein, the budget in effect for the immediately preceding year shall continue in effect until a new budget is approved in accordance with the above procedure, which budget may include any expenses not covered by the previous budget, subject to the foregoing limitations.

Section 2. Payment of Assessments.

General and Special assessments shall be due and payable at such times and in such manner as the Board may determine, except that the Board shall not require payment of the General Assessment in fewer than four installments, with one installment coming due each quarter. Special Assessments may, in the discretion of the Board, be payable in installments extending beyond the fiscal year in which the Special Assessment is approved.

Section 3. Delinquent Assessments.

(a) All assessments and related charges not paid on or before the due date shall be delinquent, and the Owner of the Unit against which such assessment is made shall be in default. If assessments and other charges or any part thereof due from an Owner remain delinquent and unpaid for a period greater than 15 days from the date due, a notice of delinquency may be given to that Owner stating that if the assessment or charge remains delinquent for more than 10 days from the date of the notice of delinquency, upon the filing of a claim of lien, the Board of Directors may accelerate and declare immediately due all of that Owner's unpaid installments of the annual assessment for the balance of the fiscal year in which the claim of lien is filed, without any further notice being given to the delinquent Owner. That Owner shall thereby lose the privilege of paying the annual assessment in installments for that fiscal year. Accelerated assessments shall be due and payable on the date that a claim of lien is filed.

(b) If assessments and other charges or any part thereof become delinquent, the Association, acting through the Board of Directors, may institute suit to collect all amounts due pursuant to the provisions of these By-Laws, the Declaration, and Florida law.



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## Article VII
## Miscellaneous

Section 1. Notices.

Unless otherwise provided in these By-Laws all notices, demands, bills, statements, or other communications under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States mail, first class postage prepaid:

(a) If to an Owner, at the address which the Owner has designated in writing and filed with the Secretary, or if no such address has been designated, at the address of the Unit of such Owner;

(b) If to the Association, the Board of Directors or the managing agent, at the principal office of the Association or the managing agent, if any, or at such other address as shall be designated by the notice to the Owners and Declarant, if required, pursuant to this Section; or

(c) If to Declarant, as specified in the Declaration or at such other address as shall be designated by a notice to the Owners and the Association pursuant to this Section.

Section 2. Severability.

The invalidity of any part of these By-Laws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these By-Laws.

Section 3. Captions.

The captions herein are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of these By-Laws or the intent of any provision thereof.

Section 4. Gender and Grammar.

The use of the masculine gender in these By-Laws shall be deemed to include the feminine gender, and the use of the singular shall be deemed to include the plural whenever the context so requires.

Section 5. Fiscal Year.

The fiscal year of the Association may be set by resolution of the Board of Directors. In the absence of affirmative action by the Board, the fiscal year shall be the calendar year.



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Section 6. Conflicts.

In the event of conflicts between the Act, the Florida Not-For-Profit Corporation Code, the Declaration, the Articles of Incorporation, and these By-Laws, the order of control shall be the order listed above.

Section 7. Amendment.

These By-Laws may be amended by the affirmative vote, written consent, or any combination of affirmative vote and written consent of Owners holding at least 67% percent of the total Association vote. In addition, any amendment covered by Paragraph 16(b) or (c) or Paragraph 20 of the Declaration shall not be effective until the requirements thereof are met. Notice of any meeting at which an amendment will be considered shall state that fact and the subject matter of the proposed amendment. No amendment shall become effective unless in writing, identifying on the first page thereof the book and page of the public records where the Declaration is recorded, and until such amendment is recorded in the Official Records of Osceola County, Florida. Any amendment duly certified by the officers of the Association (containing any additional signatures required by the Declaration) and recorded in the Official Records shall be conclusively presumed to have been duly adopted in accordance with the Declaration and By-Laws.

Section 8. Books and Records.

The Association shall maintain, in the State of Florida, books and records as required by Section 718.111(12) of the Act and shall make the same available for inspection or copying, within five business days after the Board's receipt of a written request therefore, by members of the Association, their authorized representatives, and any holder, insurer, or guarantor of a Mortgage on a Unit, at the office of the Association or at such other place as the Board may reasonably designate as the depository of such books and records. The Board may adopt reasonable rules consistent with this Section regarding the frequency, time, location, notice, and manner of inspecting and copying the books and records.

The Association shall maintain within the Condominium Property an adequate number of copies of the Declaration, Articles, By-Laws, and Association rules to ensure their availability to all Unit Owners and prospective purchasers.

The Association may charge its actual costs for preparing and furnishing copies of the books and records or such Condominium Instruments to the requesting party.

Section 9. Mandatory Non-Binding Arbitration.

Disputes, as such term is defined in Section 718.1255(1) of the Act, shall be submitted to mandatory non-binding arbitration in accordance with the provisions of Section 718.1255 of the Act.



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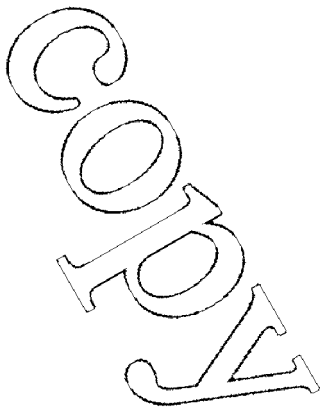
Section 10. Certificate of Electrical Contractor.

Pursuant to Section 718.112(l) of the Act, a certificate of compliance from a licensed electrical contractor or electrician may be accepted by the Board as an indication of compliance of the Units with the applicable fire and life safety codes.



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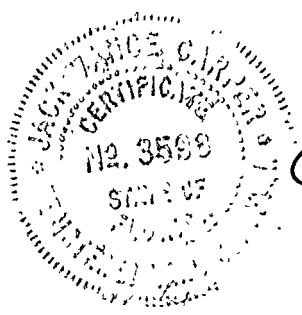
# EXHIBIT "H"
# SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

The construction of the improvements for PHASE I and PHASE IA of ARTISAN CLUB, A CONDOMINIUM, is substantially complete, so that the Declaration of Condominium, together with Exhibits thereto, is an accurate representation of the location and dimensions of the improvements comprising PHASE I and PHASE IA of ARTISAN CLUB, A CONDOMINIUM, and so that the indentification, location and dimensions of the common elements and of each unit can be determined from these materials. This certification is made in compliance with Section 718.104(4)(e), Florida Statues.




J. Vance Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

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

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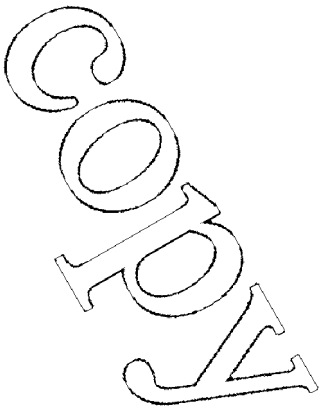
**EXHIBIT "I"**

**ARBITRATION OF DISPUTES**

As of the date of the initial recording of the Declaration, the mandatory mediation and arbitration requirements set forth in Paragraph 21(e) may be ineffective and unenforceable based upon an Order issued by the Division of Florida Land Sales, Condominiums and Mobile Homes ("Division"). However, the Division's Order is currently on appeal in the First District Court of Appeal of Florida in a case styled, Department of Business and Professional Regulation, Division of Florida Land Sales, Condominiums and Mobile Homes vs. Lennar Homes, Inc., Case No. 1D03-3020. In the event the First District Court of Appeal of Florida, or another court, reverses the Division's Order, Paragraph 21(e) of the Declaration shall be effective and enforceable and such provision shall have retroactive effect.

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LARRY WHALEY 45P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2005258439 OR 2972/1128
JSS Date 11/21/2005 Time 15:34:20

Upon recording return to:

Ellen Avery-Smith, Esq.
The St. Joe Company
245 Riverside Avenue, Suite 500
Jacksonville, Florida 32202

ABOVE THIS LINE FOR RECORDER'S USE

STATE OF FLORIDA

COUNTY OF OSCEOLA

**FIRST AMENDMENT TO THE**

**DECLARATION OF CONDOMINIUM**

**FOR ARTISAN CLUB CONDOMINIUM**

**(ADDING PHASE 3)**

THIS AMENDMENT is made this 21 day of November, 2005, by Artisan Park, L.L.C., a Delaware limited liability company (**"Declarant"**).

**W I T N E S S E T H**

WHEREAS, on June 1, 2005, Declarant executed that certain Declaration of Condominium for Artisan Club Condominium, which was filed and recorded on August 3, 2005, in Official Records Book 2859, Page 2216, *et seq.*, in the public records of Osceola County, Florida (as amended from time to time, the **"Declaration"**); and

WHEREAS, pursuant to Paragraph 17(d) of the Declaration, Declarant reserved the right to unilaterally amend the Declaration from time to time to add to the Condominium all or portions of the additional property described on the plats referenced in Exhibit "B" of the Declaration, and to designate all or portions of such added property as Units, Common Elements, Limited Common Elements, or a combination thereof, and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses; and

WHEREAS, Declarant desires to amend the Declaration to add to the Condominium the real property described as "Phase 3" in Exhibit A attached to this Amendment; and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses to reflect the addition of Units to the Condominium;



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NOW, THEREFORE, the Declaration is hereby amended as follows:

1.

Exhibit "A" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "A" attached hereto.

2.

Exhibit "B" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "B" attached hereto.

3.

Exhibit "C" to the Declaration is hereby amended and supplemented by adding thereto the Phase 3 Plot Plan and Graphic Description of Improvements included on Exhibit "C" attached hereto. The Plot Plan and Graphic Description of Improvements for Phase 1 and Phase 1A is incorporated as if fully set forth herein.

4.

Exhibit "D" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "D" attached hereto.

5.

Exhibit "E" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "E" attached hereto.

6.

Exhibit "H" to the Declaration is hereby amended and supplemented by adding thereto the Surveyor's Certificate pertaining to Phase 3 which is attached hereto as Exhibit "H."

[Signatures set forth on the following pages]



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IN WITNESS WHEREOF, the undersigned Declarant hereby executes this Amendment by and through its representatives as of the date and year first above written.

**DECLARANT:** ARTISAN PARK, L.L.C., a Delaware limited liability company

By: M. Edward Hill, V.P.
Name: M. Edward Hill
Its: Vice President

Witnessed By:

By: Stephanie B. Medlin
Print Name: Stephanie B. Medlin

By: [signature]
Print Name: Drew Locher

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 10th day of November, 2005 by M. Edward Hill, Vice President of Artisan Park, L.L.C., a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced -na- as identification and did (did not) take an oath.

By: Stephanie B. Medlin
Name: Stephanie B. Medlin
Title: Notary Public [NOTARIAL SEAL]
Serial Number, if any: DD440371
My Commission Expires: June 13, 2009

NOTARY PUBLIC-STATE OF FLORIDA
Stephanie B. Medlin
Commission # DD440371
Expires: JUNE 13, 2009
Bonded Thru Atlantic Bonding Co., Inc.



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IN WITNESS WHEREOF, The Celebration Company hereby agrees and consents to the filing of the within and foregoing First Amendment to the Declaration of Condominium for Artisan Club Condominium this 18 day of November, 2005.

BY: THE CELEBRATION COMPANY, a Florida corporation

ADDRESS: 200 Celebration Place
Celebration, Florida 34747

By: Matthew Kelly
Name: Matthew Kelly
Title: President

Attest: John McGowan
Name: John McGowan
Title: Secretary

[CORPORATE SEAL]

COPY

STATE OF FLORIDA

COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 18th day of November, 2005, by Matthew Kelly, President of The Celebration Company, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: Elecia Barnett Mitchell
Name: Elecia Barnett Mitchell
Title: Notary Public
Serial Number, if any:
My Commission Expires: May 15, 2007

[NOTARIAL SEAL]

Elecia Barnett Mitchell
My Commission DD212685
Expires May 15 2007

529701/Celebration-Artisan Park/CADocs/Form Amendment Phase 3



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**EXHIBIT "A"**

**Legal Description of Property Submitted to the Declaration**

**Phase 3 Property**

PHASE 3 - Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 3 (METES AND BOUNDS)

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.51°51'48"E. along the Boundary line of Lot 315 of said plat for 92.01 feet; thence S.38°08'12"E. for 110.31 feet to the POINT OF BEGINNING; thence N.45°25'41"E. for 213.46 feet to a non-tangent curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of S.64°47'58"E., through a central angle of 31°43'51", for 13.47 feet to the point of tangency; thence S.48°56'03"E. for 265.50 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 30°45'38", for 13.06 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 928.67 feet and a chord bearing of S.41°06'33"W., through a central angle of 01°49'15", for 29.51 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 821.33 feet, through a central angle of 13°42'41", for 196.55 feet to the point of tangency; thence S.53°54'16"W. for 24.58 feet; thence N.46°13'48"W. for 253.59 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 10.00 feet, through a central angle of 52°02'46", for 9.08 feet to the point of reverse curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 60.00 feet, through a central angle of 24°49'08", for 25.99 feet to the point of reverse curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 2.00 feet, through a central angle of 64°25'50", for 2.25 feet to the POINT OF BEGINNING.

Containing 1.643 acres, more or less.

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## Legal Description of Property Previously Submitted to the Declaration

### Phase One Property

PHASE ONE - Lot 1 and Lot 7 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 1 (METES & BOUNDS) - A part of Lot 315 and a part of Tracts 27 and 49 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following three (3) courses: run S.18°1'52"W. for 39.85 feet; thence S.22°12'55"W. for 16.79 feet; thence S.16°04'12"W. for 18.43 feet to the POINT OF BEGINNING; thence N.86°12'32"E. for 42.61 feet to a non-tangent curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 61.50 feet and a chord bearing of S.47°36'21"E., through a central angle of 67°46'18", for 72.74 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 41°18'27", for 18.02 feet to the point of compound curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 640.00 feet, through a central angle of 01°46'10", for 19.77 feet to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet, through a central angle of 09°07'49", for 239.82 feet; thence S.41°03'57"W. for 72.07 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 65°30'56", for 28.59 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'56", for 57.17 feet to the point of tangency; thence S.41°03'57"W. for 234.98 feet to a non-tangent curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 250.00 feet and a chord bearing of N.51°40'48"W., through a central angle of 24°41'50", for 107.76 feet to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 15°05'46", for 13.17 feet to the point of tangency; thence N.48°55'58"W. for 70.51 feet; thence N.64°05'56"E. for 16.63 feet to the aforesaid Boundary line of Lot 315; thence along the Boundary of said Lot 315 the following courses: run N.40°40'28"W. for 108.75 feet; thence N.29°51'58"W. for 48.62 feet; thence N.46°30'37"E. for 32.46 feet; thence N.61°50'54"E. for 46.35 feet; thence N.57°31'44"E. for 58.80 feet; thence N.49°08'22"E. for 16.43 feet; thence N.47°16'57"E. for 14.94 feet; thence N.36°26'02"E. for 18.77 feet; thence N.26°47'49"E. for 34.67 feet; thence N.28°25'41"E. for 22.81 feet; thence N.31°45'44"E. for 23.44 feet; thence N.35°52'16"E. for 51.20 feet; thence N.16°04'12"E. for 21.54 feet to the POINT OF BEGINNING.

Containing 2.881 acres more or less.

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TOGETHER WITH:

LOT 7 (METES & BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Easterly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.40°12'12"E. along the Boundary line of Lot 315 of the said plat for 15.52 feet to the POINT OF BEGINNING; thence continue N.40°12'12"E. for 50.01 feet; thence S.48°56'05"E. for 54.71 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 208.50 feet and a chord bearing of S.36°23'12"W., through a central angle of 05°25'15", for 19.73 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 191.50 feet, through a central angle of 09°06'00", for 30.42 feet; thence N.48°56'05"W. for 57.07 feet to the POINT OF BEGINNING.

Containing 2813 square feet, more or less.

Altogether containing 2.946 acres more or less.

COPY

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**EXHIBIT "B"**

**Plats**

The plats of survey for the property submitted to the Condominium are recorded in the public records of Osceola County, Florida, as follows and are incorporated into the Declaration by reference as if attached hereto:

| Phase | Condominium Plat Book | Pages |
|---|---|---|
| One | 7 | 175-176 |
| Three | 8 | 38-44 |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the plat depicting the Units so added.

The Additional Property which may be submitted to the Condominium and this Declaration in the future is as follows:

| Phase | Plat Book | Pages |
|---|---|---|
| Two (Lot 2) | 17 | 17-22 |
| Four (Lot 4) | 17 | 17-22 |
| Five (Lot 5) | 17 | 17-22 |
| Six (Lot 6) | 17 | 17-22 |

The attached Plot Plan shows the approximate location of proposed buildings and improvements that may ultimately be contained within the Condominium.

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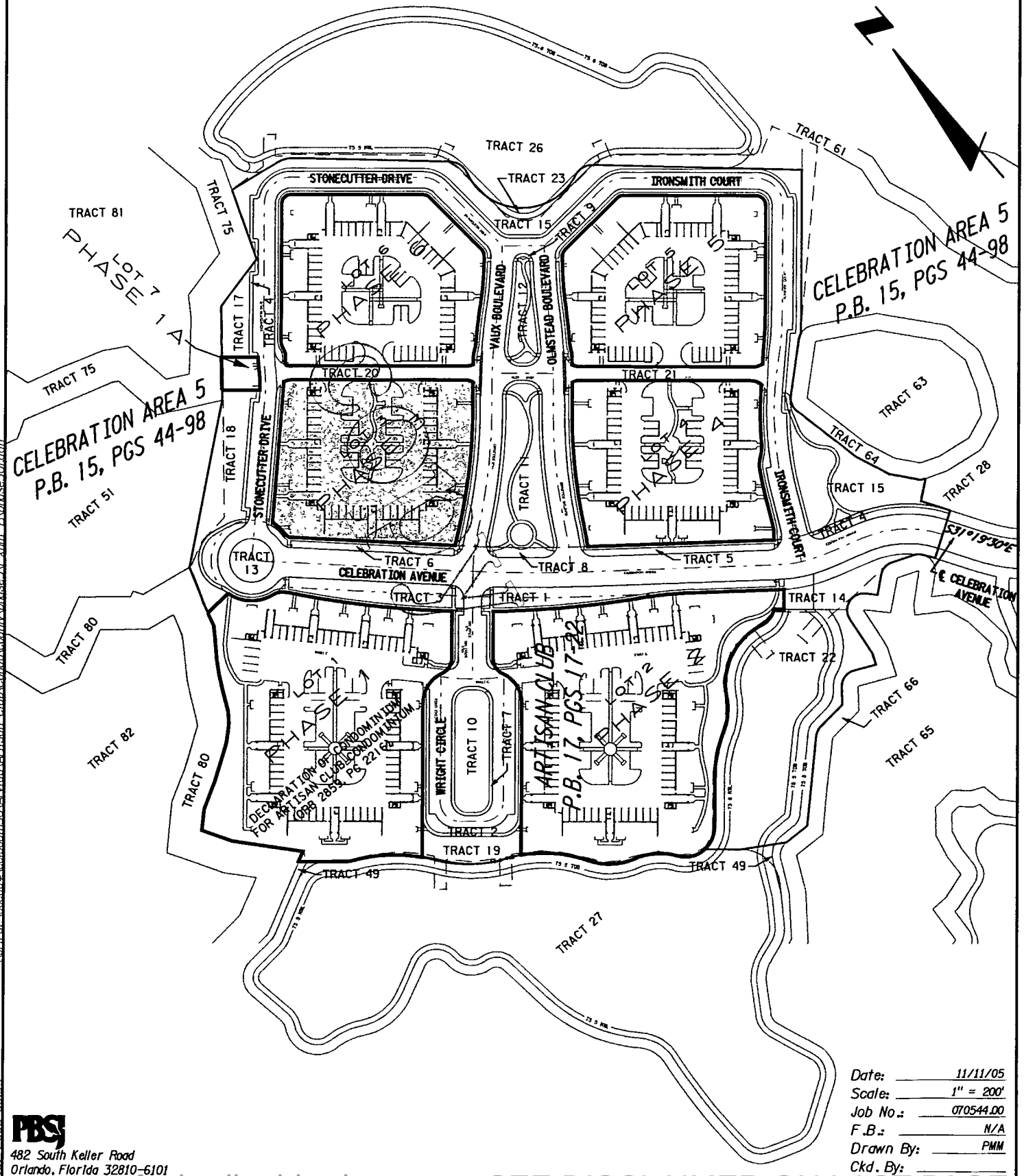
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# LOCATION MAP

CL 2005258439 OR 2972/1136




PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No: LB 24

Date: 11/11/05
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "B" Sheet 1 of 10

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21-NOV-2005 08:35

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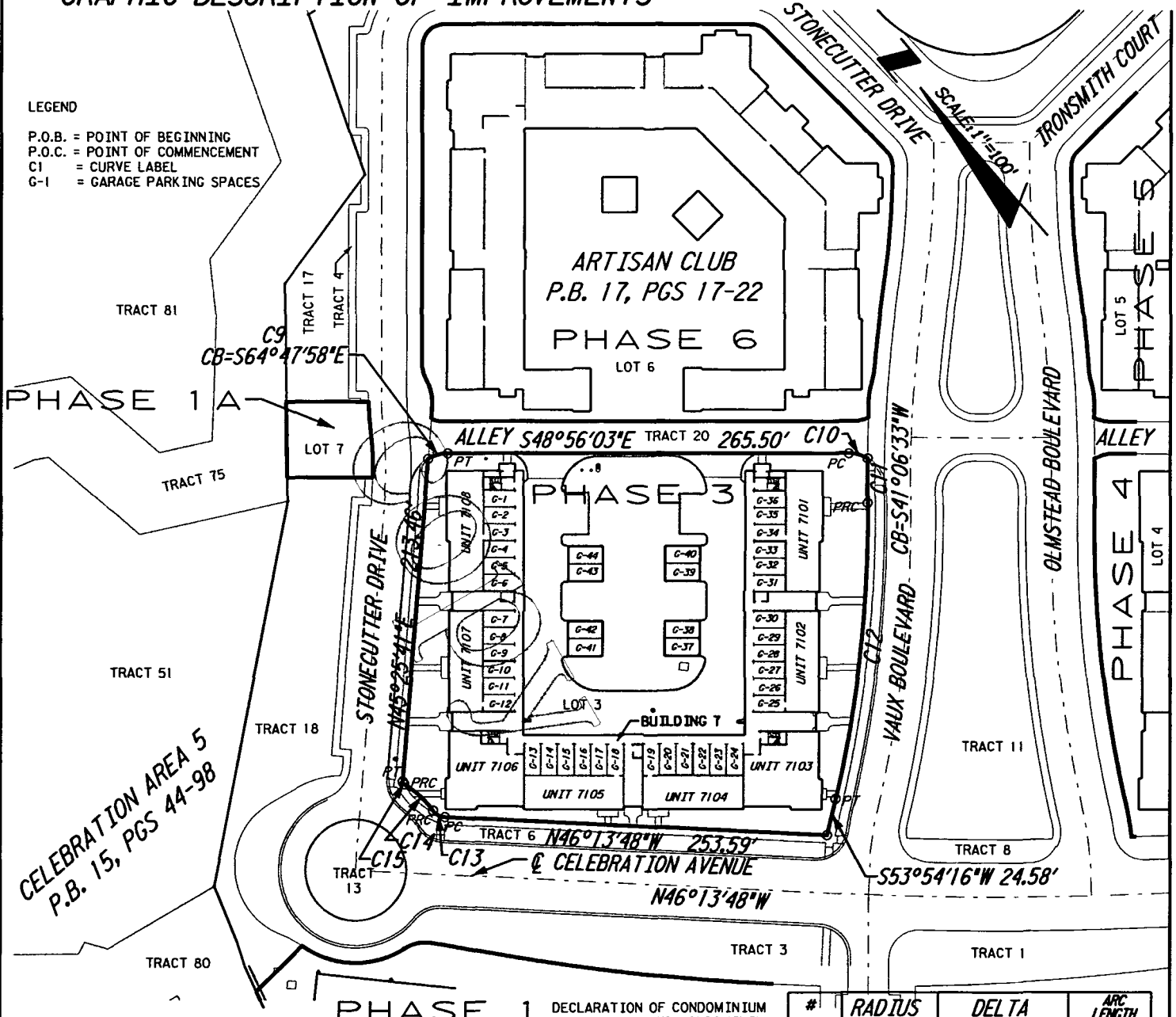
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1137




DECLARATION OF CONDOMINIUM FOR ARTISAN CLUB CONDOMINIUM (ORB 2859, PG 2216)

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C9 | 24.33 | 31°43'51" | 13.47 |
| C10 | 24.33 | 30°45'38" | 13.06 |
| C11 | 928.67 | 1°49'15" | 29.51 |
| C12 | 821.33 | 13°42'41" | 196.55 |
| C13 | 10.00 | 52°02'46" | 9.08 |
| C14 | 60.00 | 24°49'08" | 25.99 |
| C15 | 2.00 | 64°25'50" | 2.25 |

LEGAL DESCRIPTION

Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

NOTES:

1. Field Work was completed on November 10, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.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Tel: 407/647-7275 Certificate No. LB 24





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21-NOV-2005 08:39
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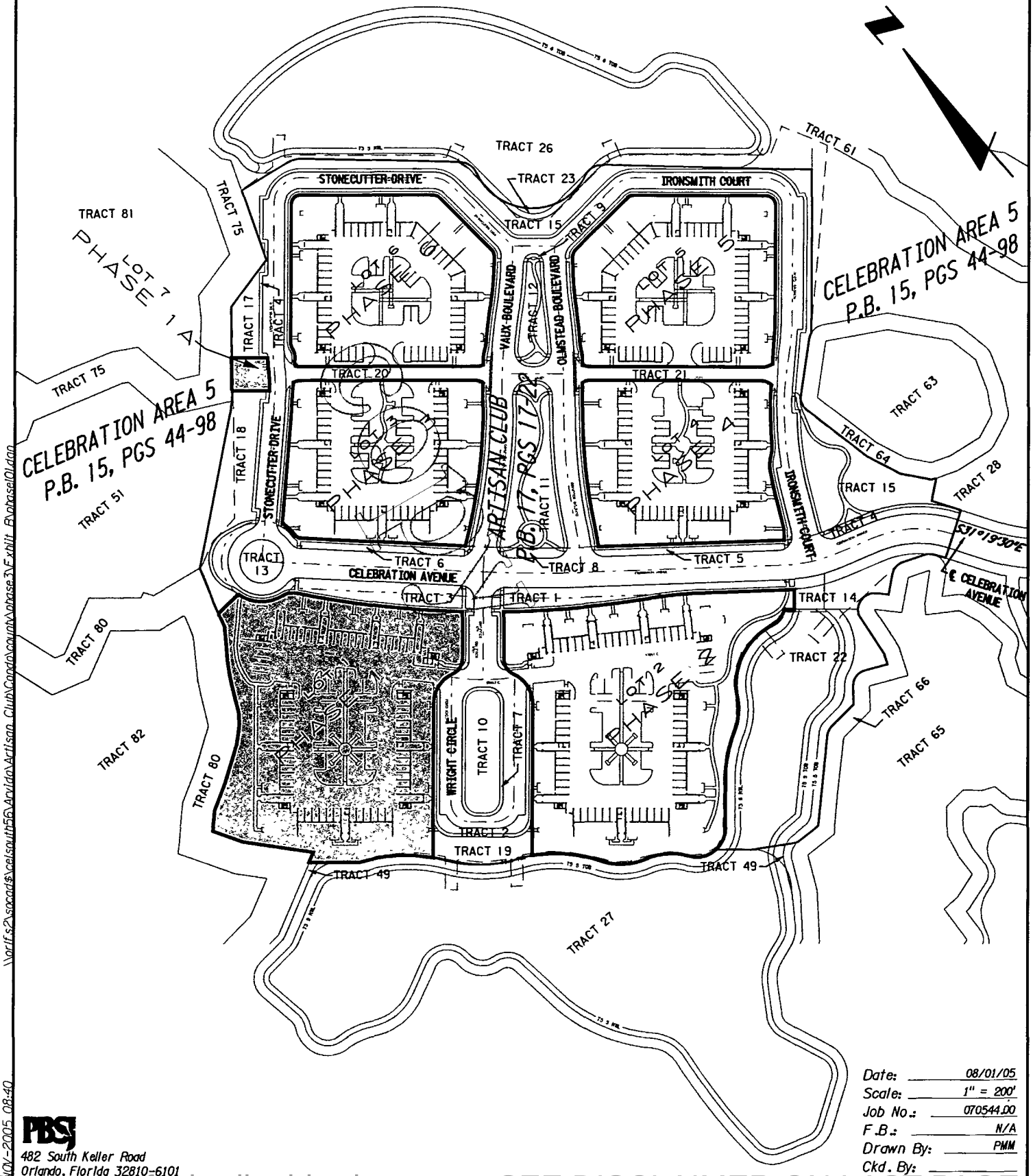
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1 AND PHASE 1A
# LOCATION MAP

CL 2005258439 OR 2972/1138




Date: 08/01/05
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No: LB 24

EXHIBIT "B" Sheet 3 of 10

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21-NOV-2005 08:40

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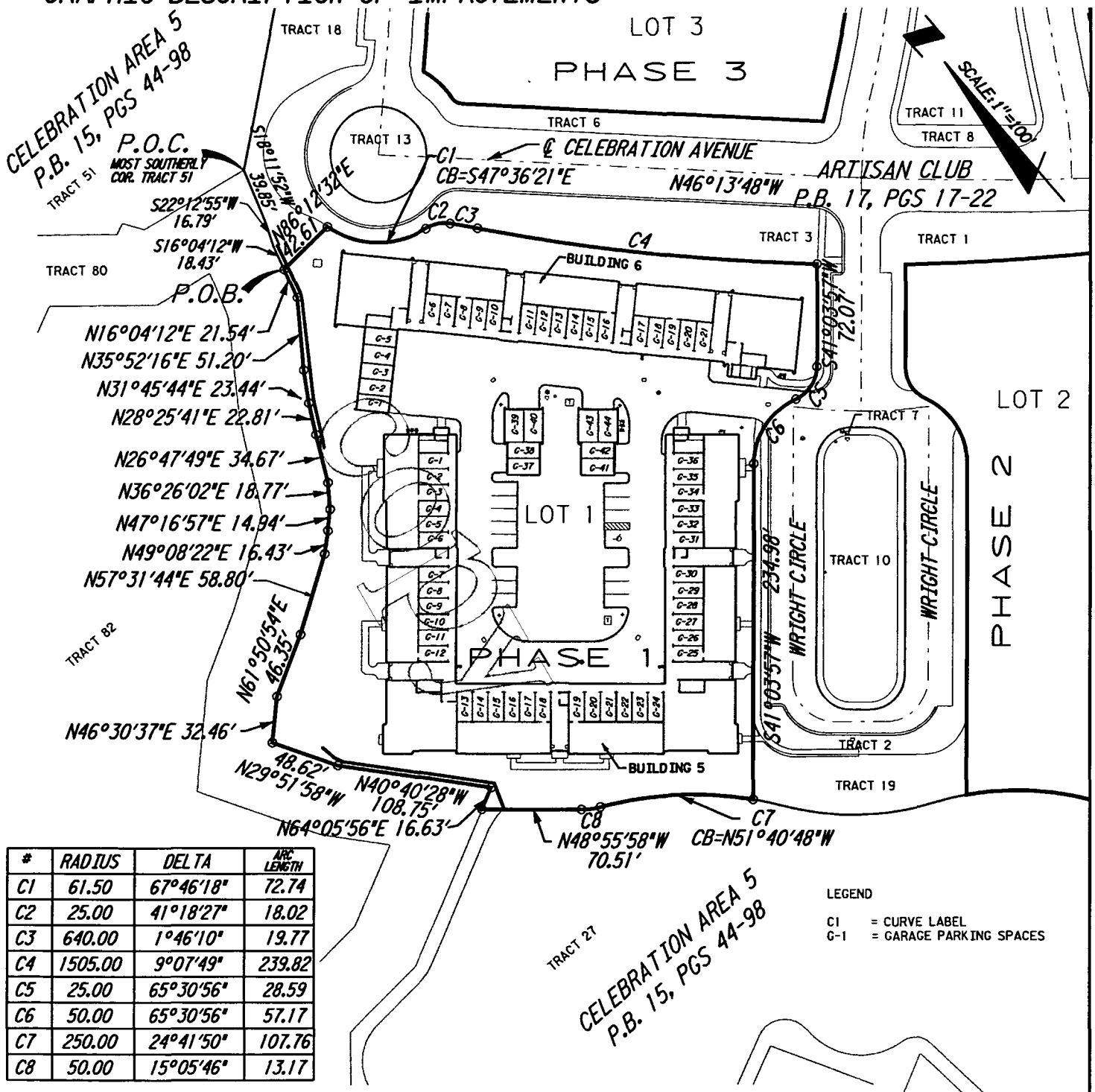
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1139




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C1 | 61.50 | 67°46'18" | 72.74 |
| C2 | 25.00 | 41°18'27" | 18.02 |
| C3 | 640.00 | 1°46'10" | 19.77 |
| C4 | 1505.00 | 9°07'49" | 239.82 |
| C5 | 25.00 | 65°30'56" | 28.59 |
| C6 | 50.00 | 65°30'56" | 57.17 |
| C7 | 250.00 | 24°41'50" | 107.76 |
| C8 | 50.00 | 15°05'46" | 13.17 |

LEGEND

C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES

NOTES:

1. Field Work was completed on July 5, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.

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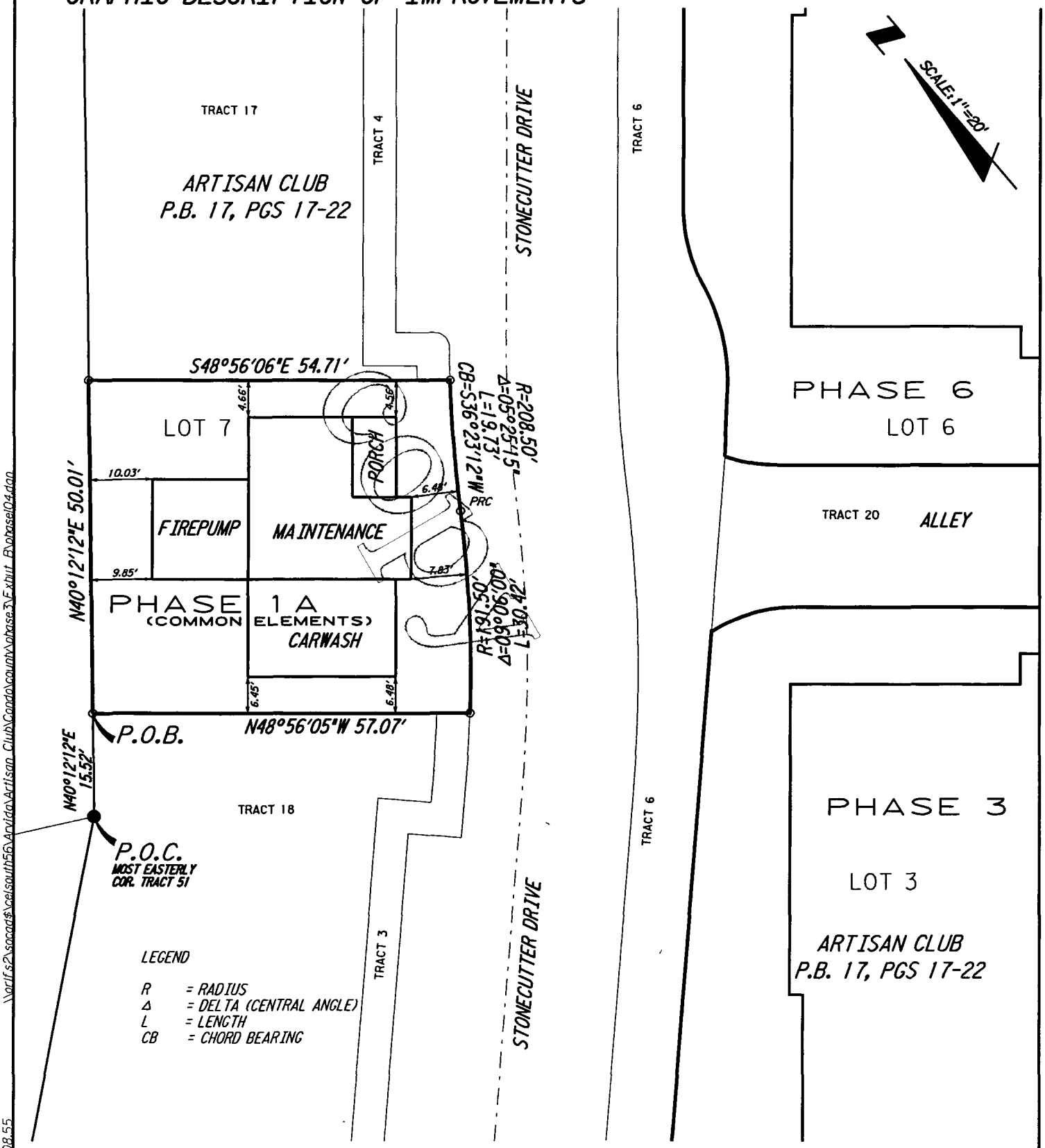
# ARTISAN CLUB, A CONDOMINIUM
## PHASE 1A
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1140

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21-NOV-2005 08:55


PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24





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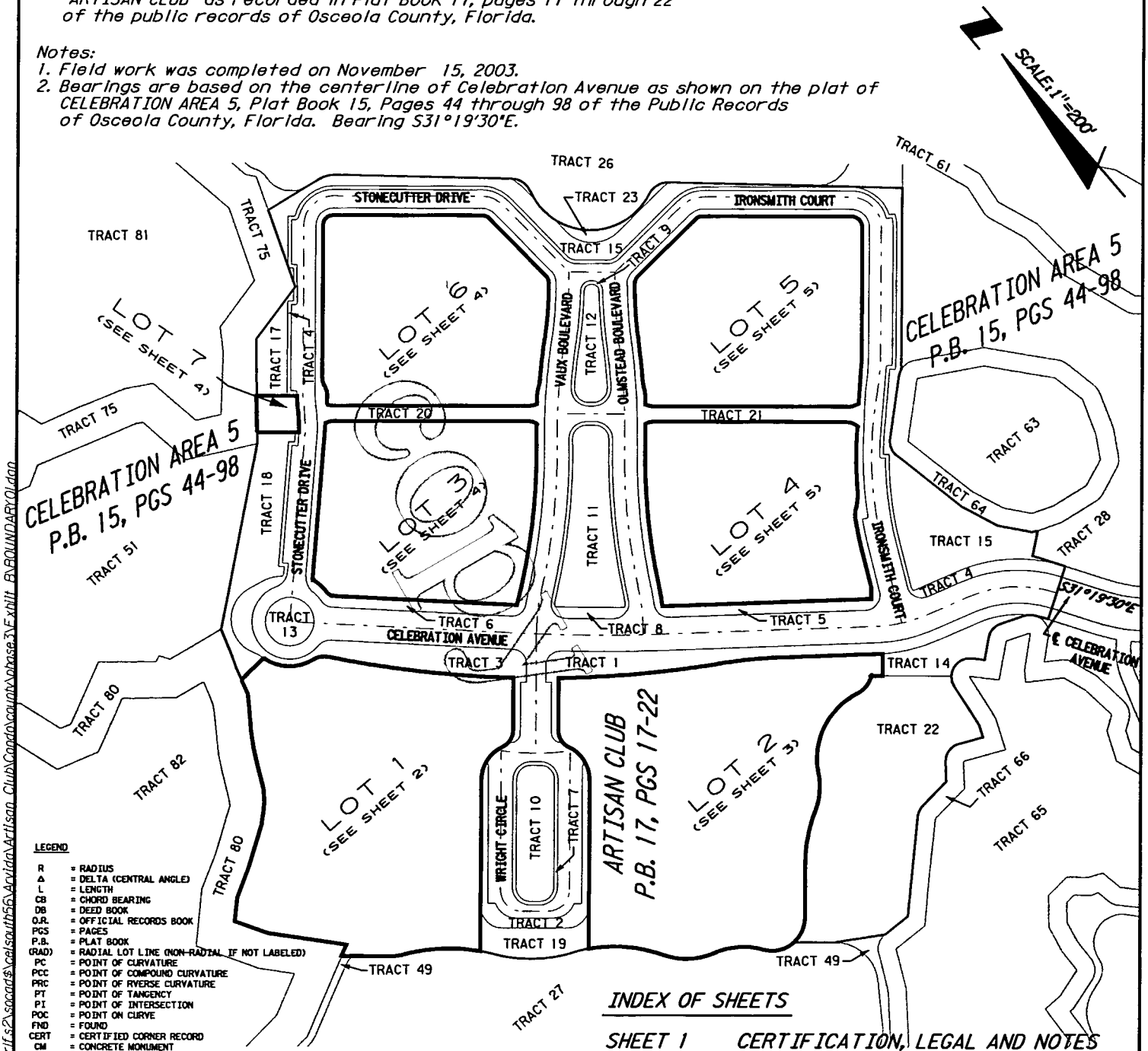
# ARTISAN CLUB, A CONDOMINIUM
# BOUNDARY SURVEY

CL 2005258439 OR 2972/1141

LEGAL DESCRIPTION

Lots 1 through 7 inclusive of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, pages 17 through 22 of the public records of Osceola County, Florida.

Notes:
1. Field work was completed on November 15, 2003.
2. Bearings are based on the centerline of Celebration Avenue as shown on the plat of CELEBRATION AREA 5, Plat Book 15, Pages 44 through 98 of the Public Records of Osceola County, Florida. Bearing S31°19'30"E.




LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RVERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ◉ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC PCP PLS 3700" |
| ○ | = NO POINT SET |

INDEX OF SHEETS


SHEET 1 CERTIFICATION, LEGAL AND NOTES
SHEET 2-5 DETAIL SHEETS


Certification:

This survey meets the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers, Chapter 61G17-6, Florida Administrative Code.


PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Jack V. Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598


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

Date: 05/05/05
Scale: 1" = 200'
Job No.: 071104.22 0015
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "B" Sheet 6 of 10

\\orl-s2\sacad$\celsouth56\Arvida\Artisan Club\Condo\count\dbase3\Exhibit B\BOUNDARY01.dgn 21-NOV-2005 08:57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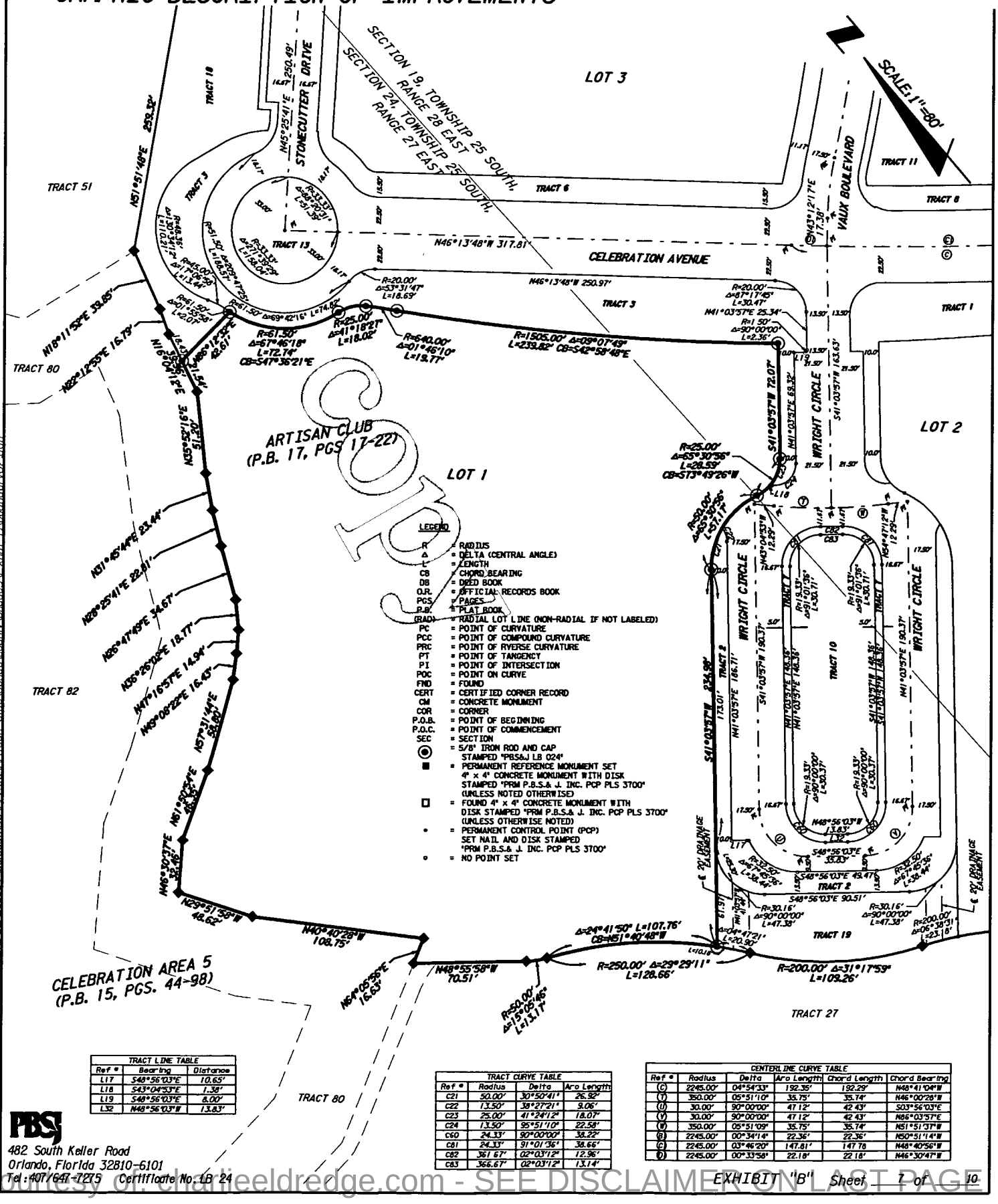
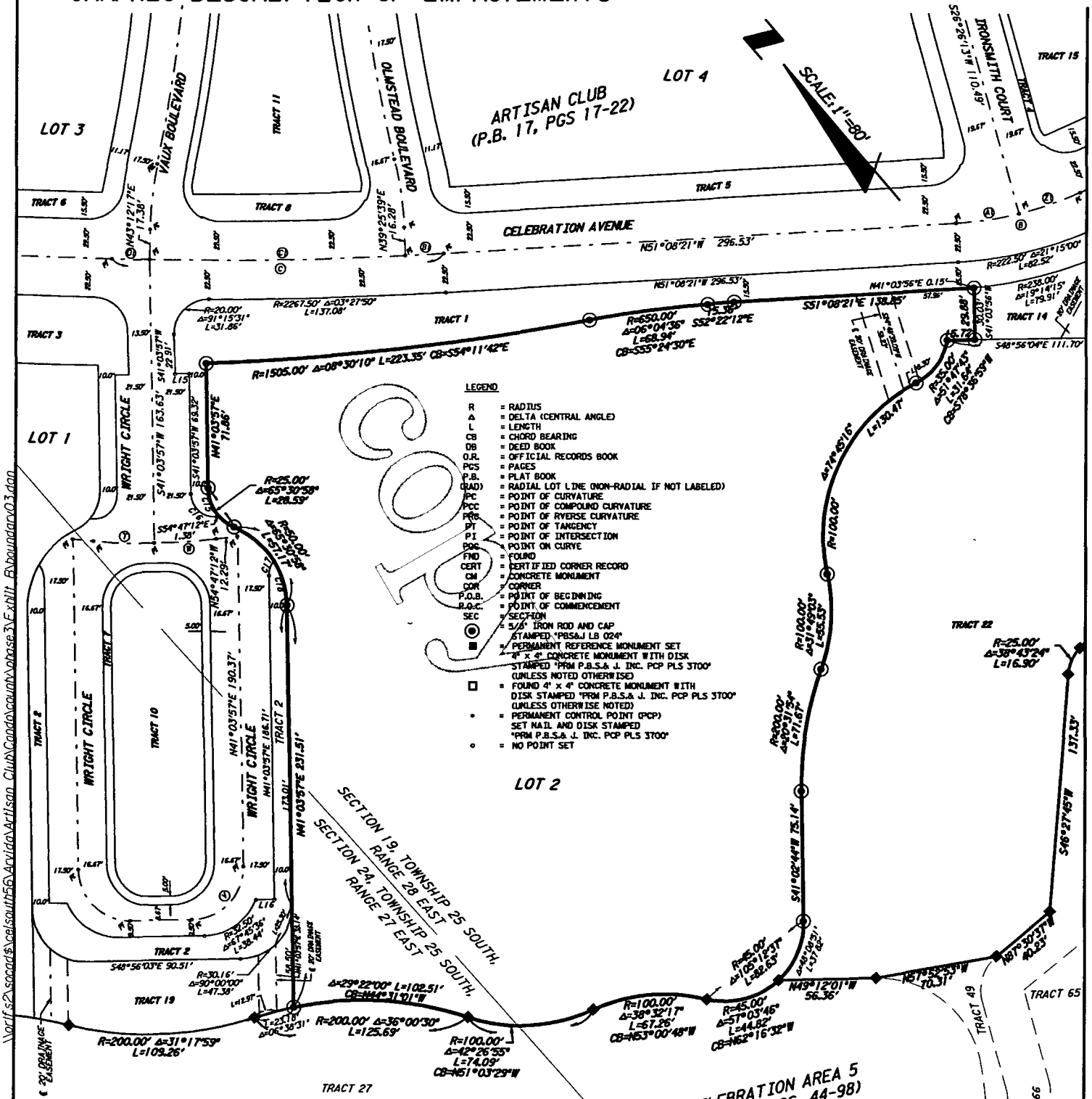
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1142


SCALE: 1" = 80'
SECTION 19, TOWNSHIP 25 SOUTH, RANGE 28 EAST
SECTION 24, TOWNSHIP 25 SOUTH, RANGE 27 EAST
LOT 3
TRACT 18
TRACT 51
TRACT 3
TRACT 13
TRACT 6
TRACT 11
TRACT 8
TRACT 1
TRACT 80
TRACT 82
TRACT 2
TRACT 10
TRACT 19
TRACT 27
LOT 1
LOT 2
STONECUTTER DRIVE
VAUX BOULEVARD
CELEBRATION AVENUE
WRIGHT CIRCLE
ARTISAN CLUB
(P.B. 17, PGS 17-227)
CELEBRATION AREA 5
(P.B. 15, PGS. 44-98)
N51°51'48"E 259.52'
N18°11'52"E 39.85'
N28°12'55"E 16.79'
N31°45'44"E 23.44'
N28°25'41"E 22.81'
N26°47'49"E 34.67'
N36°28'08"E 18.77'
N41°16'57"E 14.94'
N49°08'22"E 16.45'
N57°31'44"E 58.80'
N61°30'23"E 35.45'
N46°30'23"E 48.62'
N29°51'58"W
N40°40'28"W 108.75'
N48°55'58"W 70.51'
N64°06'56"E 16.63'
N46°13'48"W 317.81'
N45°25'41"E 250.49'
N43°12'17"E 17.38'
N46°13'48"W 250.97'
N41°03'57"E 25.34'
S41°03'57"W 72.07'
S41°03'57"W 163.63'
S41°03'57"W 234.98'
S41°03'57"W 113.01'
N41°03'57"E 106.71'
N41°03'57"E 190.37'
S41°03'57"W 190.37'
S48°56'03"E 35.83'
S48°56'03"E 49.41'
S48°56'03"E 90.51'
N48°56'03"W 13.83'
R=1505.00' Δ=09°07'49" L=239.82' CB=S42°58'48"E
R=640.00' Δ=01°46'10" L=19.77'
R=61.50' Δ=67°46'18" L=72.74' CB=S41°36'21"E
R=25.00' Δ=41°18'27" L=18.02'
R=20.00' Δ=53°31'47" L=18.69'
R=20.00' Δ=87°17'45" L=30.47'
R=1.50' Δ=90°00'00" L=2.36'
R=25.00' Δ=65°30'36" L=28.59' CB=S13°49'26"W
R=250.00' Δ=29°29'11" L=128.66'
R=200.00' Δ=31°17'59" L=109.26'
Δ=24°41'50" L=107.76' CB=N51°40'48"W
R=50.00' Δ=15°05'46" L=13.17'
R=200.00' Δ=06°38'31" L=23.18'
R=30.16' Δ=90°00'00" L=47.38'
R=24.33' Δ=90°00'00" L=38.22'
R=19.33' Δ=91°01'36" L=30.71'
R=19.33' Δ=90°00'00" L=30.37'
R=30.50' Δ=67°45'56" L=36.44'
R=12.50' Δ=67°45'56" L=14.79'
R=366.67' Δ=02°03'12" L=13.14'
R=51.50' Δ=200°47'25" L=180.37'
R=24.33' Δ=90°00'00" L=38.22'
R=24.33' Δ=71°58'09" L=30.57'
R=24.33' Δ=18°02'51" L=7.66'
R=61.50' Δ=02°00'55" L=2.07'
R=61.50' Δ=69°42'16" L=74.82'
R=24.33' Δ=90°00'00" L=38.22'
R=24.33' Δ=31°58'09" L=13.58'
R=24.33' Δ=31°58'09" L=13.58'
R=24.33' Δ=90°00'00" L=38.22'
R=24.33' Δ=90°00'00" L=38.22'
R=24.33' Δ=90°00'00" L=38.22

# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1143




LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RYVERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ⊙ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" |
| ○ | = NO POINT SET |

COPY

| TRACT LINE TABLE | | |
|---|---|---|
| Ref # | Bearing | Distance |
| L15 | S48°56'03"E | 8.00' |
| L16 | S48°56'03"E | 10.55' |

| CENTERLINE CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
| (A) | 175.00' | 41°03'52" | 125.42' | 122.76' | N51°51'25"W |
| (B) | 200.00' | 21°15'00" | 74.18' | 73.75' | N61°45'51"W |
| (C) | 2245.00' | 04°54'33" | 192.35' | 192.29' | N48°41'04"W |
| (D) | 350.00' | 05°51'10" | 35.75' | 35.74' | N46°00'28"W |
| (E) | 30.00' | 90°00'00" | 47.12' | 42.43' | S03°56'03"E |
| (F) | 30.00' | 90°00'00" | 47.12' | 42.43' | N86°03'57"E |
| (G) | 350.00' | 05°51'05" | 35.75' | 35.74' | N51°51'37"W |
| (H) | 200.00' | 10°40'24" | 37.26' | 37.20' | N61°03'09"W |
| (A) | 200.00' | 10°34'36" | 36.92' | 36.87' | N56°25'39"W |
| (B) | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| (C) | 2245.00' | 03°46'20" | 147.81' | 147.78 | N48°40'56"W |
| (D) | 2245.00' | 00°33'56" | 22.18' | 22.18' | N46°30'47"W |

| TRACT CURVE TABLE | | | |
|---|---|---|---|
| Ref # | Radius | Delta | Arc Length |
| C15 | 25.00' | 41°24'10" | 18.07' |
| C16 | 13.50' | 95°51'09" | 22.58' |
| C17 | 13.50' | 38°27'24" | 9.06' |
| C18 | 50.00' | 30°50'44" | 26.92' |
| C19 | 25.00' | 30°31'32" | 13.32' |
| C20 | 25.00' | 12°17'16" | 5.36' |

PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No: LB 24

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21-NOV-2005 08:59



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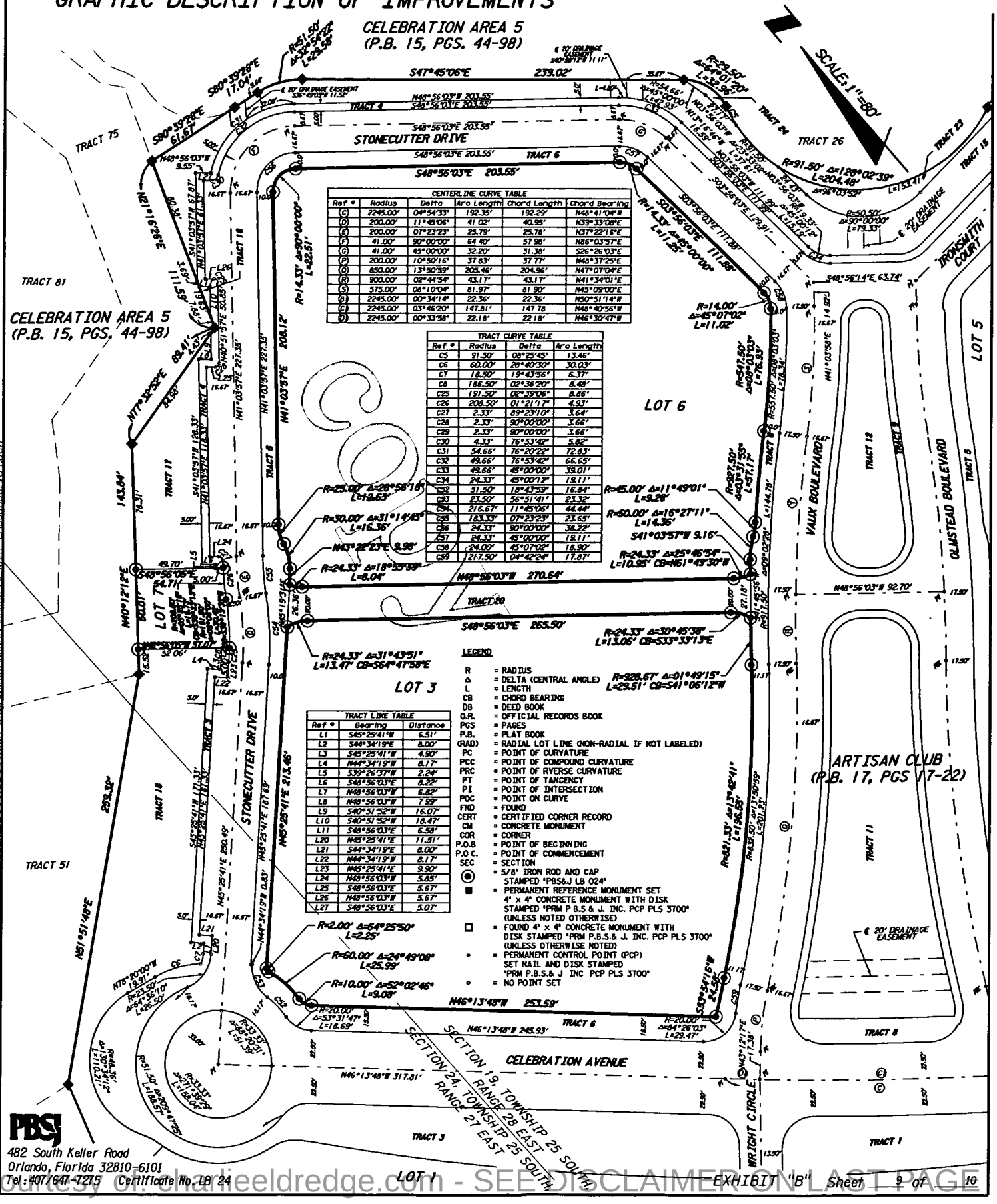
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1144




CENTERLINE CURVE TABLE

| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
|---|---|---|---|---|---|
| C1 | 2245.00' | 04°54'33" | 192.35' | 192.29' | N48°41'04"W |
| C2 | 200.00' | 11°45'06" | 41.02' | 40.95' | N39°33'08"E |
| C3 | 200.00' | 07°23'23" | 25.79' | 25.78' | N37°22'16"E |
| C4 | 41.00' | 90°00'00" | 64.40' | 57.98' | N86°03'57"E |
| C5 | 41.00' | 45°00'00" | 32.20' | 31.38' | S26°26'03"E |
| C6 | 200.00' | 10°50'16" | 37.83' | 37.77' | N48°37'25"E |
| C7 | 850.00' | 13°50'59" | 205.46' | 204.96' | N47°07'04"E |
| C8 | 900.00' | 02°44'54" | 43.17' | 43.17' | N41°34'01"E |
| C9 | 575.00' | 08°10'04" | 81.97' | 81.90' | N45°09'00"E |
| C10 | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| C11 | 2245.00' | 03°46'20" | 147.81' | 147.78 | N48°40'56"W |
| C12 | 2245.00' | 00°33'58" | 22.18' | 22.18' | N46°30'47"W |

TRACT CURVE TABLE

| Ref # | Radius | Delta | Arc Length |
|---|---|---|---|
| C5 | 91.50' | 08°25'45" | 13.46' |
| C6 | 60.00' | 28°40'30" | 30.03' |
| C7 | 18.50' | 19°43'56" | 6.37' |
| C8 | 186.50' | 02°36'20" | 8.48' |
| C25 | 191.50' | 02°39'06" | 8.86' |
| C26 | 208.50' | 01°21'17" | 4.93' |
| C27 | 2.33' | 89°23'10" | 3.64' |
| C28 | 2.33' | 90°00'00" | 3.66' |
| C29 | 2.33' | 90°00'00" | 3.66' |
| C30 | 4.33' | 76°53'42" | 5.82' |
| C31 | 54.66' | 76°20'22" | 72.83' |
| C32 | 49.66' | 76°53'42" | 66.65' |
| C33 | 49.66' | 45°00'00" | 39.01' |
| C34 | 24.33' | 45°00'12" | 19.11' |
| C52 | 51.50' | 18°43'59" | 16.84' |
| C53 | 23.50' | 56°51'41" | 23.32' |
| C54 | 216.67' | 11°45'06" | 44.44' |
| C55 | 183.33' | 07°23'23" | 23.65' |
| C56 | 24.33' | 90°00'00" | 38.22' |
| C57 | 24.33' | 45°00'00" | 19.11' |
| C58 | 24.00' | 45°07'02" | 18.90' |
| C59 | 217.50' | 04°42'24" | 17.87' |

TRACT LINE TABLE

| Ref # | Bearing | Distance |
|---|---|---|
| L1 | S45°25'41"W | 6.51' |
| L2 | S44°34'19"E | 8.00' |
| L3 | S45°25'41"W | 4.90' |
| L4 | N44°34'19"W | 8.17' |
| L5 | S39°26'37"W | 2.24' |
| L6 | S48°56'03"E | 8.22' |
| L7 | N48°56'03"W | 6.82' |
| L8 | N48°56'03"W | 7.99' |
| L9 | S40°51'52"W | 16.07' |
| L10 | S40°51'52"W | 18.47' |
| L11 | S48°56'03"E | 6.58' |
| L20 | N45°25'41"E | 11.51' |
| L21 | S44°34'19"E | 8.00' |
| L22 | N44°34'19"W | 8.17' |
| L23 | N45°25'41"E | 9.90' |
| L24 | N48°56'03"W | 5.85' |
| L25 | S48°56'03"E | 5.67' |
| L26 | N48°56'03"W | 5.67' |
| L27 | S48°56'03"E | 5.07' |

LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RVERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ◉ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S & J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J INC PCP PLS 3700" |
| ○ | = NO POINT SET |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# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1145

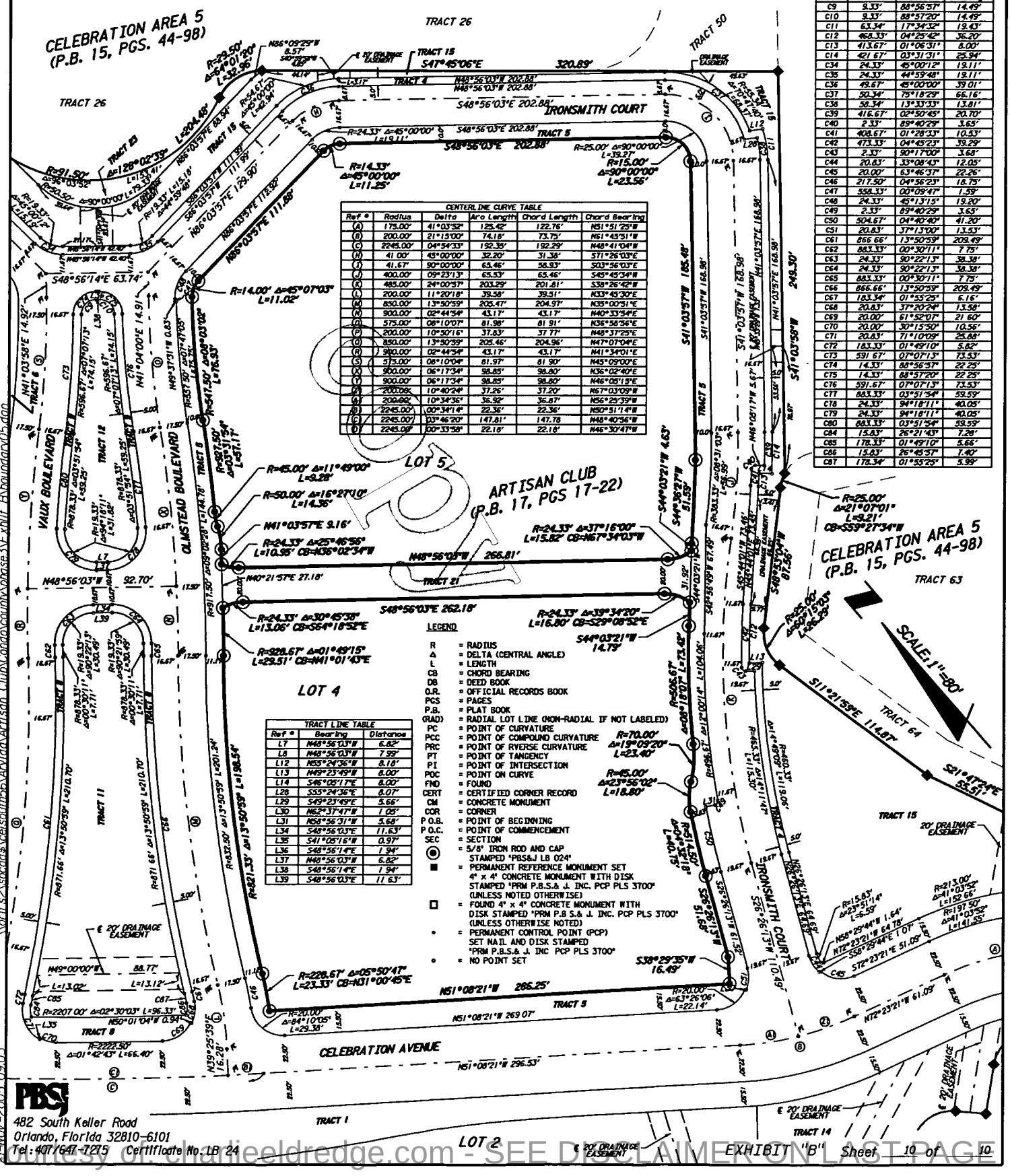
CELEBRATION AREA 5 (P.B. 15, PGS. 44-98)
TRACT 26
TRACT 50
TRACT 15
TRACT 4
TRACT 5
TRACT 23
IRONSMITH COURT
S48°56'03"E 202.88'
S41°45'06"E 320.89'
N48°56'03"W 202.88'
N86°09'29"W
S40°50'31"W
R=29.50' Δ=64°01'20" L=32.96'
R=291.50' Δ=36°03'52" L=204.48'
R=250.50' Δ=90°00'00" L=392.70'
R=54.67' Δ=55°00'00" L=42.94'
R=19.33' L=15.18' Δ=44°55'48"
R=14.33' Δ=45°00'00" L=11.25'
R=24.33' Δ=45°00'00" L=19.11'
R=25.00' Δ=90°00'00" L=39.27'
R=15.00' Δ=90°00'00" L=23.56'
N86°03'57"E 111.99'
S86°03'57"W 111.99'
N86°03'57"E 129.90'
N86°03'57"E 112.92'
N86°03'57"E 111.88'
S48°56'14"E 63.74'
R=14.00' Δ=45°07'03" L=11.02'
R=19.33' L=15.18' Δ=44°55'48"
R=14.33' Δ=90°00'00" L=22.51'
R=14.33' Δ=90°00'00" L=22.51'
R=14.33' Δ=90°00'00" L=22.51'

**EXHIBIT "C"**

**Floor Plans**

The floor plans for the Condominium are recorded in the public records of Osceola County, Florida, as follows:

| Buildings | Condominium Plan Book | Pages |
|---|---|---|
| Phase One, Buildings 5 and 6 | 7 | 168-174 |
| Phase Three, Building 7 | | |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the floor plans of the Units so added.

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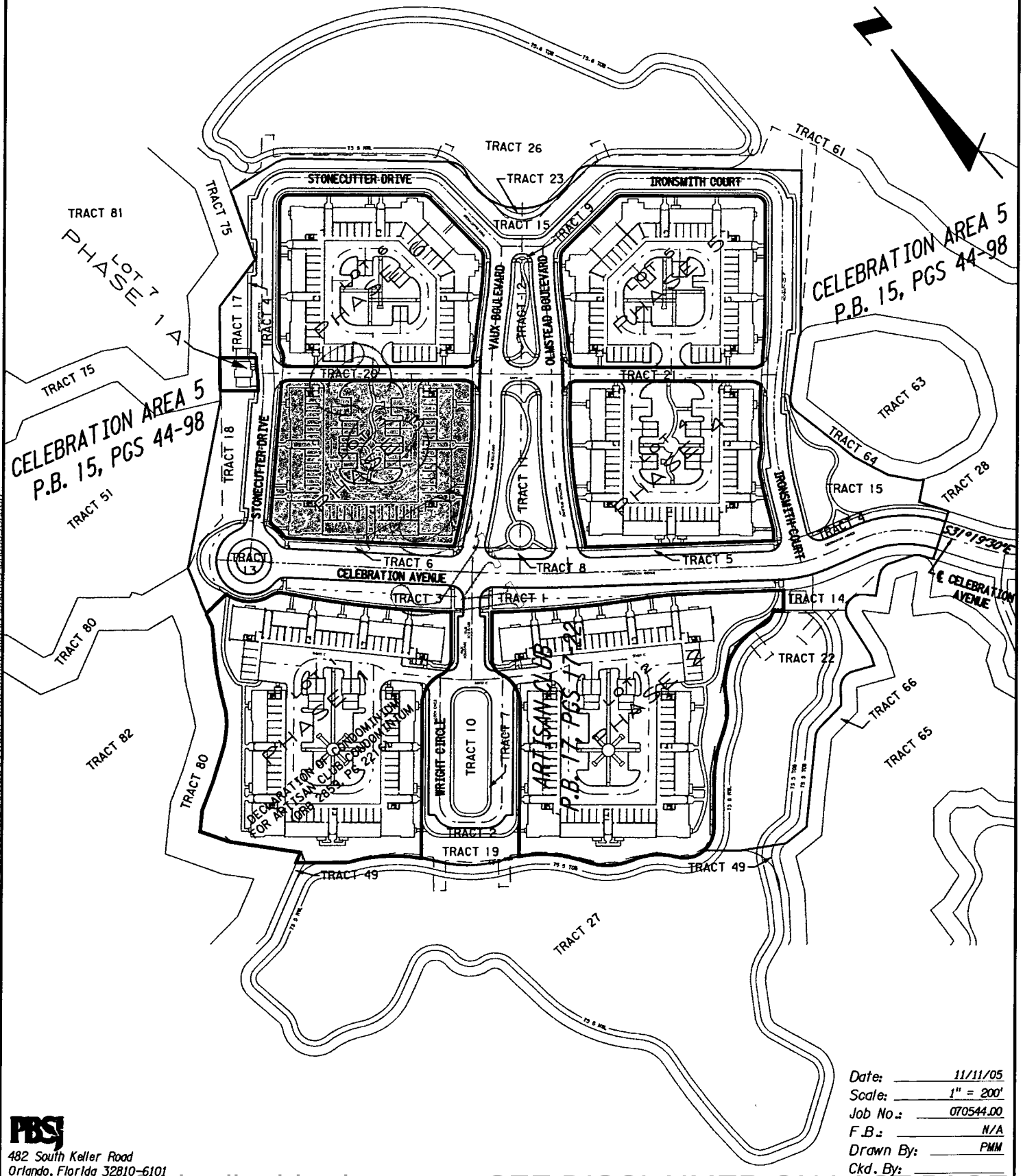
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# LOCATION MAP

CL 2005258439 OR 2972/1147

C.B. 8, PG 38




| | |
|---|---|
| Date: | 11/11/05 |
| Scale: | 1" = 200' |
| Job No.: | 070544.00 |
| F.B.: | N/A |
| Drawn By: | PMM |
| Ckd. By: | |

EXHIBIT "C" Sheet 1 of 19

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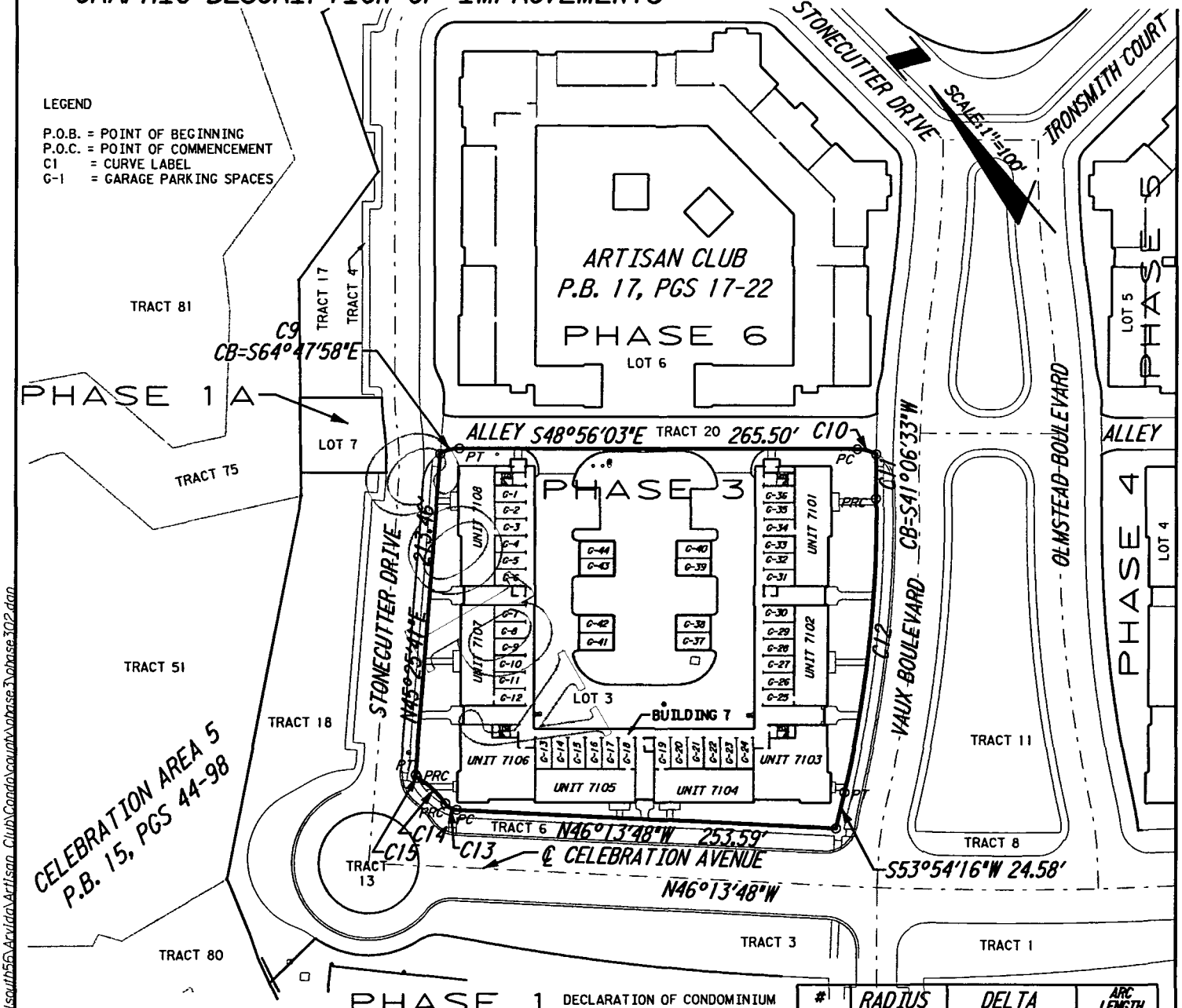
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1148

C.B. 38, PG 38




DECLARATION OF CONDOMINIUM FOR ARTISAN CLUB CONDOMINIUM (ORB 2859, PG 2216)

LEGAL DESCRIPTION

Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C9 | 24.33 | 31°43'51" | 13.47 |
| C10 | 24.33 | 30°45'38" | 13.06 |
| C11 | 928.67 | 1°49'15" | 29.51 |
| C12 | 821.33 | 13°42'41" | 196.55 |
| C13 | 10.00 | 52°02'46" | 9.08 |
| C14 | 60.00 | 24°49'08" | 25.99 |
| C15 | 2.00 | 64°25'50" | 2.25 |

NOTES:

1. Field Work was completed on November 10, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.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# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1149

C.B. 8, PG 38

LEGAL DESCRIPTION

Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 3 (METES AND BOUNDS)

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.51°51'48"E. along the Boundary line of Lot 315 of said plat for 92.01 feet; thence S.38°08'12"E. for 110.31 feet to the POINT OF BEGINNING; thence N.45°25'41"E. for 213.46 feet to a non-tangent curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of S.64°47'58"E., through a central angle of 31°43'51", for 13.47 feet to the point of tangency; thence S.48°56'03"E. for 265.50 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 30°45'38", for 13.06 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 928.67 feet and a chord bearing of S.41°06'33"W., through a central angle of 01°49'15", for 29.51 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 821.33 feet, through a central angle of 13°42'41", for 196.55 feet to the point of tangency; thence S.53°54'16"W. for 24.58 feet; thence N.46°13'48"W. for 253.59 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 10.00 feet, through a central angle of 52°02'46", for 9.08 feet to the point of reverse curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 60.00 feet, through a central angle of 24°49'08", for 25.99 feet to the point of reverse curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 2.00 feet, through a central angle of 64°25'50", for 2.25 feet to the POINT OF BEGINNING.

Containing 1.643 acres, more or less.

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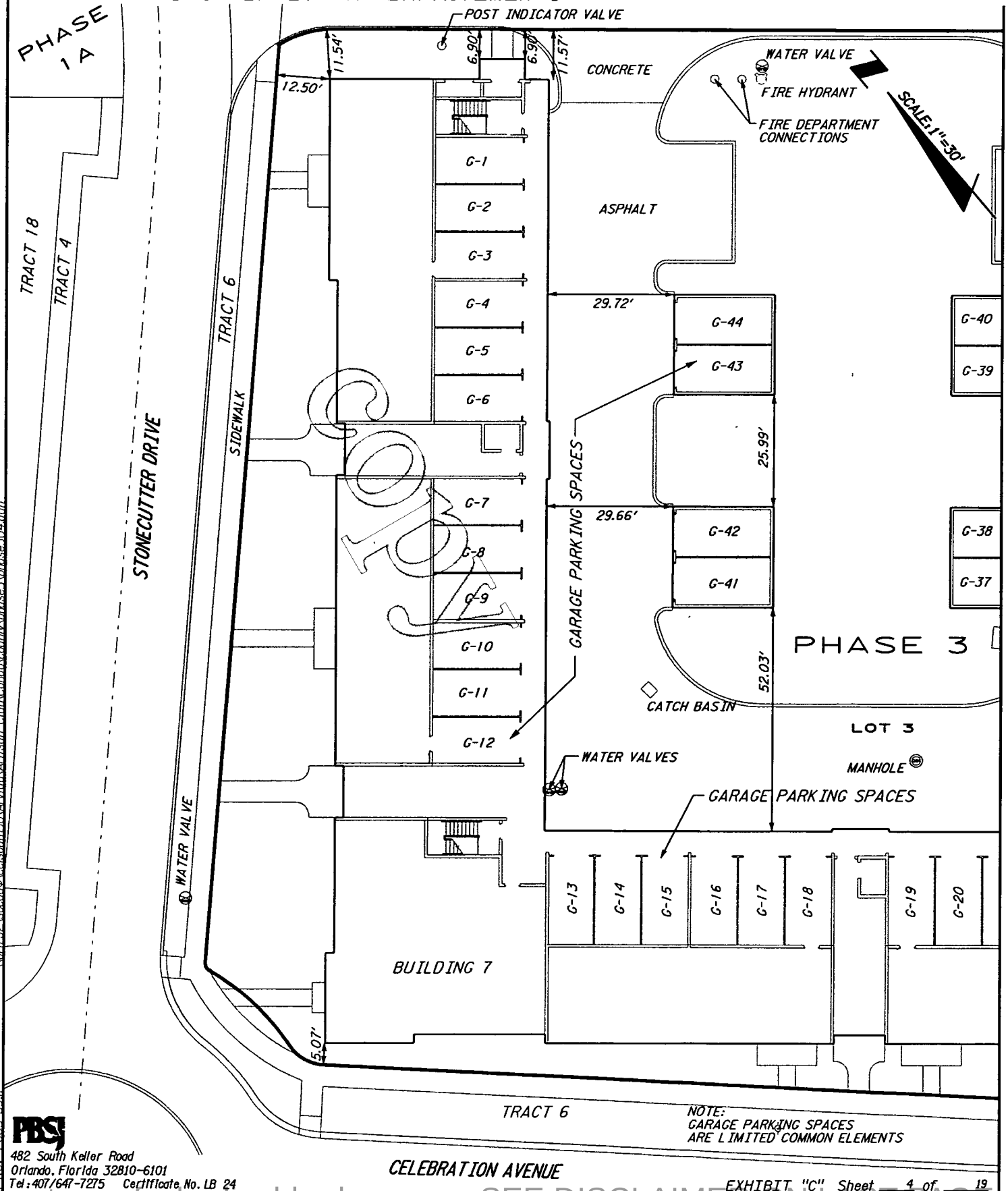
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1150

C.B. 8, PG 39

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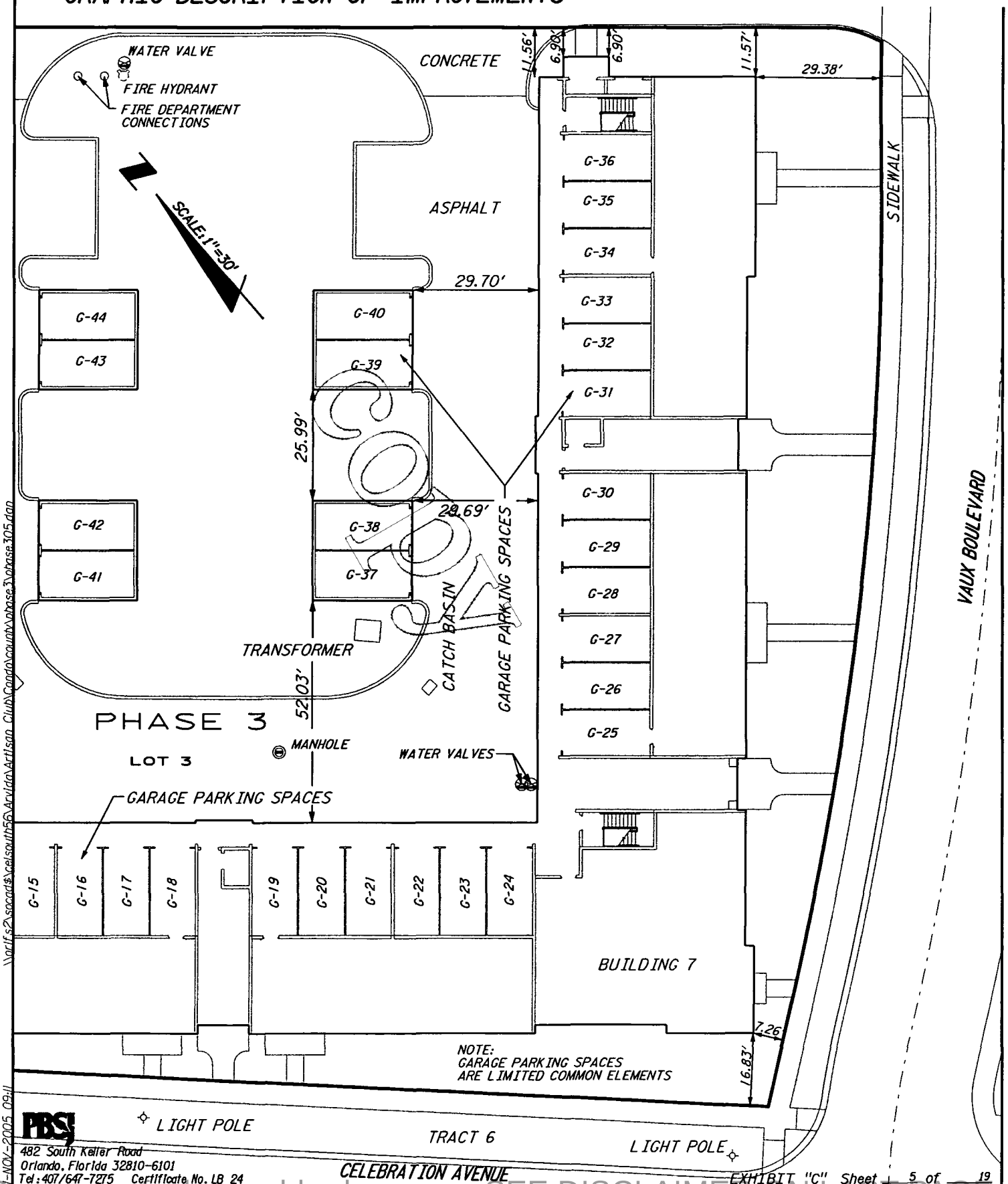
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1151

C.B. 8, PG 39

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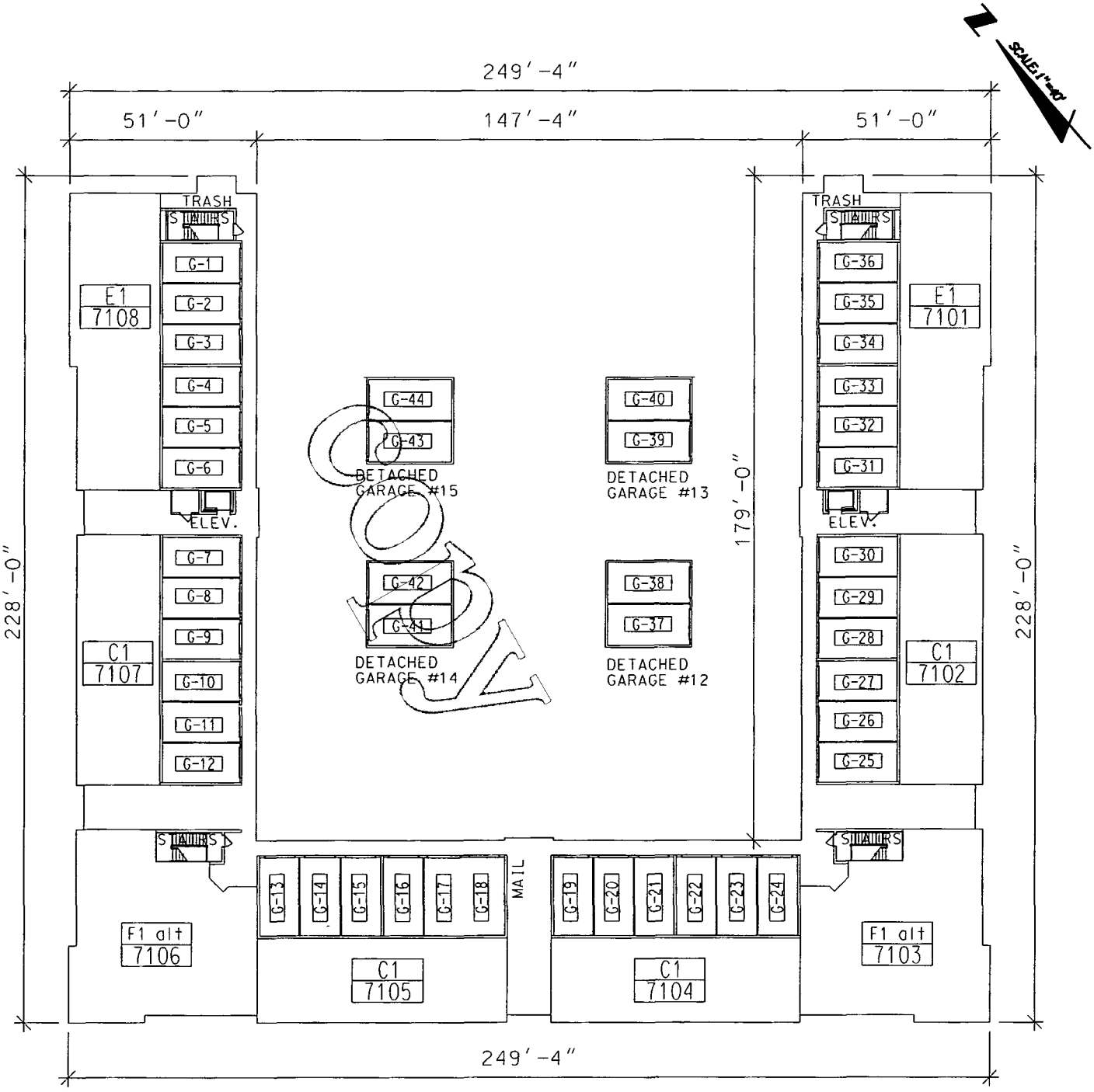
# ARTISAN CLUB CONDOMINIUM
# PHASE 3, BUILDING 7, 1ST FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 200525843⁹ OR 2972/1152

C.B. 8, PG 41




NOTES:

1. DIMENSIONS SHOWN ARE PLAN DIMENSIONS. SEE SHEET 10 FOR MORE DETAILED AS-BUILT DIMENSIONS.

2. SEE SHEET 18 FOR AS-BUILT FLOOR AND CEILING ELEVATIONS.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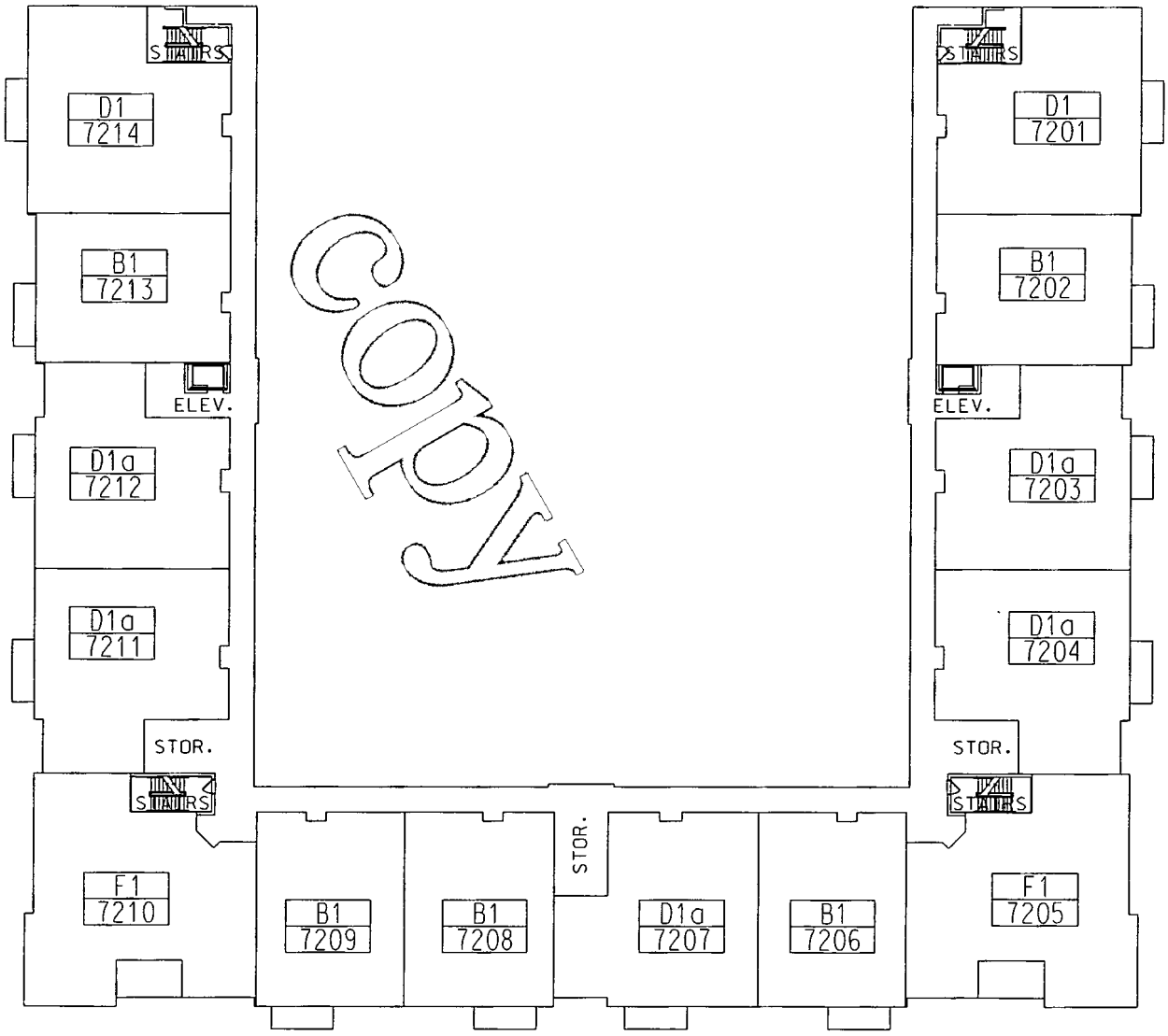
# ARTISAN CLUB CONDOMINIUM
# PHASE 3, BUILDING 7, 2ND FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1153

C.B. 8, PG 41




COPY

NOTES:

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2. SEE SHEET 18 FOR AS-BUILT FLOOR AND CEILING ELEVATIONS.

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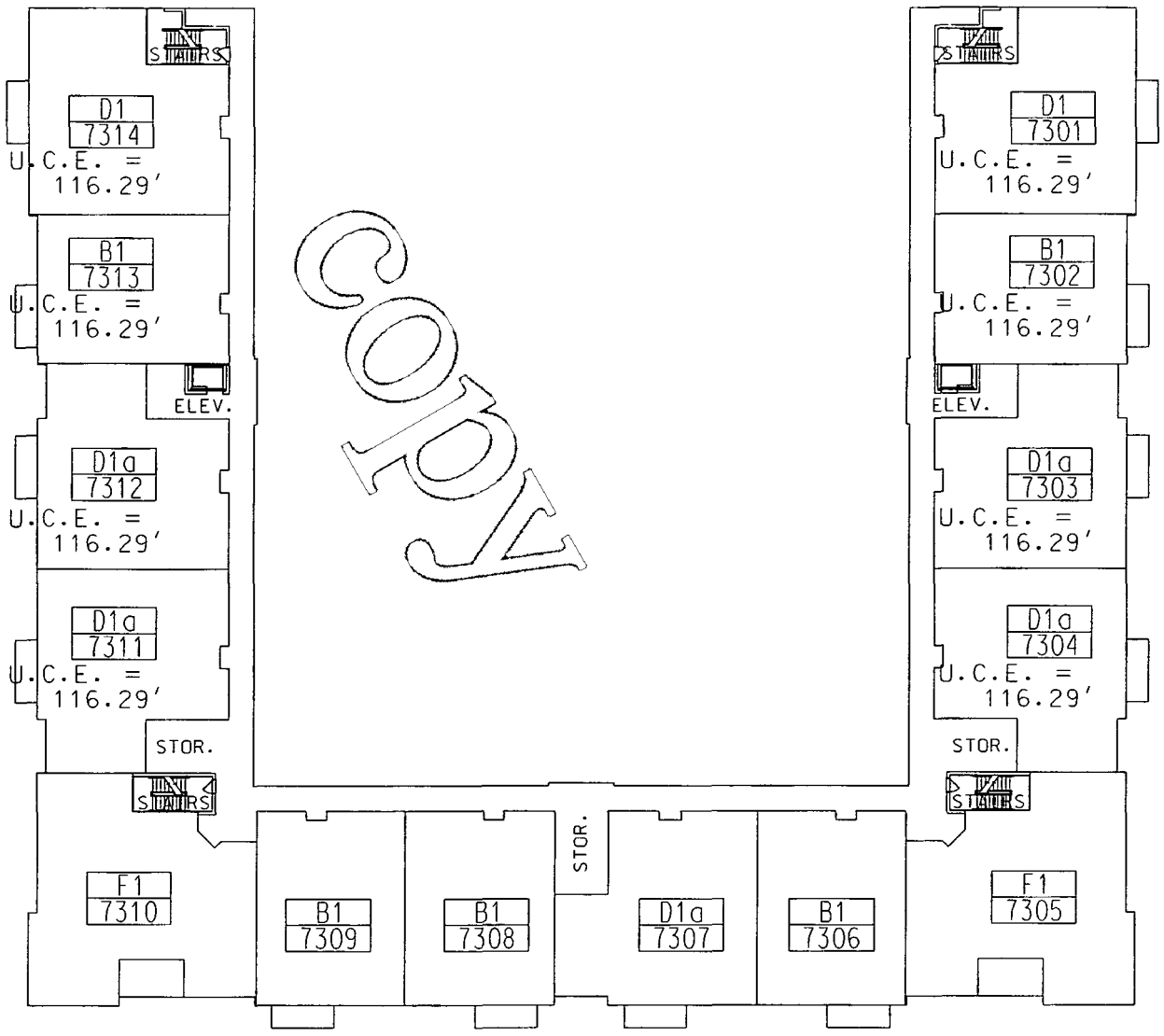
# ARTISAN CLUB CONDOMINIUM
# PHASE 3, BUILDING 7, 3RD FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1154

C.B. 8, PG 41




COPY

NOTES:

1. DIMENSIONS SHOWN ARE PLAN DIMENSIONS. SEE SHEET 10 FOR MORE DETAILED AS-BUILT DIMENSIONS.

2. SEE SHEET 18 FOR AS-BUILT FLOOR AND CEILING ELEVATIONS.

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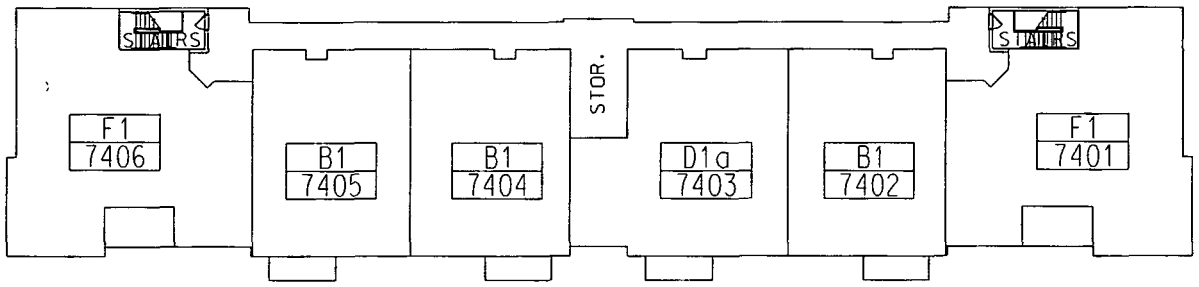
# ARTISAN CLUB CONDOMINIUM
# PHASE 3, BUILDING 7, 4TH FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1155

C.B. 8, PG 41

SCALE: 1"=40'

COPY




NOTES:

1. DIMENSIONS SHOWN ARE PLAN DIMENSIONS. SEE SHEET 10 FOR MORE DETAILED AS-BUILT DIMENSIONS.

2. SEE SHEET 18 FOR AS-BUILT FLOOR AND CEILING ELEVATIONS.

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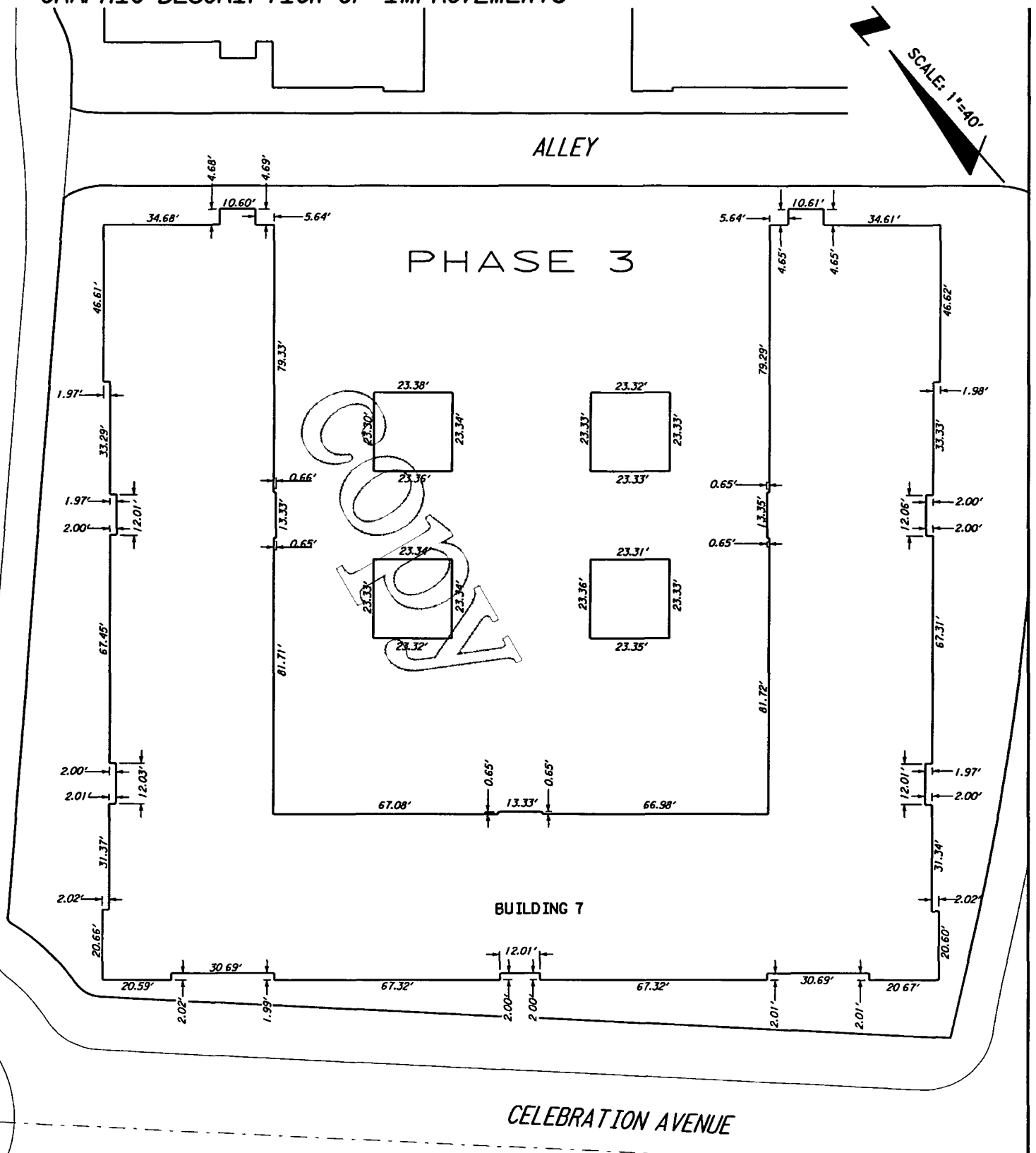
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1156

C.B. 8, PG 40

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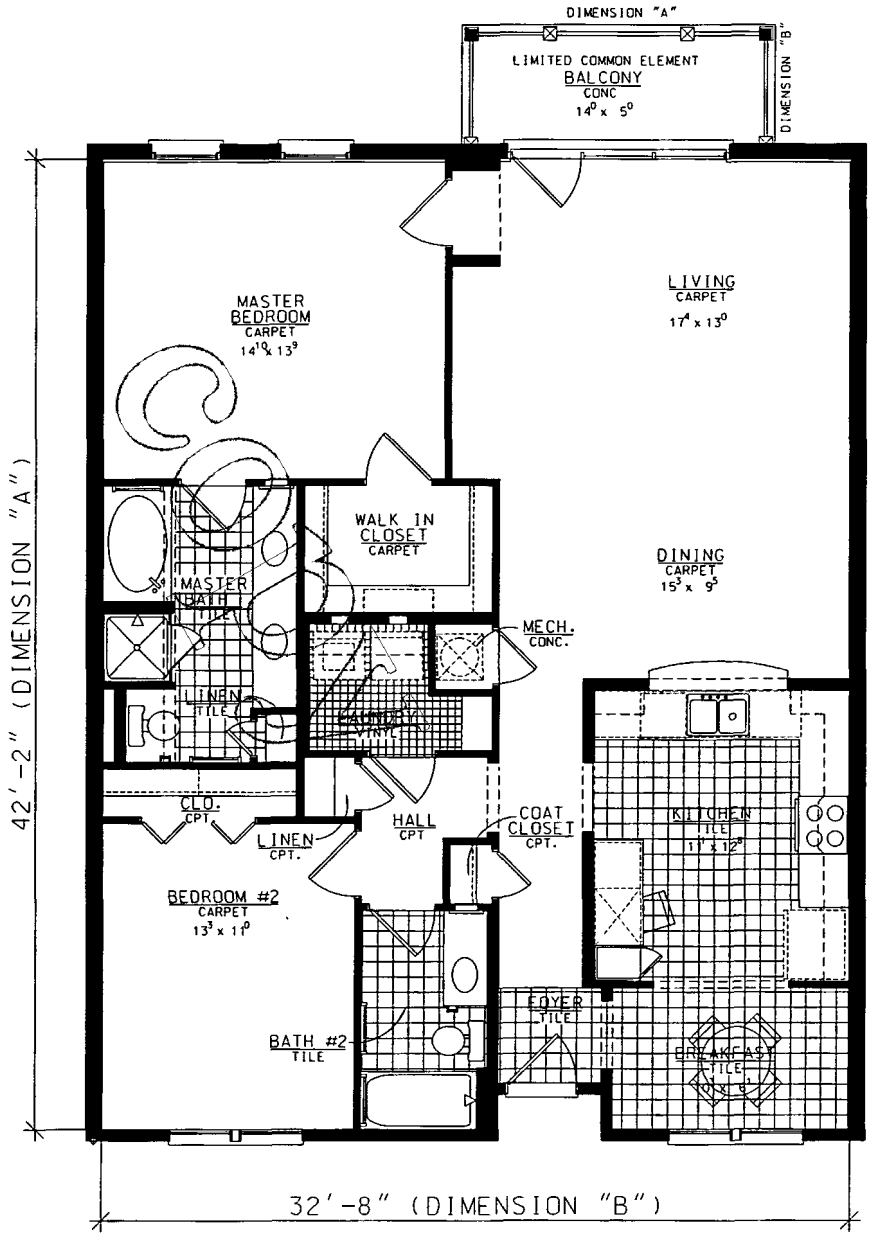
# ARTISAN CLUB CONDOMINIUM
# PHASE 3, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1157

C.B. 8, PG 43

B 1 Two Bedroom / Two Bath
1,435 Net Sqaure Feet
1,505 Gross Sqaure Feet

SCALE: 1"=100'




NOTE DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEE SHEETS 18 FOR OVERALL AS-BUILT DIMENSIONS
OF UNITS OF THIS MODEL WITHIN BUILDING 7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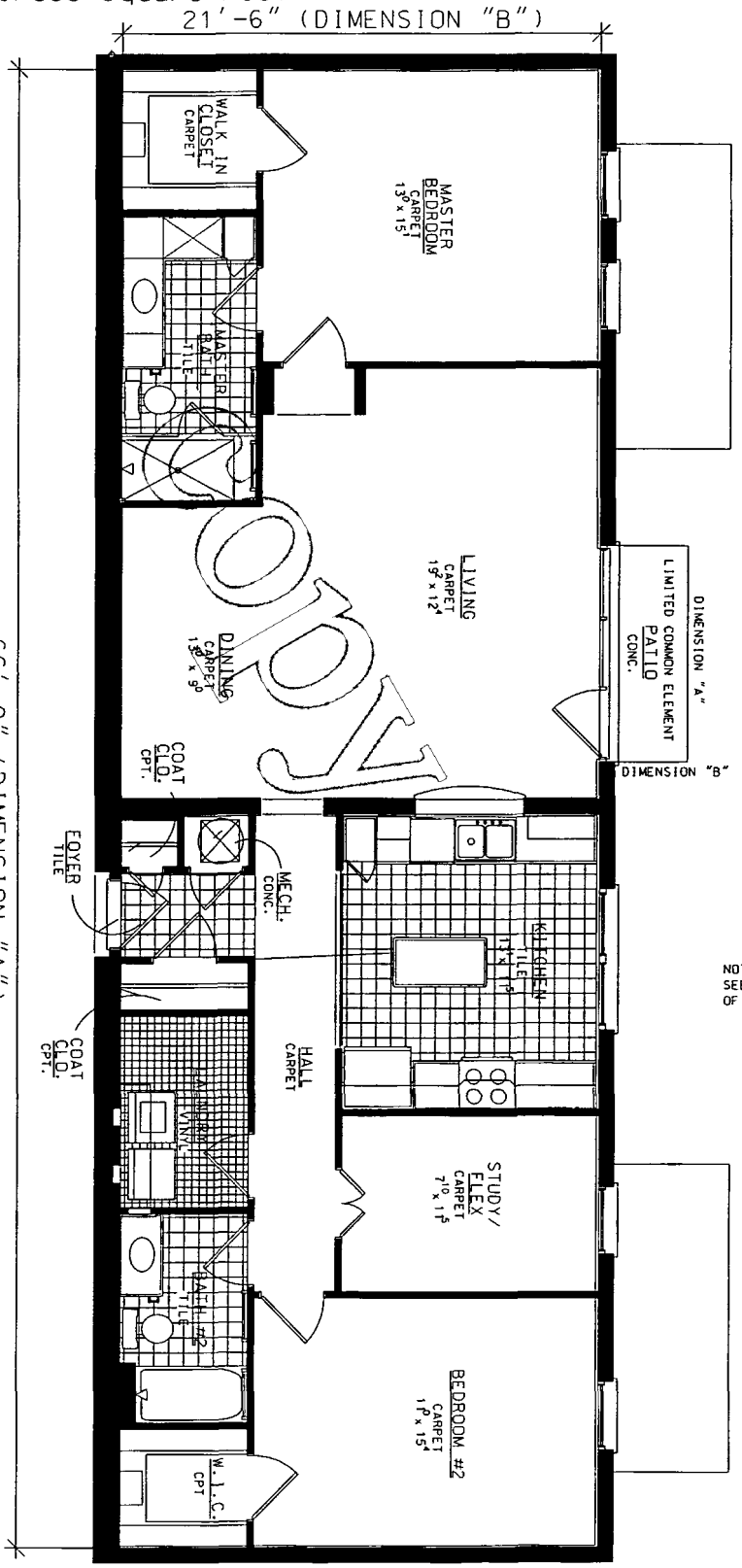
# ARTISAN CLUB CONDOMINIUM
# PHASE 3, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1158

C.B. 8, PG 43

C 1 Two Bedroom / Two Bath w/ Flex
1,511Net Sqaure Feet
1,511Gross Sqaure Feet




NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEE SHEETS 18 FOR OVERALL AS-BUILT DIMENSIONS
OF UNITS OF THIS MODEL WITHIN BUILDING 7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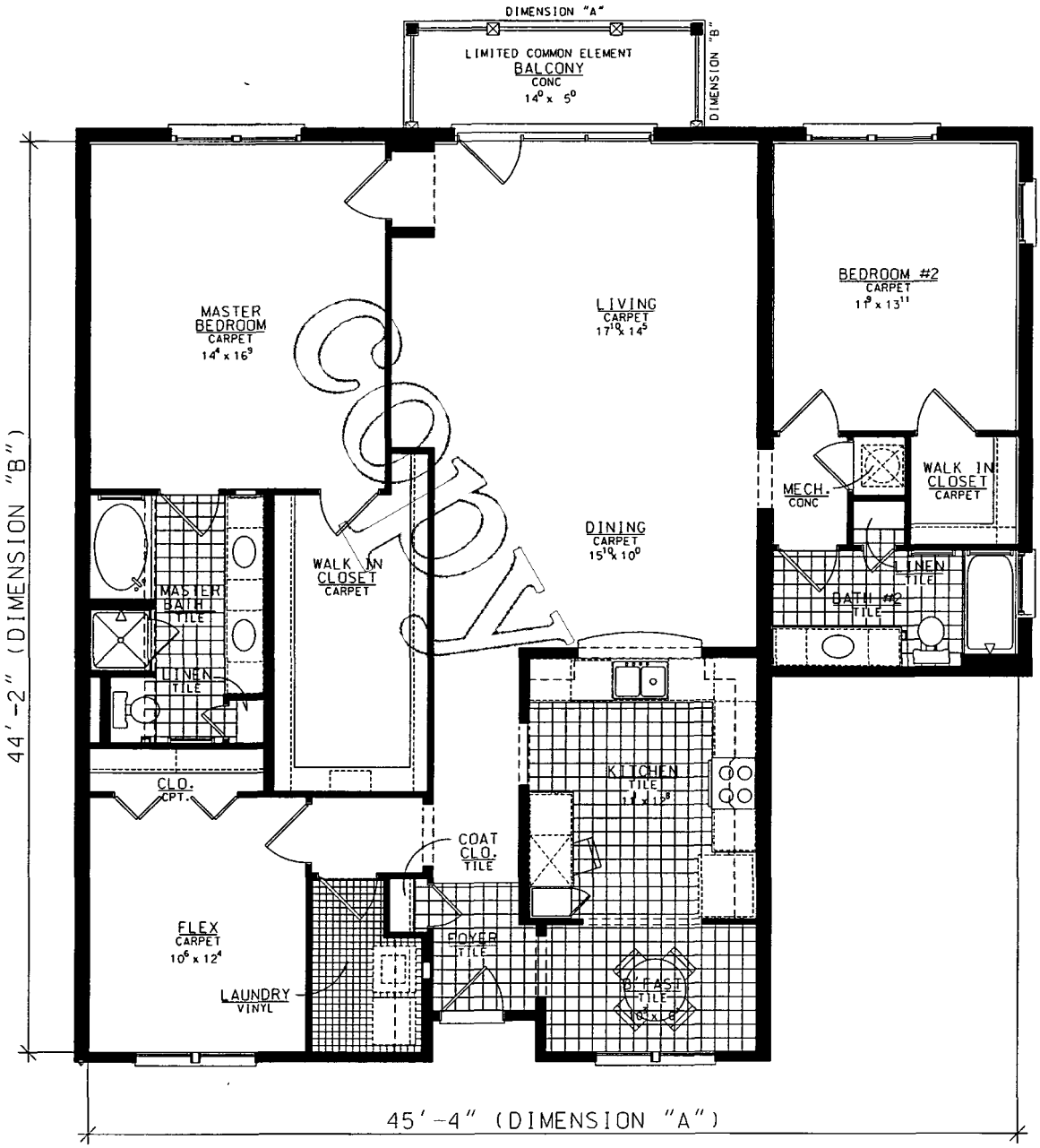
# ARTISAN CLUB CONDOMINIUM
# PHASE 3, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1159

C.B. 8, PG 43

## D 1 Two Bedroom / Two Bath w/ Flex

1,854 Net Sqaure Feet
1,924 Gross Sqaure Feet




NOTE DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEE SHEETS 18 FOR OVERALL AS-BUILT DIMENSIONS
OF UNITS OF THIS MODEL WITHIN BUILDING 7.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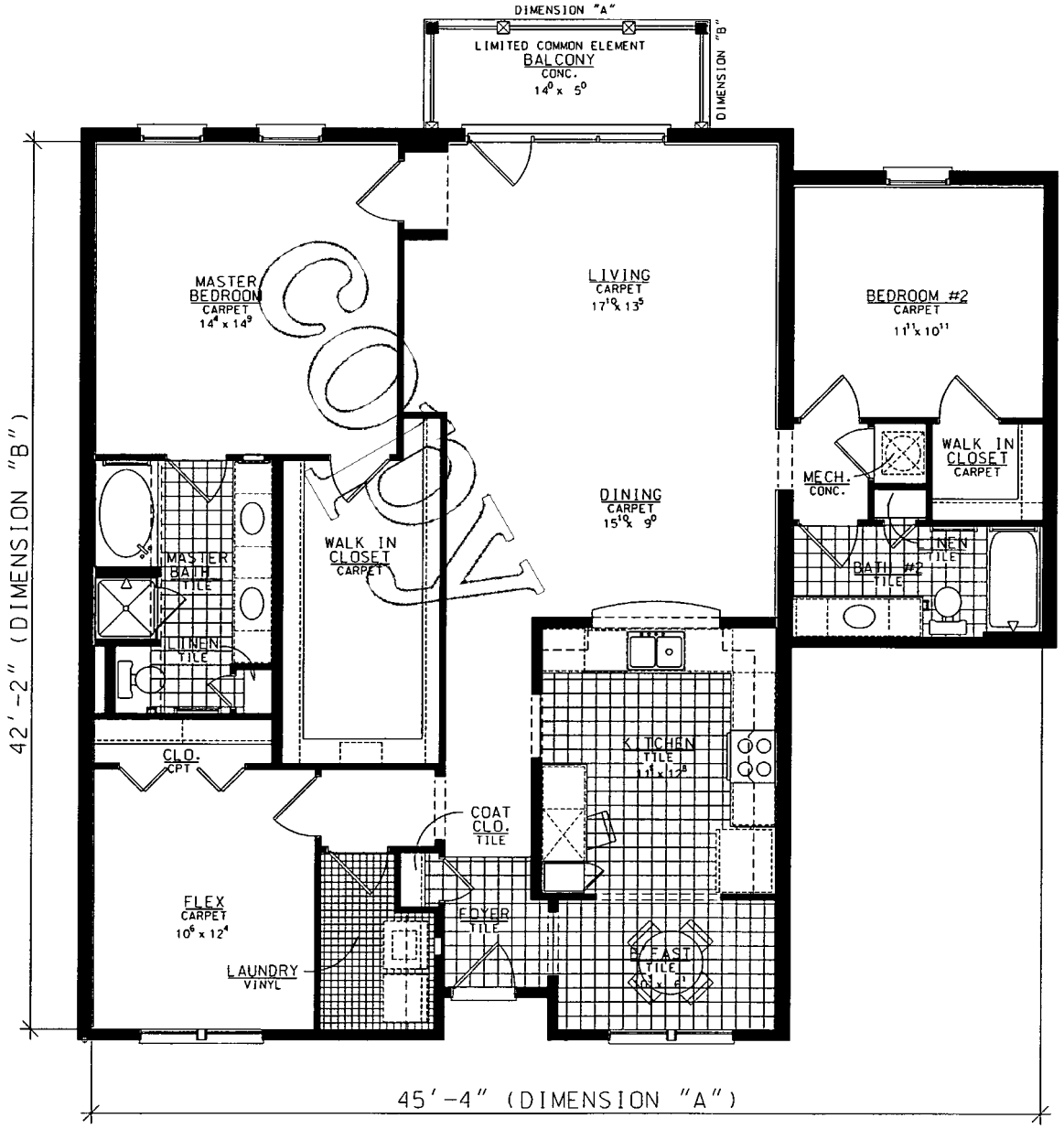
# ARTISAN CLUB CONDOMINIUM
# PHASE 3, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1160

C.B. 8, PG 43

## D1a Two Bedroom / Two Bath w/ Flex
1,736 Net Sqaure Feet
1,806 Gross Sqaure Feet




NOTE DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEE SHEETS 18 FOR OVERALL AS-BUILT DIMENSIONS
OF UNITS OF THIS MODEL WITHIN BUILDING 7.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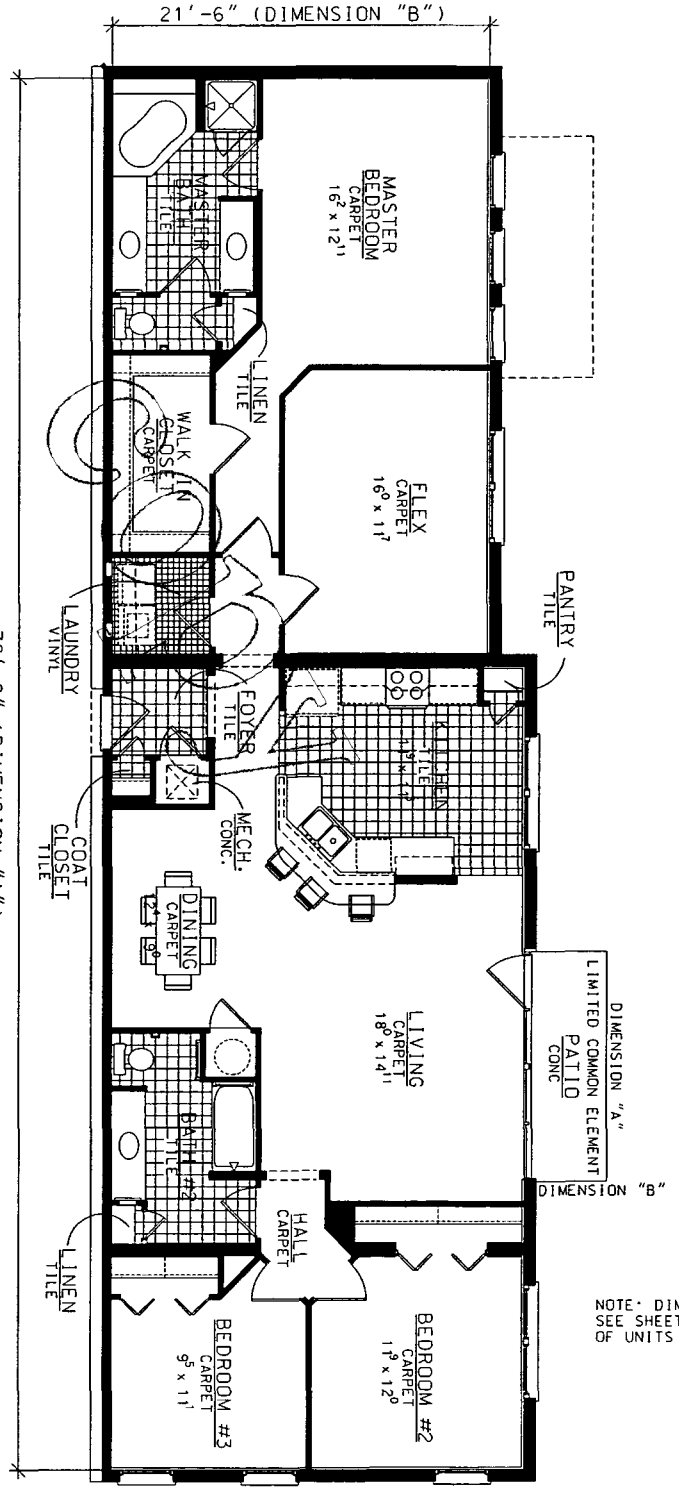
# ARTISAN CLUB CONDOMINIUM
# PHASE 3, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1161

C.B. 8, PG 44

E 1 Three Bedroom / Two Bath w/ Flex
1,907 Net Sqaure Feet
1,907 Gross Sqaure Feet
Option "A"




NOTE: DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEE SHEETS 18 FOR OVERALL AS-BUILT DIMENSIONS
OF UNITS OF THIS MODEL WITHIN BUILDING 7.

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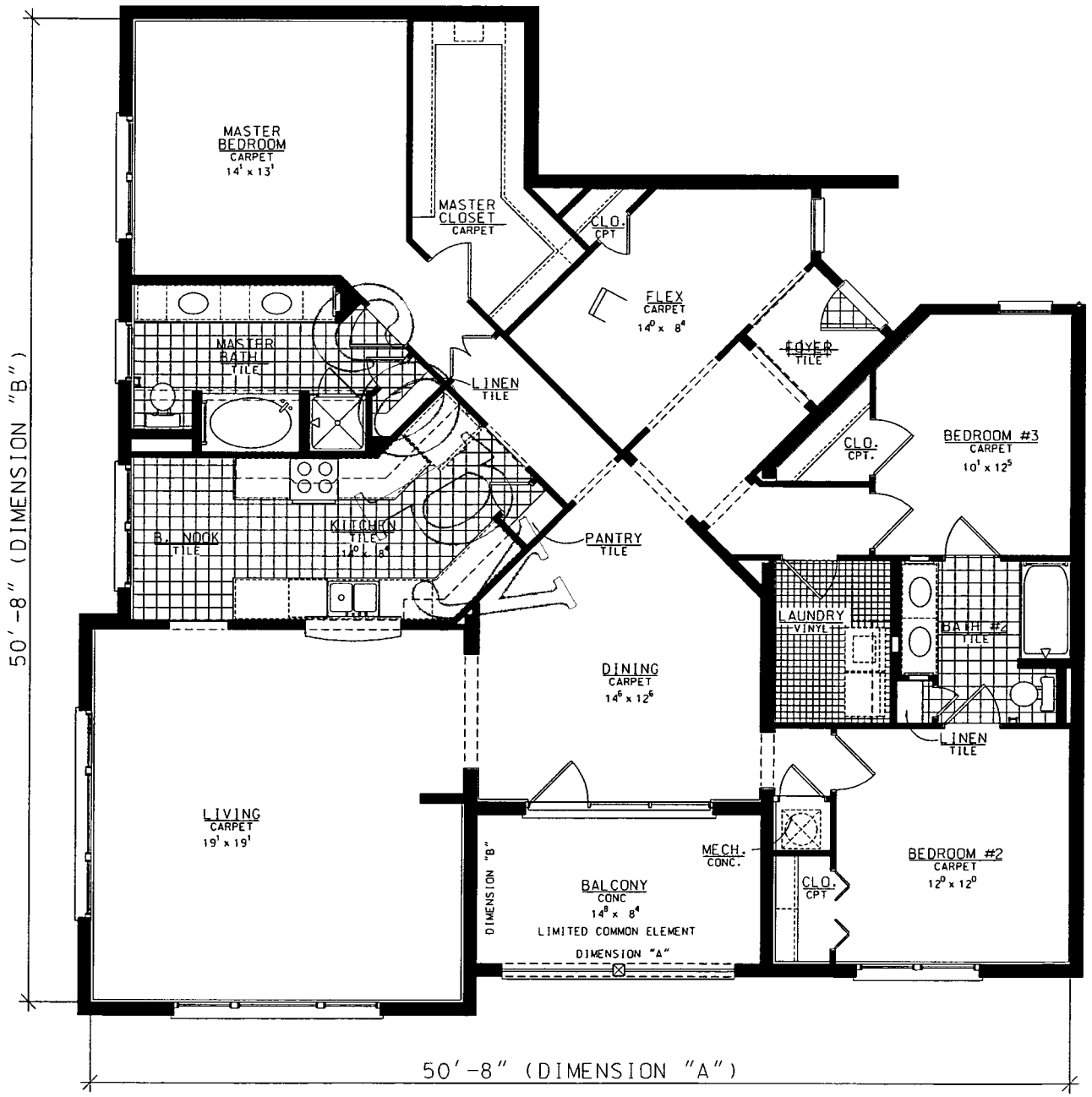
CL 2005258439 OR 2972/1162

C.B. 8, PG 44

F 1 Three Bedroom / Two Bath w/ Flex
2,109 Net Sqaure Feet
2,231 Gross Sqaure Feet




NOTE DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEE SHEETS 18 FOR OVERALL AS-BUILT DIMENSIONS
OF UNITS OF THIS MODEL WITHIN BUILDING 7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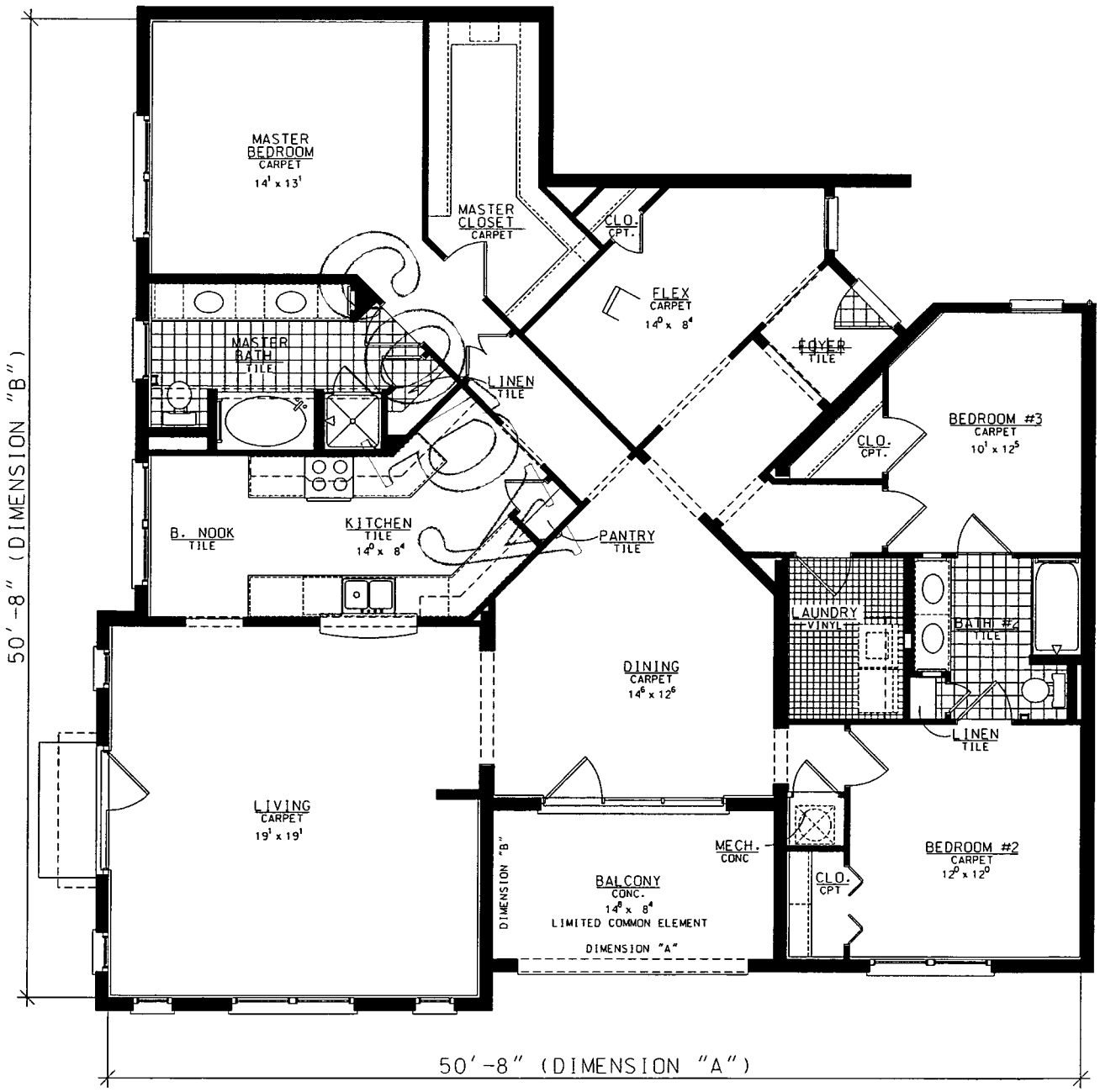
# ARTISAN CLUB CONDOMINIUM
# PHASE 3, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1163

C.B. 8, PG 44

F 1 ALT.

Three Bedroom / Two Bath w/ Flex
2,109 Net Sqaure Feet
2,231 Gross Sqaure Feet




NOTE DIMENSIONS SHOWN ARE PLAN DIMENSIONS
SEE SHEETS 18 FOR OVERALL AS-BUILT DIMENSIONS
OF UNITS OF THIS MODEL WITHIN BUILDING 7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# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1164

C.B. 8, PG 42

## PLAN & AS-BUILT DIMENSIONS OF UNITS WITHIN BUILDING 7

| Phase | Building | Unit | Model | Plan Unfinished Floor Elevation | As-Built Unfinished Floor Elevation | Plan Unfinished Ceiling Elevation | As-Built Unfinished Ceiling Elevation | Plan Unit Dimension 'A' | As-Built Unit Dimension 'A' | Plan Unit Dimension 'B' | As-Built Unit Dimension 'B' | Plan Balcony Dimension 'A' | As-Built Balcony Dimension 'A' | Plan Balcony Dimension 'B' | As-Built Balcony Dimension 'B' |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 7 | 7101 | E1 | 84.50 | 84.53 | 94.50 | 94.52 | 78.67 | 78.71 | 21.50 | 22.08 | 13.00 | 12.95 | 4.00 | 4.50 |
| 3 | 7 | 7102 | C1 | 84.50 | 84.51 | 94.50 | 94.53 | 66.00 | 66.06 | 21.50 | 22.01 | 9.67 | 9.64 | 3.25 | 3.28 |
| 3 | 7 | 7103 | F1 ALT | 84.50 | 84.54 | 94.50 | 94.54 | 50.67 | 50.69 | 50.67 | 50.71 | 14.67 | 14.67 | 8.33 | 8.67 |
| 3 | 7 | 7104 | C1 | 84.50 | 84.54 | 94.50 | 94.55 | 66.00 | 66.06 | 21.50 | 22.02 | 9.67 | 9.66 | 3.25 | 3.23 |
| 3 | 7 | 7105 | C1 | 84.50 | 84.52 | 94.50 | 94.55 | 66.00 | 66.06 | 21.50 | 22.05 | 9.67 | 9.66 | 3.25 | 3.27 |
| 3 | 7 | 7106 | F1 ALT | 84.50 | 84.49 | 94.50 | 94.58 | 50.67 | 50.68 | 50.67 | 50.77 | 14.67 | 14.67 | 8.33 | 8.67 |
| 3 | 7 | 7107 | C1 | 84.50 | 84.48 | 94.50 | 94.55 | 66.00 | 66.19 | 21.50 | 22.04 | 9.67 | 9.64 | 3.25 | 3.30 |
| 3 | 7 | 7108 | E1 | 84.50 | 84.50 | 94.50 | 94.55 | 78.67 | 78.70 | 21.50 | 22.02 | 13.00 | 13.00 | 4.00 | 4.58 |
| 3 | 7 | 7201 | D1 | 95.50 | 95.56 | 105.33 | 105.41 | 45.33 | 45.40 | 44.17 | 44.23 | 14.00 | 15.35 | 5.00 | 5.72 |
| 3 | 7 | 7202 | B1 | 95.50 | 95.57 | 105.33 | 105.45 | 42.17 | 42.27 | 32.67 | 32.72 | 14.00 | 14.30 | 5.00 | 5.72 |
| 3 | 7 | 7203 | D1A | 95.50 | 95.63 | 105.33 | 105.45 | 45.33 | 45.48 | 42.17 | 42.27 | 14.00 | 14.28 | 5.00 | 5.78 |
| 3 | 7 | 7204 | D1A | 95.50 | 95.53 | 105.33 | 105.43 | 45.33 | 45.28 | 42.17 | 42.25 | 14.00 | 14.37 | 5.00 | 5.75 |
| 3 | 7 | 7205 | F1 | 95.50 | 95.60 | 105.33 | 105.41 | 50.67 | 50.74 | 50.67 | 50.76 | 14.67 | 14.49 | 8.33 | 8.35 |
| 3 | 7 | 7206 | B1 | 95.50 | 95.60 | 105.33 | 105.39 | 42.17 | 42.22 | 32.67 | 32.74 | 14.00 | 14.40 | 5.00 | 5.81 |
| 3 | 7 | 7207 | B1 | 95.50 | 95.55 | 105.33 | 105.42 | 42.17 | 45.37 | 32.67 | 42.26 | 14.00 | 14.44 | 5.00 | 5.81 |
| 3 | 7 | 7208 | D1A | 95.50 | 95.55 | 105.33 | 105.46 | 45.33 | 42.23 | 42.17 | 32.73 | 14.00 | 14.38 | 5.00 | 5.71 |
| 3 | 7 | 7209 | B1 | 95.50 | 95.54 | 105.33 | 105.47 | 42.17 | 42.25 | 32.67 | 32.74 | 14.00 | 14.46 | 5.00 | 5.77 |
| 3 | 7 | 7210 | F1 | 95.50 | 95.52 | 105.33 | 105.44 | 50.67 | 50.69 | 50.67 | 50.80 | 14.67 | 14.55 | 8.33 | 8.35 |
| 3 | 7 | 7211 | D1A | 95.50 | 95.54 | 105.33 | 105.40 | 45.33 | 45.50 | 42.17 | 42.24 | 14.00 | 14.37 | 5.00 | 5.73 |
| 3 | 7 | 7212 | D1A | 95.50 | 95.60 | 105.33 | 105.43 | 45.33 | 45.28 | 42.17 | 42.24 | 14.00 | 14.39 | 5.00 | 5.77 |
| 3 | 7 | 7213 | B1 | 95.50 | 95.59 | 105.33 | 105.37 | 42.17 | 42.22 | 32.67 | 32.68 | 14.00 | 14.39 | 5.00 | 5.75 |
| 3 | 7 | 7214 | D1 | 95.50 | 95.52 | 105.33 | 105.43 | 45.33 | 45.42 | 44.17 | 44.18 | 14.00 | 15.38 | 5.00 | 5.73 |
| 3 | 7 | 7301 | D1 | 106.33 | 106.44 | 116.29 | 116.19 | 45.33 | 45.44 | 44.17 | 44.01 | 14.00 | 15.39 | 5.00 | 5.68 |
| 3 | 7 | 7302 | B1 | 106.33 | 106.46 | 116.29 | 116.24 | 42.17 | 41.98 | 32.67 | 32.73 | 14.00 | 14.30 | 5.00 | 5.69 |
| 3 | 7 | 7303 | D1A | 106.33 | 106.49 | 116.29 | 116.27 | 45.33 | 45.39 | 42.17 | 41.95 | 14.00 | 14.38 | 5.00 | 5.70 |
| 3 | 7 | 7304 | D1A | 106.33 | 106.42 | 116.29 | 116.16 | 45.33 | 45.35 | 42.17 | 42.08 | 14.00 | 14.40 | 5.00 | 5.70 |
| 3 | 7 | 7305 | F1 | 106.33 | 106.43 | 116.16 | 116.24 | 50.67 | 50.79 | 50.67 | 50.81 | 14.67 | 14.61 | 8.33 | 8.32 |
| 3 | 7 | 7306 | B1 | 106.33 | 106.40 | 116.16 | 116.26 | 42.17 | 41.95 | 32.67 | 32.76 | 14.00 | 14.30 | 5.00 | 5.75 |
| 3 | 7 | 7307 | B1 | 106.33 | 106.40 | 116.16 | 116.28 | 42.17 | 45.29 | 32.67 | 42.02 | 14.00 | 14.39 | 5.00 | 5.75 |
| 3 | 7 | 7308 | D1A | 106.33 | 106.39 | 116.16 | 116.29 | 45.33 | 42.00 | 42.17 | 32.76 | 14.00 | 14.29 | 5.00 | 5.71 |
| 3 | 7 | 7309 | B1 | 106.33 | 106.41 | 116.16 | 116.30 | 42.17 | 42.01 | 32.67 | 32.81 | 14.00 | 14.30 | 5.00 | 5.72 |
| 3 | 7 | 7310 | F1 | 106.33 | 106.39 | 116.16 | 116.28 | 50.67 | 50.63 | 50.67 | 50.83 | 14.67 | 14.61 | 8.33 | 8.35 |
| 3 | 7 | 7311 | D1A | 106.33 | 106.39 | 116.29 | 116.19 | 45.33 | 45.41 | 42.17 | 42.00 | 14.00 | 14.40 | 5.00 | 5.73 |
| 3 | 7 | 7312 | D1A | 106.33 | 106.46 | 116.29 | 116.30 | 45.33 | 45.30 | 42.17 | 42.01 | 14.00 | 14.30 | 5.00 | 5.70 |
| 3 | 7 | 7313 | B1 | 106.33 | 106.45 | 116.29 | 116.20 | 42.17 | 41.97 | 32.67 | 32.70 | 14.00 | 14.35 | 5.00 | 5.75 |
| 3 | 7 | 7314 | D1 | 106.33 | 106.41 | 116.29 | 116.24 | 45.33 | 45.46 | 44.17 | 43.97 | 14.00 | 15.38 | 5.00 | 5.72 |
| 3 | 7 | 7401 | F1 | 117.16 | 117.21 | 127.12 | 127.07 | 50.67 | 50.72 | 50.67 | 50.83 | 14.67 | 14.54 | 8.33 | 8.35 |
| 3 | 7 | 7402 | B1 | 117.16 | 117.28 | 127.12 | 127.03 | 42.17 | 42.15 | 32.67 | 32.61 | 14.00 | 14.33 | 5.00 | 5.74 |
| 3 | 7 | 7403 | B1 | 117.16 | 117.23 | 127.12 | 127.06 | 42.17 | 45.41 | 32.67 | 42.17 | 14.00 | 14.39 | 5.00 | 5.71 |
| 3 | 7 | 7404 | D1A | 117.16 | 117.24 | 127.12 | 127.05 | 45.33 | 42.20 | 42.17 | 32.61 | 14.00 | 14.51 | 5.00 | 5.86 |
| 3 | 7 | 7405 | B1 | 117.16 | 117.25 | 127.12 | 127.06 | 42.17 | 41.88 | 32.67 | 32.79 | 14.00 | 14.67 | 5.00 | 5.75 |
| 3 | 7 | 7406 | F1 | 117.16 | 117.23 | 127.12 | 129.08 | 50.67 | 50.33 | 50.67 | 50.33 | 14.67 | 14.56 | 8.33 | 8.35 |

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# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2005258439 OR 2972/1165

C.B.B , PG 38

## NOTES TO SURVEY

1. Description of Units

Each Unit shall consist of that part of the building containing such which lies within the boundaries of the Unit, which boundaries are as follows:

A. Upper Boundaries

The upper horizontal boundary of each Unit is the plane formed by the uppermost, unexposed surface of the plaster, wallboard, or other material comprising the ceiling in the uppermost story of the Unit.

B. Lower Boundaries

The lower horizontal boundary of each Unit is the plane formed by the uppermost, finished surface of the concrete slab or the uppermost surface of the subflooring, as applicable, forming the floor of the lowermost story of the Unit.

C. Vertical (Perimetric or Lateral) Boundaries

The vertical boundaries of each Unit are the planes formed by the outermost, unexposed surface of the plaster, wallboard, or other material comprising the interior surface of the perimeter walls enclosing the Unit.

D. Items Included Within the Unit Boundaries

Except where provisions of the Declaration of Condominium for Artisan Club Condominium otherwise specify, all air spaces, interior walls and partitions, floors separating levels of the Unit, and other fixtures and improvements within the foregoing boundaries are a part of the Unit. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, and any other materials constituting any part of the finished surfaces of walls or ceilings shall be deemed to be within the boundaries of the Unit.

Notwithstanding the description of the boundaries set forth above, the Units shall be deemed to include the following: all portions of the plumbing, heating, electrical, and air conditioning systems (including furnaces, compressors, components, pipes, wires, conduits, ducts, and the like) serving only that Unit, even if located outside the boundaries of the Unit; all windows (including window frames), glass surfaces, and doors (including door frames) serving the Unit; and all window screens.

E. Interpretation of Deeds, Plots Plans, and Floor Plans

In interpreting deeds, plot plans, and floor plans, the existing physical boundaries of a Unit as originally constructed, or as reconstructed in substantial accordance with the original Plats and Plans, shall be conclusively presumed to be its boundaries regardless of minor variances between the actual boundaries and the boundaries shown on the Plat and Plans or described in a deed.

2. Description of Common Elements

A. All land and other improvements within the Condominium Property which are not included within the Unit are Common Elements, some of which are Limited Common Elements.

B. The Limited Common Elements and the Unit(s) to which they are assigned are as follows:

(I) any mailbox designated for use by the occupants of a particular Unit is assigned as a Limited Common Element of the Unit for which it is so designated;

(II) any stairway, hallway, doorstep, or stoop providing access to a Unit, or from a Unit to a deck, patio, or balcony, is assigned as a Limited Common Element of the Unit or Units to or from which it provides access;

(III) any deck, patio, porch, or balcony serving a Unit, including any perimeter screening, railing, or other exterior portion of such area, is assigned as a Limited Common Element of the Unit(s) having direct access to such deck, patio, porch, or balcony;

(IV) that portion of the Common Elements on which there is located any part of the air conditioning or heating system exclusively serving a particular Unit or Units is assigned as a Limited Common Element of the Unit or Units so served;

(V) any gas, electric, or water meter which serves only one Unit is assigned as a Limited Common Element of the Unit so served;

(VI) awnings over windows or doors, and exterior shutters, window boxes, and other exterior window trim, are assigned as Limited Common Elements of the Unit of which the door or window is a part; and

(VII) any parking space identified on Exhibit "E" to the Declaration of Condominium for Artisan Club Condominium is assigned as the Limited Common Element of the particular Unit specified on such Exhibit "E," as it may be amended. Artisan Park, LLC, as the Declarant under the Declaration of Condominium for Artisan Club Condominium may amend Exhibit "E" to assign any interior parking space not previously assigned on Exhibit "E" as the Limited Common Element of a Unit which Declarant designates; provided, interior parking spaces may be assigned as Limited Common Elements only of Units located within the same building as such parking space.

The definitions set forth in the Declaration of Condominium for Artisan Club Condominium are incorporated herein.

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# EXHIBIT "D"

## Percentage Share of Undivided Interest in Common Elements and Liability for Common Expenses

| Building Number | Unit Designation | Unit Type | Finished Floor Area Square Footage | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|---|---|
| 5 | 5101 | E1 | 1907 | .97% |
| 5 | 5102 | C1 | 1511 | .97% |
| 5 | 5103 | F1 alt | 2109 | .97% |
| 5 | 5104 | C1 | 1511 | .97% |
| 5 | 5105 | C1 | 1511 | .97% |
| 5 | 5106 | F1 alt | 2109 | .97% |
| 5 | 5107 | C1 | 1511 | .97% |
| 5 | 5108 | E1 | 1907 | .97% |
| 5 | 5201 | D1 | 1854 | .97% |
| 5 | 5202 | B1 | 1435 | .97% |
| 5 | 5203 | D1a | 1736 | .97% |
| 5 | 5204 | D1a | 1736 | .97% |
| 5 | 5205 | F1 | 2109 | .97% |
| 5 | 5206 | B1 | 1435 | .97% |
| 5 | 5207 | D1a | 1736 | .97% |
| 5 | 5208 | B1 | 1435 | .97% |
| 5 | 5209 | B1 | 1435 | .97% |
| 5 | 5210 | F1 | 2109 | .97% |
| 5 | 5211 | D1a | 1736 | .97% |
| 5 | 5212 | D1a | 1736 | .97% |
| 5 | 5213 | B1 | 1435 | .97% |
| 5 | 5214 | D1 | 1854 | .97% |
| 5 | 5301 | D1 | 1854 | .97% |
| 5 | 5302 | B1 | 1435 | .97% |
| 5 | 5303 | D1a | 1736 | .97% |
| 5 | 5304 | D1a | 17.36 | .97% |
| 5 | 5305 | F1 | 2109 | .97% |
| 5 | 5306 | B1 | 1435 | .97% |
| 5 | 5307 | D1a | 1736 | .97% |
| 5 | 5308 | B1 | 1435 | .97% |
| 5 | 5309 | B1 | 1435 | .97% |
| 5 | 5310 | F1 | 2109 | .97% |
| 6 | 6101 | F1d | 2030 | .97% |
| 6 | 6102 | A1b | 1291 | .97% |
| 6 | 6103 | C1 alt | 1511 | .97% |
| 6 | 6104 | A1b | 1291 | .97% |
| 6 | 6105 | F1d | 2030 | .97% |
| 6 | 6201 | F1c | 2049 | .97% |
| 6 | 6202 | B1a | 1435 | .97% |

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| Building Number | Unit Designation | Unit Type | Finished Floor Area Square Footage | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|---|---|
| 6 | 6203 | B1a | 1435 | .97% |
| 6 | 6204 | D1b | 1736 | .97% |
| 6 | 6205 | D1b | 1736 | .97% |
| 6 | 6206 | B1a | 1435 | .97% |
| 6 | 6207 | B1a | 1435 | .97% |
| 6 | 6208 | F1c | 2049 | .97% |
| 6 | 6301 | F1c | 2049 | .97% |
| 6 | 6302 | B1a | 1435 | .97% |
| 6 | 6303 | B1a | 1435 | .97% |
| 6 | 6304 | D1b | 1736 | .97% |
| 6 | 6305 | D1b | 1736 | .97% |
| 6 | 6306 | B1a | 1435 | .97% |
| 6 | 6307 | B1a | 1435 | .97% |
| 6 | 6308 | F1c | 2049 | .97% |
| 6 | 6401 | F1c | 2049 | .97% |
| 6 | 6402 | B1a | 1435 | .97% |
| 6 | 6403 | B1a | 1435 | .97% |
| 6 | 6404 | D1b | 1736 | .97% |
| 6 | 6405 | D1b | 1736 | .97% |
| 6 | 6406 | B1a | 1435 | .97% |
| 6 | 6407 | B1a | 1435 | .97% |
| 6 | 6408 | F1c | 2049 | .97% |
| 7 | 7101 | E1 | 1907 | .97% |
| 7 | 7102 | C1 | 1511 | .97% |
| 7 | 7103 | F1alt | 2109 | .97% |
| 7 | 7104 | C1 | 1511 | .97% |
| 7 | 7105 | C1 | 1511 | .97% |
| 7 | 7106 | F1alt | 2109 | .97% |
| 7 | 7107 | C1 | 1511 | .97% |
| 7 | 7108 | E1 | 1907 | .97% |
| 7 | 7201 | D1 | 1854 | .97% |
| 7 | 7202 | B1 | 1435 | .97% |
| 7 | 7203 | D1a | 1736 | .97% |
| 7 | 7204 | D1a | 1736 | .97% |
| 7 | 7205 | F1 | 2109 | .97% |
| 7 | 7206 | B1 | 1435 | .97% |
| 7 | 7207 | D1a | 1736 | .97% |
| 7 | 7208 | B1 | 1435 | .97% |
| 7 | 7209 | B1 | 1435 | .97% |
| 7 | 7210 | F1 | 2109 | .97% |
| 7 | 7211 | D1a | 1736 | .97% |
| 7 | 7212 | D1a | 1736 | .97% |
| 7 | 7213 | B1 | 1435 | .97% |
| 7 | 7214 | D1 | 1854 | .97% |
| 7 | 7301 | D1 | 1854 | .97% |
| 7 | 7302 | B1 | 1435 | .97% |

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| Building Number | Unit Designation | Unit Type | Finished Floor Area Square Footage | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|---|---|
| 7 | 7303 | D1a | 1736 | .97% |
| 7 | 7304 | D1a | 1736 | .97% |
| 7 | 7305 | F1 | 2109 | .97% |
| 7 | 7306 | B1 | 1435 | .97% |
| 7 | 7307 | D1a | 1736 | .97% |
| 7 | 7308 | B1 | 1435 | .97% |
| 7 | 7309 | B1 | 1435 | .97% |
| 7 | 7310 | F1 | 2109 | .97% |
| 7 | 7311 | D1a | 1736 | .97% |
| 7 | 7312 | D1a | 1736 | .97% |
| 7 | 7313 | B1 | 1435 | .97% |
| 7 | 7314 | D1 | 1854 | .97% |
| 7 | 7401 | F1 | 2109 | .97% |
| 7 | 7402 | B1 | 1435 | .97% |
| 7 | 7403 | D1a | 1736 | .97% |
| 7 | 7404 | B1 | 1435 | .97% |
| 7 | 7405 | B1 | 1435 | .97% |
| 7 | 7406 | F1 | 2109 | .97% |
| | | | | 100% |

*The floor area figures for each Unit shown above are approximations based upon the condition of each Unit at the time of recording this Declaration and no representation is made as to the accuracy of such floor area figures. There shall be no obligation to investigate, recalculate, or revise such floor area figures as of the date of any reallocation. Finished floor area is based upon the air-conditioned floor area within each Unit. All other floor area within the unit is considered unfinished.

**Upon Units being added to the Condominium pursuant to Paragraph 17(d), the total undivided interest in the Common Elements shall be reallocated among the Units existing immediately after such occurrence. Each Unit's undivided interest in the Common Elements shall be determined by dividing one by the total number of Units in the Condominium.

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# EXHIBIT "E"

## Assignment of Certain Limited Common Elements

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # | Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|---|---|
| Storage Space # | | Parking Space # | |
| N/A | 5101 | 34 | 5101 |
| N/A | 5102 | 28 | 5102 |
| N/A | 5103 | 24 | 5103 |
| N/A | 5104 | 22 | 5104 |
| N/A | 5105 | 15 | 5105 |
| N/A | 5106 | 13 | 5106 |
| N/A | 5107 | 9 | 5107 |
| N/A | 5108 | 3 | 5108 |
| 1A | 5201 | 33 | 5201 |
| 1B | 5202 | 18 | 5202 |
| 2A | 5203 | 25 | 5203 |
| 2B | 5204 | 23 | 5204 |
| 2D | 5205 | 6 | 5205 |
| 2C | 5206 | 4 | 5206 |
| 3C | 5207 | 12 | 5207 |
| 3B | 5208 | 10 | 5208 |
| 3A | 5209 | 11 | 5209 |
| 4D | 5210 | 7 | 5210 |
| 4C | 5211 | 8 | 5211 |
| 4B | 5212 | 5 | 5212 |
| 5A | 5213 | 2 | 5213 |
| 5B | 5214 | 1 | 5214 |
| 6A | 5301 | 32 | 5301 |
| 6B | 5302 | 16 | 5302 |
| 6C | 5303 | 26 | 5303 |
| 7C | 5304 | 27 | 5304 |
| 7D | 5305 | 31 | 5305 |
| 7B | 5306 | 35 | 5306 |
| 7A | 5307 | 29 | 5307 |
| 8C | 5308 | 21 | 5308 |
| 8B | 5309 | 17 | 5309 |
| 8A | 5310 | 30 | 5310 |
| N/A | 6101 | 5 | 6101 |

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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 6102 |
| N/A | 6103 |
| N/A | 6104 |
| N/A | 6105 |
| 2C | 6201 |
| 2B | 6202 |
| 2A | 6203 |
| 1E | 6204 |
| 1D | 6205 |
| 1B | 6206 |
| 1A | 6207 |
| 1C | 6208 |
| 4C | 6301 |
| 4B | 6302 |
| 4A | 6303 |
| 3E | 6304 |
| 3D | 6305 |
| 3B | 6306 |
| 3A | 6307 |
| 3C | 6308 |
| 6C | 6401 |
| 6B | 6402 |
| 6A | 6403 |
| 5E | 6404 |
| 5D | 6405 |
| 5B | 6406 |
| 5A | 6407 |
| 5C | 6408 |
| N/A | 7101 |
| N/A | 7102 |
| N/A | 7103 |
| N/A | 7104 |
| N/A | 7105 |
| N/A | 7106 |
| N/A | 7107 |
| N/A | 7108 |
| 1A | 7201 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 7 | 6102 |
| 13 | 6103 |
| 20 | 6104 |
| 21 | 6105 |
| 8 | 6201 |
| 38 | 6202 |
| 37 | 6203 |
| 19 | 6204 |
| 18 | 6205 |
| 42 | 6206 |
| 41 | 6207 |
| 14 | 6208 |
| 9 | 6301 |
| 39 | 6302 |
| 40 | 6303 |
| 17 | 6304 |
| 6 | 6305 |
| 43 | 6306 |
| 44 | 6307 |
| 12 | 6308 |
| 10 | 6401 |
| 2 | 6402 |
| 1 | 6403 |
| 16 | 6404 |
| 15 | 6405 |
| 4 | 6406 |
| 3 | 6407 |
| 11 | 6408 |
| 34 | 7101 |
| 28 | 7102 |
| 24 | 7103 |
| 22 | 7104 |
| 15 | 7105 |
| 13 | 7106 |
| 9 | 7107 |
| 3 | 7108 |
| 23 | 7201 |

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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 1B | 7202 |
| 1C | 7203 |
| 2A | 7204 |
| 2D | 7205 |
| 2B | 7206 |
| 2C | 7207 |
| 3A | 7208 |
| 3B | 7209 |
| 4D | 7210 |
| 4C | 7211 |
| 4B | 7212 |
| 5A | 7213 |
| 5B | 7214 |
| 6A | 7301 |
| 6B | 7302 |
| 6C | 7303 |
| 7A | 7304 |
| 7D | 7305 |
| 7B | 7306 |
| 7C | 7307 |
| 8A | 7308 |
| 8B | 7309 |
| 9D | 7310 |
| 4A | 7311 |
| 10C | 7312 |
| 10B | 7313 |
| 10A | 7314 |
| 11A | 7401 |
| 11C | 7402 |
| 9A | 7403 |
| 9B | 7404 |
| 9C | 7405 |
| 11B | 7406 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 31 | 7202 |
| 27 | 7203 |
| 29 | 7204 |
| 21 | 7205 |
| 33 | 7206 |
| 37 | 7207 |
| 42 | 7208 |
| 8 | 7209 |
| 7 | 7210 |
| 5 | 7211 |
| 4 | 7212 |
| 2 | 7213 |
| 1 | 7214 |
| 20 | 7301 |
| 32 | 7302 |
| 14 | 7303 |
| 30 | 7304 |
| 16 | 7305 |
| 35 | 7306 |
| 36 | 7307 |
| 41 | 7308 |
| 43 | 7309 |
| 6 | 7310 |
| 39 | 7311 |
| 38 | 7312 |
| 40 | 7313 |
| 44 | 7314 |
| 19 | 7401 |
| 26 | 7402 |
| 25 | 7403 |
| 12 | 7404 |
| 11 | 7405 |
| 10 | 7406 |

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# EXHIBIT "H"
# SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

The construction of the improvements for PHASE 3 of ARTISAN CLUB, A CONDOMINIUM, is substantially complete, so that the Declaration of Condominium, together with Exhibits thereto, is an accurate representation of the location and dimensions of the improvements comprising PHASE 3 of ARTISAN CLUB, A CONDOMINIUM, and so that the indentification, location and dimensions of the common elements and of each unit can be determined from these materials. This certification is made in compliance with Section 718.104(4)(e), Florida Statues.

11/18/05

J. Vance Carter, Jr. PSM DATE:
Professional Surveyor and Mapper
Florida Certificate No. 3598

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

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LARRY WHALEY 7P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2006113569 OR 3141/1478
JSS Date 04/27/2006 Time 16:07:02

Upon recording return to:

Meredith H. Pickens, Esq.
The St. Joe Company
211 Spalding Way
DeLand, Florida 32724

ABOVE THIS LINE FOR RECORDER'S USE

**Reference: Book 2859, Page 2216**

STATE OF FLORIDA

COUNTY OF OSCEOLA

**SECOND AMENDMENT TO THE**

**DECLARATION OF CONDOMINIUM**

**FOR ARTISAN CLUB CONDOMINIUM**

THIS AMENDMENT is made this 20th day of April, 2006, by Artisan Club Condominium Association, Inc., a Florida nonprofit corporation ("**Association**").

**W I T N E S S E T H**

WHEREAS, on June 1, 2005, Artisan Park, L.L.C. ("**Declarant**") executed that certain Declaration of Condominium for Artisan Club Condominium, which was filed and recorded on August 3, 2005, in Official Records Book 2859, Page 2216, *et seq.*, in the public records of Osceola County, Florida (as amended from time to time, the "**Declaration**"); and

WHEREAS, pursuant to Paragraph 5(b) of the Declaration, any Owner of a Unit may apply to the board of directors of the Association (the "**Board**") for assignment or reassignment of a parking space as a Limited Common Element, which assignment or reassignment may be made with the approval of a majority of the directors on the Board of directors and the Declarant; and

WHEREAS, the Owner of Units 7301 and 7401 has requested that assignments of parking spaces as Limited Common Elements to such Units be reversed; and

WHEREAS, the re-assignment of parking spaces as Limited Common Elements set forth herein has been approved by the Owner of the affected Units, a majority of the directors on the Board, and the Declarant;

NOW, THEREFORE, the Declaration is hereby amended as follows:

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1.

The assignment of parking space 19 as a Limited Common Element to Unit 7401 is hereby stricken, and parking space 19 is re-assigned as a Limited Common Element to Unit 7301.

2.

The assignment of parking space 20 as a Limited Common Element to Unit 7301 is hereby stricken, and parking space 20 is re-assigned as a Limited Common Element to Unit 7401.

3.

Exhibit "E" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "E" attached hereto.

[Signatures set forth on the following pages]

COPY



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IN WITNESS WHEREOF, the Association hereby executes this Amendment by and through its representatives as of the date and year first above written.

**ASSOCIATION:** ARTISAN CLUB CONDOMINIUM ASSOCIATION, INC., a Florida nonprofit corporation

By: _____
Name: Page Pierce
Its: President

[Seal]

By: _____
Name: Drew Kaiser
Its: Secretary

Witnessed By:

By: Stephanie B. Medlin
Name: Stephanie B. Medlin

By: _____
Name: Dulcy Miller

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 18th day of April, 2006, by Page P. Pierce President ~~Secretary~~ of Artisan Club Condominium Association, Inc., a Florida nonprofit corporation, on behalf of the company. He/she is ~~personally known to me~~ or has produced _____ as identification and did (did not) take an oath.

By: Stephanie B. Medlin
Name: Stephanie B. Medlin
Title: Notary Public [NOTARIAL SEAL]
Serial Number, if any: DD 440371
My Commission Expires: June 13, 2009

529729/CA Docs/Second Amdmt to Dec-040406-jlb

NOTARY PUBLIC-STATE OF FLORIDA
Stephanie B. Medlin
Commission # DD440371
Expires: JUNE 13, 2009
Bonded Thru Atlantic Bonding Co., Inc.



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IN WITNESS WHEREOF, the undersigned Declarant and Owner of Units 7301 and 7401 hereby consents, on behalf of itself, its successors and assigns, to the re-assignment of parking spaces as Limited Common Elements as set forth in this Second Amendment to the Declaration of Condominium for Artisan Club Condominium.

**DECLARANT:** ARTISAN PARK, L.L.C., a Delaware limited liability company

By: St. Joe Towns & Resorts, L.P., a Delaware limited partnership, its authorized agent

By: St. Joe/Arvida Company, Inc., a Florida corporation, its general partner

By: _____
Name: Jeffrey Gersh
Its: VP - Project Manager

Witnessed By:

By: _____
Name: Dulcy Miller

By: _____
Name: Lora L. Goodrich

State of Florida )
) ss
County of ~~Osceola~~ Volusia)

The foregoing instrument was acknowledged before me this 17th day of April, 2006 by Jeffrey Gersh, ~~a authorized agent~~ VP-Project Manager of St. Joe/Arvida Company, Inc., general partner of St. Joe Towns & Resorts, L.P. of Artisan Park, L.L.C., a Delaware limited liability ~~company~~, on behalf of the company. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: _____
Name: Carol Watral
Title: Notary Public [NOTARIAL SEAL]
Serial Number, if any: _____
My Commission Expires: _____

Carol Watral
MY COMMISSION # DD172210 EXPIRES
December 16, 2006
BONDED THRU TROY FAIN INSURANCE, INC.



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# EXHIBIT "E"

## Assignment of Certain Limited Common Elements

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 5101 |
| N/A | 5102 |
| N/A | 5103 |
| N/A | 5104 |
| N/A | 5105 |
| N/A | 5106 |
| N/A | 5107 |
| N/A | 5108 |
| 1A | 5201 |
| 1B | 5202 |
| 2A | 5203 |
| 2B | 5204 |
| 2D | 5205 |
| 2C | 5206 |
| 3C | 5207 |
| 3B | 5208 |
| 3A | 5209 |
| 4D | 5210 |
| 4C | 5211 |
| 4B | 5212 |
| 5A | 5213 |
| 5B | 5214 |
| 6A | 5301 |
| 6B | 5302 |
| 6C | 5303 |
| 7C | 5304 |
| 7D | 5305 |
| 7B | 5306 |
| 7A | 5307 |
| 8C | 5308 |
| 8B | 5309 |
| 8A | 5310 |
| N/A | 6101 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 34 | 5101 |
| 28 | 5102 |
| 24 | 5103 |
| 22 | 5104 |
| 15 | 5105 |
| 13 | 5106 |
| 9 | 5107 |
| 3 | 5108 |
| 33 | 5201 |
| 18 | 5202 |
| 25 | 5203 |
| 23 | 5204 |
| 6 | 5205 |
| 4 | 5206 |
| 12 | 5207 |
| 10 | 5208 |
| 11 | 5209 |
| 7 | 5210 |
| 8 | 5211 |
| 5 | 5212 |
| 2 | 5213 |
| 1 | 5214 |
| 32 | 5301 |
| 16 | 5302 |
| 26 | 5303 |
| 27 | 5304 |
| 31 | 5305 |
| 35 | 5306 |
| 29 | 5307 |
| 21 | 5308 |
| 17 | 5309 |
| 30 | 5310 |
| 5 | 6101 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 6102 |
| N/A | 6103 |
| N/A | 6104 |
| N/A | 6105 |
| 2C | 6201 |
| 2B | 6202 |
| 2A | 6203 |
| 1E | 6204 |
| 1D | 6205 |
| 1B | 6206 |
| 1A | 6207 |
| 1C | 6208 |
| 4C | 6301 |
| 4B | 6302 |
| 4A | 6303 |
| 3E | 6304 |
| 3D | 6305 |
| 3B | 6306 |
| 3A | 6307 |
| 3C | 6308 |
| 6C | 6401 |
| 6B | 6402 |
| 6A | 6403 |
| 5E | 6404 |
| 5D | 6405 |
| 5B | 6406 |
| 5A | 6407 |
| 5C | 6408 |
| N/A | 7101 |
| N/A | 7102 |
| N/A | 7103 |
| N/A | 7104 |
| N/A | 7105 |
| N/A | 7106 |
| N/A | 7107 |
| N/A | 7108 |
| 1A | 7201 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 7 | 6102 |
| 13 | 6103 |
| 20 | 6104 |
| 21 | 6105 |
| 8 | 6201 |
| 38 | 6202 |
| 37 | 6203 |
| 19 | 6204 |
| 18 | 6205 |
| 42 | 6206 |
| 41 | 6207 |
| 14 | 6208 |
| 9 | 6301 |
| 39 | 6302 |
| 40 | 6303 |
| 17 | 6304 |
| 6 | 6305 |
| 43 | 6306 |
| 44 | 6307 |
| 12 | 6308 |
| 10 | 6401 |
| 2 | 6402 |
| 1 | 6403 |
| 16 | 6404 |
| 15 | 6405 |
| 4 | 6406 |
| 3 | 6407 |
| 11 | 6408 |
| 34 | 7101 |
| 28 | 7102 |
| 24 | 7103 |
| 22 | 7104 |
| 15 | 7105 |
| 13 | 7106 |
| 9 | 7107 |
| 3 | 7108 |
| 23 | 7201 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 1B | 7202 |
| 1C | 7203 |
| 2A | 7204 |
| 2D | 7205 |
| 2B | 7206 |
| 2C | 7207 |
| 3A | 7208 |
| 3B | 7209 |
| 4D | 7210 |
| 4C | 7211 |
| 4B | 7212 |
| 5A | 7213 |
| 5B | 7214 |
| 6A | 7301 |
| 6B | 7302 |
| 6C | 7303 |
| 7A | 7304 |
| 7D | 7305 |
| 7B | 7306 |
| 7C | 7307 |
| 8A | 7308 |
| 8B | 7309 |
| 9D | 7310 |
| 4A | 7311 |
| 10C | 7312 |
| 10B | 7313 |
| 10A | 7314 |
| 11A | 7401 |
| 11C | 7402 |
| 9A | 7403 |
| 9B | 7404 |
| 9C | 7405 |
| 11B | 7406 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 31 | 7202 |
| 27 | 7203 |
| 29 | 7204 |
| 21 | 7205 |
| 33 | 7206 |
| 37 | 7207 |
| 42 | 7208 |
| 8 | 7209 |
| 7 | 7210 |
| 5 | 7211 |
| 4 | 7212 |
| 2 | 7213 |
| 1 | 7214 |
| 19 | 7301 |
| 32 | 7302 |
| 14 | 7303 |
| 30 | 7304 |
| 16 | 7305 |
| 35 | 7306 |
| 36 | 7307 |
| 41 | 7308 |
| 43 | 7309 |
| 6 | 7310 |
| 39 | 7311 |
| 38 | 7312 |
| 40 | 7313 |
| 44 | 7314 |
| 20 | 7401 |
| 26 | 7402 |
| 25 | 7403 |
| 12 | 7404 |
| 11 | 7405 |
| 10 | 7406 |



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LARRY WHALEY 57P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2006113573 OR 3141/1530
JSS Date 04/27/2006 Time 16:18:08

Upon recording return to:

Meredith H. Pickens, Esq.
The St. Joe Company
211 Spalding Way
DeLand, Florida 32724

ABOVE THIS LINE FOR RECORDER'S USE

**Reference: Book 2859, Page 2216**

STATE OF FLORIDA

COUNTY OF OSCEOLA

**THIRD AMENDMENT TO THE**

**DECLARATION OF CONDOMINIUM**

**FOR ARTISAN CLUB CONDOMINIUM**

**(ADDING PHASE 6)**

THIS AMENDMENT is made this 20th day of April, 2006, by Artisan Park, L.L.C., a Delaware limited liability company (**"Declarant"**).

**W I T N E S S E T H**

WHEREAS, on June 1, 2005, Declarant executed that certain Declaration of Condominium for Artisan Club Condominium, which was filed and recorded on August 3, 2005, in Official Records Book 2859, Page 2216, *et seq.*, in the public records of Osceola County, Florida (as amended from time to time, the **"Declaration"**); and

WHEREAS, pursuant to Paragraph 17(d) of the Declaration, Declarant reserved the right to unilaterally amend the Declaration from time to time to add to the Condominium all or portions of the additional property described on the plats referenced in Exhibit "B" of the Declaration, and to designate all or portions of such added property as Units, Common Elements, Limited Common Elements, or a combination thereof, and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses; and

WHEREAS, Declarant desires to amend the Declaration to add to the Condominium the real property described as "Phase 6" in Exhibit A attached to this Amendment; and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses to reflect the addition of Units to the Condominium;

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NOW, THEREFORE, the Declaration is hereby amended as follows:

1.

Exhibit "A" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "A" attached hereto.

2.

Exhibit "B" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "B" attached hereto.

3.

Exhibit "C" to the Declaration is hereby amended and supplemented by adding thereto the Phase 6 Plot Plan and Graphic Description of Improvements included on Exhibit "C" attached hereto. The Plot Plan and Graphic Description of Improvements for Phases 1, 1A, and 3 are incorporated as if fully set forth herein.

4.

Exhibit "D" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "D" attached hereto.

5.

Exhibit "E" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "E" attached hereto.

6.

Exhibit "H" to the Declaration is hereby amended and supplemented by adding thereto the Surveyor's Certificate pertaining to Phase 6, which is attached hereto as Exhibit "H."

[Signatures set forth on the following pages]



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IN WITNESS WHEREOF, the undersigned Declarant hereby executes this Amendment by and through its representatives as of the date and year first above written.

**DECLARANT:** ARTISAN PARK, L.L.C., a Delaware limited liability company

By: St. Joe Towns & Resorts, L.P., a Delaware limited partnership, its authorized agent

By: St. Joe/Arvida Company, Inc., a Florida corporation, its general partner

By: _____
Name: Jeffrey Gersh
Its: VP- Project Manager

Witnessed By:
By: _____
Print Name: Dulcy Miller

By: _____
Print Name: Lora L. Goodrich

State of Florida )
) ss
County of ~~Osceola~~ Volusia)

The foregoing instrument was acknowledged before me this 17th day of April, 2006, by Jeffrey Gersh, a authorized agent of Artisan Park, L.L.C., a Delaware limited ~~liability company~~, on behalf of the company. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

VP- Project Manager of St. Joe/Arvida Company, Inc., a general partner of St. Joe Towns & Resorts, L.P.,

By: _____
Name: Carol Watral
Title: Notary Public
Serial Number, if any: _____
My Commission Expires: _____

[NOTARIAL SEAL]

Carol Watral
MY COMMISSION # DD172210 EXPIRES
December 16, 2006
BONDED THRU TROY FAIN INSURANCE, INC.



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IN WITNESS WHEREOF, The Celebration Company hereby agrees and consents to the filing of the within and foregoing Third Amendment to the Declaration of Condominium for Artisan Club Condominium this 20th day of April, 2006.

BY: THE CELEBRATION COMPANY, a Florida corporation

By: Matthew Kelly
Name: Matthew Kelly
Its: President

ADDRESS: 200 Celebration Place
Celebration, Florida 34747

Witnessed By:
By: Janee A. Lackey
Print Name: JANÉE A. LACKEY

By: Kathleen E. Boorheis
Print Name: Kathleen E. Boorheis

STATE OF FLORIDA

COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 20th day of April, 2006, by Matthew Kelly, President of The Celebration Company, a Florida corporation, on behalf of the corporation. He/she is personally known to me.

Elecia Barnett Mitchell
My Commission DD212665
Expires May 15 2007

By: Elecia Barnett Mitchell
Name: Elecia Barnett Mitchell
[NOTARIAL SEAL] Title: Notary Public
Serial Number, if any:
My Commission Expires: May 15, 2007

Elecia Barnett Mitchell
My Commission DD212665
Expires May 15 2007

529729/CADocs/Third Amdt-Bldg 8-040406-jlb



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**EXHIBIT "A"**

**Legal Description of Property Submitted to the Declaration**

**Phase 6 Property**

Lot 6 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 6 (METES AND BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Westerly corner of Tract 50 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence S.33°37'34"E., for 78.33 feet to a point on a non-tangent curve concave Southerly said point being the POINT OF BEGINNING; thence Easterly along the arc of said curve, having a radius of 14.33 feet and a chord bearing of N.86°03'57"E., through a central angle of 90°00'00", for 22.51 feet to the point of tangency; thence S.48°56'03"E. for 203.55 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 14.33 feet, through a central angle of 45°00'00", for 11.25 feet to the point of tangency; thence S.03°56'03"E. for 111.88 feet to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 14.00 feet, through a central angle of 45°07'02", for 11.02 feet to the point of compound curvature of a curve concave Northwesterly: thence Southwesterly along the arc of said curve, having a radius of 547.50 feet, through a central angle of 08°03'03", for 76.93 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 927.50 feet, through a central angle of 03°31'55", for 57.17 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 11°49'01", for 9.28 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 16°27'11", for 14.36 feet to the point of tangency; thence S.41°03'57"W. for 9.16 feet to a non-tangent curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of N.61°49'30"W., through a central angle of 25°46'54", for 10.95 feet to the point of tangency; thence N.48°56'03"W. for 270.64 feet to the point of curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 18°55'39", for 8.04 feet; thence N.43°22'23"E. for 9.98 feet to the point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 30.00 feet, through a central angle of 31°14'43", for 16.36 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 28°56'18", for 12.63 feet to the point of tangency; thence N.41°03'57"E. for 208.12 feet to the POINT OF BEGINNING.



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Containing 1.749 acres, more or less.

**Legal Description of Property Previously Submitted to the Declaration**

PHASE ONE - Lot 1 and Lot 7 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 1 (METES & BOUNDS) - A part of Lot 315 and a part of Tracts 27 and 49 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following three (3) courses: run S.18°1'52"W. for 39.85 feet; thence S.22°12'55"W. for 16.79 feet; thence S.16°04'12"W. for 18.43 feet to the POINT OF BEGINNING; thence N.86°12'32"E. for 42.61 feet to a non-tangent curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 61.50 feet and a chord bearing of S.47°36'21"E., through a central angle of 67°46'18", for 72.74 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 41°18'27", for 18.02 feet to the point of compound curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 640.00 feet, through a central angle of 01°46'10", for 19.77 feet to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet, through a central angle of 09°07'49", for 239.82 feet; thence S.41°03'57"W. for 72.07 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 65°30'56", for 28.59 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'56", for 57.17 feet to the point of tangency; thence S.41°03'57"W. for 234.98 feet to a non-tangent curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 250.00 feet and a chord bearing of N.51°40'48"W., through a central angle of 24°41'50", for 107.76 feet to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 15°05'46", for 13.17 feet to the point of tangency; thence N.48°55'58"W. for 70.51 feet; thence N.64°05'56"E. for 16.63 feet to the aforesaid Boundary line of Lot 315; thence along the Boundary of said Lot 315 the following courses: run N.40°40'28"W. for 108.75 feet; thence N.29°51'58"W. for 48.62 feet; thence N.46°30'37"E. for 32.46 feet; thence N.61°50'54"E. for 46.35 feet; thence N.57°31'44"E. for 58.80 feet; thence N.49°08'22"E. for 16.43 feet; thence N.47°16'57"E. for 14.94 feet; thence N.36°26'02"E. for 18.77 feet; thence N.26°47'49"E. for 34.67 feet; thence N.28°25'41"E. for 22.81 feet; thence N.31°45'44"E. for 23.44 feet; thence N.35°52'16"E. for 51.20 feet; thence N.16°04'12"E. for 21.54 feet to the POINT OF BEGINNING.

Containing 2.881 acres more or less.



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TOGETHER WITH:

LOT 7 (METES & BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Easterly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.40°12'12"E. along the Boundary line of Lot 315 of the said plat for 15.52 feet to the POINT OF BEGINNING; thence continue N.40°12'12"E. for 50.01 feet; thence S.48°56'05"E. for 54.71 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 208.50 feet and a chord bearing of S.36°23'12"W., through a central angle of 05°25'15", for 19.73 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 191.50 feet, through a central angle of 09°06'00", for 30.42 feet; thence N.48°56'05"W. for 57.07 feet to the POINT OF BEGINNING.

Containing 2813 square feet, more or less.

Altogether containing 2.946 acres more or less.

TOGETHER WITH:

PHASE 3 - Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 3 (METES AND BOUNDS)

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.51°51'48"E. along the Boundary line of Lot 315 of said plat for 92.01 feet; thence S.38°08'12"E. for 110.31 feet to the POINT OF BEGINNING; thence N.45°25'41"E. for 213.46 feet to a non-tangent curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of S.64°47'58"E., through a central angle of 31°43'51", for 13.47 feet to the point of tangency; thence S.48°56'03"E. for 265.50 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 30°45'38", for 13.06 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 928.67 feet and a chord bearing of S.41°06'33"W., through a central angle of 01°49'15", for 29.51 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 821.33 feet, through a central angle of 13°42'41", for 196.55 feet to the point of tangency; thence S.53°54'16"W. for 24.58 feet; thence N.46°13'48"W. for 253.59 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 10.00 feet, through a



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central angle of 52°02'46", for 9.08 feet to the point of reverse curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 60.00 feet, through a central angle of 24°49'08", for 25.99 feet to the point of reverse curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 2.00 feet, through a central angle of 64°25'50", for 2.25 feet to the POINT OF BEGINNING.

Containing 1.643 acres, more or less.

COPY



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**EXHIBIT "B"**

**Plats**

The plats of survey for the property submitted to the Condominium are recorded in the public records of Osceola County, Florida, as follows and are incorporated into the Declaration by reference as if attached hereto:

| Phase | Condominium Plat Book | Pages |
|---|---|---|
| Phase One | 7 | 175-176 |
| Phase Three | 8 | 38-44 |
| Phase Six | 9 | 84-91 |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the plat depicting the Units so added.

The Additional Property which may be submitted to the Condominium and this Declaration in the future is as follows:

| Phase | Plat Book | Pages |
|---|---|---|
| Two (Lot 2) | 17 | 17-22 |
| Four (Lot 4) | 17 | 17-22 |
| Five (Lot 5) | 17 | 17-22 |

The attached Plot Plan shows the approximate location of proposed buildings and improvements that may ultimately be contained within the Condominium.



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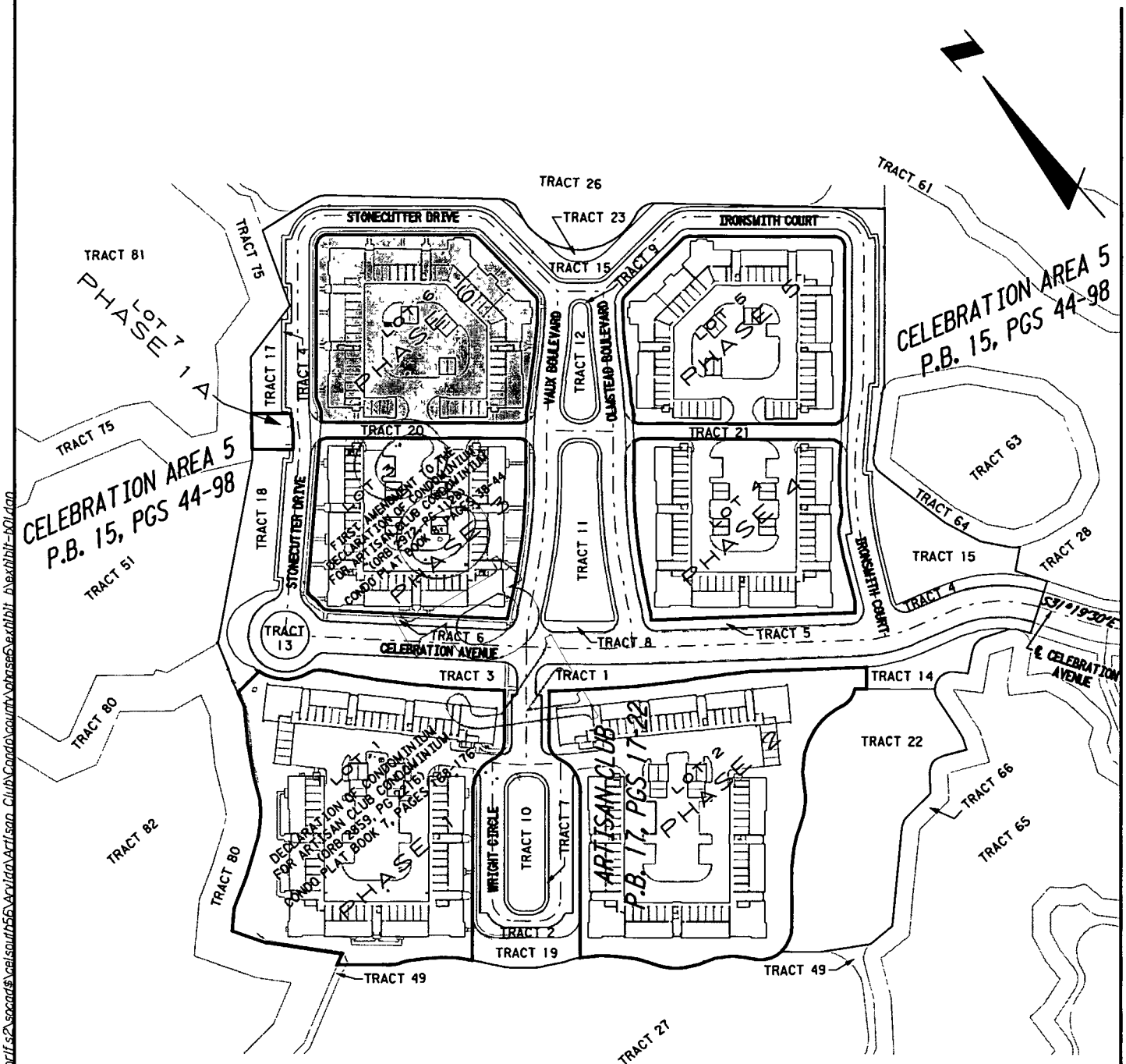
# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# LOCATION MAP

CL 2006113573 OR 3141/1539




Date: 04/11/06
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "B" Sheet 1 of 12

PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

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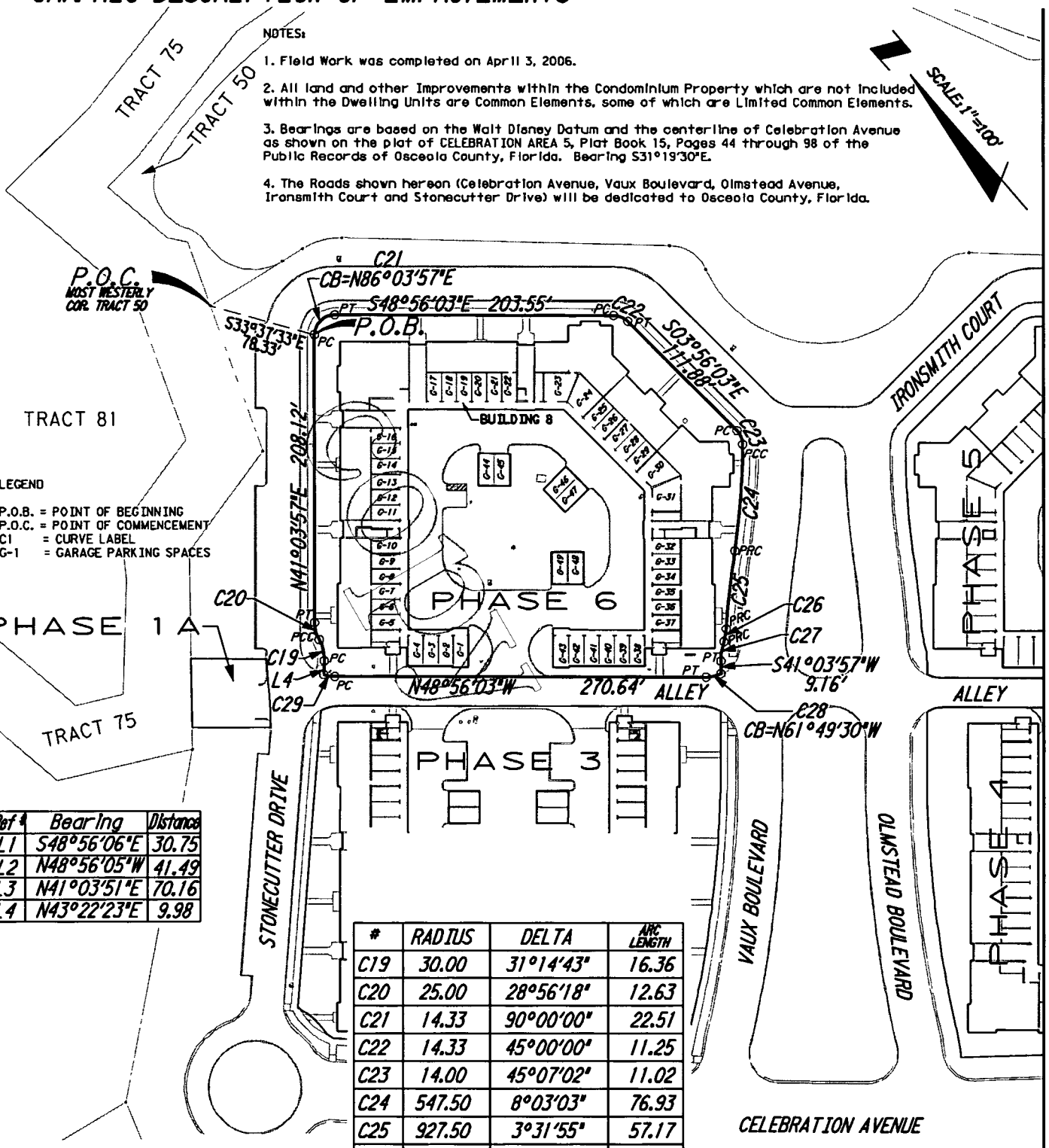
# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1540




| Ref # | Bearing | Distance |
|---|---|---|
| L1 | S48°56'06"E | 30.75 |
| L2 | N48°56'05"W | 41.49 |
| L3 | N41°03'51"E | 70.16 |
| L4 | N43°22'23"E | 9.98 |

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C19 | 30.00 | 31°14'43" | 16.36 |
| C20 | 25.00 | 28°56'18" | 12.63 |
| C21 | 14.33 | 90°00'00" | 22.51 |
| C22 | 14.33 | 45°00'00" | 11.25 |
| C23 | 14.00 | 45°07'02" | 11.02 |
| C24 | 547.50 | 8°03'03" | 76.93 |
| C25 | 927.50 | 3°31'55" | 57.17 |
| C26 | 45.00 | 11°49'01" | 9.28 |
| C27 | 50.00 | 16°27'11" | 14.36 |
| C28 | 24.33 | 25°46'54" | 10.95 |
| C29 | 24.33 | 18°55'39" | 8.04 |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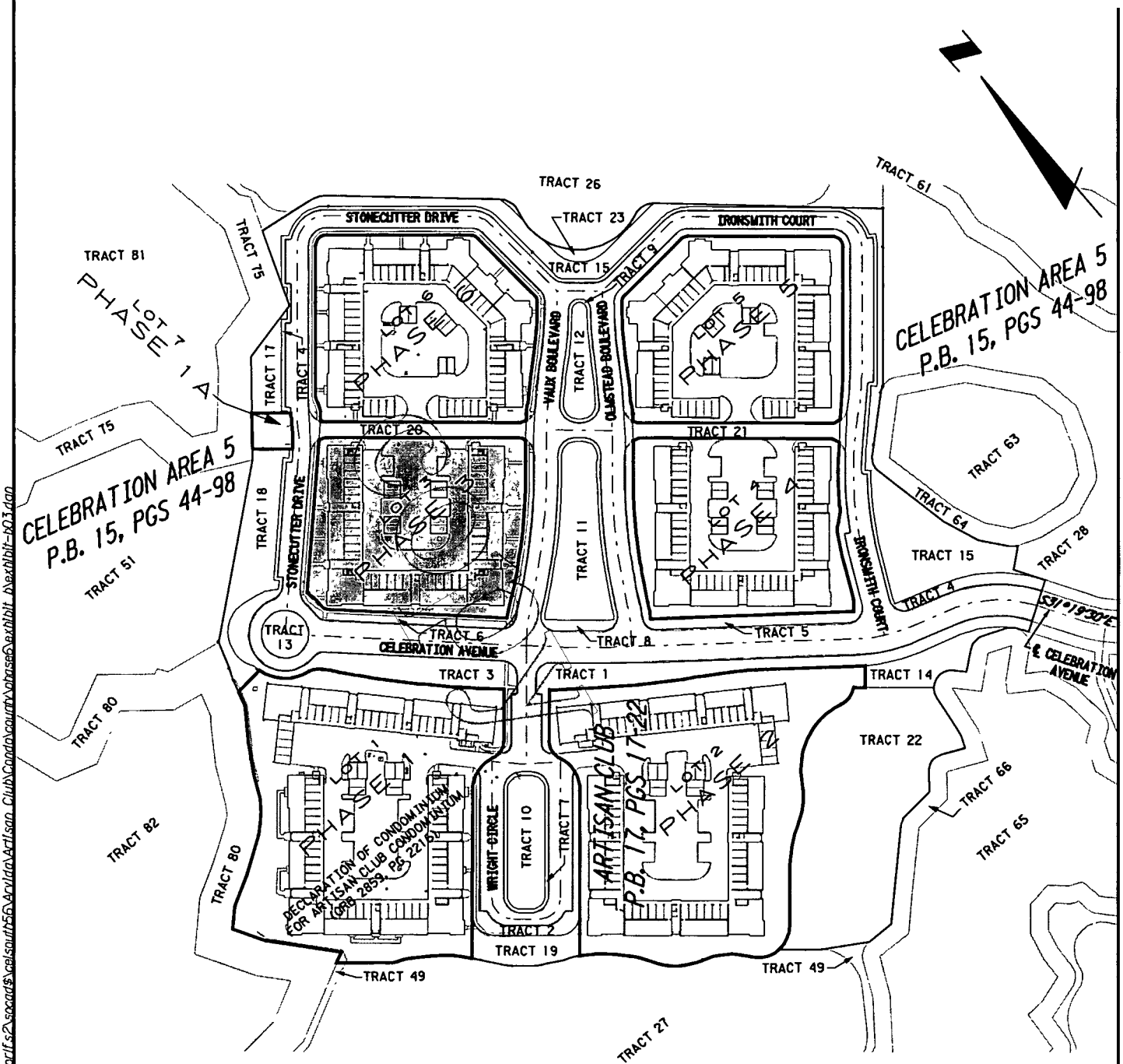
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# LOCATION MAP

CL 2006113573 OR 3141/1541

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Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24


Date: 11/11/05
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "B" Sheet 3 of 12

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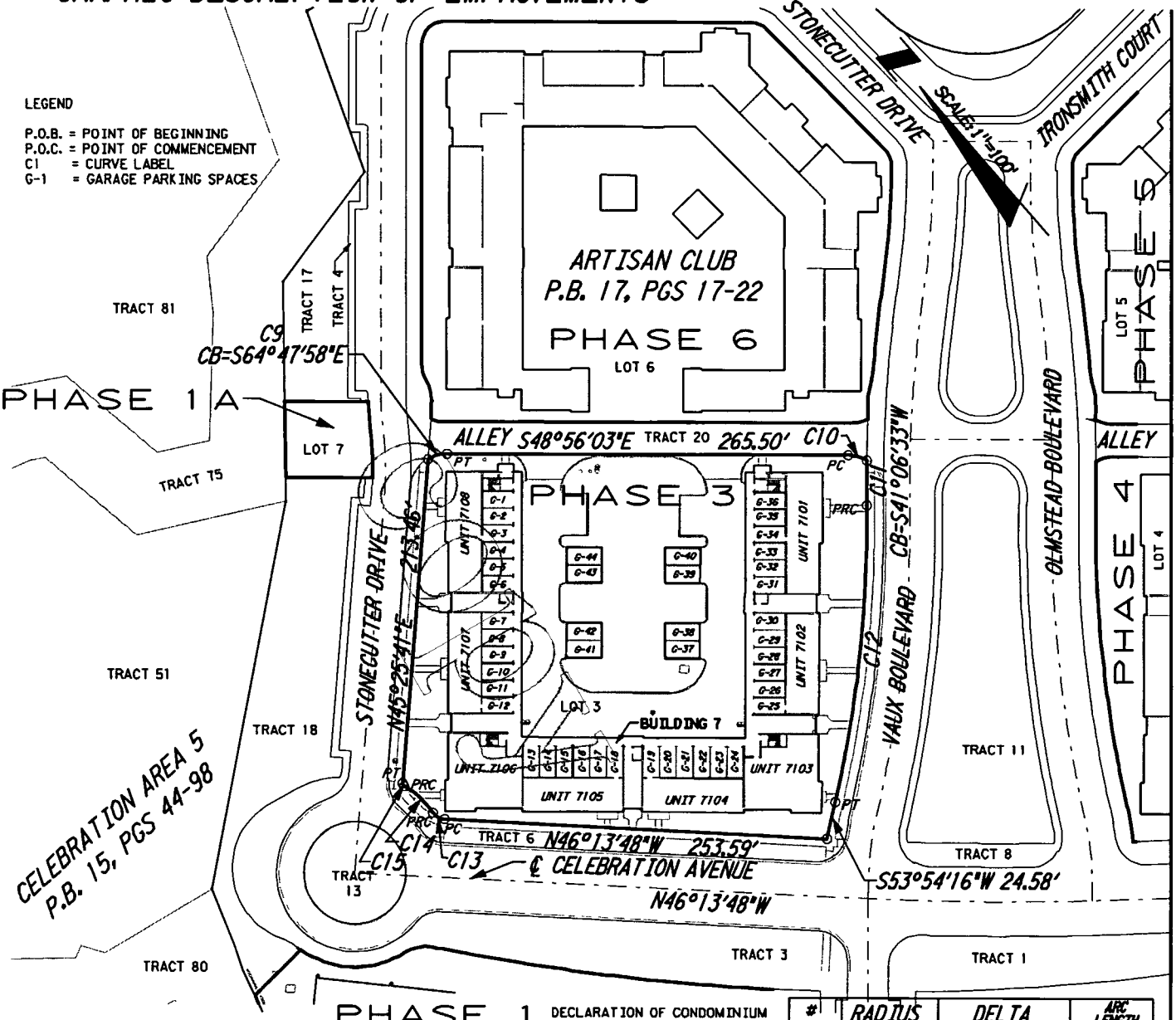
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1542




DECLARATION OF CONDOMINIUM FOR ARTISAN CLUB CONDOMINIUM (ORB 2859, PG 2216)

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C9 | 24.33 | 31°43'51" | 13.47 |
| C10 | 24.33 | 30°45'38" | 13.06 |
| C11 | 928.67 | 1°49'15" | 29.51 |
| C12 | 821.33 | 13°42'41" | 196.55 |
| C13 | 10.00 | 52°02'46" | 9.08 |
| C14 | 60.00 | 24°49'08" | 25.99 |
| C15 | 2.00 | 64°25'50" | 2.25 |

LEGAL DESCRIPTION

Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

NOTES:

1. Field Work was completed on November 10, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.

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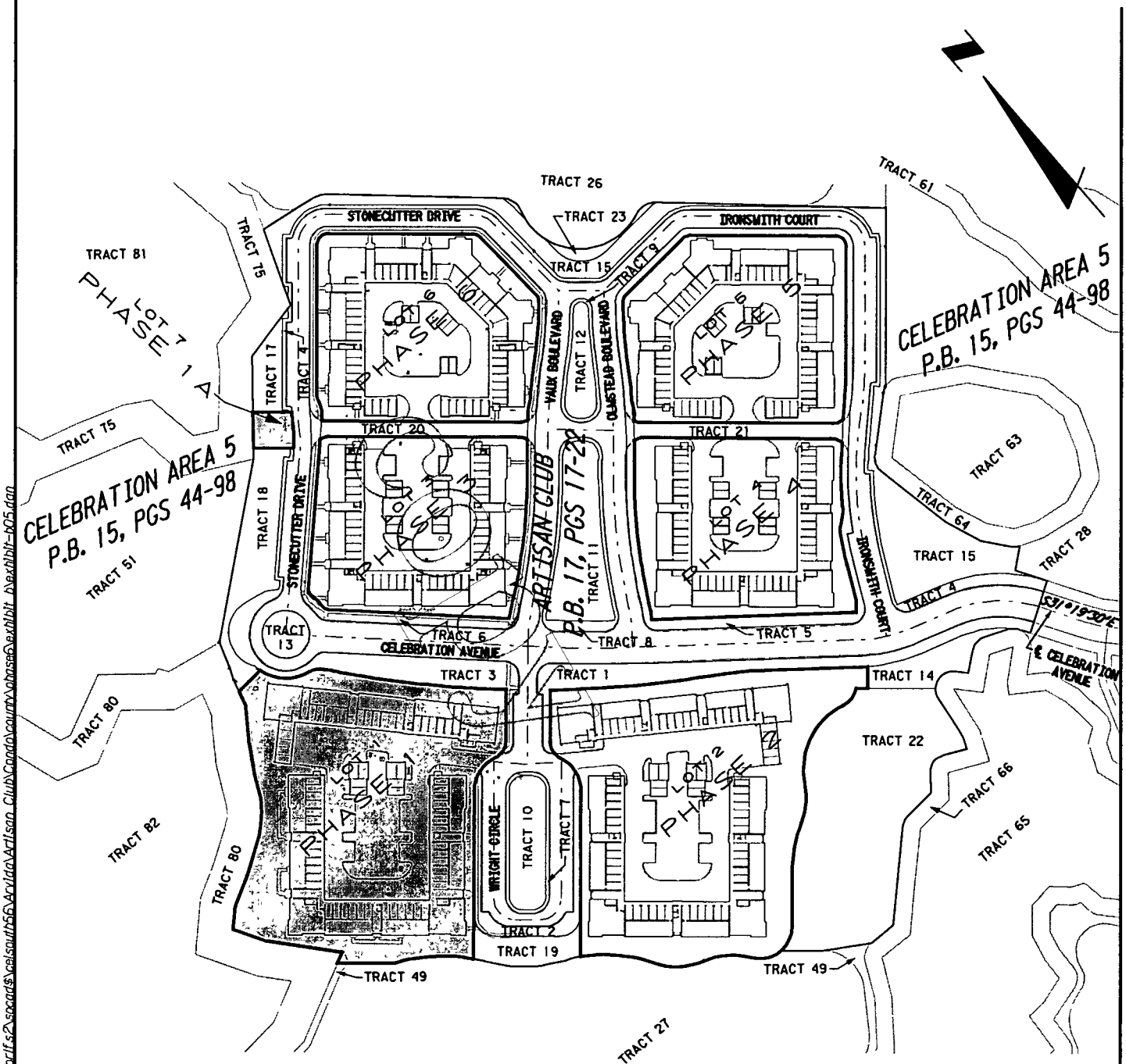
# ARTISAN CLUB CONDOMINIUM
# PHASE 1 AND PHASE 1A
# LOCATION MAP

CL 2006113573 OR 3141/1543

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482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Date: 08/01/05
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "B" Sheet 5 of 12

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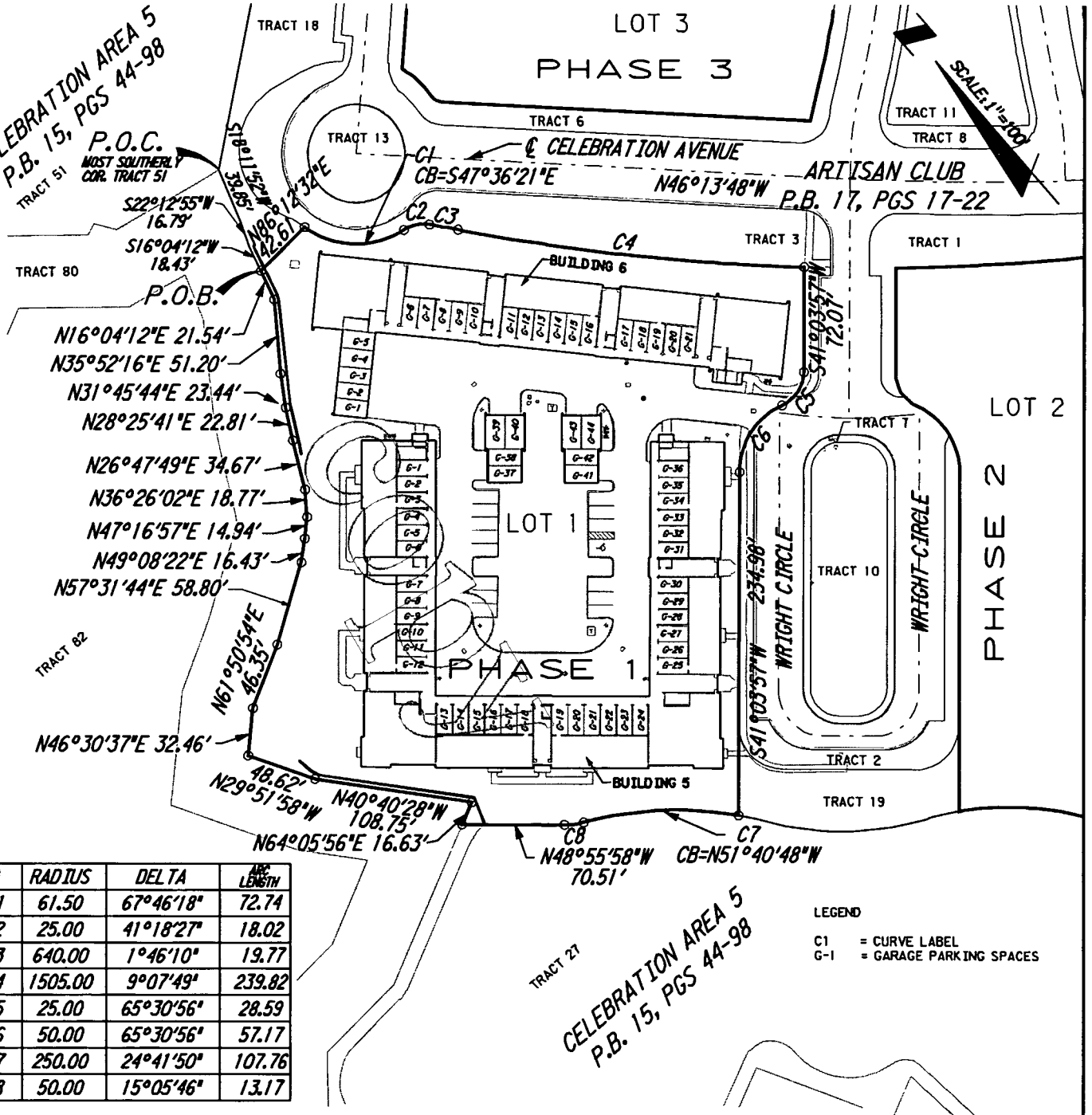
# ARTISAN CLUB, A CONDOMINIUM
## PHASE 1
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1544




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C1 | 61.50 | 67°46'18" | 72.74 |
| C2 | 25.00 | 41°18'27" | 18.02 |
| C3 | 640.00 | 1°46'10" | 19.77 |
| C4 | 1505.00 | 9°07'49" | 239.82 |
| C5 | 25.00 | 65°30'56" | 28.59 |
| C6 | 50.00 | 65°30'56" | 57.17 |
| C7 | 250.00 | 24°41'50" | 107.76 |
| C8 | 50.00 | 15°05'46" | 13.17 |

LEGEND

C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES

NOTES:

1. Field Work was completed on July 5, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.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# ARTISAN CLUB, A CONDOMINIUM
## PHASE 1A
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1545

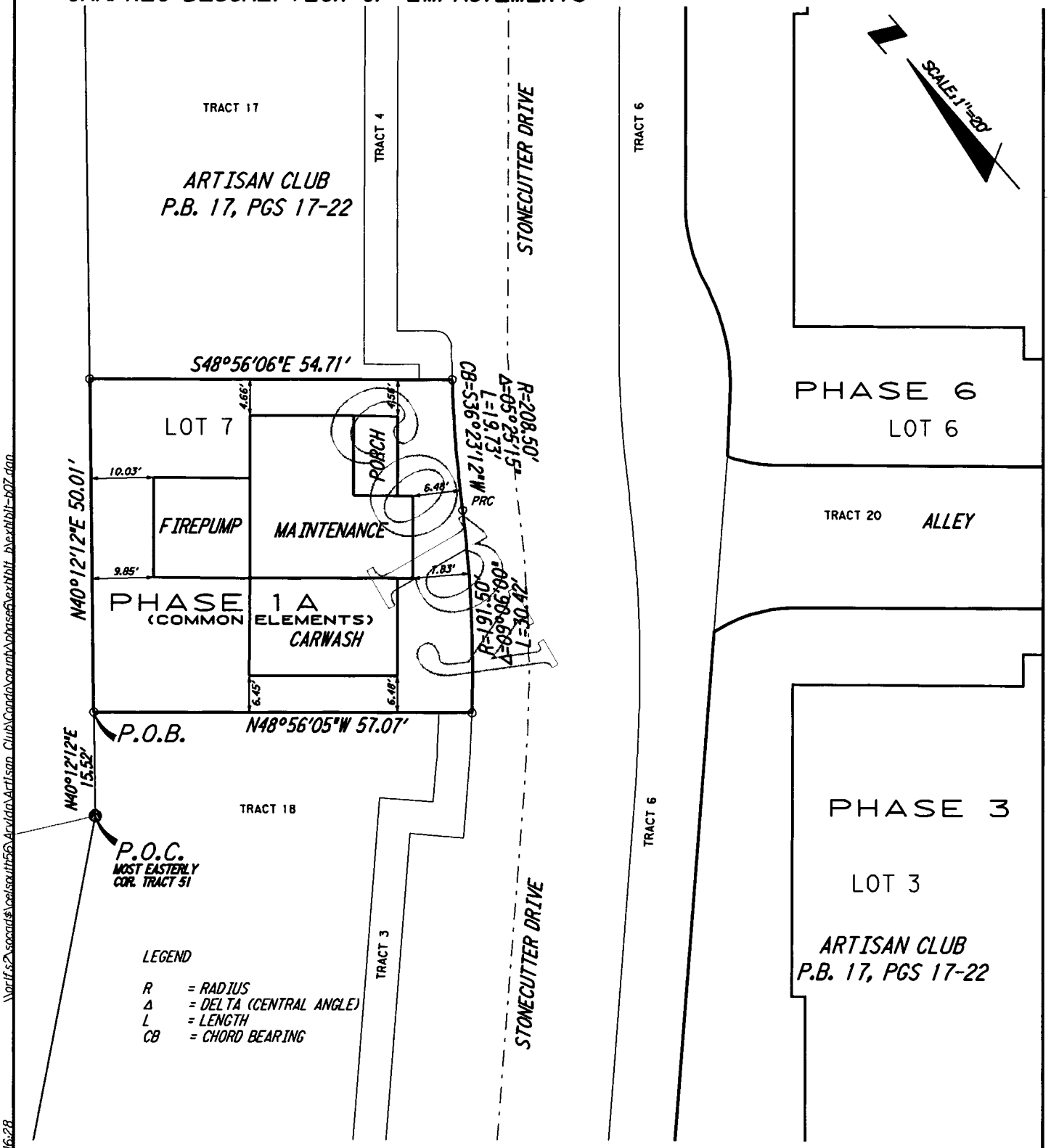


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EXHIBIT "B" Sheet 7 of 12

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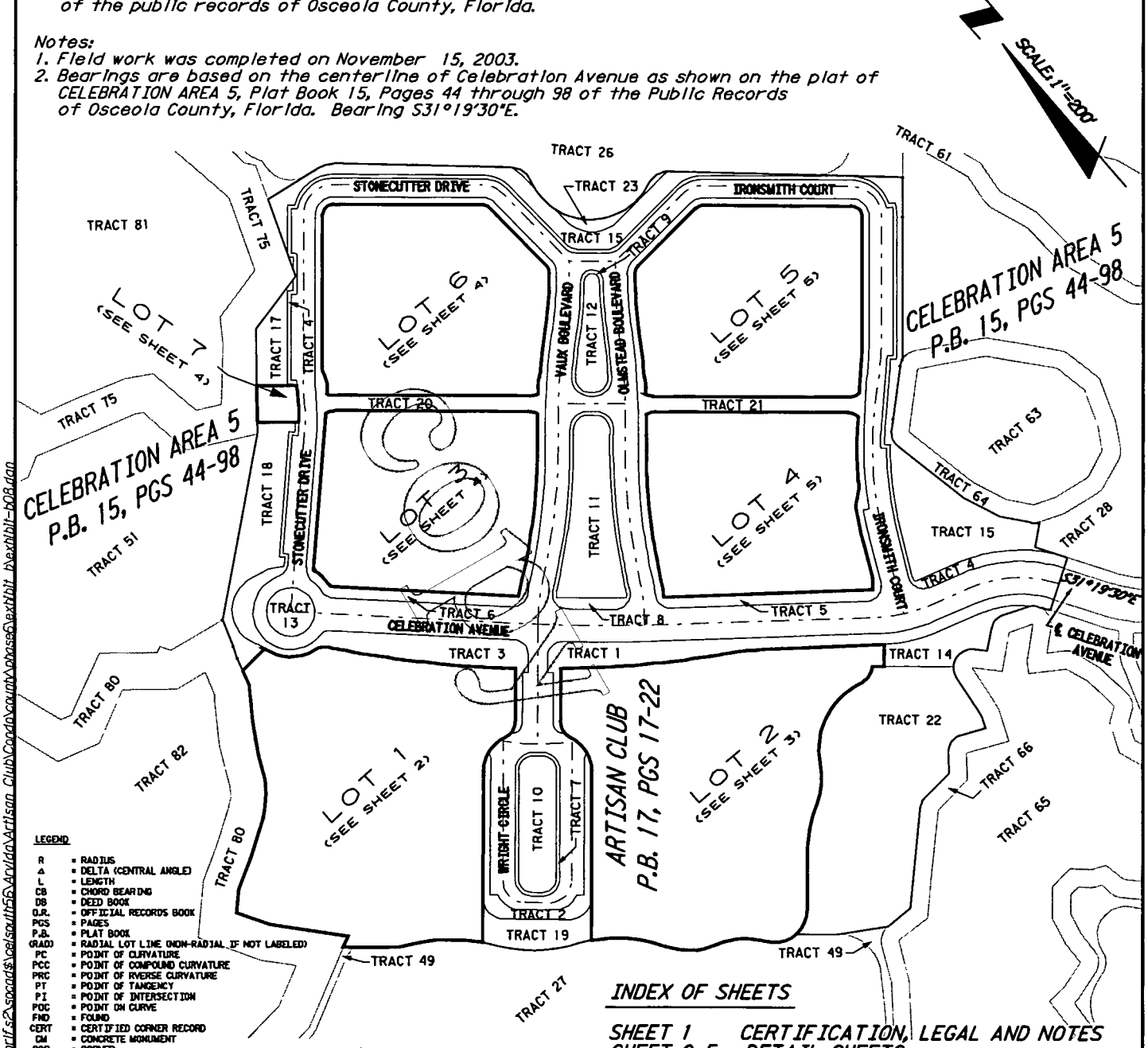
# ARTISAN CLUB, A CONDOMINIUM
# BOUNDARY SURVEY

CL 2006113573 OR 3141/1546

LEGAL DESCRIPTION

Lots 1 through 7 inclusive of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, pages 17 through 22 of the public records of Osceola County, Florida.

Notes:
1. Field work was completed on November 15, 2003.
2. Bearings are based on the centerline of Celebration Avenue as shown on the plat of CELEBRATION AREA 5, Plat Book 15, Pages 44 through 98 of the Public Records of Osceola County, Florida. Bearing S31°19'30"E.




LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RVERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ◉ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.&.J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.&.J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.&.J. INC. PCP PLS 3700" |
| ○ | = NO POINT SET |

INDEX OF SHEETS


SHEET 1 CERTIFICATION, LEGAL AND NOTES
SHEET 2-5 DETAIL SHEETS


Certification:

This survey meets the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers, Chapter 61G17-6, Florida Administrative Code.

4/26/06


Jack V. Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598


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


PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24


Date: 05/05/05
Scale: 1" = 200'
Job No.: 071104.22 0015
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "B" Sheet 8 of 12

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12-APR-2006 16:28

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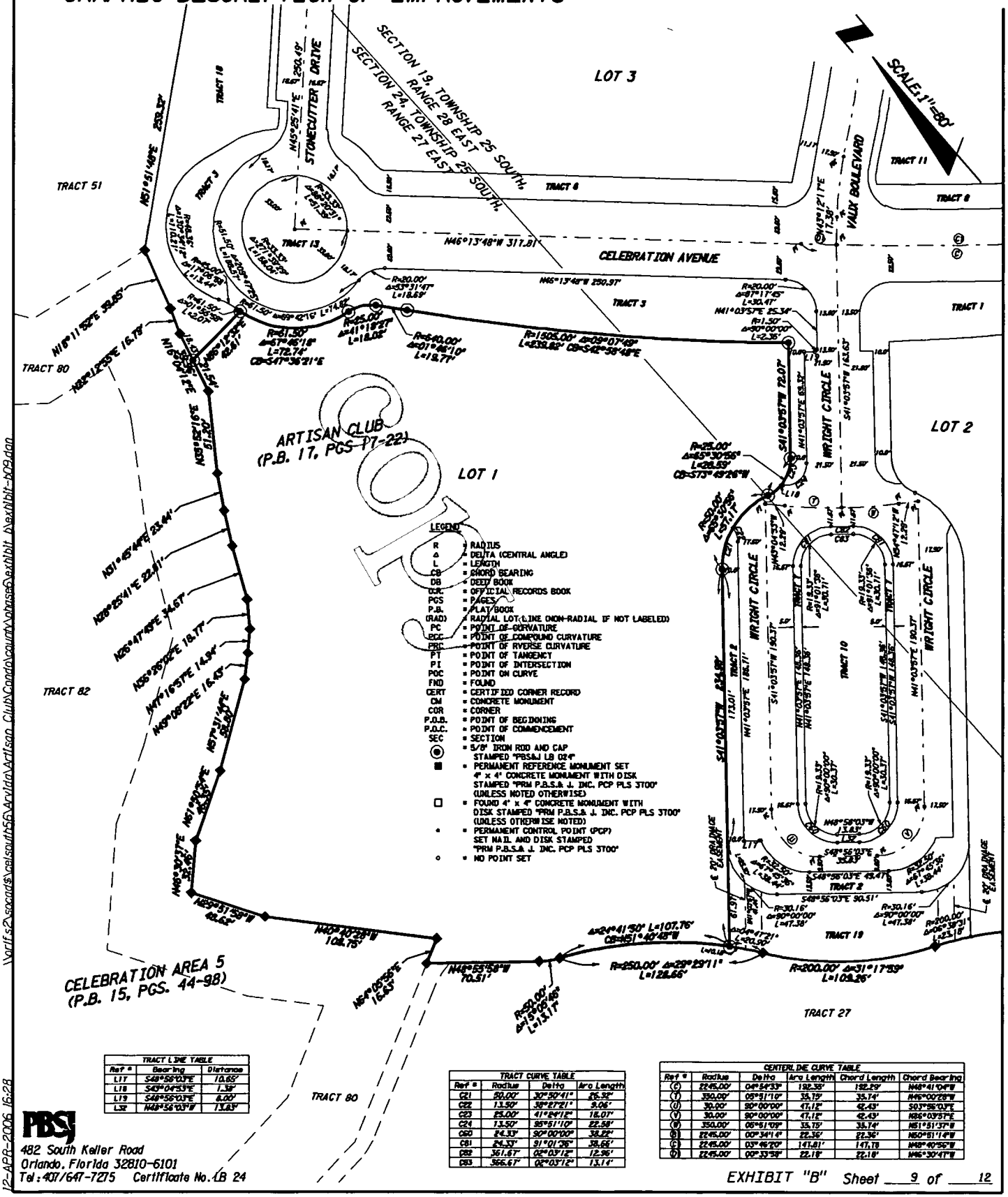
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1547




| TRACT LINE TABLE | | |
|---|---|---|
| Ref # | Bearing | Distance |
| L17 | S48°56'03"E | 10.65' |
| L18 | S40°04'53"E | 1.39' |
| L19 | S48°56'03"E | 8.00' |
| L20 | N48°56'03"W | 19.83' |

| TRACT CURVE TABLE | | | |
|---|---|---|---|
| Ref # | Radius | Delta | Arc Length |
| C21 | 50.00' | 30°50'41" | 26.92' |
| C22 | 13.50' | 38°27'21" | 9.06' |
| C23 | 25.00' | 41°24'12" | 18.07' |
| C24 | 13.50' | 95°51'10" | 22.58' |
| C60 | 24.33' | 90°00'00" | 38.22' |
| C61 | 24.33' | 91°01'26" | 38.66' |
| C62 | 361.67' | 02°03'12" | 12.96' |
| C63 | 366.67' | 02°03'12" | 13.14' |

| CENTERLINE CURVE TABLE | | | | |
|---|---|---|---|---|
| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
| C1 | 22.45.00' | 04°54'33" | 192.39' | 192.29' | N48°41'04"W |
| C2 | 330.00' | 05°51'10" | 33.70' | 33.74' | N46°00'28"W |
| C3 | 30.00' | 90°00'00" | 47.12' | 42.43' | S03°56'03"E |
| C4 | 30.00' | 90°00'00" | 47.12' | 42.43' | N86°03'57"E |
| C5 | 330.00' | 06°45'09" | 33.70' | 33.74' | N51°31'37"W |
| C61 | 22.45.00' | 00°34'14" | 22.36' | 22.36' | N50°51'11"W |
| C62 | 22.45.00' | 03°46'00" | 147.81' | 147.78 | N48°47'56"W |
| C63 | 22.45.00' | 00°33'38" | 22.18' | 22.18' | N46°30'41"W |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Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24


EXHIBIT "B" Sheet 9 of 12


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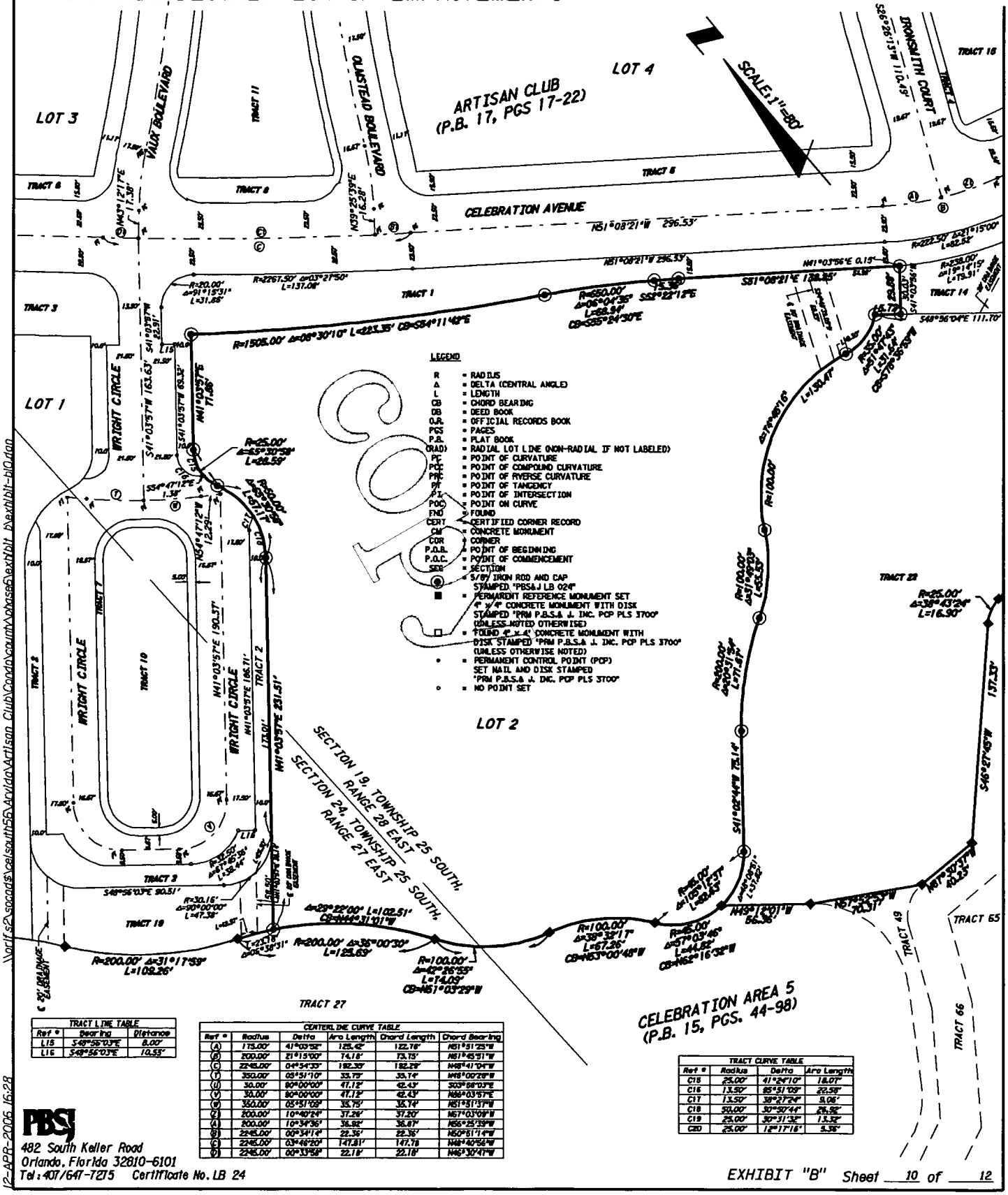
# ARTISAN CLUB, CONDOMINIUM
## BOUNDARY SURVEY
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1548


LOT 1
LOT 2
LOT 3
LOT 4
TRACT 1
TRACT 2
TRACT 3
TRACT 6
TRACT 8
TRACT 10
TRACT 11
TRACT 14
TRACT 16
TRACT 18
TRACT 22
TRACT 27
TRACT 49
TRACT 65
TRACT 66
ARTISAN CLUB (P.B. 17, PGS 17-22)
CELEBRATION AVENUE
N51°08'21"W 296.53'
VALOR BOULEVARD
OLMSTEAD BOULEVARD
IRONSMITH COURT
WRIGHT CIRCLE
SCALE 1"=80'
SECTION 19, TOWNSHIP 25 SOUTH, RANGE 28 EAST
SECTION 24, TOWNSHIP 25 SOUTH, RANGE 27 EAST
CELEBRATION AREA 5 (P.B. 15, PGS. 44-98)
R=1505.00' Δ=09°30'10" L=423.35' CB=S84°11'42"E
R=2267.50' Δ=03°21'50" L=131.08'
R=650.00' Δ=06°04'36" L=68.94' CB=S55°24'50"E
R=200.00' Δ=31°17'59" L=109.26'
R=200.00' Δ=35°00'30" L=122.69'
R=100.00' Δ=42°26'55" L=74.09' CB=N51°03'29"W
R=100.00' Δ=38°32'17" L=67.26' CB=N53°00'48"W
R=25.00' Δ=41°24'10" L=18.07'
R=25.00' Δ=38°43'29" L=16.90'
R=100.00' Δ=37°48'16" L=130.47'
R=600.00' Δ=09°31'52" L=99.83'
R=600.00' Δ=05°37'49" L=71.41'
R=100.00' Δ=37°48'16" L=65.95'
R=25.00' Δ=85°30'59" L=28.59'
R=30.16' Δ=90°00'00" L=47.38'
R=30.00' Δ=90°00'00" L=47.12'
R=50.00' Δ=57°03'46" L=49.82' CB=N62°16'32"W
R=25.00' Δ=91°15'31" L=31.85'
R=20.00' Δ=91°15'31" L=31.85'
S89°26'15"E 116.15'
S48°56'04"E 111.70'
S81°08'21"E 138.35'
N41°03'57"W 163.63'
N41°03'57"W 65.32'
N41°03'57"W 77.88'
S41°03'57"E 190.37'
N41°03'57"E 186.71'
N41°03'57"E 231.51'
S41°02'44"W 75.14'
S46°27'45"W 137.33'
N41°50'37"W 70.23'
N51°08'21"W 70.51'
N49°12'01"W 56.36'
S48°56'03"E 90.51'
S41°03'57"E 1.38'
N51°03'57"W 1.38'
S54°47'12"E 1.38'
N54°47'12"W 12.29'
N39°25'39"E 16.28'
N43°12'17"E 11.38'
S41°03'57"E 22.91'
N41°03'57"W 22.91'
S41°03'57"E 21.91'
N41°03'57"W 21.91'
S41°03'57"E 21.91'
N41°03'57"W 21.91'
S41°03'57"E 21.91'
N41°03'57"W 21

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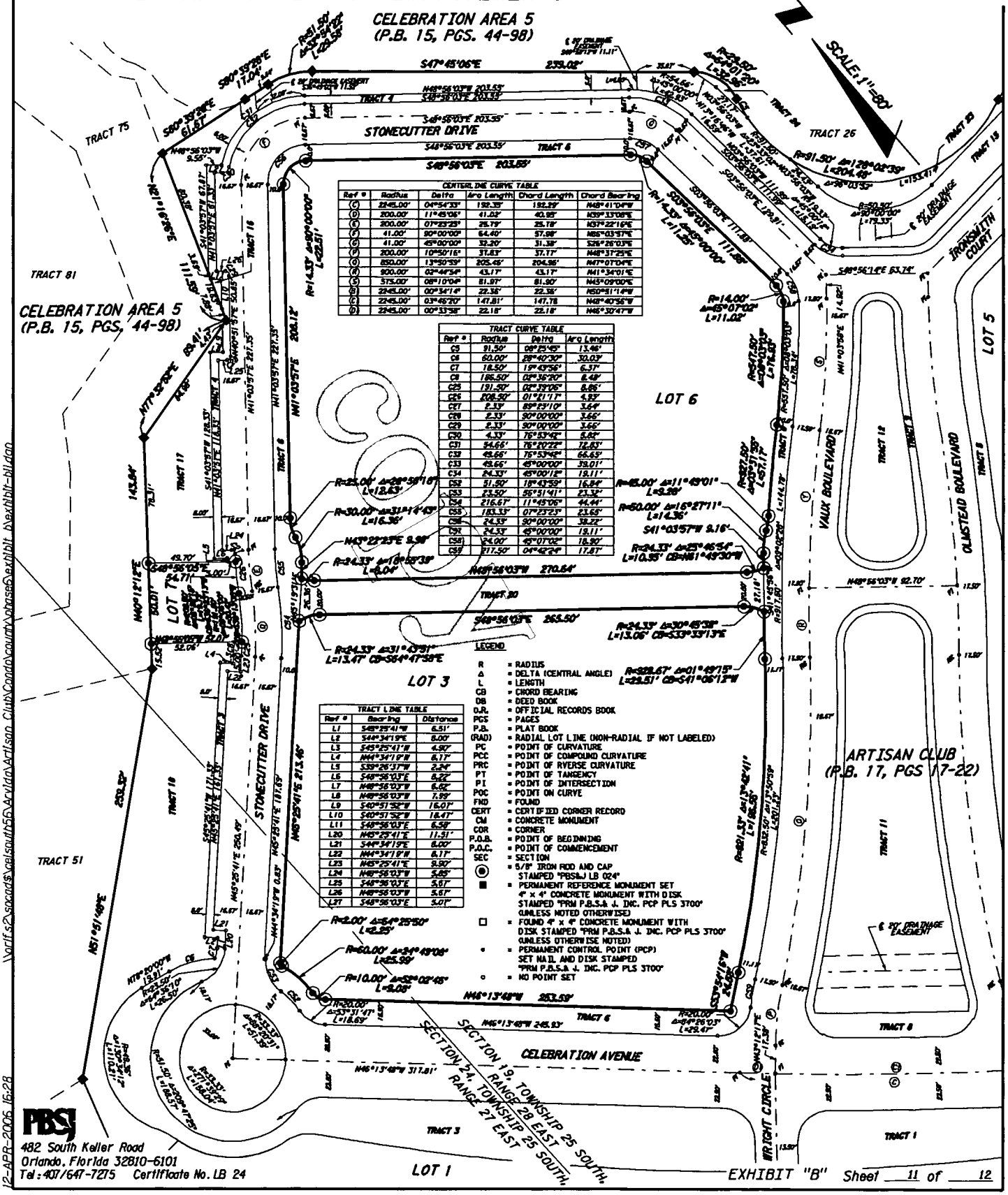
# ARTISAN CLUB, CONDOMINIUM
## BOUNDARY SURVEY
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS




CENTERLINE CURVE TABLE

| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
|---|---|---|---|---|---|
| C | 2245.00' | 04°54'33" | 192.39' | 192.29' | N48°41'04"W |
| D | 200.00' | 11°45'06" | 41.03' | 40.95' | N59°33'08"E |
| E | 200.00' | 07°23'23" | 25.79' | 25.78' | N57°22'16"E |
| F | 41.00' | 90°00'00" | 64.40' | 57.98' | N86°03'57"E |
| G | 41.00' | 45°00'00" | 32.20' | 31.38' | S26°26'03"E |
| H | 200.00' | 10°50'16" | 37.83' | 37.77' | N48°31'25"E |
| I | 850.00' | 13°50'59" | 205.48' | 204.96' | N47°07'04"E |
| J | 900.00' | 02°44'54" | 43.17' | 43.17' | N41°34'01"E |
| K | 575.00' | 08°10'04" | 81.97' | 81.90' | N45°09'00"E |
| L | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'11"W |
| M | 2245.00' | 03°46'20" | 147.81' | 147.78' | N48°40'56"W |
| N | 2245.00' | 00°33'58" | 22.18' | 22.18' | N46°30'47"W |

TRACT CURVE TABLE

| Ref # | Radius | Delta | Arc Length |
|---|---|---|---|
| C5 | 91.50' | 08°25'45" | 13.46' |
| C6 | 60.00' | 28°40'30" | 30.03' |
| C7 | 18.50' | 19°43'56" | 6.37' |
| C8 | 186.50' | 02°36'20" | 8.48' |
| C25 | 191.50' | 02°39'06" | 8.86' |
| C26 | 208.50' | 01°21'17" | 4.93' |
| C27 | 2.33' | 89°53'10" | 3.64' |
| C28 | 2.33' | 90°00'00" | 3.66' |
| C29 | 2.33' | 90°00'00" | 3.66' |
| C30 | 4.33' | 76°53'42" | 5.82' |
| C31 | 54.66' | 76°20'22" | 12.83' |
| C32 | 48.66' | 75°53'42" | 66.69' |
| C33 | 48.66' | 45°00'00" | 39.01' |
| C34 | 24.33' | 45°00'12" | 19.11' |
| C52 | 51.50' | 18°43'59" | 16.84' |
| C53 | 23.50' | 55°91'41" | 23.32' |
| C54 | 216.67' | 11°45'06" | 44.44' |
| C55 | 183.33' | 07°23'23" | 23.65' |
| C56 | 24.33' | 90°00'00" | 38.22' |
| C57 | 24.33' | 45°00'00" | 19.11' |
| C58 | 24.00' | 45°01'02" | 18.90' |
| C59 | 217.50' | 04°46'24" | 17.81' |

TRACT LINE TABLE

| Ref # | Bearing | Distance |
|---|---|---|
| L1 | S48°25'41"W | 6.51' |
| L2 | S44°34'19"E | 8.00' |
| L3 | S45°25'41"W | 4.90' |
| L4 | N44°34'19"W | 6.17' |
| L5 | S39°26'37"W | 2.24' |
| L6 | S48°56'03"E | 8.22' |
| L7 | N48°56'03"W | 6.62' |
| L8 | N48°56'03"W | 7.99' |
| L9 | S40°51'52"W | 16.01' |
| L10 | S40°51'52"W | 18.47' |
| L11 | S48°56'03"E | 6.58' |
| L20 | N45°25'41"E | 11.51' |
| L21 | S44°34'19"E | 8.00' |
| L22 | N44°34'19"W | 8.17' |
| L23 | N45°25'41"E | 9.90' |
| L24 | N48°56'03"W | 5.65' |
| L25 | S48°56'03"E | 5.61' |
| L26 | N48°56'03"W | 5.61' |
| L27 | S48°56'03"E | 5.01' |

LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RVERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ◉ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" |
| ○ | = NO POINT SET |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# ARTISAN CLUB, CONDOMINIUM
## BOUNDARY SURVEY
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

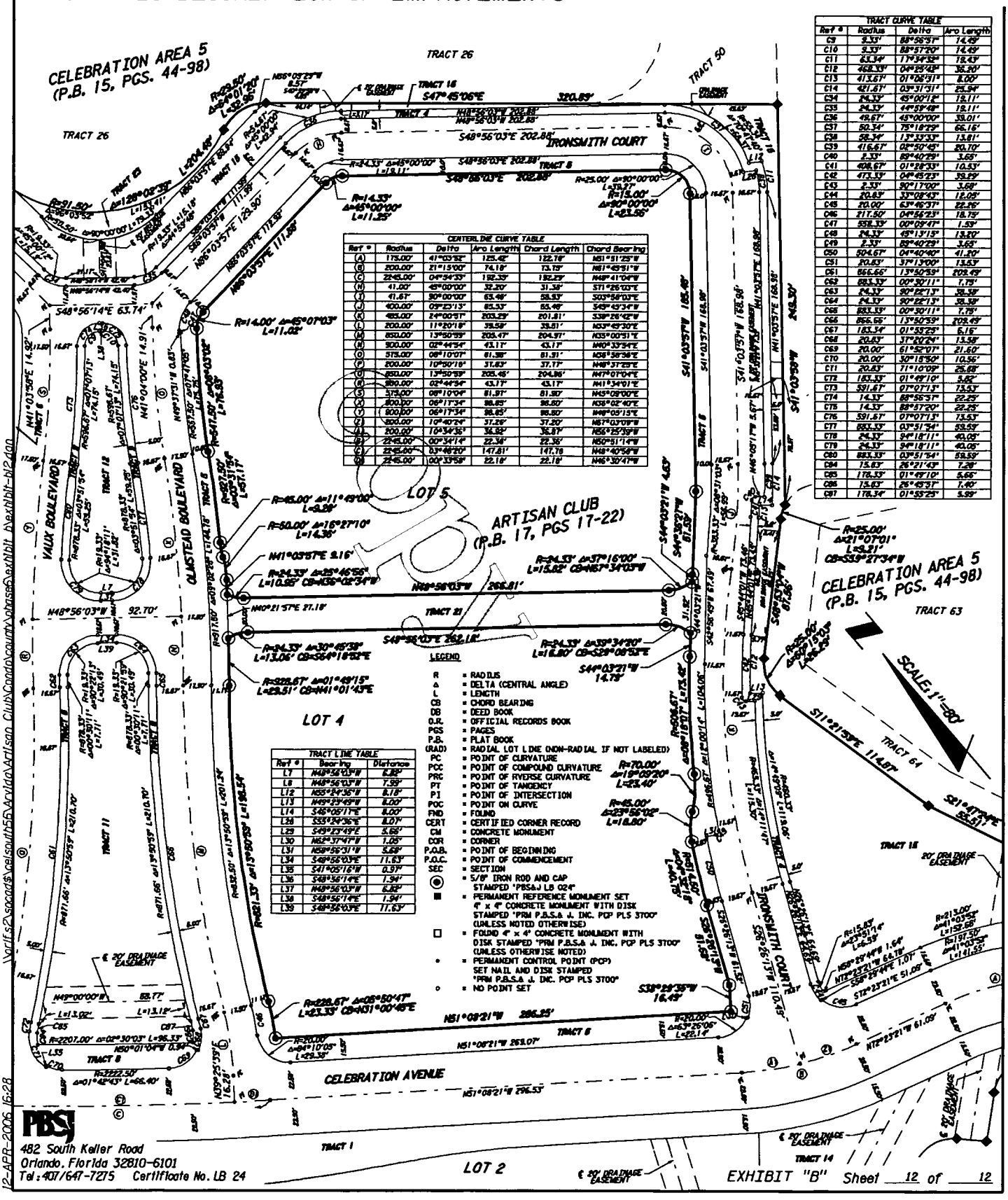
CELEBRATION AREA 5 (P.B. 15, PGS. 44-98)
TRACT 26
TRACT 50
TRACT 16
S47°45'06"E 320.89'
TRACT 4
S49°56'03"E 202.88'
IRONSMITH COURT
TRACT 8
TRACT 63
LOT 5
ARTISAN CLUB (P.B. 17, PGS 17-22)
YAUK BOULEVARD
OLMSTEAD BOULEVARD
TRACT 12
TRACT 21
LOT 4
TRACT 11
TRACT 64
TRACT 18
TRACT 1
LOT 2
TRACT 14
CELEBRATION AVENUE
N48°56'03"W 265.81'
S48°56'03"E 262.18'
N51°08'21"W 296.25'
N51°08'21"W 263.07'
N51°08'21"W 296.53'
S41°03'57"W 185.48'
S41°03'57"W 188.98'
S41°03'57"W 24.30'
SCALE: 1"=80'
S31°21'39"E 114.87'
S31°21'39"E 55.51'
S44°03'21"W 14.79'
S38°29'35"W 16.43'
N48°56'03"W 92.70'
N41°03'57"E 9.16'
N40°21'57"E 27.18'
S48°56'03"E 63.74'
S44°03'21"W 87.52'
S44°03'21"W 87.52'
S41°03'57"W 24.30'
S41°03'57"W 188.98'
S41°03'57"W 185.48'
S41°03'57"W 4.43

**EXHIBIT "C"**

**Floor Plans**

The floor plans for the Condominium are recorded in the public records of Osceola County, Florida, as follows:

| Buildings | Condominium Plan Book | Pages |
|---|---|---|
| Phase One, Buildings 5 and 6 | 7 | 168-174 |
| Phase Three, Building 7 | 8 | 43-44 |
| Phase Six, Building 8 | 9 | 84-91 |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the floor plans of the Units so added.

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# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# LOCATION MAP

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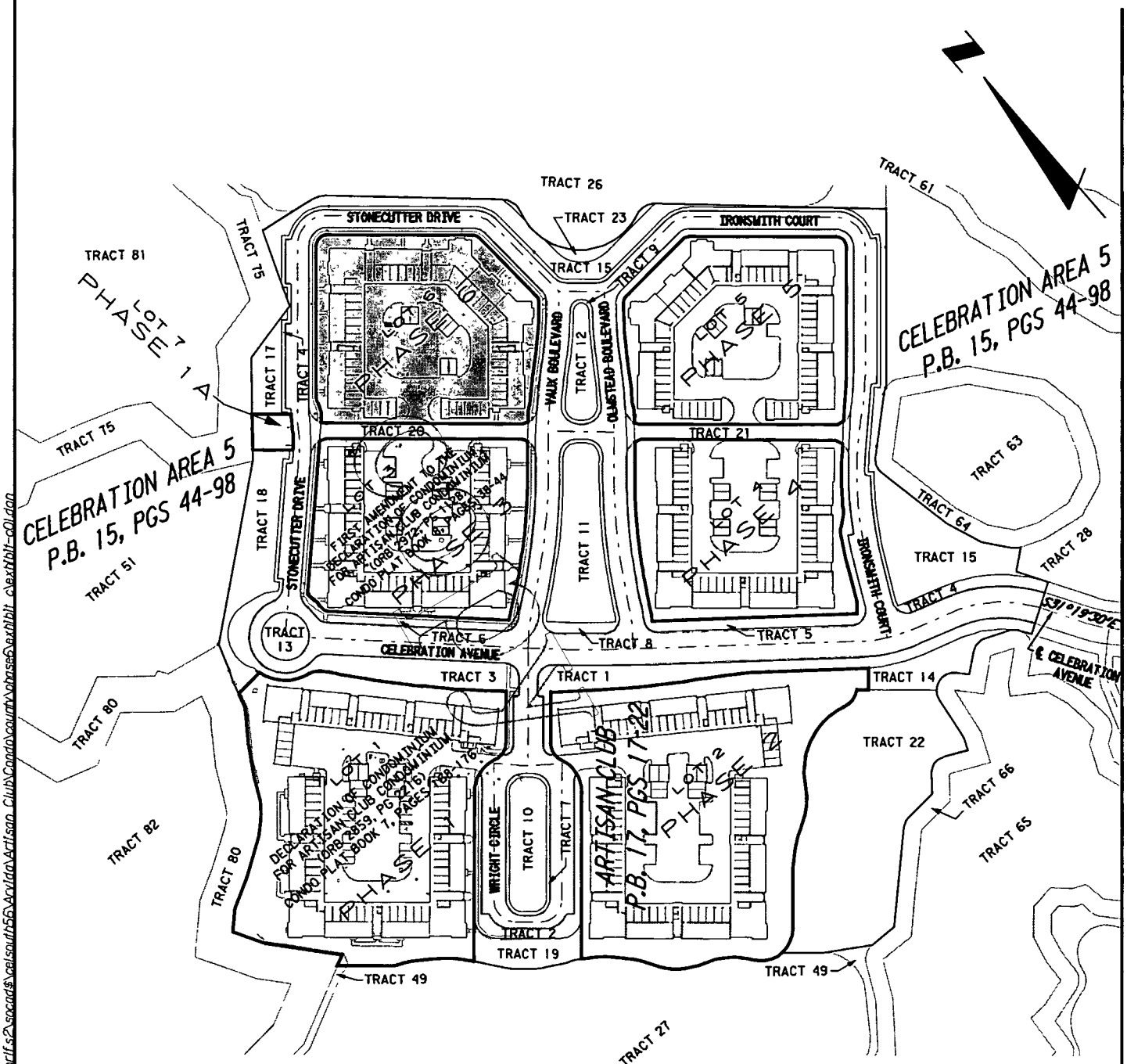



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Date: 04/11/06
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "C" Sheet 1 of 25


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# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

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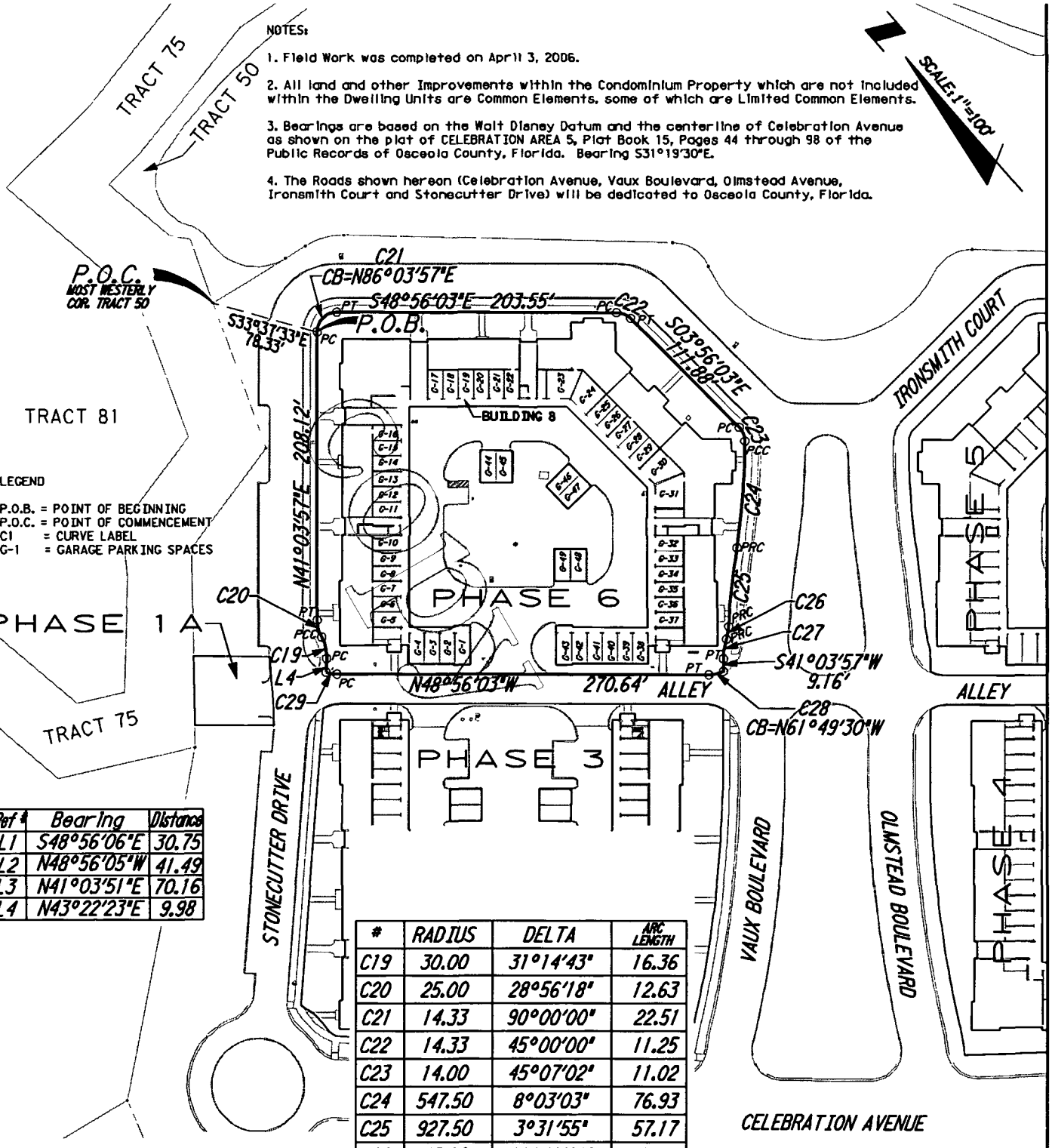


| Ref # | Bearing | Distance |
|---|---|---|
| L1 | S48°56'06"E | 30.75 |
| L2 | N48°56'05"W | 41.49 |
| L3 | N41°03'51"E | 70.16 |
| L4 | N43°22'23"E | 9.98 |

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C19 | 30.00 | 31°14'43" | 16.36 |
| C20 | 25.00 | 28°56'18" | 12.63 |
| C21 | 14.33 | 90°00'00" | 22.51 |
| C22 | 14.33 | 45°00'00" | 11.25 |
| C23 | 14.00 | 45°07'02" | 11.02 |
| C24 | 547.50 | 8°03'03" | 76.93 |
| C25 | 927.50 | 3°31'55" | 57.17 |
| C26 | 45.00 | 11°49'01" | 9.28 |
| C27 | 50.00 | 16°27'11" | 14.36 |
| C28 | 24.33 | 25°46'54" | 10.95 |
| C29 | 24.33 | 18°55'39" | 8.04 |

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# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

LEGAL DESCRIPTION

Lot 6 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 6 (METES AND BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Westerly corner of Tract 50 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence S.33°37'34"E. for 78.33 feet to a point on a non-tangent curve concave Southerly said point being the POINT OF BEGINNING; thence Easterly along the arc of said curve, having a radius of 14.33 feet and a chord bearing of N.86°03'57"E., through a central angle of 90°00'00", for 22.51 feet to the point of tangency; thence S.48°56'03"E. for 203.55 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 14.33 feet, through a central angle of 45°00'00", for 11.25 feet to the point of tangency; thence S.03°56'03"E. for 111.88 feet to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 14.00 feet, through a central angle of 45°07'02", for 11.02 feet to the point of compound curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 547.50 feet, through a central angle of 08°03'03", for 76.93 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 927.50 feet, through a central angle of 03°31'55", for 57.17 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 11°49'01", for 9.28 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 16°27'11", for 14.36 feet to the point of tangency; thence S.41°03'57"W. for 9.16 feet to a non-tangent curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of N.61°49'30"W., through a central angle of 25°46'54", for 10.95 feet to the point of tangency; thence N.48°56'03"W. for 270.64 feet to the point of curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 18°55'39", for 8.04 feet; thence N.43°22'23"E. for 9.98 feet to the point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 30.00 feet, through a central angle of 31°14'43", for 16.36 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 28°56'18", for 12.63 feet to the point of tangency; thence N.41°03'57"E. for 208.12 feet to the POINT OF BEGINNING.

Containing 1.749 acres, more or less.

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# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

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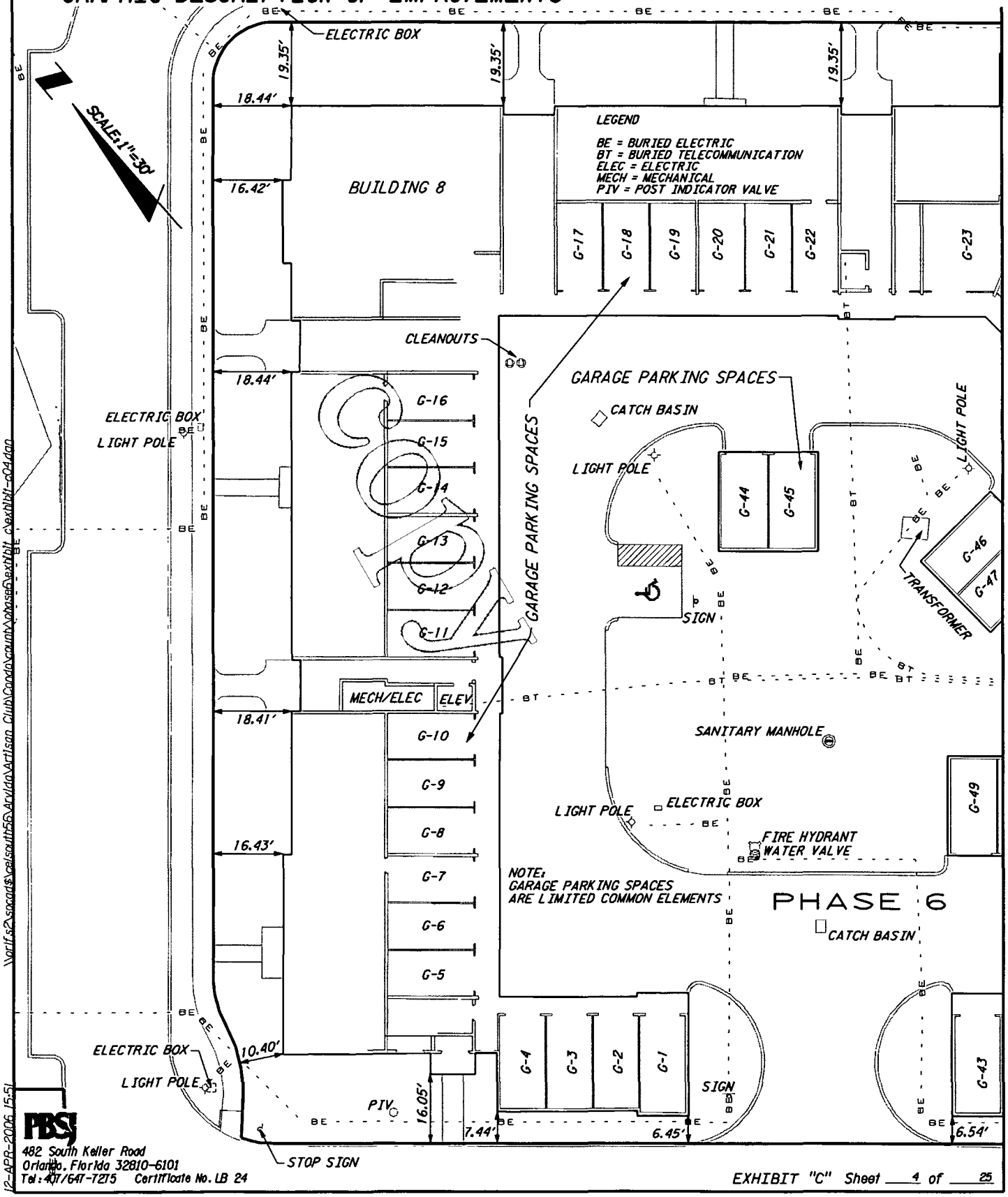



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# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

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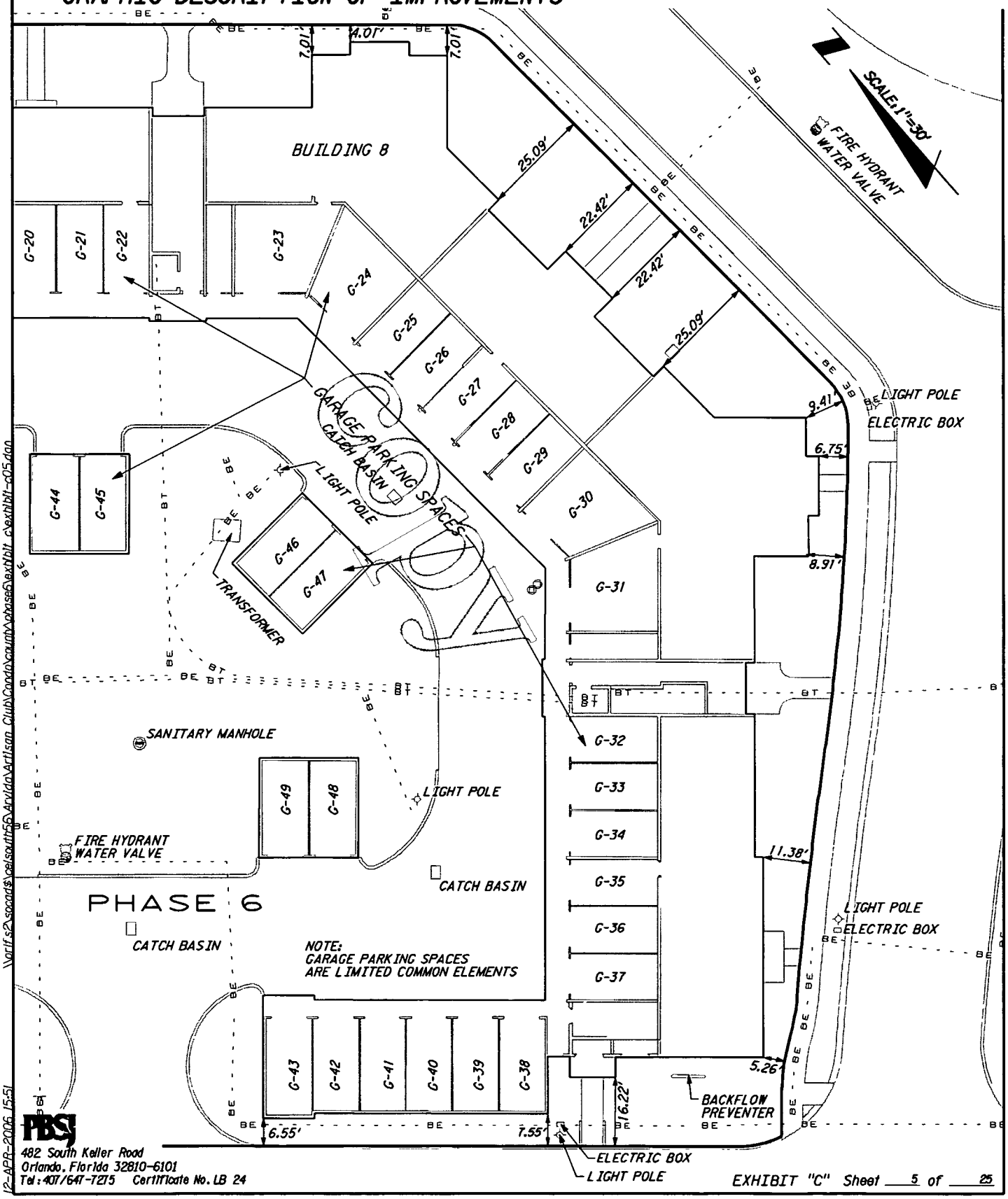



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EXHIBIT "C" Sheet 5 of 25


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# ARTISAN CLUB CONDOMINIUM
# PHASE 6, BUILDING 8, 1ST FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

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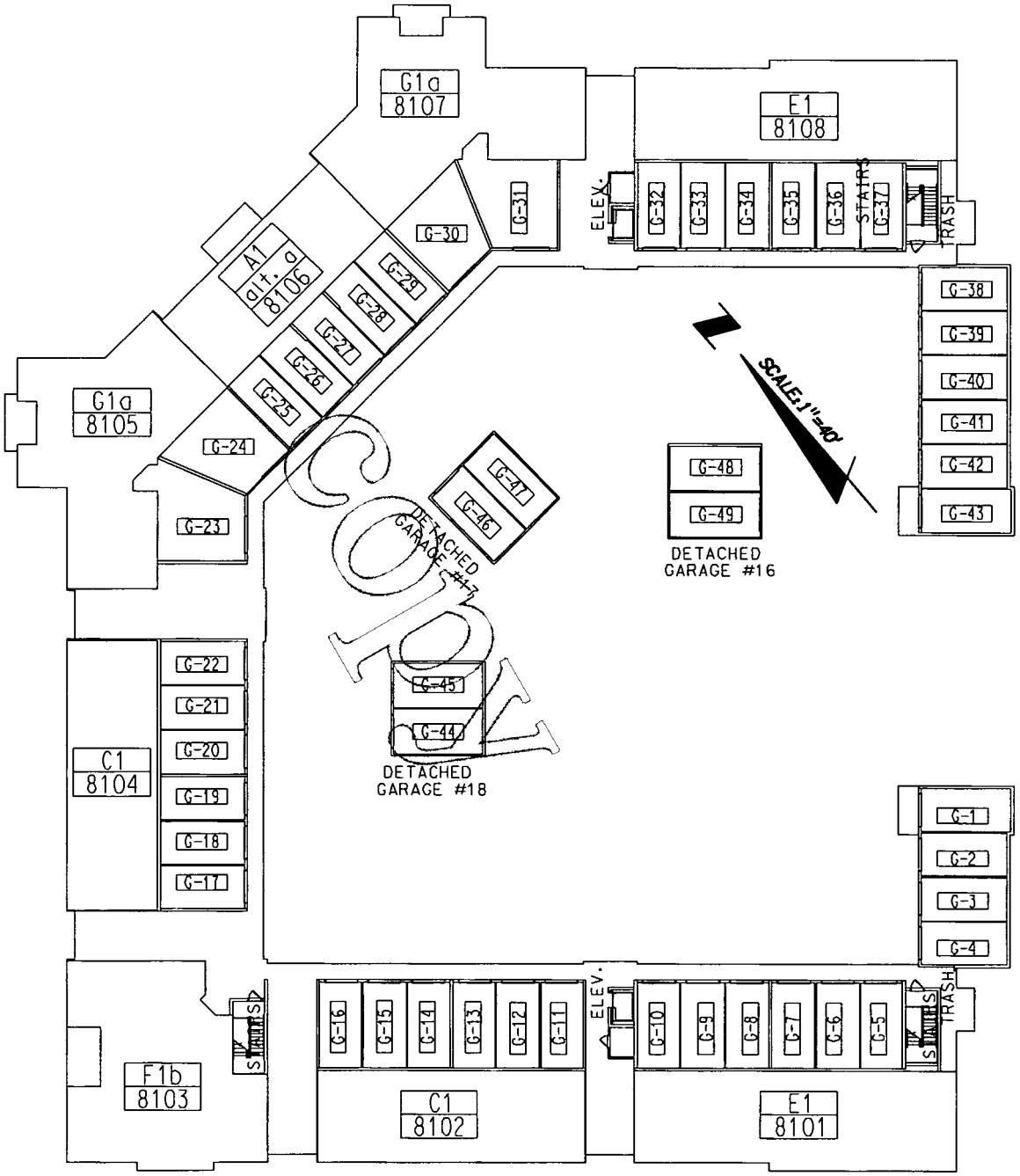


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# ARTISAN CLUB CONDOMINIUM
# PHASE 6, BUILDING 8, 2ND FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

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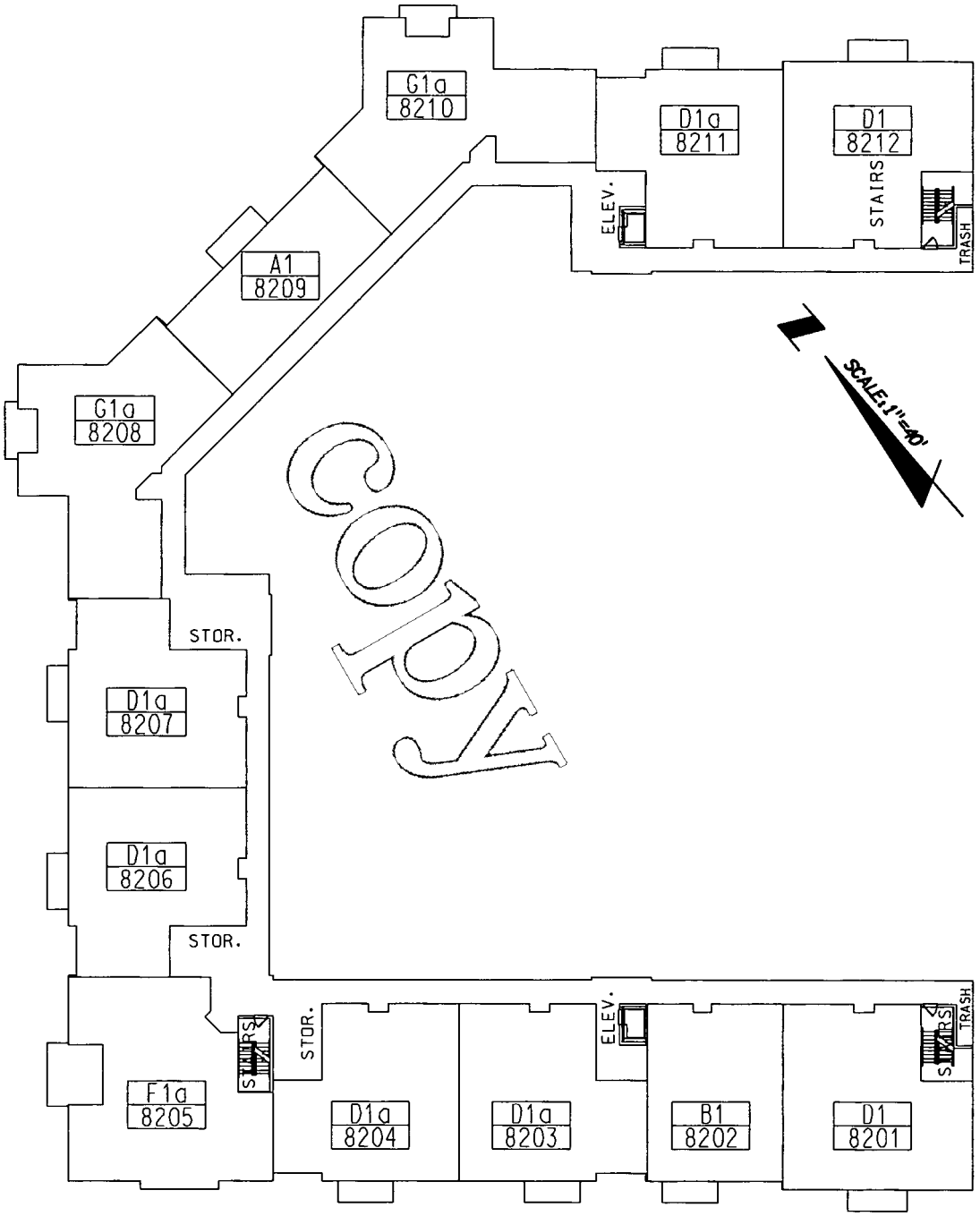


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# ARTISAN CLUB CONDOMINIUM
# PHASE 6, BUILDING 8, 3RD FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

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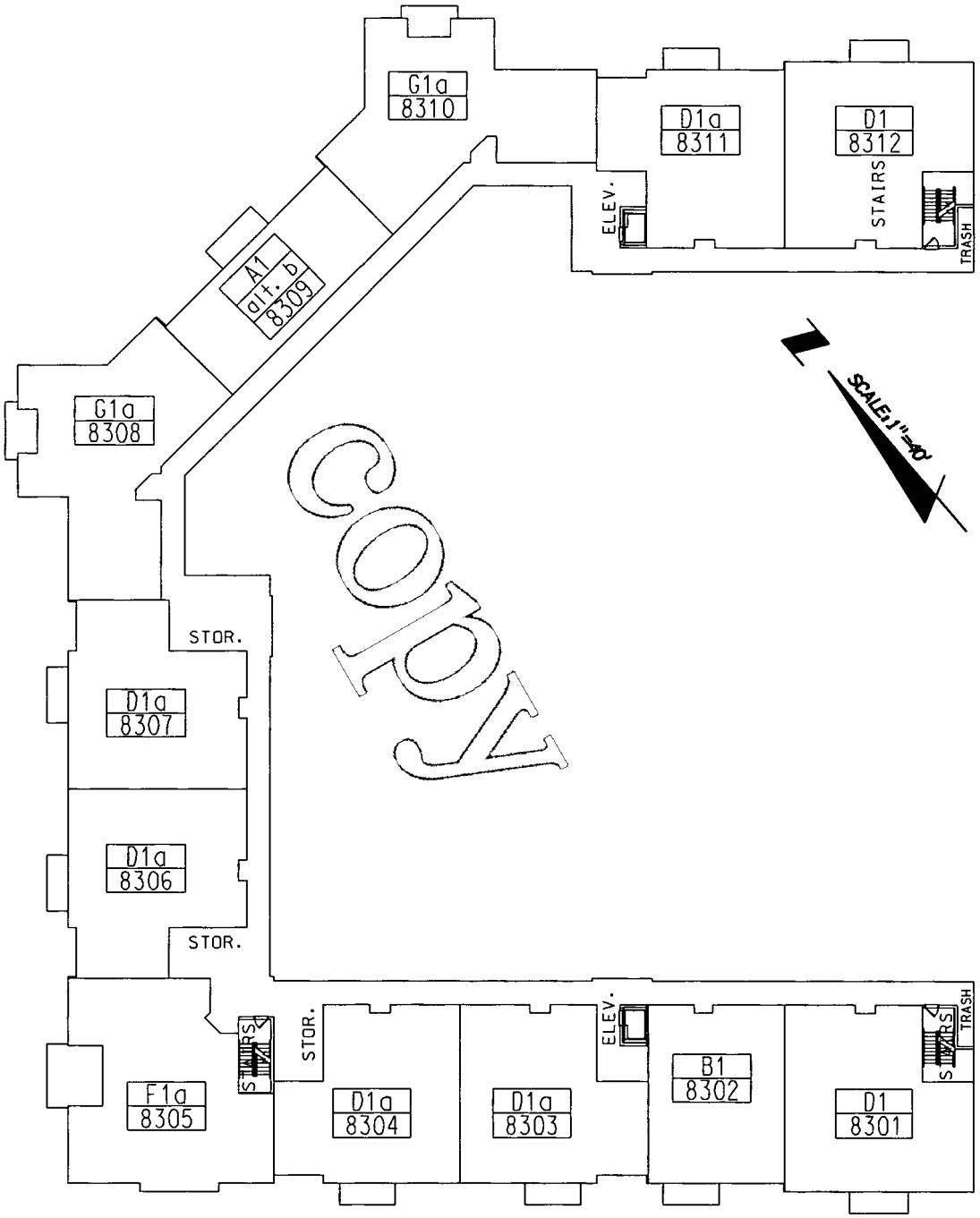


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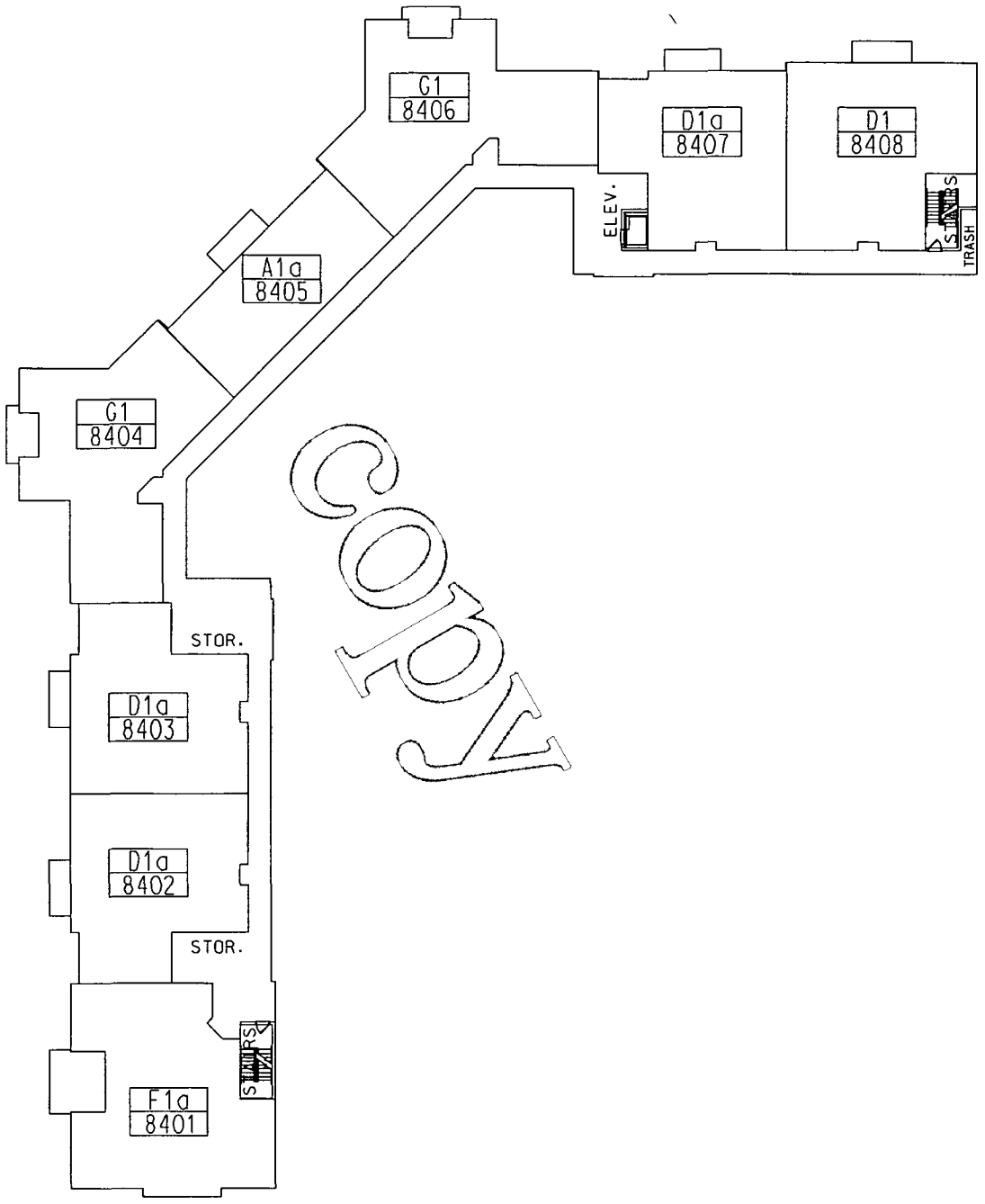
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, BUILDING 8, 4TH FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1560

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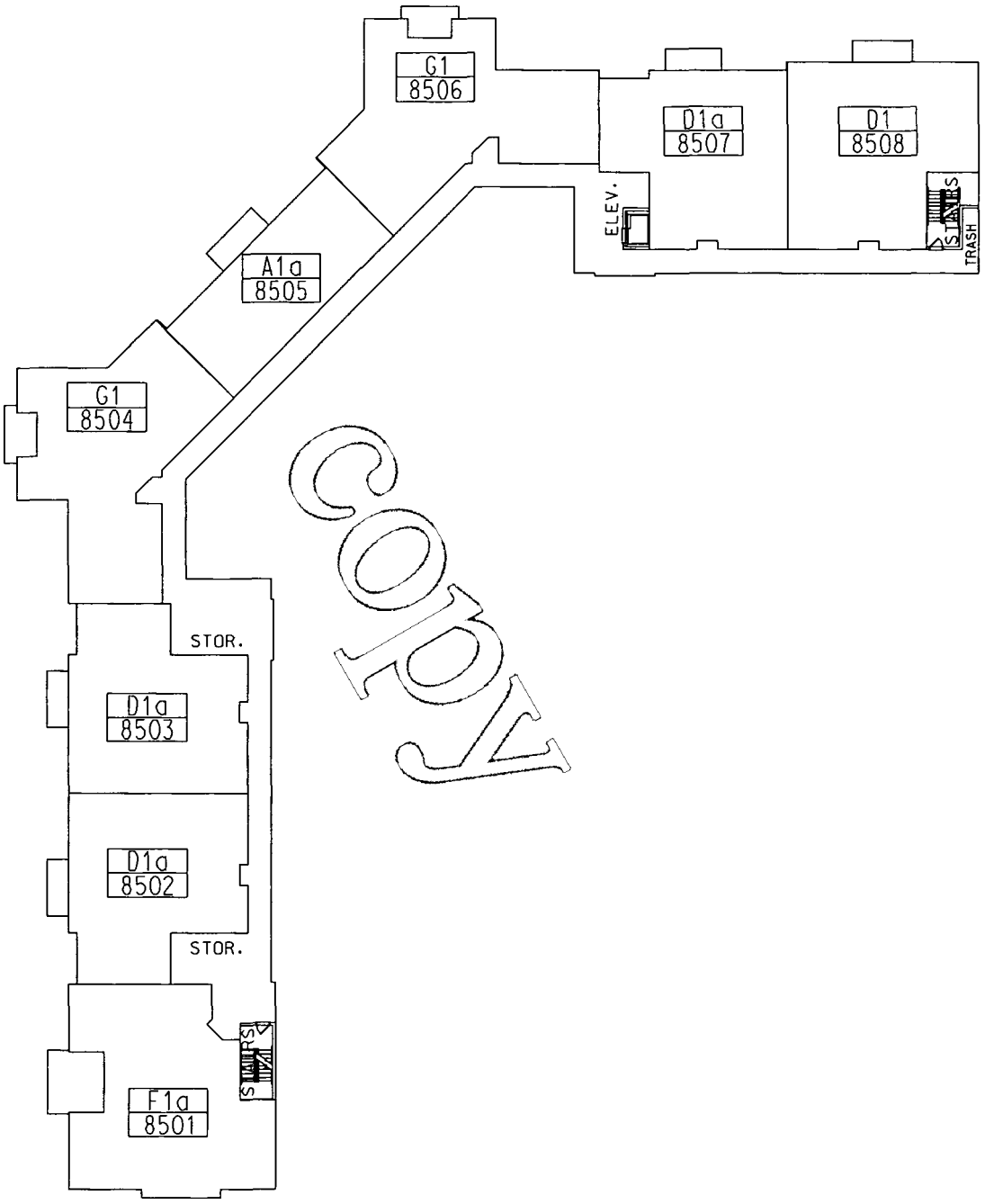
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, BUILDING 8, 5TH FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1561

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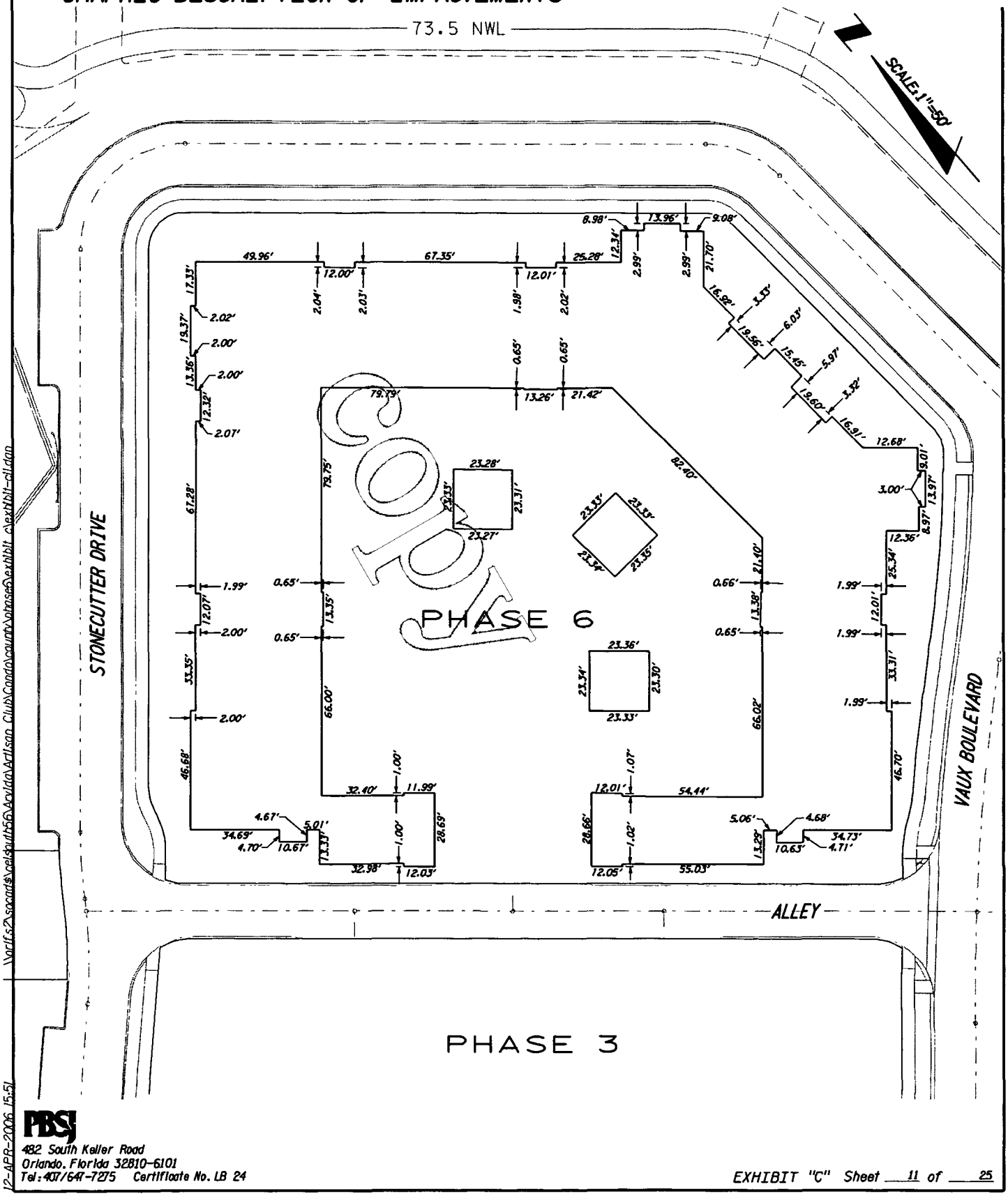
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, BUILDING 8, BUILDING DIMENSIONS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1562





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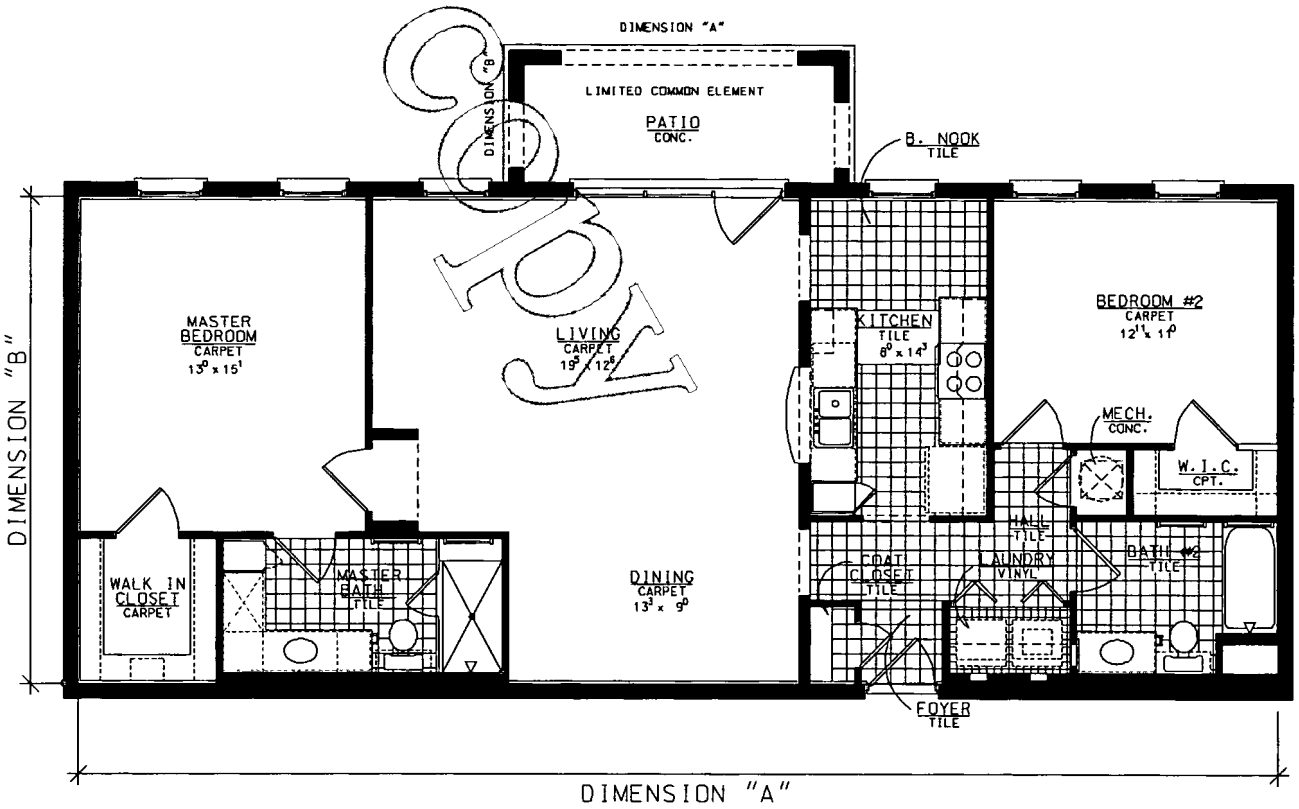
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1563

A1 Two Bedroom / Two Bath




COPY

NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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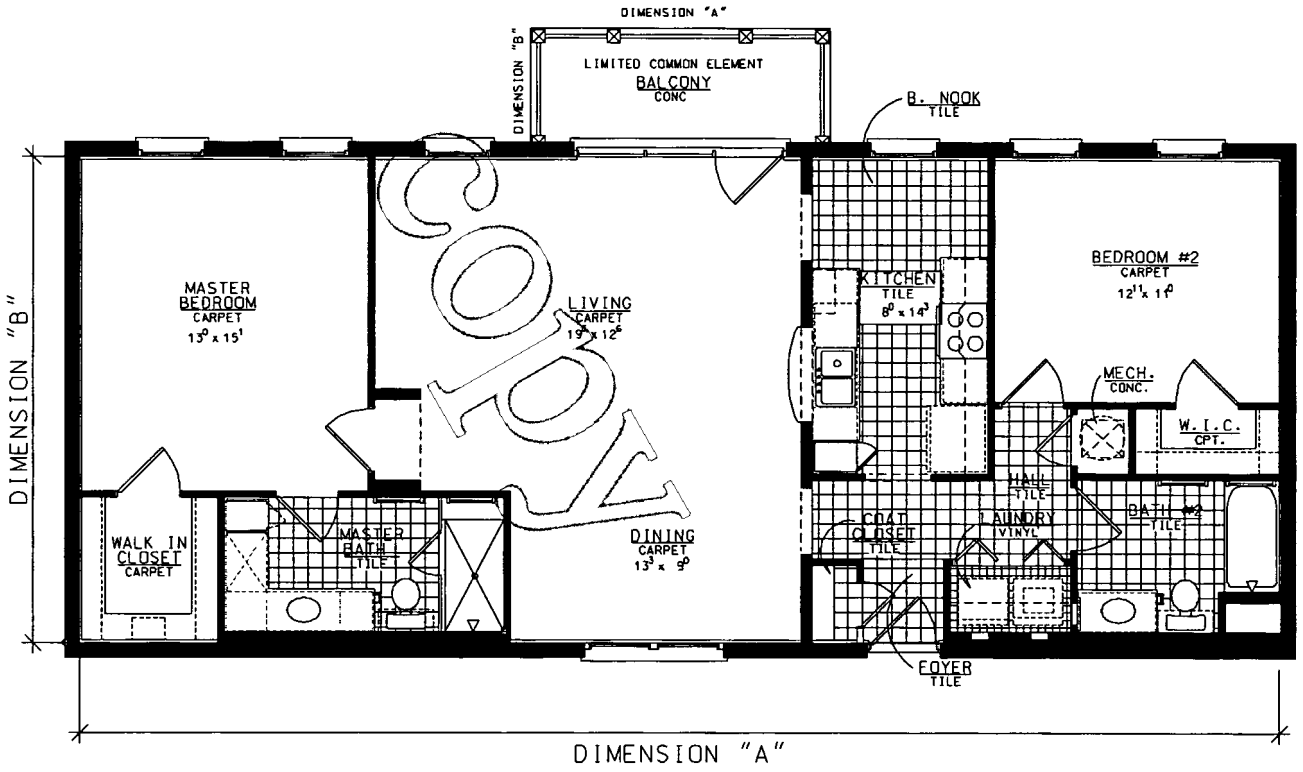
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1564

A1a Two Bedroom / Two Bath

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NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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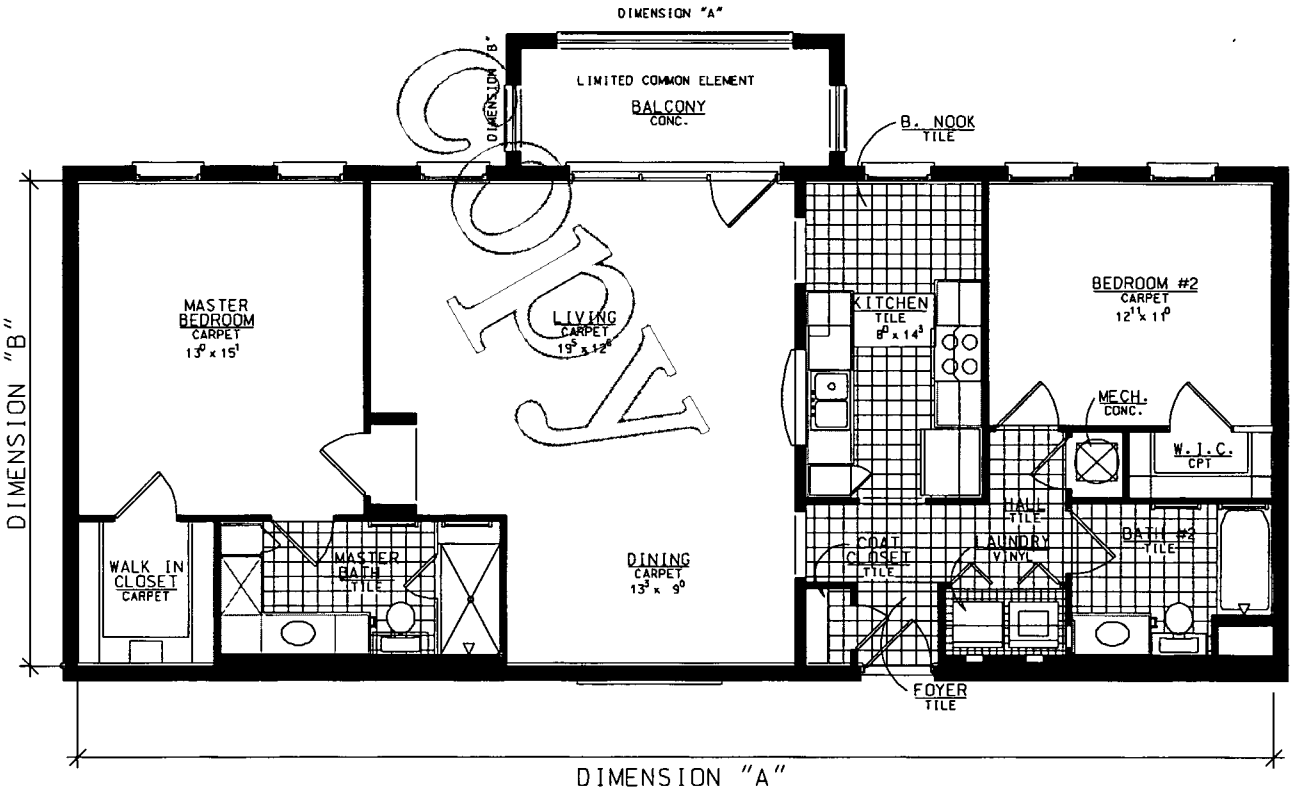
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1565

A1 Two Bedroom / Two Bath

Alternate "A"




NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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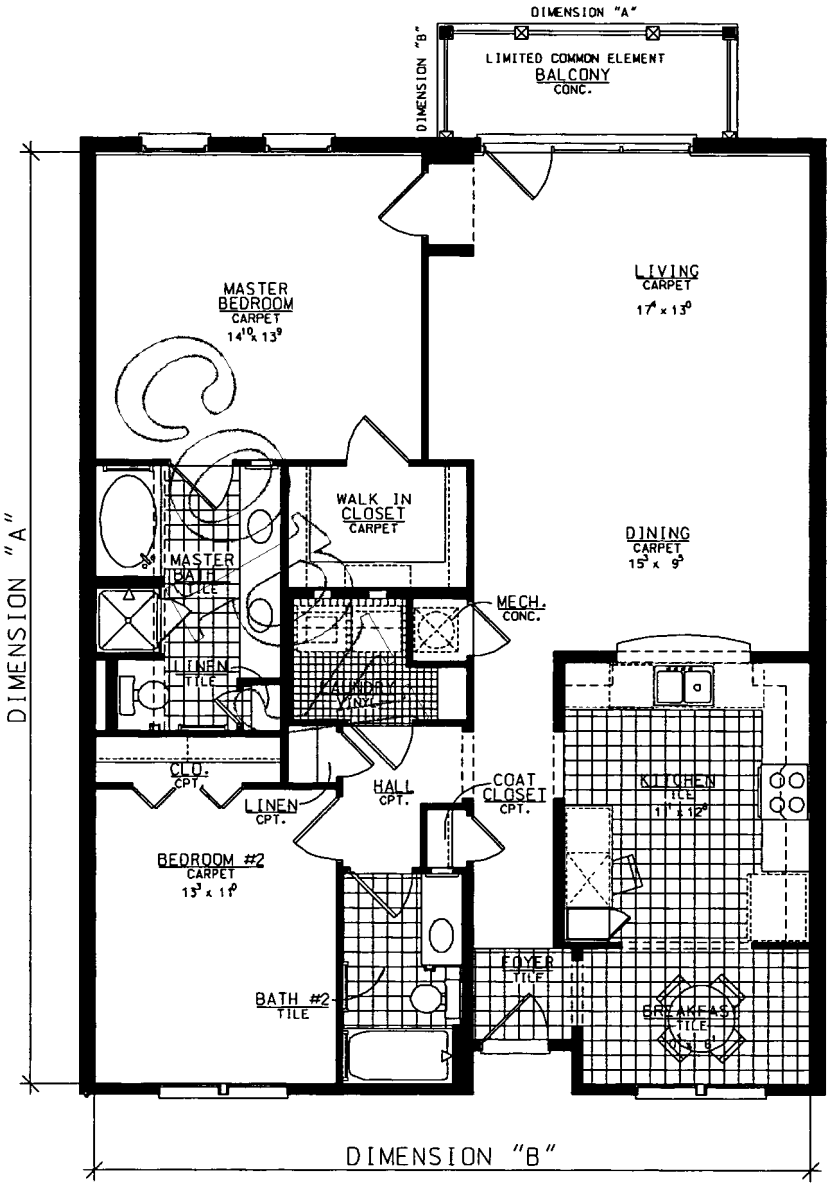
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

B 1 Two Bedroom / Two Bath




NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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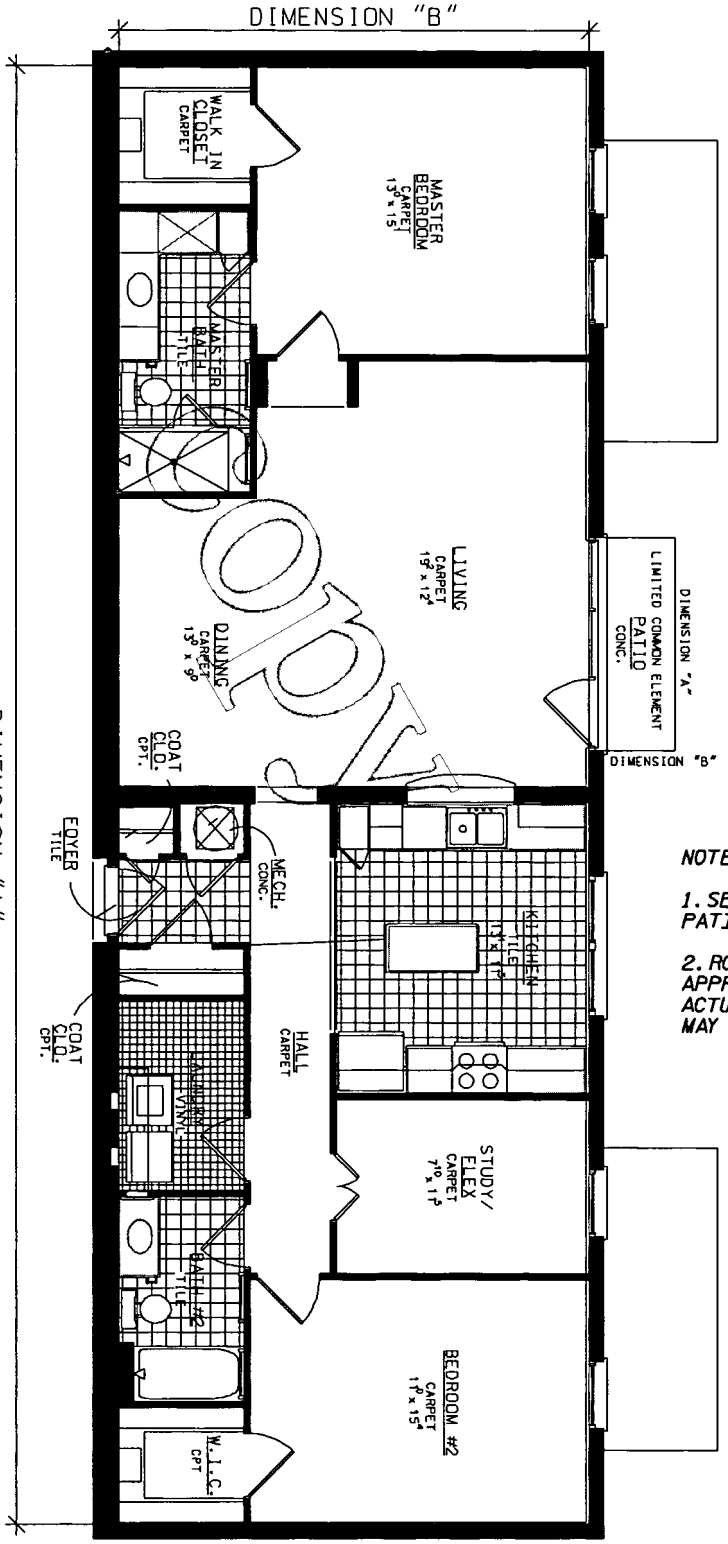
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1567

C 1 Two Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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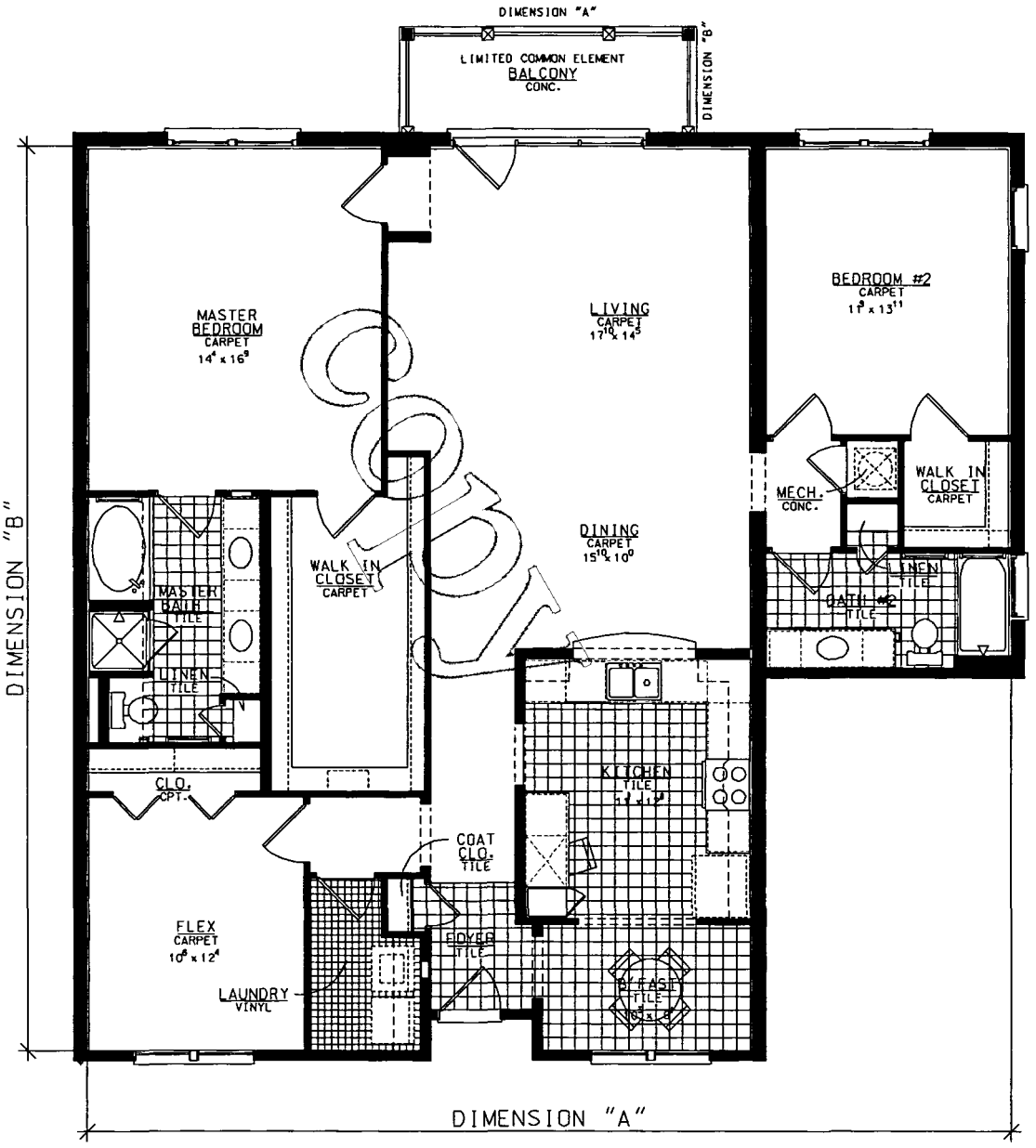
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1568

D 1 Two Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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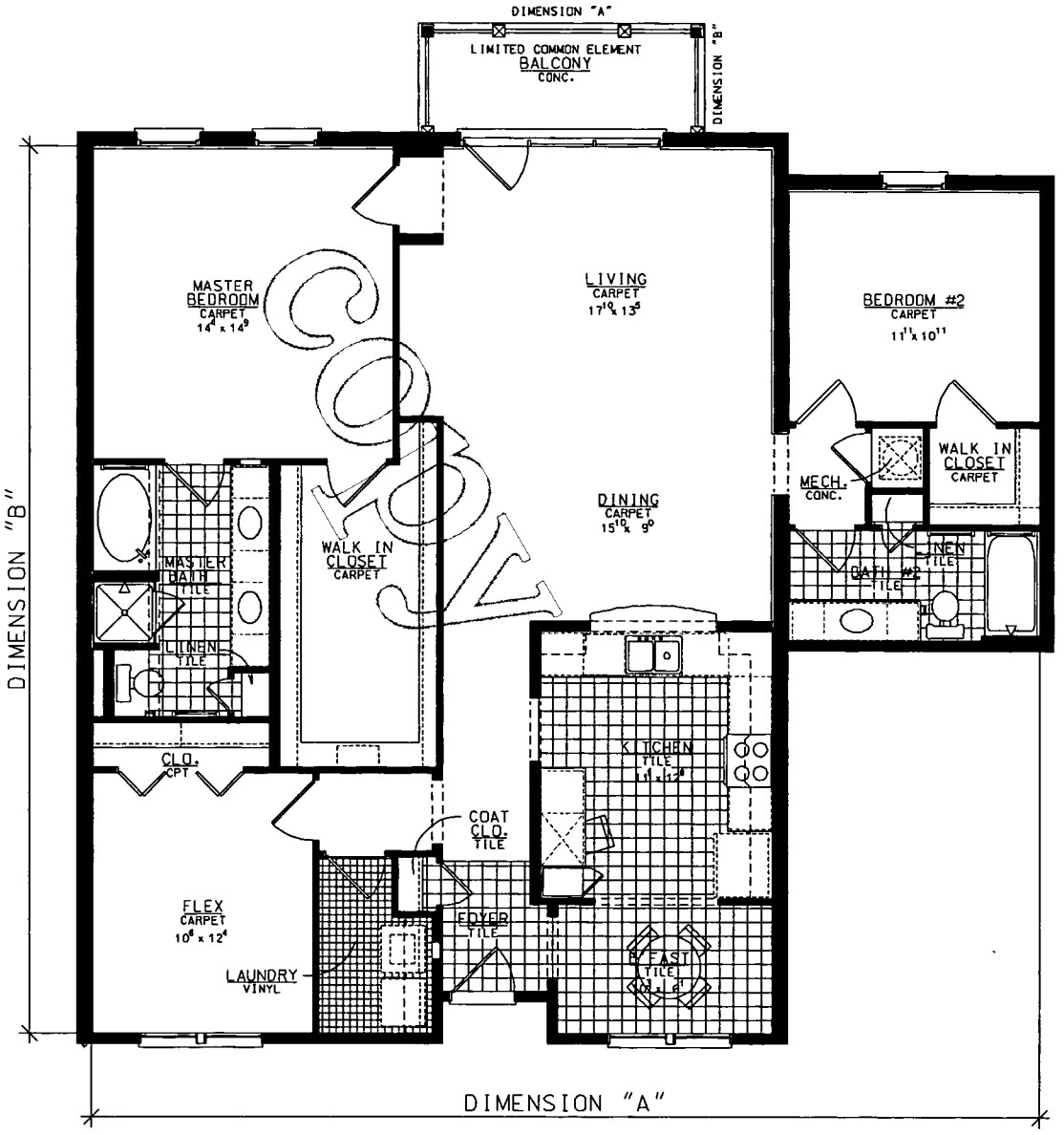
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1569

D1a Two Bedroom / Two Bath w/ Flex

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NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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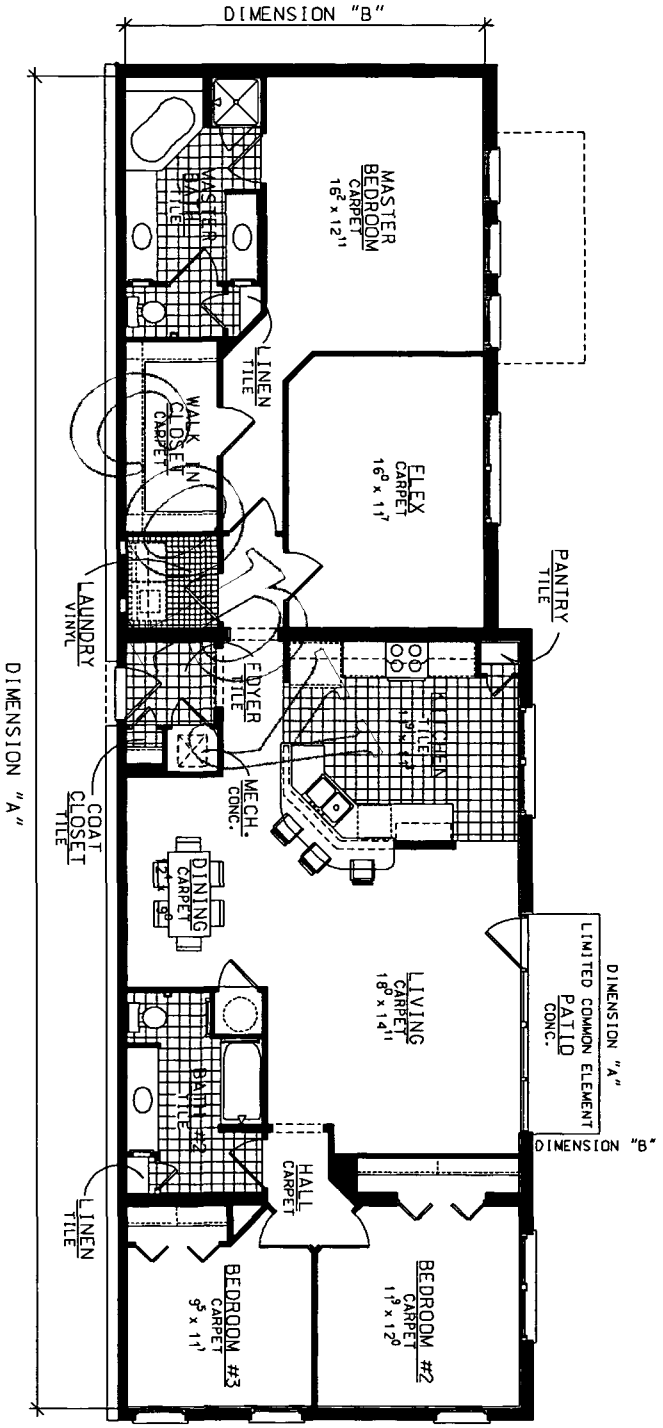
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1570

E 1 Three Bedroom / Two Bath w/ Flex

Option "A"




NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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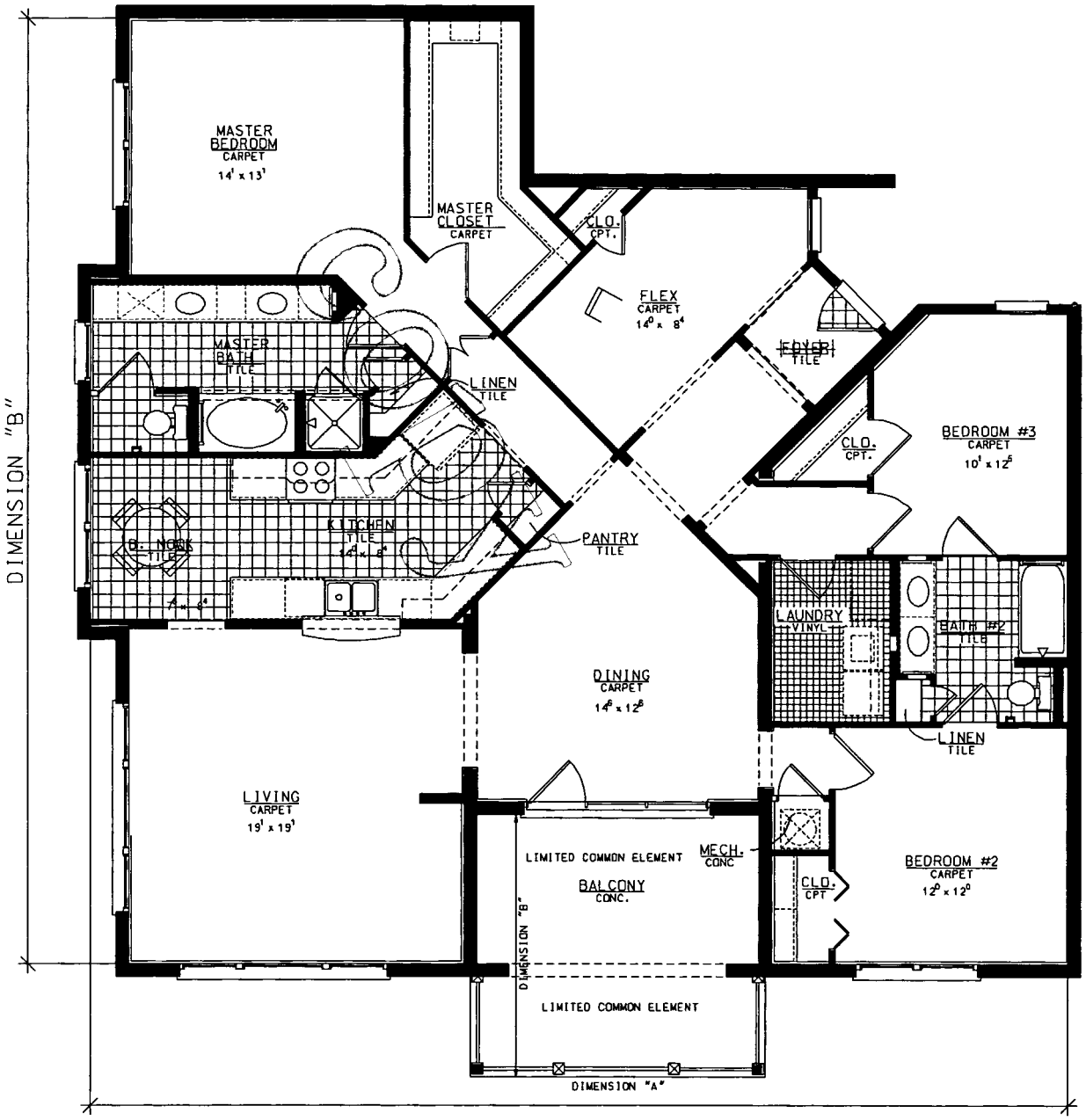
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1571

F1a Three Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)
2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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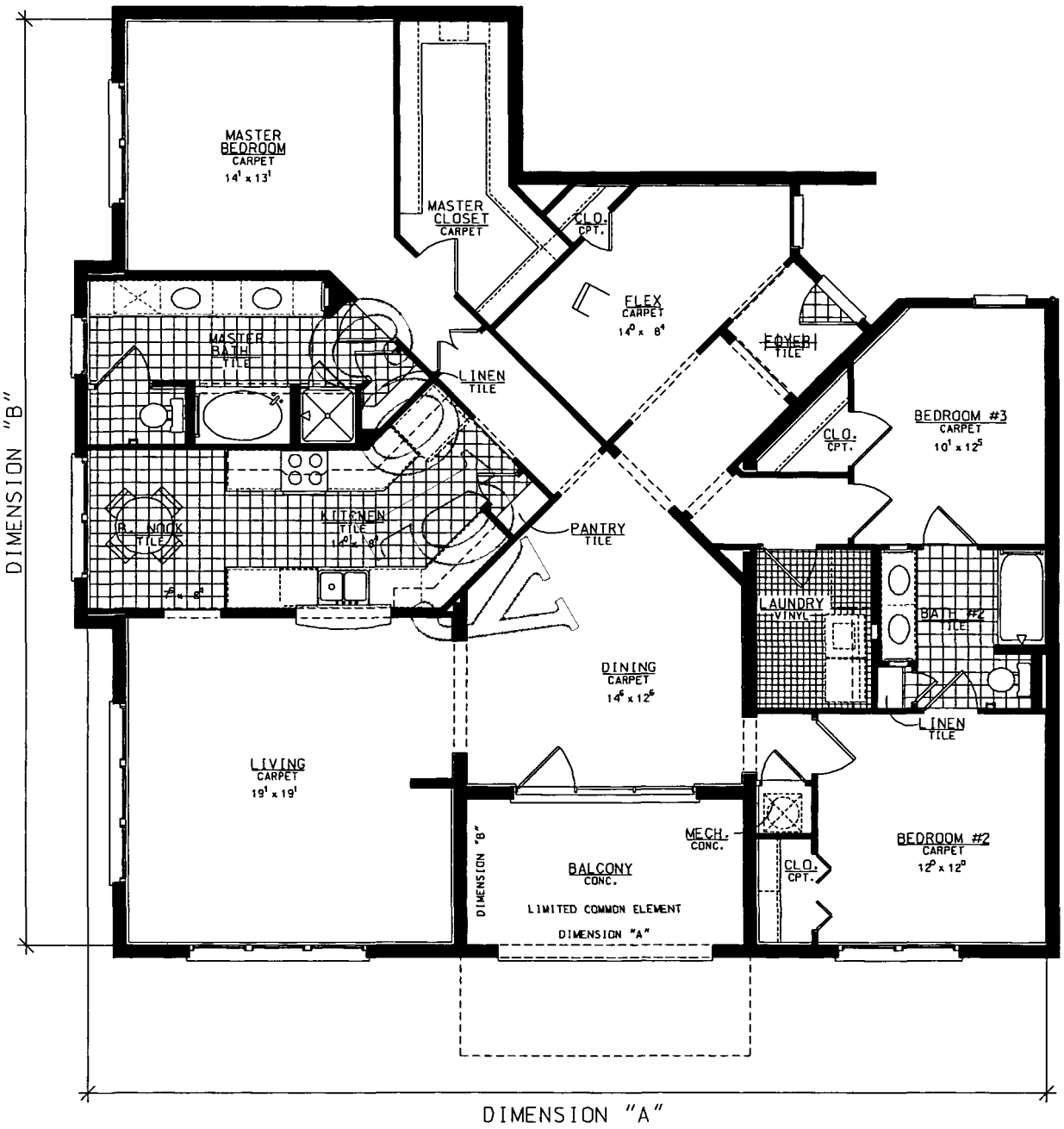
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1572

F1b Three Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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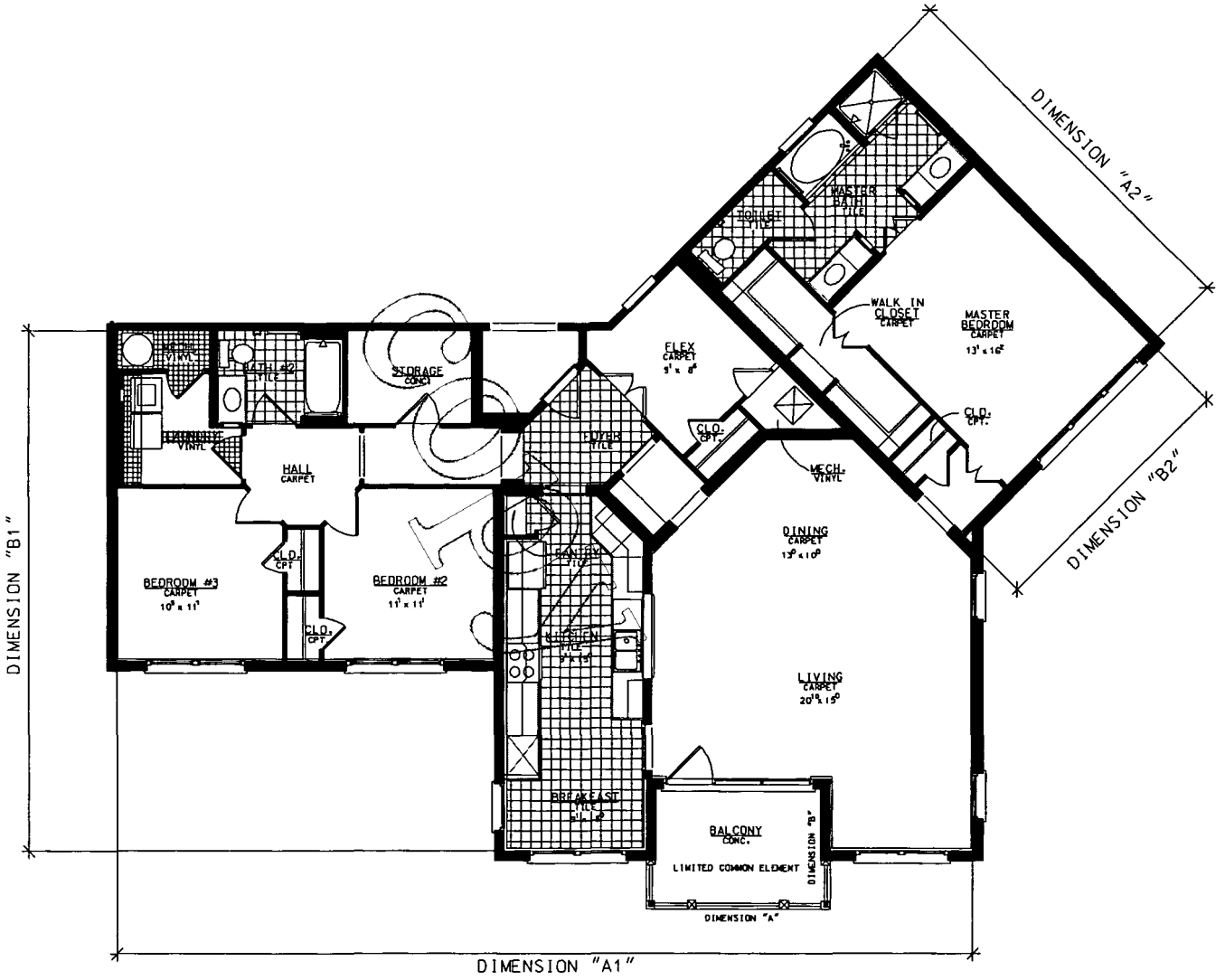
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1573

G 1 Three Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)
2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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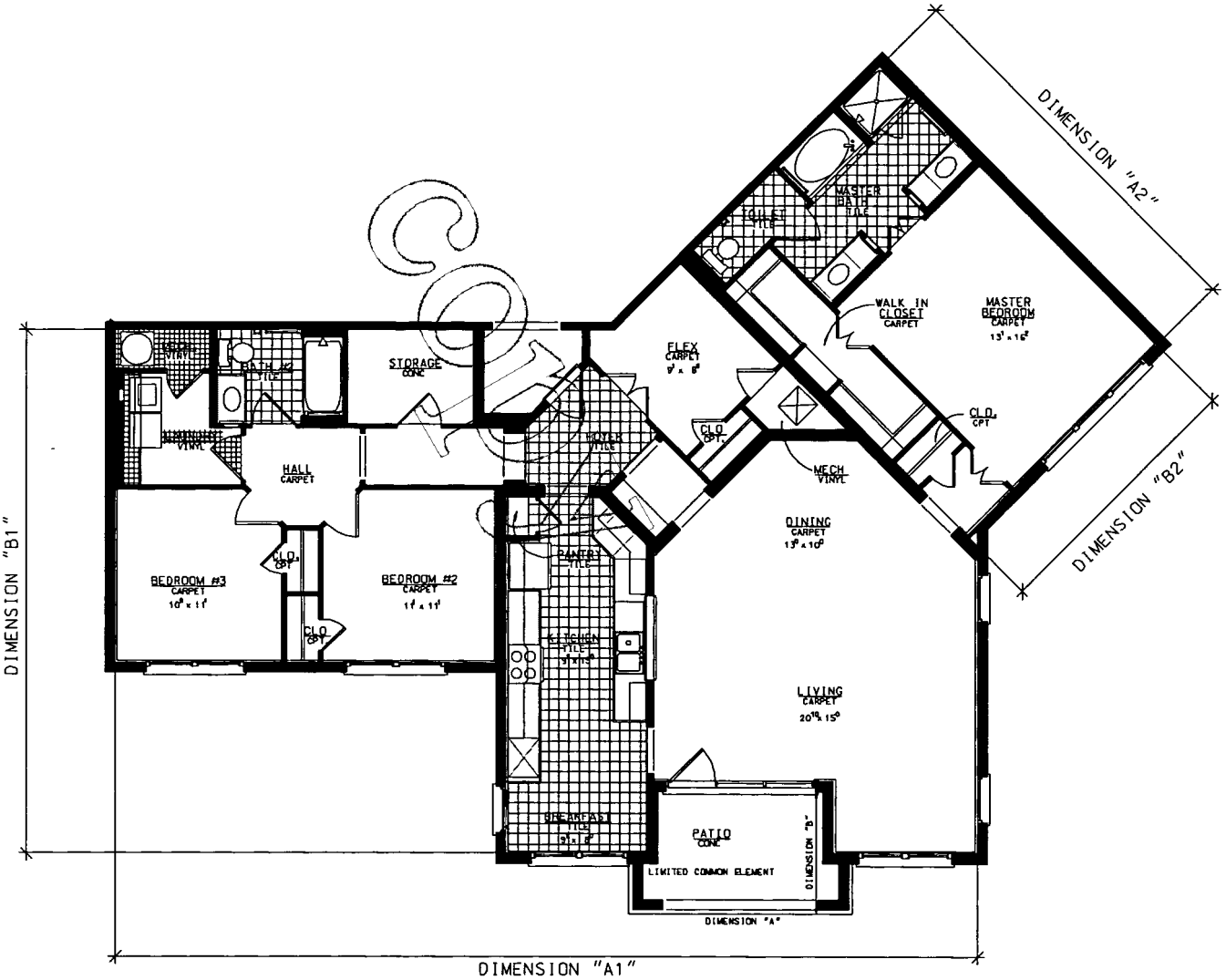
# ARTISAN CLUB CONDOMINIUM
# PHASE 6, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

G1a Three Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 24 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)
2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006113573 OR 3141/1575

| Phase | Building | Unit | Model | As-Built Unfinished Floor Elevation | As-Built Unfinished Ceiling Elevation | As-Built Unit Dimension "A" (A1) | As-Built Unit Dimension "A2" | As-Built Unit Dimension "B" (B1) | As-Built Unit Dimension "B2" | As-Built Balcony Dimension "A" | As-Built Balcony Dimension "B" |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 8 | 8101 | E1 | 84.53 | 94.56 | 78.67 | n/a | 22.10 | n/a | 12.98 | 4.75 |
| 6 | 8 | 8102 | C1 | 84.48 | 94.54 | 66.01 | n/a | 22.00 | n/a | 9.68 | 3.22 |
| 6 | 8 | 8103 | F1B | 84.46 | 94.51 | 50.76 | n/a | 46.78 | n/a | 14.70 | 8.00 |
| 6 | 8 | 8104 | C1 | 84.46 | 94.50 | 66.08 | n/a | 22.02 | n/a | 9.66 | 2.08 |
| 6 | 8 | 8105 | G1A | 84.50 | 94.56 | 56.05 | 25.51 | 33.85 | 17.49 | 12.64 | 7.70 |
| 6 | 8 | 8106 | A1 ALT A | 84.52 | 94.57 | 54.65 | n/a | 22.02 | n/a | 15.50 | 6.02 |
| 6 | 8 | 8107 | G1A | 84.53 | 94.64 | 56.06 | 25.52 | 33.89 | 17.52 | 12.67 | 7.68 |
| 6 | 8 | 8108 | E1 | 84.52 | 94.50 | 78.75 | n/a | 22.04 | n/a | 12.98 | 4.71 |
| 6 | 8 | 8201 | D1 | 95.52 | 105.43 | 45.33 | n/a | 44.19 | n/a | 15.38 | 5.67 |
| 6 | 8 | 8202 | B1 | 95.59 | 105.41 | 42.19 | n/a | 32.70 | n/a | 14.30 | 5.68 |
| 6 | 8 | 8203 | D1A | 95.58 | 105.39 | 45.38 | n/a | 42.16 | n/a | 14.34 | 5.69 |
| 6 | 8 | 8204 | D1A | 95.58 | 105.45 | 45.35 | n/a | 42.19 | n/a | 14.33 | 5.68 |
| 6 | 8 | 8205 | F1A | 95.46 | 105.38 | 50.87 | n/a | 46.85 | n/a | 15.99 | 5.68 |
| 6 | 8 | 8206 | D1A | 95.54 | 105.37 | 45.23 | n/a | 42.19 | n/a | 14.25 | 5.69 |
| 6 | 8 | 8207 | D1A | 95.56 | 105.36 | 45.45 | n/a | 42.22 | n/a | 14.34 | 5.71 |
| 6 | 8 | 8208 | G1A | 95.58 | 105.45 | 56.02 | 25.54 | 33.71 | 17.56 | 12.72 | 7.72 |
| 6 | 8 | 8209 | A1 | 95.59 | 105.39 | 54.61 | n/a | 22.18 | n/a | 15.46 | 6.01 |
| 6 | 8 | 8210 | G1A | 95.63 | 105.44 | 56.09 | 25.50 | 33.79 | 17.56 | 12.68 | 7.74 |
| 6 | 8 | 8211 | D1A | 95.55 | 105.44 | 45.32 | n/a | 42.19 | n/a | 14.42 | 5.69 |
| 6 | 8 | 8212 | D1 | 95.49 | 105.35 | 45.41 | n/a | 44.20 | n/a | 15.32 | 5.69 |
| 6 | 8 | 8301 | D1 | 106.36 | 116.20 | 45.46 | n/a | 44.08 | n/a | 15.36 | 5.70 |
| 6 | 8 | 8302 | B1 | 106.38 | 116.19 | 42.10 | n/a | 32.63 | n/a | 14.35 | 5.70 |
| 6 | 8 | 8303 | D1A | 106.36 | 116.22 | 45.43 | n/a | 42.15 | n/a | 14.36 | 5.77 |
| 6 | 8 | 8304 | D1A | 106.44 | 116.30 | 45.27 | n/a | 42.19 | n/a | 14.45 | 5.67 |
| 6 | 8 | 8305 | F1A | 106.35 | 116.23 | 50.73 | n/a | 48.86 | n/a | 15.93 | 5.72 |
| 6 | 8 | 8306 | D1A | 106.34 | 116.21 | 45.35 | n/a | 42.23 | n/a | 14.39 | 5.66 |
| 6 | 8 | 8307 | D1A | 106.39 | 116.20 | 45.37 | n/a | 42.26 | n/a | 14.38 | 5.72 |
| 6 | 8 | 8308 | G1A | 106.43 | 116.32 | 56.06 | 25.37 | 33.84 | 17.55 | 13.99 | 7.71 |
| 6 | 8 | 8309 | A1 | 106.41 | 116.18 | 54.66 | n/a | 22.01 | n/a | 15.39 | 6.05 |
| 6 | 8 | 8310 | G1A | 106.40 | 116.23 | 56.17 | 25.60 | 33.74 | 17.54 | 14.00 | 7.66 |
| 6 | 8 | 8311 | D1A | 106.35 | 116.23 | 45.29 | n/a | 42.18 | n/a | 14.34 | 5.75 |
| 6 | 8 | 8312 | D1 | 106.38 | 116.19 | 45.46 | n/a | 44.17 | n/a | 15.37 | 5.70 |
| 6 | 8 | 8401 | F1A | 117.18 | 127.05 | 50.70 | n/a | 48.85 | n/a | 16.02 | 5.68 |
| 6 | 8 | 8402 | D1A | 117.20 | 127.04 | 45.41 | n/a | 42.27 | n/a | 14.36 | 5.68 |
| 6 | 8 | 8403 | D1A | 117.19 | 127.02 | 45.36 | n/a | 42.23 | n/a | 14.37 | 5.69 |
| 6 | 8 | 8404 | G1 | 117.24 | 127.08 | 56.00 | 25.35 | 33.82 | 17.37 | 14.02 | 7.69 |
| 6 | 8 | 8405 | A1A | 117.19 | 127.07 | 54.72 | n/a | 22.14 | n/a | 15.50 | 6.10 |
| 6 | 8 | 8406 | G1 | 117.23 | 127.10 | 56.14 | 25.46 | 33.82 | 17.38 | 14.09 | 7.72 |
| 6 | 8 | 8407 | D1A | 117.21 | 127.07 | 45.27 | n/a | 42.12 | n/a | 14.41 | 5.70 |
| 6 | 8 | 8408 | D1 | 117.18 | 126.99 | 45.55 | n/a | 44.19 | n/a | 15.36 | 5.73 |
| 6 | 8 | 8501 | F1A | 128.03 | 137.84 | 50.67 | n/a | 48.85 | n/a | 16.12 | 5.82 |
| 6 | 8 | 8502 | D1A | 128.05 | 137.86 | 45.43 | n/a | 42.19 | n/a | 14.58 | 5.75 |
| 6 | 8 | 8503 | D1A | 128.08 | 137.85 | 45.34 | n/a | 42.20 | n/a | 14.63 | 5.82 |
| 6 | 8 | 8504 | G1 | 128.03 | 139.16 | 56.02 | 25.37 | 33.85 | 17.50 | 14.13 | 7.80 |
| 6 | 8 | 8505 | A1A | 128.09 | 139.21 | 54.70 | n/a | 22.08 | n/a | 15.57 | 6.00 |
| 6 | 8 | 8506 | G1 | 128.03 | 139.14 | 56.20 | 25.52 | 33.81 | 17.53 | 14.23 | 7.84 |
| 6 | 8 | 8507 | D1A | 128.01 | 137.84 | 45.31 | n/a | 42.30 | n/a | 14.65 | 5.90 |
| 6 | 8 | 8508 | D1 | 128.01 | 137.81 | 45.47 | n/a | 44.16 | n/a | 15.53 | 5.83 |

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# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

## NOTES TO SURVEY

1. Description of Units

Each Unit shall consist of that part of the building containing such which lies within the boundaries of the Unit, which boundaries are as follows:

A. Upper Boundaries

The upper horizontal boundary of each Unit is the plane formed by the uppermost, unexposed surface of the plaster, wallboard, or other material comprising the ceiling in the uppermost story of the Unit.

B. Lower Boundaries

The lower horizontal boundary of each Unit is the plane formed by the uppermost, finished surface of the concrete slab or the uppermost surface of the subflooring, as applicable, forming the floor of the lowermost story of the Unit.

C. Vertical (Perimetric or Lateral) Boundaries

The vertical boundaries of each Unit are the planes formed by the outermost, unexposed surface of the plaster, wallboard, or other material comprising the interior surface of the perimeter walls enclosing the Unit.

D. Items Included Within the Unit Boundaries

Except where provisions of the Declaration of Condominium for Artisan Club Condominium otherwise specify, all air spaces, interior walls and partitions, floors separating levels of the Unit, and other fixtures and improvements within the foregoing boundaries are a part of the Unit. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, and any other materials constituting any part of the finished surfaces of walls or ceilings shall be deemed to be within the boundaries of the Unit.

Notwithstanding the description of the boundaries set forth above, the Units shall be deemed to include the following: all portions of the plumbing, heating, electrical, and air conditioning systems (including furnaces, compressors, components, pipes, wires, conduits, ducts, and the like) serving only that Unit, even if located outside the boundaries of the Unit; all windows (including window frames), glass surfaces, and doors (including door frames) serving the Unit; and all window screens.

E. Interpretation of Deeds, Plots Plans, and Floor Plans

In interpreting deeds, plot plans, and floor plans, the existing physical boundaries of a Unit as originally constructed, or as reconstructed in substantial accordance with the original Plats and Plans, shall be conclusively presumed to be its boundaries regardless of minor variances between the actual boundaries and the boundaries shown on the Plat and Plans or described in a deed.

2. Description of Common Elements

A. All land and other improvements within the Condominium Property which are not included within the Unit are Common Elements, some of which are Limited Common Elements.

B. The Limited Common Elements and the Unit(s) to which they are assigned are as follows:

(i) any mailbox designated for use by the occupants of a particular Unit is assigned as a Limited Common Element of the Unit for which it is so designated;

(ii) any stairway, hallway, doorstep, or stoop providing access to a Unit, or from a Unit to a deck, patio, or balcony, is assigned as a Limited Common Element of the Unit or Units to or from which it provides access;

(iii) any deck, patio, porch, or balcony serving a Unit, including any perimeter screening, railing, or other exterior portion of such area, is assigned as a Limited Common Element of the Unit(s) having direct access to such deck, patio, porch, or balcony;

(iv) that portion of the Common Elements on which there is located any part of the air conditioning or heating system exclusively serving a particular Unit or Units is assigned as a Limited Common Element of the Unit or Units so served;

(v) any gas, electric, or water meter which serves only one Unit is assigned as a Limited Common Element of the Unit so served;

(vi) awnings over windows or doors, and exterior shutters, window boxes, and other exterior window trim, are assigned as Limited Common Elements of the Unit of which the door or window is a part; and

(vii) any parking space identified on Exhibit "E" to the Declaration of Condominium for Artisan Club Condominium is assigned as the Limited Common Element of the particular Unit specified on such Exhibit "E," as it may be amended. Artisan Park, LLC, as the Declarant under the Declaration of Condominium for Artisan Club Condominium may amend Exhibit "E" to assign any interior parking space not previously assigned on Exhibit "E" as the Limited Common Element of a Unit which Declarant designates; provided, interior parking spaces may be assigned as Limited Common Elements only of Units located within the same building as such parking space.

The definitions set forth in the Declaration of Condominium for Artisan Club Condominium are incorporated herein.

PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24



\\orlf.s2\sscad$\cal\south56\Arvida\Artisan Club\Condo\county\phase6\exhbit c\exhbit-c25.dgn
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**EXHIBIT "D"**

**Percentage Share of Undivided Interest in Common Elements and Liability for Common Expenses**

| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 5 | 5101 | .66% |
| 5 | 5102 | .66% |
| 5 | 5103 | .66% |
| 5 | 5104 | 66% |
| 5 | 5105 | 66% |
| 5 | 5106 | 66% |
| 5 | 5107 | .66% |
| 5 | 5108 | 66% |
| 5 | 5201 | .66% |
| 5 | 5202 | .66% |
| 5 | 5203 | .66% |
| 5 | 5204 | 66% |
| 5 | 5205 | .66% |
| 5 | 5206 | .66% |
| 5 | 5207 | .66% |
| 5 | 5208 | .66% |
| 5 | 5209 | .66% |
| 5 | 5210 | .66% |
| 5 | 5211 | .66% |
| 5 | 5212 | 66% |
| 5 | 5213 | 66% |
| 5 | 5214 | 66% |
| 5 | 5301 | 66% |
| 5 | 5302 | 66% |
| 5 | 5303 | .66% |
| 5 | 5304 | .66% |
| 5 | 5305 | 66% |
| 5 | 5306 | .66% |
| 5 | 5307 | .66% |
| 5 | 5308 | .66% |
| 5 | 5309 | .66% |
| 5 | 5310 | .66% |
| 6 | 6101 | .66% |
| 6 | 6102 | .66% |
| 6 | 6103 | 66% |
| 6 | 6104 | 66% |
| 6 | 6105 | .66% |
| 6 | 6201 | .66% |
| 6 | 6202 | 66% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 6 | 6203 | .66% |
| 6 | 6204 | .66% |
| 6 | 6205 | .66% |
| 6 | 6206 | .66% |
| 6 | 6207 | 66% |
| 6 | 6208 | 66% |
| 6 | 6301 | .66% |
| 6 | 6302 | .66% |
| 6 | 6303 | .66% |
| 6 | 6304 | .66% |
| 6 | 6305 | 66% |
| 6 | 6306 | 66% |
| 6 | 6307 | 66% |
| 6 | 6308 | 66% |
| 6 | 6401 | .66% |
| 6 | 6402 | .66% |
| 6 | 6403 | .66% |
| 6 | 6404 | .66% |
| 6 | 6405 | .66% |
| 6 | 6406 | 66% |
| 6 | 6407 | 66% |
| 6 | 6408 | .66% |
| 7 | 7101 | .66% |
| 7 | 7102 | .66% |
| 7 | 7103 | .66% |
| 7 | 7104 | .66% |
| 7 | 7105 | 66% |
| 7 | 7106 | .66% |
| 7 | 7107 | .66% |
| 7 | 7108 | 66% |
| 7 | 7201 | .66% |
| 7 | 7202 | .66% |
| 7 | 7203 | .66% |
| 7 | 7204 | .66% |
| 7 | 7205 | .66% |
| 7 | 7206 | .66% |
| 7 | 7207 | 66% |
| 7 | 7208 | 66% |
| 7 | 7209 | 66% |
| 7 | 7210 | .66% |
| 7 | 7211 | 66% |
| 7 | 7212 | 66% |
| 7 | 7213 | .66% |
| 7 | 7214 | .66% |
| 7 | 7301 | .66% |
| 7 | 7302 | .66% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 7 | 7303 | .66% |
| 7 | 7304 | .66% |
| 7 | 7305 | .66% |
| 7 | 7306 | 66% |
| 7 | 7307 | 66% |
| 7 | 7308 | 66% |
| 7 | 7309 | .66% |
| 7 | 7310 | .66% |
| 7 | 7311 | .66% |
| 7 | 7312 | .66% |
| 7 | 7313 | .66% |
| 7 | 7314 | .66% |
| 7 | 7401 | .66% |
| 7 | 7402 | .66% |
| 7 | 7403 | .66% |
| 7 | 7404 | .66% |
| 7 | 7405 | .66% |
| 7 | 7406 | .66% |
| 8 | 8101 | .66% |
| 8 | 8102 | 66% |
| 8 | 8103 | .66% |
| 8 | 8104 | .66% |
| 8 | 8105 | .66% |
| 8 | 8106 | .66% |
| 8 | 8107 | .66% |
| 8 | 8108 | 66% |
| 8 | 8201 | 66% |
| 8 | 8202 | 66% |
| 8 | 8203 | 66% |
| 8 | 8204 | .66% |
| 8 | 8205 | .66% |
| 8 | 8206 | .66% |
| 8 | 8207 | 66% |
| 8 | 8208 | 66% |
| 8 | 8209 | .66% |
| 8 | 8210 | .66% |
| 8 | 8211 | .66% |
| 8 | 8212 | .66% |
| 8 | 8301 | 66% |
| 8 | 8302 | 66% |
| 8 | 8303 | .66% |
| 8 | 8304 | 66% |
| 8 | 8305 | 66% |
| 8 | 8306 | .66% |
| 8 | 8307 | .66% |
| 8 | 8308 | .66% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 8 | 8309 | .66% |
| 8 | 8310 | .66% |
| 8 | 8311 | 66% |
| 8 | 8312 | .66% |
| 8 | 8401 | .66% |
| 8 | 8402 | .66% |
| 8 | 8403 | .66% |
| 8 | 8404 | .66% |
| 8 | 8405 | .66% |
| 8 | 8406 | .66% |
| 8 | 8407 | 66% |
| 8 | 8408 | .66% |
| 8 | 8501 | .66% |
| 8 | 8502 | .66% |
| 8 | 8503 | .66% |
| 8 | 8504 | .66% |
| 8 | 8505 | 66% |
| 8 | 8506 | 66% |
| 8 | 8507 | .66% |
| 8 | 8508 | .66% |
| | | 100% |

**Upon Units being added to the Condominium pursuant to Paragraph 17(d), the total undivided interest in the Common Elements shall be reallocated among the Units existing immediately after such occurrence. Each Unit's undivided interest in the Common Elements shall be determined by dividing one by the total number of Units in the Condominium.



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# EXHIBIT "E"

## Assignment of Certain Limited Common Elements

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 5101 |
| N/A | 5102 |
| N/A | 5103 |
| N/A | 5104 |
| N/A | 5105 |
| N/A | 5106 |
| N/A | 5107 |
| N/A | 5108 |
| 1A | 5201 |
| 1B | 5202 |
| 2A | 5203 |
| 2B | 5204 |
| 2D | 5205 |
| 2C | 5206 |
| 3C | 5207 |
| 3B | 5208 |
| 3A | 5209 |
| 4D | 5210 |
| 4C | 5211 |
| 4B | 5212 |
| 5A | 5213 |
| 5B | 5214 |
| 6A | 5301 |
| 6B | 5302 |
| 6C | 5303 |
| 7C | 5304 |
| 7D | 5305 |
| 7B | 5306 |
| 7A | 5307 |
| 8C | 5308 |
| 8B | 5309 |
| 8A | 5310 |
| N/A | 6101 |
| N/A | 6102 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 34 | 5101 |
| 28 | 5102 |
| 24 | 5103 |
| 22 | 5104 |
| 15 | 5105 |
| 13 | 5106 |
| 9 | 5107 |
| 3 | 5108 |
| 33 | 5201 |
| 18 | 5202 |
| 25 | 5203 |
| 23 | 5204 |
| 6 | 5205 |
| 4 | 5206 |
| 12 | 5207 |
| 10 | 5208 |
| 11 | 5209 |
| 7 | 5210 |
| 8 | 5211 |
| 5 | 5212 |
| 2 | 5213 |
| 1 | 5214 |
| 32 | 5301 |
| 16 | 5302 |
| 26 | 5303 |
| 27 | 5304 |
| 31 | 5305 |
| 35 | 5306 |
| 29 | 5307 |
| 21 | 5308 |
| 17 | 5309 |
| 30 | 5310 |
| 5 | 6101 |
| 7 | 6102 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 6103 |
| N/A | 6104 |
| N/A | 6105 |
| 2C | 6201 |
| 2B | 6202 |
| 2A | 6203 |
| 1E | 6204 |
| 1D | 6205 |
| 1B | 6206 |
| 1A | 6207 |
| 1C | 6208 |
| 4C | 6301 |
| 4B | 6302 |
| 4A | 6303 |
| 3E | 6304 |
| 3D | 6305 |
| 3B | 6306 |
| 3A | 6307 |
| 3C | 6308 |
| 6C | 6401 |
| 6B | 6402 |
| 6A | 6403 |
| 5E | 6404 |
| 5D | 6405 |
| 5B | 6406 |
| 5A | 6407 |
| 5C | 6408 |
| N/A | 7101 |
| N/A | 7102 |
| N/A | 7103 |
| N/A | 7104 |
| N/A | 7105 |
| N/A | 7106 |
| N/A | 7107 |
| N/A | 7108 |
| 1A | 7201 |
| 1B | 7202 |
| 1C | 7203 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 13 | 6103 |
| 20 | 6104 |
| 21 | 6105 |
| 8 | 6201 |
| 38 | 6202 |
| 37 | 6203 |
| 19 | 6204 |
| 18 | 6205 |
| 42 | 6206 |
| 41 | 6207 |
| 14 | 6208 |
| 9 | 6301 |
| 39 | 6302 |
| 40 | 6303 |
| 17 | 6304 |
| 6 | 6305 |
| 43 | 6306 |
| 44 | 6307 |
| 12 | 6308 |
| 10 | 6401 |
| 2 | 6402 |
| 1 | 6403 |
| 16 | 6404 |
| 15 | 6405 |
| 4 | 6406 |
| 3 | 6407 |
| 11 | 6408 |
| 34 | 7101 |
| 28 | 7102 |
| 24 | 7103 |
| 22 | 7104 |
| 15 | 7105 |
| 13 | 7106 |
| 9 | 7107 |
| 3 | 7108 |
| 23 | 7201 |
| 31 | 7202 |
| 27 | 7203 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 2A | 7204 |
| 2D | 7205 |
| 2B | 7206 |
| 2C | 7207 |
| 3A | 7208 |
| 3B | 7209 |
| 4D | 7210 |
| 4C | 7211 |
| 4B | 7212 |
| 5A | 7213 |
| 5B | 7214 |
| 6A | 7301 |
| 6B | 7302 |
| 6C | 7303 |
| 7A | 7304 |
| 7D | 7305 |
| 7B | 7306 |
| 7C | 7307 |
| 8A | 7308 |
| 8B | 7309 |
| 9D | 7310 |
| 4A | 7311 |
| 10C | 7312 |
| 10B | 7313 |
| 10A | 7314 |
| 11A | 7401 |
| 11C | 7402 |
| 9A | 7403 |
| 9B | 7404 |
| 9C | 7405 |
| 11B | 7406 |
| N/A | 8101 |
| N/A | 8102 |
| N/A | 8103 |
| N/A | 8104 |
| N/A | 8105 |
| N/A | 8106 |
| N/A | 8107 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 29 | 7204 |
| 21 | 7205 |
| 33 | 7206 |
| 37 | 7207 |
| 42 | 7208 |
| 8 | 7209 |
| 7 | 7210 |
| 5 | 7211 |
| 4 | 7212 |
| 2 | 7213 |
| 1 | 7214 |
| 19 | 7301 |
| 32 | 7302 |
| 14 | 7303 |
| 30 | 7304 |
| 16 | 7305 |
| 35 | 7306 |
| 36 | 7307 |
| 41 | 7308 |
| 43 | 7309 |
| 6 | 7310 |
| 39 | 7311 |
| 38 | 7312 |
| 40 | 7313 |
| 44 | 7314 |
| 20 | 7401 |
| 26 | 7402 |
| 25 | 7403 |
| 12 | 7404 |
| 11 | 7405 |
| 10 | 7406 |
| 7 | 8101 |
| 13 | 8102 |
| 17 | 8103 |
| 19 | 8104 |
| 23 | 8105 |
| 26 | 8106 |
| 31 | 8107 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 8108 |
| (S-1) D | 8201 |
| (S-1) A | 8202 |
| (S-1) B | 8203 |
| (S-1) C | 8204 |
| (S-2) D | 8205 |
| (S-2) C | 8206 |
| (S-2) B | 8207 |
| (S-2) A | 8208 |
| (S-3) A | 8209 |
| (S-3) B | 8210 |
| (S-3) C | 8211 |
| (S-4) B | 8212 |
| (S-5) D | 8301 |
| (S-5) A | 8302 |
| (S-5) B | 8303 |
| (S-5) C | 8304 |
| (S-6) D | 8305 |
| (S-6) C | 8306 |
| (S-6) B | 8307 |
| (S-6) A | 8308 |
| (S-7) A | 8309 |
| (S-7) B | 8310 |
| (S-7) C | 8311 |
| (S-8) B | 8312 |
| (S-9) D | 8401 |
| (S-9) A | 8402 |
| (S-9) B | 8403 |
| (S-10)A | 8404 |
| (S-10) B | 8405 |
| (S-10) C | 8406 |
| (S-11) A | 8407 |
| (S-11) B | 8408 |
| (S-12) D | 8501 |
| (S-12) A | 8502 |
| (S-12) B | 8503 |
| (S-13) A | 8504 |
| (S-13) B | 8505 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 35 | 8108 |
| 5 | 8201 |
| 45 | 8202 |
| 2 | 8203 |
| 1 | 8204 |
| 10 | 8205 |
| 3 | 8206 |
| 16 | 8207 |
| 28 | 8208 |
| 46 | 8209 |
| 38 | 8210 |
| 49 | 8211 |
| 18 | 8212 |
| 9 | 8301 |
| 44 | 8302 |
| 8 | 8303 |
| 6 | 8304 |
| 11 | 8305 |
| 4 | 8306 |
| 43 | 8307 |
| 36 | 8308 |
| 47 | 8309 |
| 27 | 8310 |
| 12 | 8311 |
| 42 | 8312 |
| 33 | 8401 |
| 20 | 8402 |
| 21 | 8403 |
| 29 | 8404 |
| 48 | 8405 |
| 37 | 8406 |
| 14 | 8407 |
| 41 | 8408 |
| 30 | 8501 |
| 39 | 8502 |
| 40 | 8503 |
| 32 | 8504 |
| 15 | 8505 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| (S-13) C | 8506 |
| (S-14) A | 8507 |
| (S-14) B | 8508 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 34 | 8506 |
| 22 | 8507 |
| 25 | 8508 |

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# EXHIBIT "H"
## SURVEYOR'S CERTIFICATE

CL 2006113573 OR 3141/1586

SURVEYOR'S CERTIFICATE

The construction of the improvements for PHASE 6 of ARTISAN CLUB, A CONDOMINIUM, is substantially complete, so that the Declaration of Condominium, together with Exhibits thereto, is an accurate representation of the location and dimensions of the improvements comprising PHASE 6 of ARTISAN CLUB, A CONDOMINIUM, and so that the identification, location and dimensions of the common elements and of each unit can be determined from these materials. This certification is made in compliance with Section 718.104(4)(e), Florida Statues.

DRAFT

J. VANCE CARPER JR. CERTIFICATE No. 3598 STATE OF FLORIDA REGISTERED LAND SURVEYOR

4/26/06

J. Vance Carper, Jr. PSM DATE:
Professional Surveyor and Mapper
Florida Certificate No. 3598

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

PBS&J
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Sheet 1 of 1

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LARRY WHALEY 66P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2006190420 OR 3229/2532
JDS Date 07/27/2006 Time 11:36:46

Upon recording return to:

Meredith H. Pickens, Esq.
The St. Joe Company
211 Spalding Way
DeLand, Florida 32724

ABOVE THIS LINE FOR RECORDER'S USE

**Reference: Book 2859, Page 2216**

STATE OF FLORIDA

COUNTY OF OSCEOLA

**FOURTH AMENDMENT TO THE**

**DECLARATION OF CONDOMINIUM**

**FOR ARTISAN CLUB CONDOMINIUM**

**(ADDING PHASE TWO)**

THIS FOURTH AMENDMENT is made this 24 day of July, 2006, by Artisan Park, L.L.C., a Delaware limited liability company ("**Declarant**").

**W I T N E S S E T H**

WHEREAS, on June 1, 2005, Declarant executed that certain Declaration of Condominium for Artisan Club Condominium, which was recorded on August 3, 2005, in Official Records Book 2859, Page 2216, *et seq.*, in the public records of Osceola County, Florida, which Declaration of Condominium has been amended by that First Amendment to the Declaration of Condominium for Artisan Club Condominium recorded November 11, 2005 in Book 2972, Page 1128, *et seq.*, aforesaid records; that Second Amendment to the Declaration of Condominium for Artisan Club Condominium recorded April 20, 2006 in Book 3141, Page 1478, *et seq.*, aforesaid records; and that Third Amendment to the Declaration of Condominium for Artisan Club Condominium recorded April 20, 2006 in Book 3141, Page 1530, *et seq.*, aforesaid records (collectively, as they may be amended from time to time, the "**Declaration**"); and

WHEREAS, pursuant to Paragraph 17(d) of the Declaration, Declarant reserved the right to unilaterally amend the Declaration from time to time to add to the Condominium all or portions of the additional property described on the plats referenced in Exhibit "B" of the Declaration, and to designate all or portions of such added property as Units, Common Elements, Limited Common Elements, or a combination thereof, and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses; and

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WHEREAS, Declarant desires to amend the Declaration to add to the Condominium the real property described as "Phase 2" in Exhibit A attached to this Fourth Amendment; and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses to reflect the addition of Units to the Condominium;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1.

Exhibit "A" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "A" attached hereto.

2.

Exhibit "B" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "B" attached hereto.

3.

Exhibit "C" to the Declaration is hereby amended and supplemented by adding thereto the Phase 2 Plot Plan and Graphic Description of Improvements included on Exhibit "C" attached hereto. The Plot Plan and Graphic Description of Improvements for Phases 1, 1A, 3, and 6 are incorporated as if fully set forth herein.

4.

Exhibit "D" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "D" attached hereto.

5.

Exhibit "E" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "E" attached hereto.

6.

Exhibit "H" to the Declaration is hereby amended and supplemented by adding thereto the Surveyor's Certificate pertaining to Phase 2, which is attached hereto as Exhibit "H."



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IN WITNESS WHEREOF, the undersigned Declarant hereby executes this Fourth Amendment by and through its representatives as of the date and year first above written.

**DECLARANT:** **ARTISAN PARK, L.L.C.**, a Delaware limited liability company

By: St. Joe Towns & Resorts, L.P., a Delaware limited partnership, its authorized agent

By: St. Joe/Arvida Company, Inc., a Florida corporation, its general partner

By: _____
Name: Page Pierce
Its: Vice President

Witnessed By:
By: _____
Print Name: Meredith Pickens

By: _____
Print Name: Bridget Glowin

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 18th day of July, 2006, by Page P. Pierce, Vice President of Artisan Park, L.L.C., a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: _____
Name: Amanda P. Sands
Title: Notary Public
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009

[NOTARIAL SEAL]

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
(407) 398-0153 Florida Notary Service.com



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IN WITNESS WHEREOF, The Celebration Company hereby agrees and consents to the filing of the within and foregoing Fourth Amendment to the Declaration of Condominium for Artisan Club Condominium this 24 day of July, 2006.

**BY: THE CELEBRATION COMPANY**, a Florida corporation

By: Matthew Kelly
Name: Matthew Kelly
Its: President

ADDRESS: 700 Celebration Ave Suite 200
~~200 Celebration Place~~
Celebration, Florida 34747

Witnessed By:
By: John McGowan
Print Name: John McGowan

By: Andrea C. Faber
Print Name: Andrea C. Faber

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was ~~acknowledged~~ before me this 24 day of July, 2006, by Matthew Kelly, President of The Celebration Company, a Florida corporation, on behalf of the corporation. He/she is personally known to me.

John McGowan
My Commission DD242358
Expires August 17 2007

[NOTARIAL SEAL]

By: John McGowan
Name: John McGowan
Title: Notary Public
Serial Number, if any:
My Commission Expires:

529729/Condominium-Artisan Club/CADocs/Fourth Amdt-Ph 2-Bldg 1-061906-jlb



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# EXHIBIT "A"



## LEGAL DESCRIPTION PROPERTY SUBMITTED TO THE DECLARATION

## PHASE TWO PROPERTY

LEGAL DESCRIPTION

Lot 2 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 2 (METES & BOUNDS)

A part of Lot 315 and a part of Tract 27 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows·

Commence at the most Northerly corner of Tract 29 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following six (6) courses: run S.51°53'39"W. for 15 07 feet, thence N.67°47'52"W for 18.52 feet to the point of curvature of a curve concave Southerly, thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 60°58'40", for 26.61 feet to the point of tangency; thence S.51°13'28"W. for 30.73 feet; thence N.42°42'59"W. for 18.70 feet to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 129°28'32", for 56.49 feet; thence departing said Boundary line run N.40°45'22"W. for 101.09 feet to the POINT OF BEGINNING; thence N.48°56'04"W. for 15.72 feet to a non-tangent curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 35.00 feet and a chord bearing of S.78°36'59"W., through a central angle of 51°47'43", for 31.64 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 74°45'16", for 130.47 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 31°49'03", for 55 53 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 200.00 feet, through a central angle of 20°31'54", for 71.67 feet to the point of tangency; thence S.41°02'44"W. for 75.14 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 105°12'37", for 82.63 feet to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 38°32'17", for 67.26 feet to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 42°26'55", for 74.09 feet to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 200.00 feet, through a central angle of 29°22'00", for 102.51 feet; thence N 41°03'57"E. for 231.51 feet to the point of curvature of a curve concave Westerly, thence Northerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'58", for 57 17 feet to the point of reverse curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 25 00 feet, through a central angle of 65°30'58", for 28.59 feet to the point of tangency; thence N.41°03'57"E. for 71.86 feet to a non-tangent curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet and a chord bearing of S.54°11'42"E., through a central angle of 08°30'10", for 223.35 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 650.00 feet, through a central angle of 06°04'36", for 68.94 feet to the point of tangency; thence S.52°22'12"E. for 15.36 feet; thence S.51°08'21"E. for 138.85 feet, thence S.41°03'56"W. for 29 88 feet to the POINT OF BEGINNING.

Containing 2.959 acres, more or less.



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## LEGAL DESCRIPTION PROPERTY PREVIOUSLY SUBMITTED TO THE DECLARATION

PHASE ONE - Lot 1 and Lot 7 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida

are also described as follows:

LOT 1 (METES & BOUNDS)

A part of Lot 315 and a part of Tracts 27 and 49 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows.

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following three (3) courses: run S.18°11'52"W. for 39.85 feet; thence S 22°12'55"W. for 16.79 feet; thence S.16°04'12"W. for 18.43 feet to the POINT OF BEGINNING, thence N.86°12'32"E. for 42.61 feet to a non-tangent curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 61.50 feet and a chord bearing of S.47°36'21"E., through a central angle of 67°46'18", for 72.74 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 41°18'27", for 18.02 feet to the point of compound curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 640.00 feet, through a central angle of 01°46'10", for 19 77 feet to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet, through a central angle of 09°07'49", for 239.82 feet; thence S.41°03'57"W. for 72 07 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 65°30'56", for 28 59 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'56", for 57 17 feet to the point of tangency; thence S.41°03'57"W. for 234.98 feet to a non-tangent curve concave Southwesterly, thence Northwesterly along the arc of said curve, having a radius of 250.00 feet and a chord bearing of N.51°40'48"W., through a central angle of 24°41'50", for 107.76 feet to the point of reverse curvature of a curve concave Northeasterly, thence Northwesterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 15°05'46", for 13.17 feet to the point of tangency; thence N.48°55'58"W. for 70.51 feet; thence N.64°05'56"E. for 16.63 feet to the aforesaid Boundary line of Lot 315, thence along the Boundary of said Lot 315 the following courses: run N.40°40'28"W. for 108 75 feet; thence N 29°51'58"W. for 48 62 feet; thence N.46°30'37"E. for 32.46 feet; thence N 61°30'54"E. for 46.35 feet; thence N.57°31'44"E. for 58.80 feet; thence N.49°08'22"E. for 16.43 feet; thence N.47°16'57"E for 14 94 feet; thence N.36°26'02"E. for 18.77 feet, thence N.26°47'49"E. for 34.67 feet, thence N 28°25'41"E. for 22.81 feet; thence N.31°45'44"E for 23 44 feet; thence N 35°52'16"E. for 51.20 feet, thence N.16°04'12"E. for 21.54 feet to the POINT OF BEGINNING

Containing 2 881 acres more or less.

TOGETHER WITH
LOT 7 (METES & BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Easterly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.40°12'12"E. along the Boundary line of Lot 315 of the said plat for 15.52 feet to the POINT OF BEGINNING, thence continue N.40°12'12"E. for 50.01 feet; thence S.48°56'05"E. for 54.71 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 208.50 feet and a chord bearing of S.36°23'12"W , through a central angle of 05°25'15", for 19.73 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 191.50 feet, through a central angle of 09°06'00", for 30.42 feet; thence N.48°56'05"W. for 57.07 feet to the POINT OF BEGINNING.

Containing 2813 square feet, more or less

Altogether containing 2.946 acres more or less



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**LEGAL DESCRIPTION PROPERTY PREVIOUSLY SUBMITTED TO THE DECLARATION (CONTINUED)**

PHASE THREE - Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

TOGETHER WITH:

LOT 3 (METES AND BOUNDS)

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.51°51'48"E. along the Boundary line of Lot 315 of said plat for 92.01 feet; thence S.38°08'12"E. for 110.31 feet to the POINT OF BEGINNING; thence N.45°25'41"E. for 213.46 feet to a non-tangent curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of S.64°47'58"E., through a central angle of 31°43'51", for 13.47 feet to the point of tangency; thence S.48°56'03"E. for 265.50 feet to the point of curvature of a curve concave Southwesterly, thence Southeasterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 30°45'38", for 13.06 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 928.67 feet and a chord bearing of S.41°06'33"W., through a central angle of 01°49'15", for 29.51 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 821.33 feet, through a central angle of 13°42'41", for 196.55 feet to the point of tangency; thence S.53°54'16"W. for 24.58 feet; thence N 46°13'48"W. for 253.59 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 10.00 feet, through a central angle of 52°02'46", for 9.08 feet to the point of reverse curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 60.00 feet, through a central angle of 24°49'08", for 25.99 feet to the point of reverse curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 2.00 feet, through a central angle of 64°25'50", for 2 25 feet to the POINT OF BEGINNING.

Containing 1 643 acres, more or less.

TOGETHER WITH:

PHASE SIX - Lot 6 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 6 (METES AND BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Westerly corner of Tract 50 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence S.33°37'34"E for 78 33 feet to a point on a non-tangent curve concave Southerly said point being the POINT OF BEGINNING; thence Easterly along the arc of said curve, having a radius of 14.33 feet and a chord bearing of N 86°03'57"E , through a central angle of 90°00'00", for 22.51 feet to the point of tangency; thence S 48°56'03"E. for 203.55 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 14 33 feet, through a central angle of 45°00'00", for 11.25 feet to the point of tangency; thence S.03°56'03"E. for 111 88 feet to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 14.00 feet, through a central angle of 45°07'02", for 11.02 feet to the point of compound curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 547.50 feet, through a central angle of 08°03'03", for 76.93 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 927.50 feet, through a central angle of 03°31'55", for 57.17 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 11°49'01", for 9.28 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 50 00 feet, through a central angle of 16°27'11", for 14.36 feet to the point of tangency, thence S.41°03'57"W. for 9.16 feet to a non-tangent curve concave Northeasterly, thence Northwesterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of N.61°49'30"W., through a central angle of 25°46'54", for 10.95 feet to the point of tangency; thence N.48°56'03"W. for 270 64 feet to the point of curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 18°55'39", for 8.04 feet; thence N.43°22'23"E. for 9.98 feet to the point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 30.00 feet, through a central angle of 31°14'43", for 16.36 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 28°56'18", for 12.63 feet to the point of tangency; thence N 41°03'57"E. for 208.12 feet to the POINT OF BEGINNING.

Containing 1 749 acres, more or less.



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**EXHIBIT "B"**

**Plats**

The plats of survey for the property submitted to the Condominium are recorded in the public records of Osceola County, Florida, as follows and are incorporated into the Declaration by reference as if attached hereto:

| Phase | Condominium Plat Book | Pages |
|---|---|---|
| Phase One | 7 | 168-176 |
| Phase Two | 10 | 48-55 |
| Phase Three | 8 | 38-44 |
| Phase Six | 9 | 84-91 |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the plat depicting the Units so added.

The Additional Property which may be submitted to the Condominium and this Declaration in the future is as follows:

| Phase | Plat Book | Pages |
|---|---|---|
| Four (Lot 4) | 17 | 17-22 |
| Five (Lot 5) | 17 | 17-22 |

The attached Plot Plan shows the approximate location of proposed buildings and improvements that may ultimately be contained within the Condominium.



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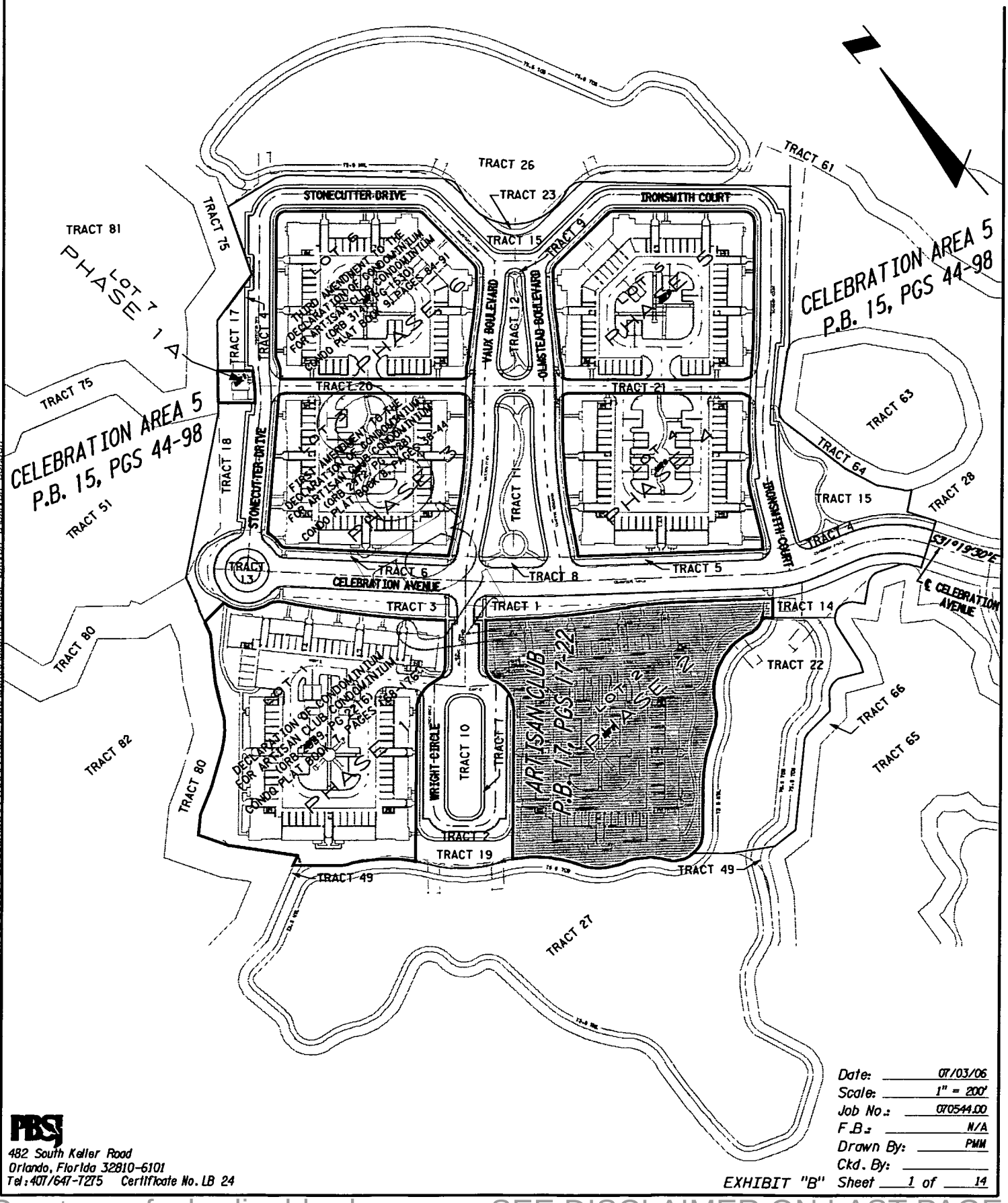
# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# LOCATION MAP

CL 2006190420 OR 3229/2540




Date: 07/03/06
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "B" Sheet 1 of 14


PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24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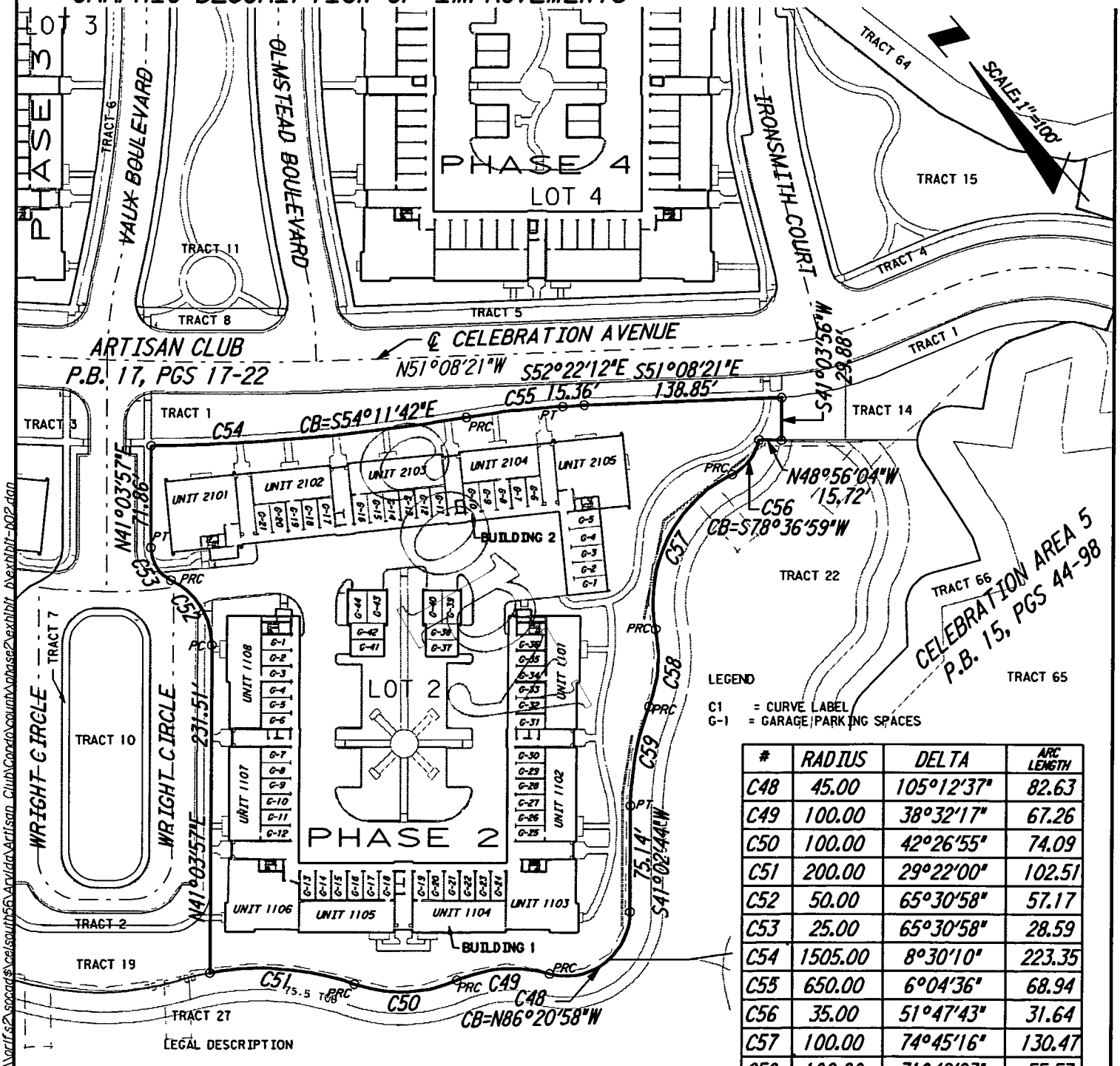
# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2541




LEGEND

C1 = CURVE LABEL
G-1 = GARAGE/PARKING SPACES

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C48 | 45.00 | 105°12'37" | 82.63 |
| C49 | 100.00 | 38°32'17" | 67.26 |
| C50 | 100.00 | 42°26'55" | 74.09 |
| C51 | 200.00 | 29°22'00" | 102.51 |
| C52 | 50.00 | 65°30'58" | 57.17 |
| C53 | 25.00 | 65°30'58" | 28.59 |
| C54 | 1505.00 | 8°30'10" | 223.35 |
| C55 | 650.00 | 6°04'36" | 68.94 |
| C56 | 35.00 | 51°47'43" | 31.64 |
| C57 | 100.00 | 74°45'16" | 130.47 |
| C58 | 100.00 | 31°49'03" | 55.53 |
| C59 | 200.00 | 20°31'54" | 71.67 |
| C60 | 45.00 | 48°08'51" | 37.82 |

LEGAL DESCRIPTION

Lot 2 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

NOTES:

1. Field Work was completed on June 30, 2006.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N51°08'21"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.

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EXHIBIT "B" Sheet 2 of 14

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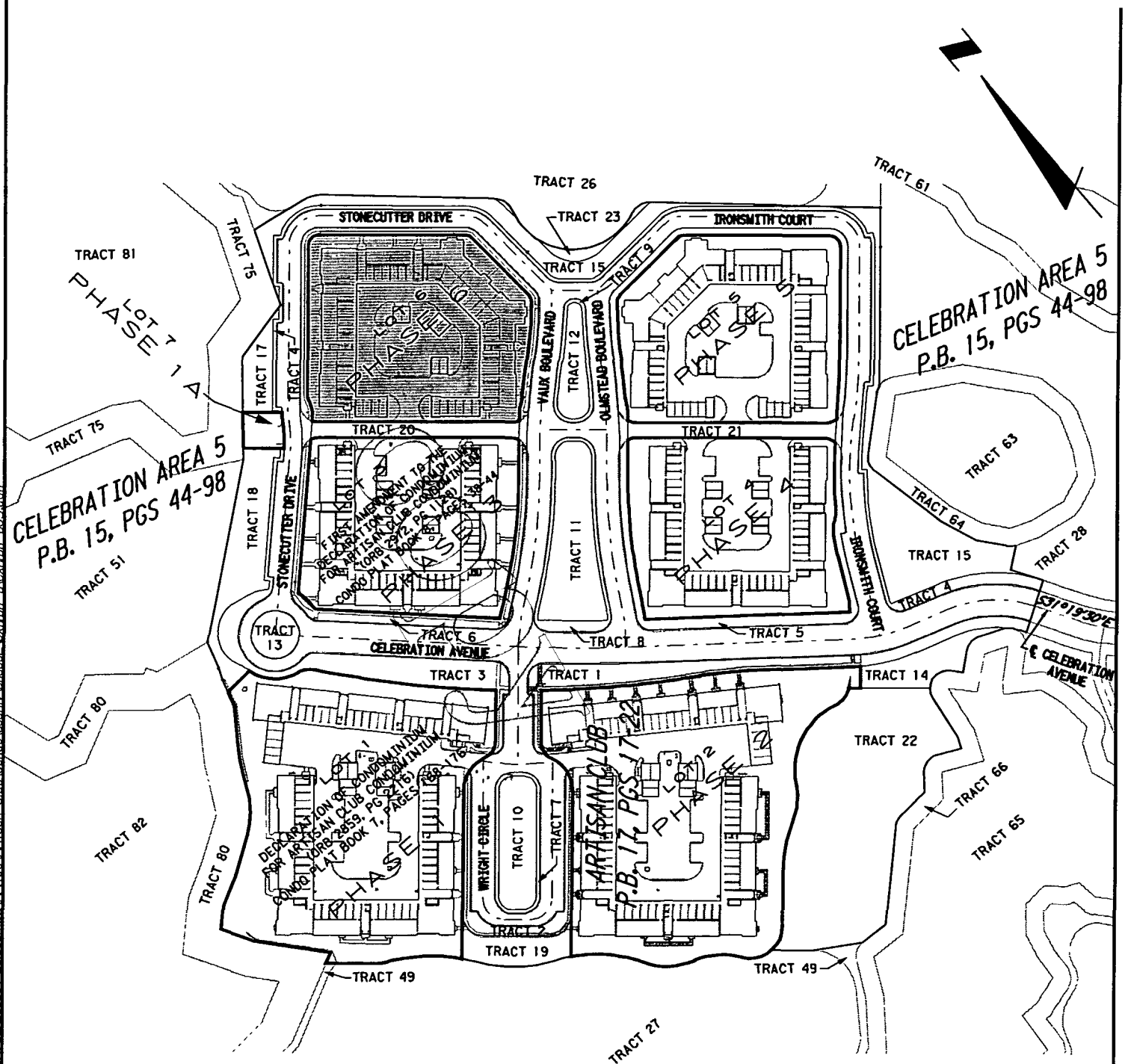
# ARTISAN CLUB CONDOMINIUM
## PHASE 6
## LOCATION MAP

CL 2006190420 OR 3229/2542

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# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2543

NOTES:

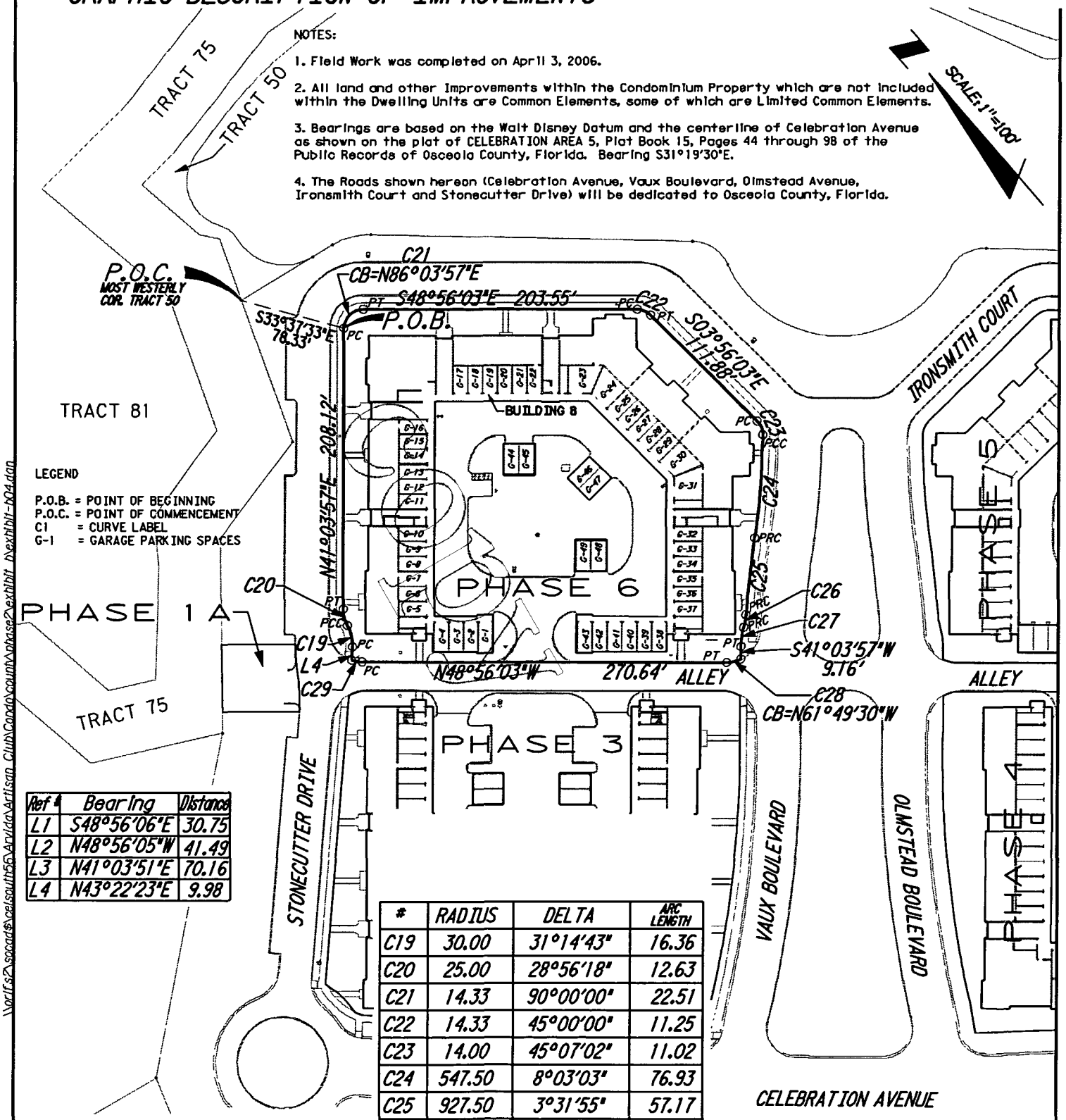
1. Field Work was completed on April 3, 2006.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of CELEBRATION AREA 5, Plat Book 15, Pages 44 through 98 of the Public Records of Osceola County, Florida. Bearing S31°19'30"E.

4. The Roads shown hereon (Celebration Avenue, Vaux Boulevard, Olmstead Avenue, Ironsmith Court and Stonecutter Drive) will be dedicated to Osceola County, Florida.

SCALE: 1"=100'




| Ref # | Bearing | Distance |
|---|---|---|
| L1 | S48°56'06"E | 30.75 |
| L2 | N48°56'05"W | 41.49 |
| L3 | N41°03'51"E | 70.16 |
| L4 | N43°22'23"E | 9.98 |

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C19 | 30.00 | 31°14'43" | 16.36 |
| C20 | 25.00 | 28°56'18" | 12.63 |
| C21 | 14.33 | 90°00'00" | 22.51 |
| C22 | 14.33 | 45°00'00" | 11.25 |
| C23 | 14.00 | 45°07'02" | 11.02 |
| C24 | 547.50 | 8°03'03" | 76.93 |
| C25 | 927.50 | 3°31'55" | 57.17 |
| C26 | 45.00 | 11°49'01" | 9.28 |
| C27 | 50.00 | 16°27'11" | 14.36 |
| C28 | 24.33 | 25°46'54" | 10.95 |
| C29 | 24.33 | 18°55'39" | 8.04 |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Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24




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06-JUL-2006 16:18
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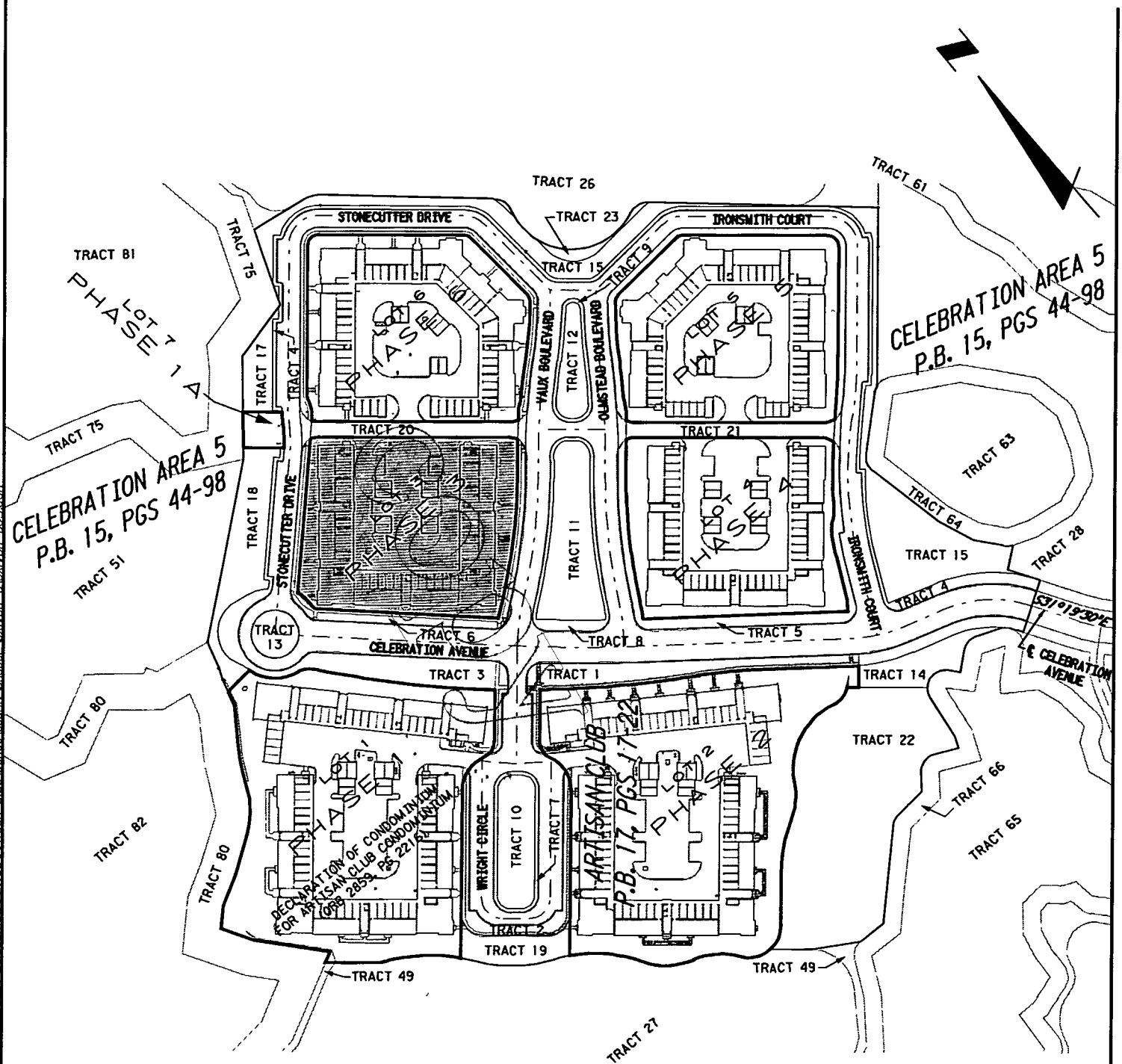
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# LOCATION MAP

CL 2006190420 OR 3229/2544

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06-JUL-2006 16:18


PBS
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24





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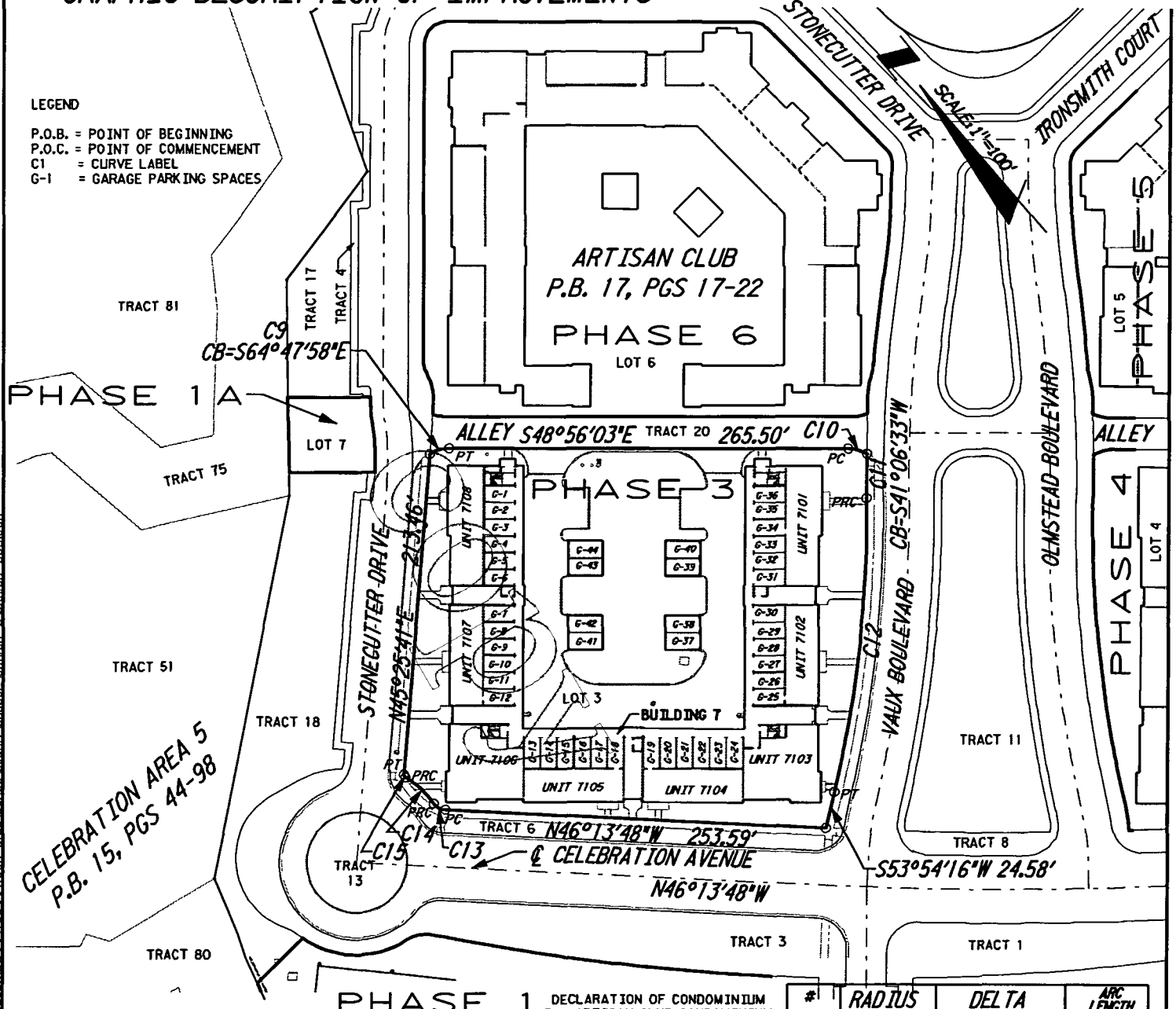
# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2545




LEGAL DESCRIPTION

DECLARATION OF CONDOMINIUM FOR ARTISAN CLUB CONDOMINIUM (ORB 2859, PG 2216)

Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C9 | 24.33 | 31°43'51" | 13.47 |
| C10 | 24.33 | 30°45'38" | 13.06 |
| C11 | 928.67 | 1°49'15" | 29.51 |
| C12 | 821.33 | 13°42'41" | 196.55 |
| C13 | 10.00 | 52°02'46" | 9.08 |
| C14 | 60.00 | 24°49'08" | 25.99 |
| C15 | 2.00 | 64°25'50" | 2.25 |

NOTES:

1. Field Work was completed on November 10, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.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06-JUL-2006 16:18
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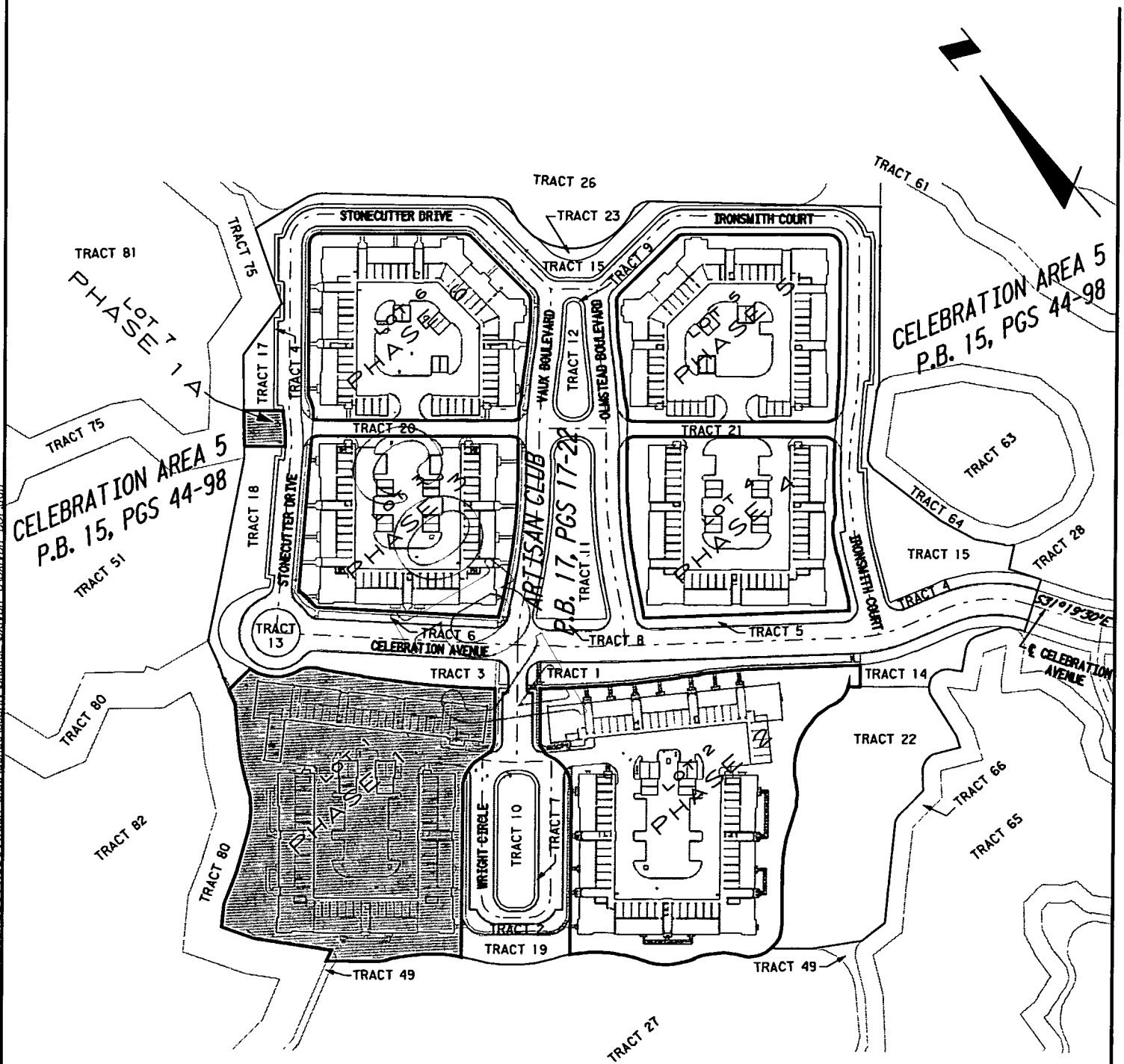
# ARTISAN CLUB CONDOMINIUM
# PHASE 1 AND PHASE 1A
# LOCATION MAP

CL 2006190420 OR 3229/2546





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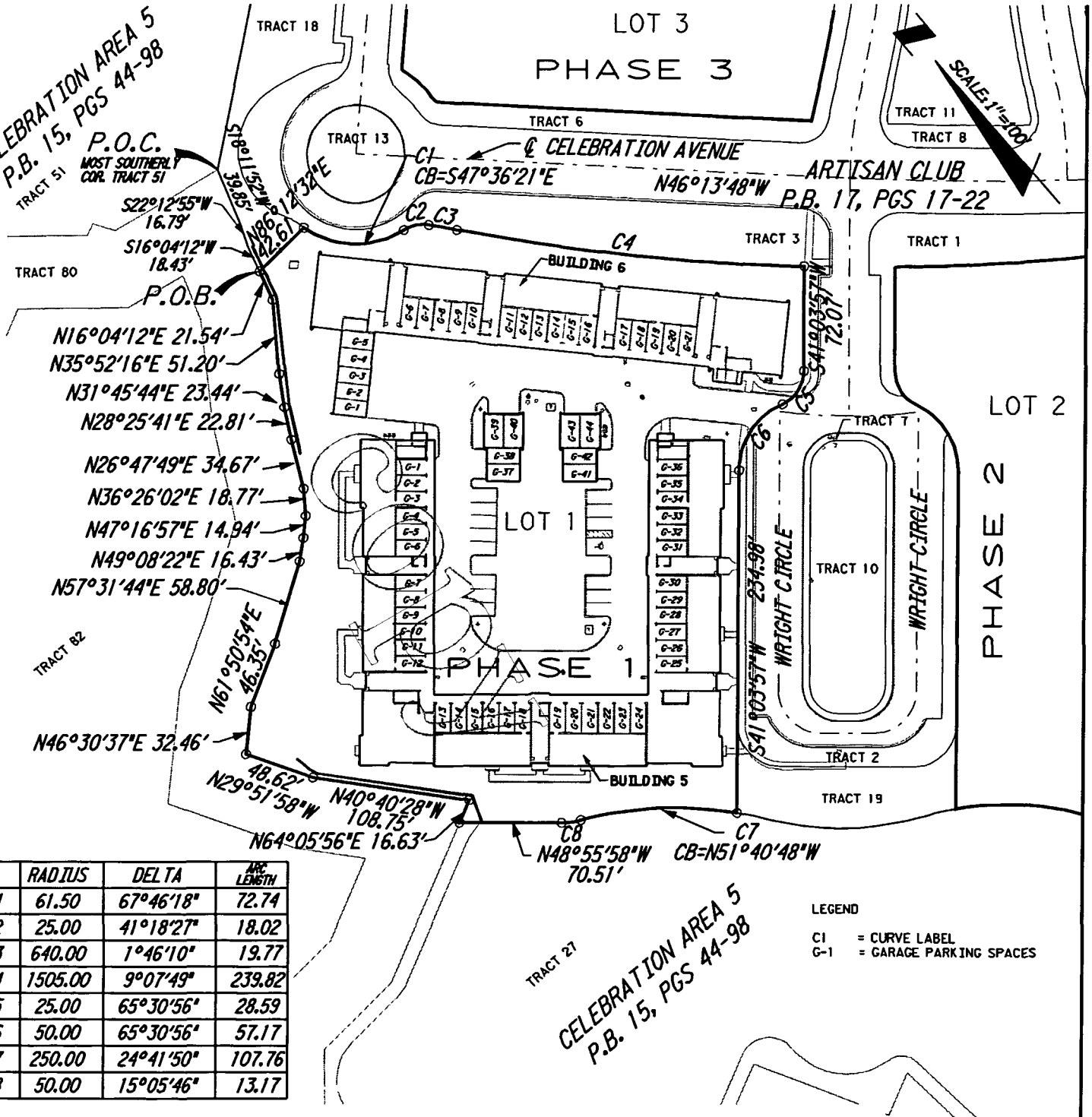
# ARTISAN CLUB, A CONDOMINIUM
## PHASE 1
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2547




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C1 | 61.50 | 67°46'18" | 72.74 |
| C2 | 25.00 | 41°18'27" | 18.02 |
| C3 | 640.00 | 1°46'10" | 19.77 |
| C4 | 1505.00 | 9°07'49" | 239.82 |
| C5 | 25.00 | 65°30'56" | 28.59 |
| C6 | 50.00 | 65°30'56" | 57.17 |
| C7 | 250.00 | 24°41'50" | 107.76 |
| C8 | 50.00 | 15°05'46" | 13.17 |

LEGEND

C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES

NOTES:

1. Field Work was completed on July 5, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.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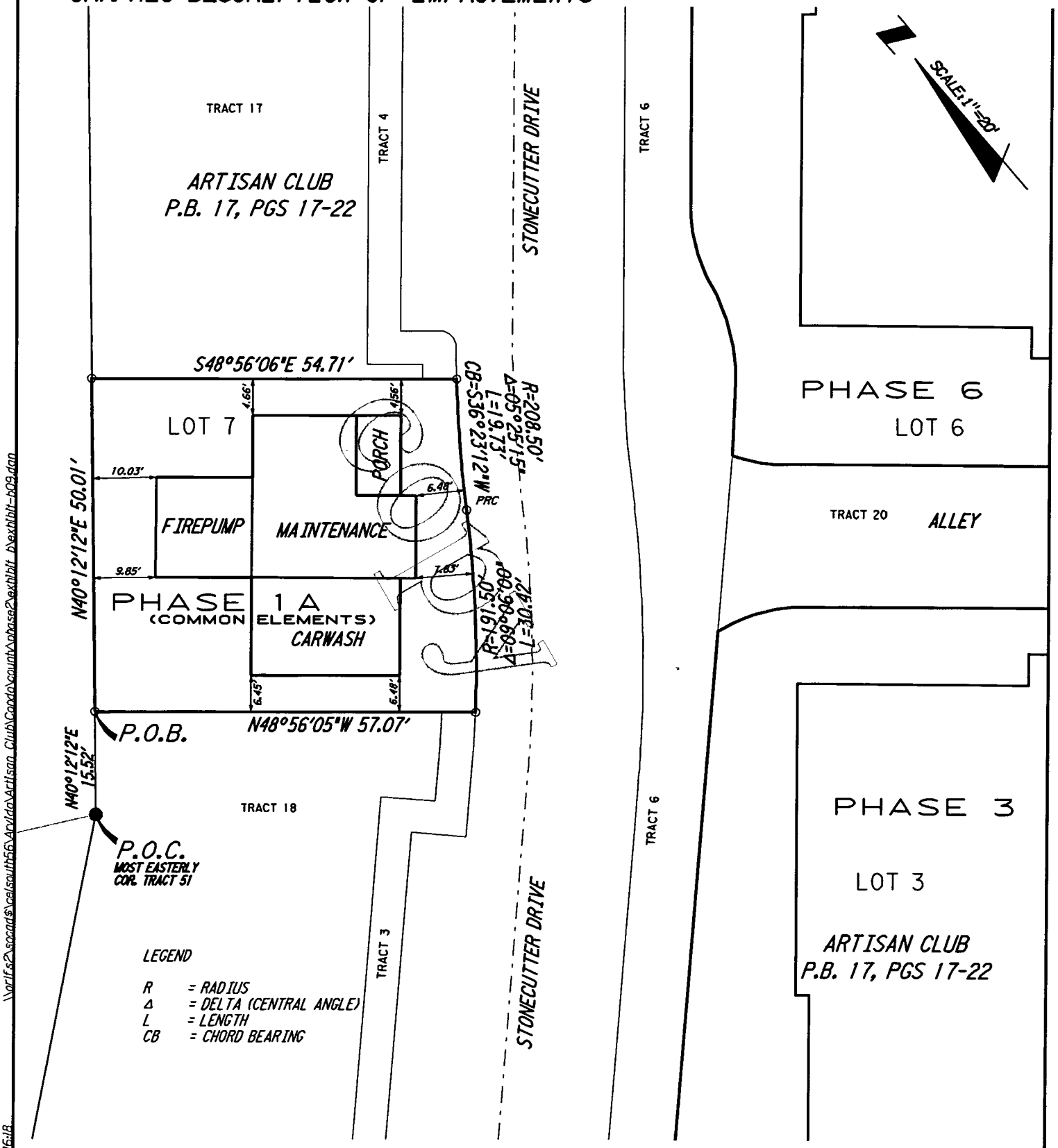
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1A
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2548




LEGEND

R = RADIUS
Δ = DELTA (CENTRAL ANGLE)
L = LENGTH
CB = CHORD BEARING

\\orlfs2\scads\cals\south56\Arvida\Artisan Club\Condo\count\phase2\exhibit b\exhibit-b09.dgn
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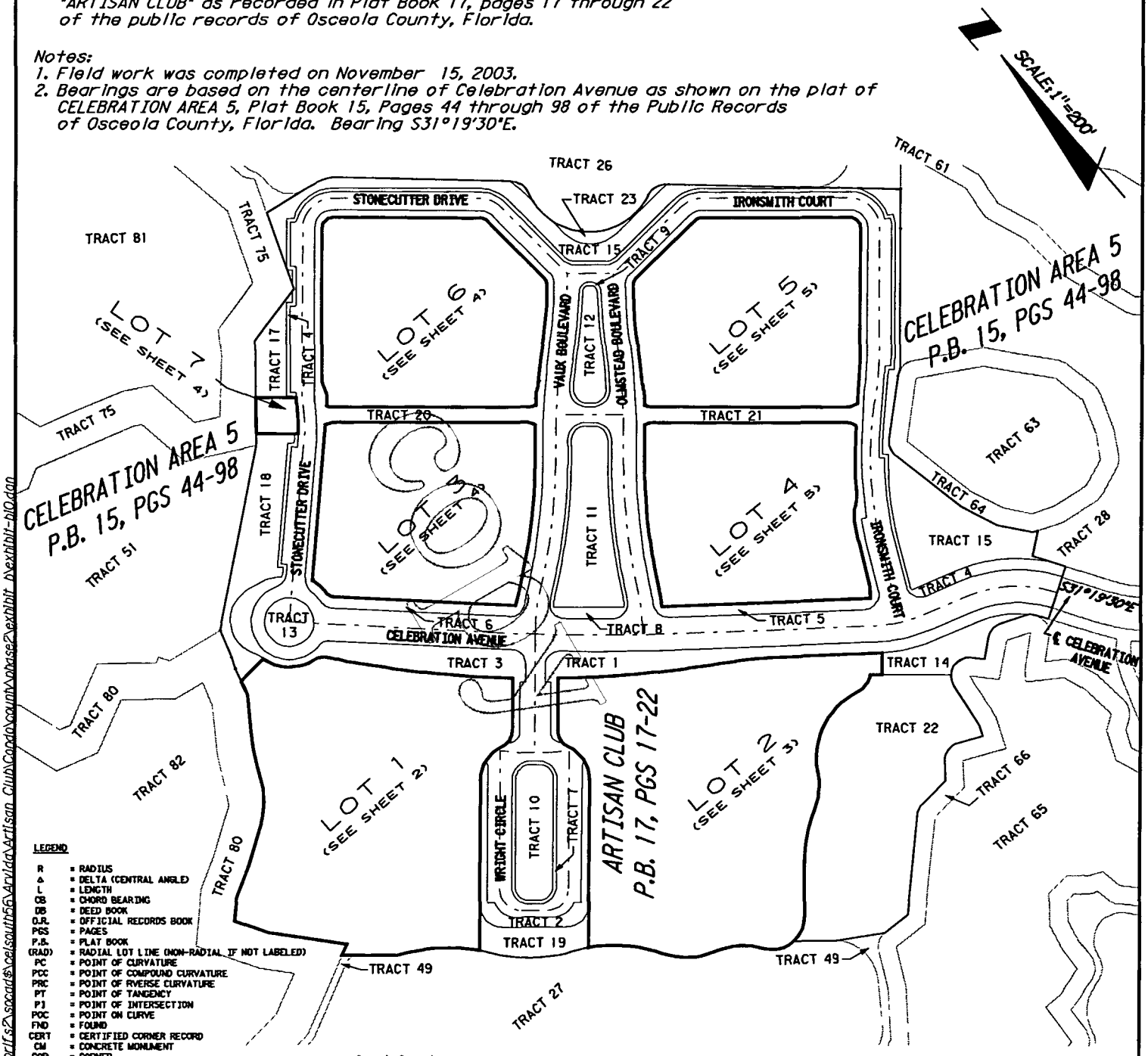
# ARTISAN CLUB, A CONDOMINIUM
# BOUNDARY SURVEY

CL 2006190420 OR 3229/2549

LEGAL DESCRIPTION

Lots 1 through 7 inclusive of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, pages 17 through 22 of the public records of Osceola County, Florida.

Notes:
1. Field work was completed on November 15, 2003.
2. Bearings are based on the centerline of Celebration Avenue as shown on the plat of CELEBRATION AREA 5, Plat Book 15, Pages 44 through 98 of the Public Records of Osceola County, Florida. Bearing S31°19'30"E.




LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RVERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ◉ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" |
| ○ | = NO POINT SET |

Certification:

This survey meets the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers, Chapter 61G17-6, Florida Adminstrative Code.

Jack V. Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER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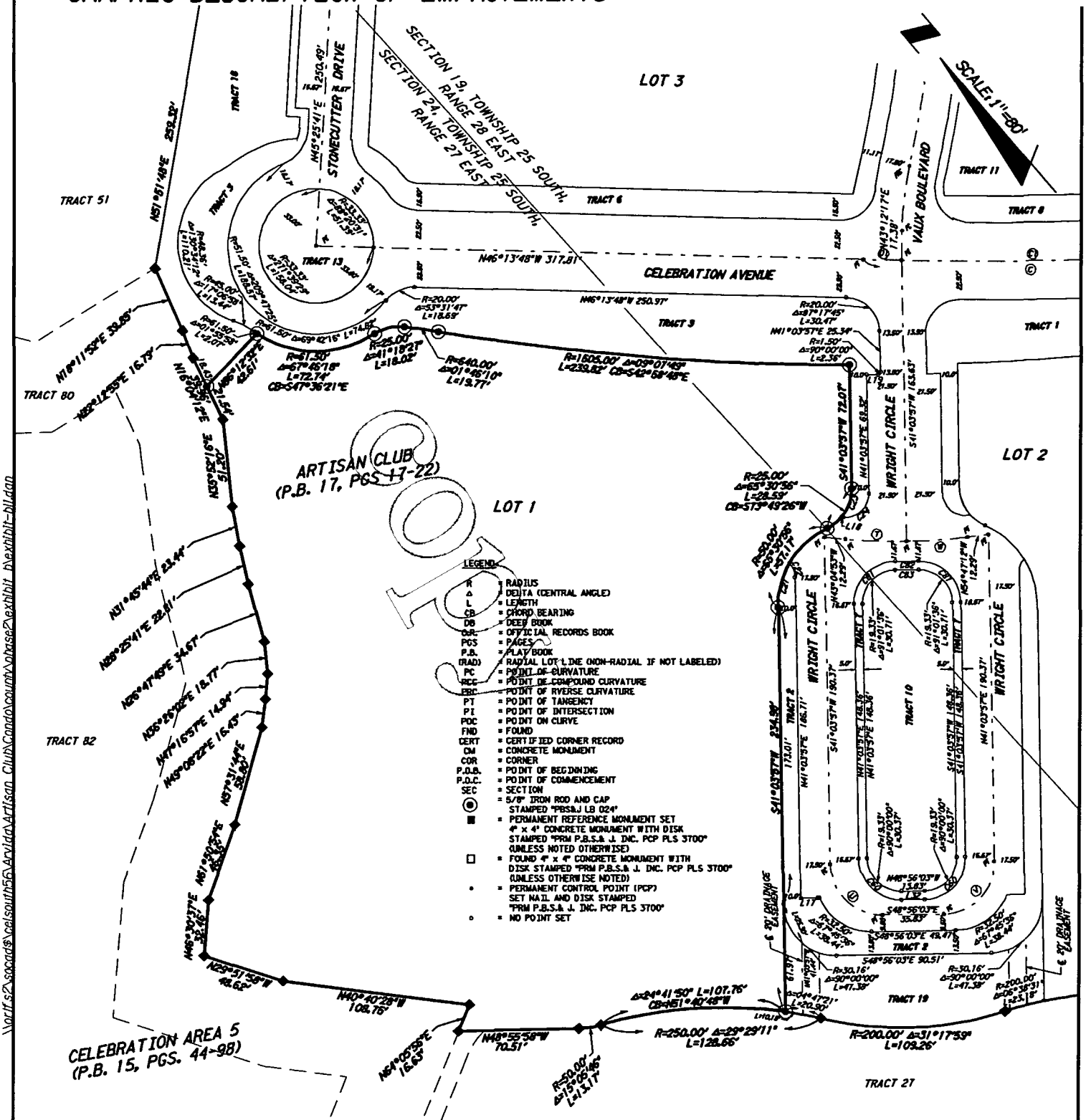
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2550




LEGEND:

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RVERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ⊙ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" |
| ○ | = NO POINT SET |

| TRACT LINE TABLE | | |
|---|---|---|
| Ref # | Bearing | Distance |
| L17 | S48°56'03"E | 10.65' |
| L18 | S43°04'53"E | 1.38' |
| L19 | S48°56'03"E | 8.00' |
| L32 | N48°56'03"W | 13.85' |

| TRACT CURVE TABLE | | | |
|---|---|---|---|
| Ref # | Radius | Delta | Arc Length |
| C21 | 50.00' | 30°50'41" | 26.92' |
| C22 | 13.50' | 38°27'21" | 9.06' |
| C23 | 25.00' | 41°24'12" | 18.07' |
| C24 | 13.50' | 95°51'10" | 22.59' |
| C60 | 24.39' | 90°00'00" | 38.22' |
| C61 | 24.39' | 91°01'36" | 38.66' |
| C62 | 361.67' | 02°03'13" | 12.96' |
| C63 | 366.67' | 02°03'12" | 13.14' |

| CENTERLINE CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
| C | 2245.00' | 04°54'33" | 192.35' | 192.29' | N48°41'04"W |
| T | 350.00' | 05°51'10" | 35.76' | 35.74' | N46°00'28"W |
| C | 30.00' | 90°00'00" | 47.12' | 42.43' | S03°56'03"E |
| V | 30.00' | 90°00'00" | 47.12' | 42.43' | N86°03'57"E |
| S | 350.00' | 05°51'09" | 35.76' | 35.74' | N51°51'57"W |
| B | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| C | 2245.00' | 03°46'20" | 147.81' | 147.78 | N48°40'56"W |
| D | 2245.00' | 00°33'58" | 22.18' | 22.18' | N46°30'47"W |


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EXHIBIT "B" Sheet 11 of 14


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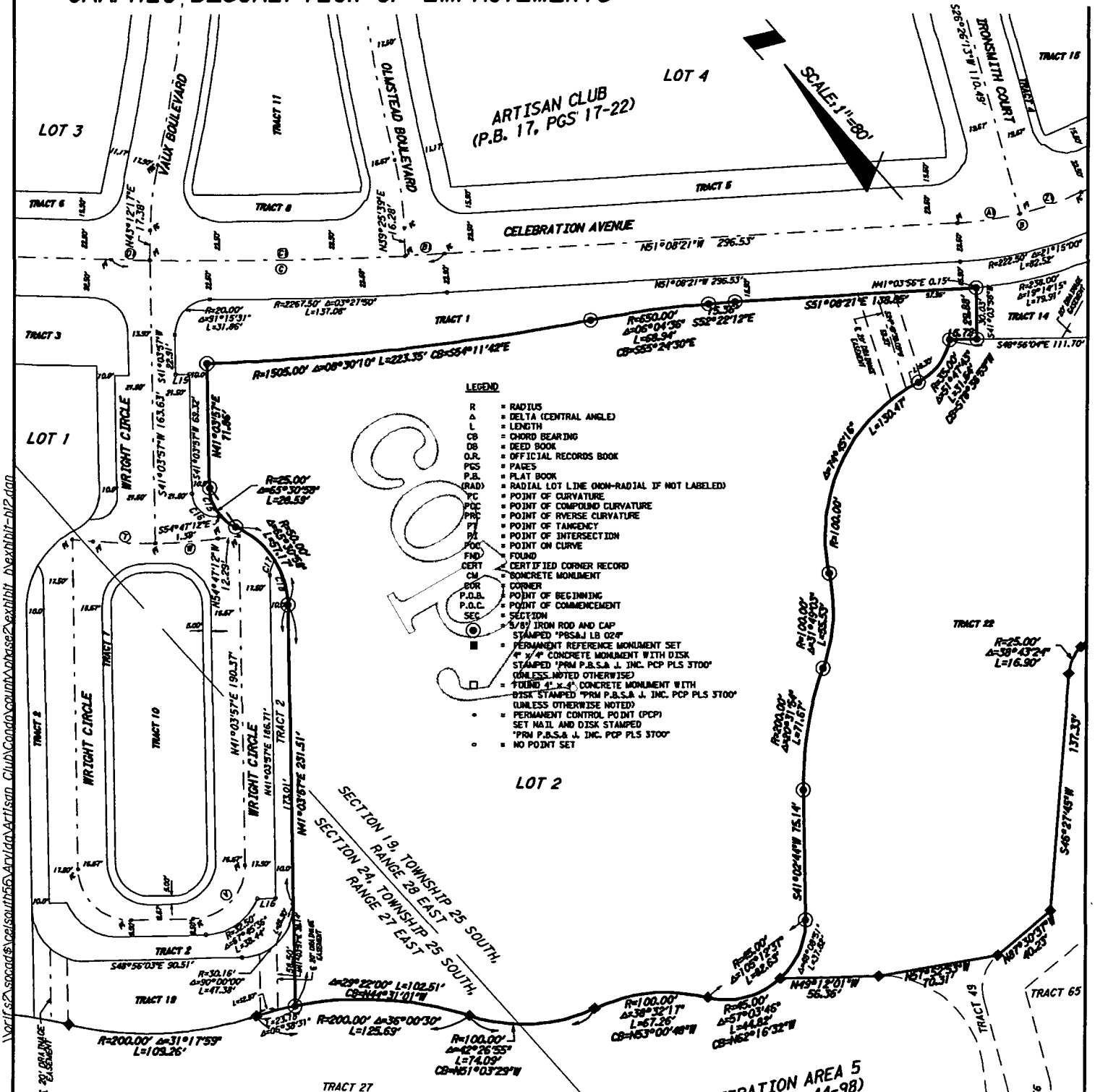
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2551




| TRACT LINE TABLE | | |
|---|---|---|
| Ref # | Bearing | Distance |
| L15 | S48°56'03"E | 8.00' |
| L16 | S48°56'03"E | 10.55' |

| CENTERLINE CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
| (A) | 175.00' | 41°03'52" | 125.42' | 122.76' | N51°51'25"W |
| (B) | 200.00' | 21°15'00" | 74.18' | 73.75' | N51°46'51"W |
| (C) | 2245.00' | 04°54'33" | 192.35' | 192.29' | N48°41'04"W |
| (D) | 350.00' | 05°51'10" | 35.75' | 35.74' | N46°00'28"W |
| (E) | 30.00' | 90°00'00" | 47.12' | 42.43' | S03°56'03"E |
| (F) | 30.00' | 90°00'00" | 47.12' | 42.43' | N86°03'57"E |
| (G) | 350.00' | 05°51'09" | 35.75' | 35.74' | N51°51'31"W |
| (I) | 200.00' | 10°40'24" | 37.26' | 37.20' | N47°03'09"W |
| (A) | 200.00' | 10°34'36" | 36.92' | 36.87' | N58°25'39"W |
| (C) | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| (C) | 2245.00' | 03°46'20" | 147.81' | 147.78 | N48°40'56"W |
| (C) | 2245.00' | 00°33'58" | 22.19' | 22.19' | N46°30'47"W |

| TRACT CURVE TABLE | | | |
|---|---|---|---|
| Ref # | Radius | Delta | Arc Length |
| C15 | 25.00' | 41°24'10" | 18.07' |
| C16 | 13.50' | 95°51'09" | 22.58' |
| C17 | 13.50' | 38°27'24" | 9.06' |
| C18 | 50.00' | 30°50'44" | 26.92' |
| C19 | 25.00' | 30°31'32" | 13.32' |
| C20 | 25.00' | 12°17'16" | 5.36' |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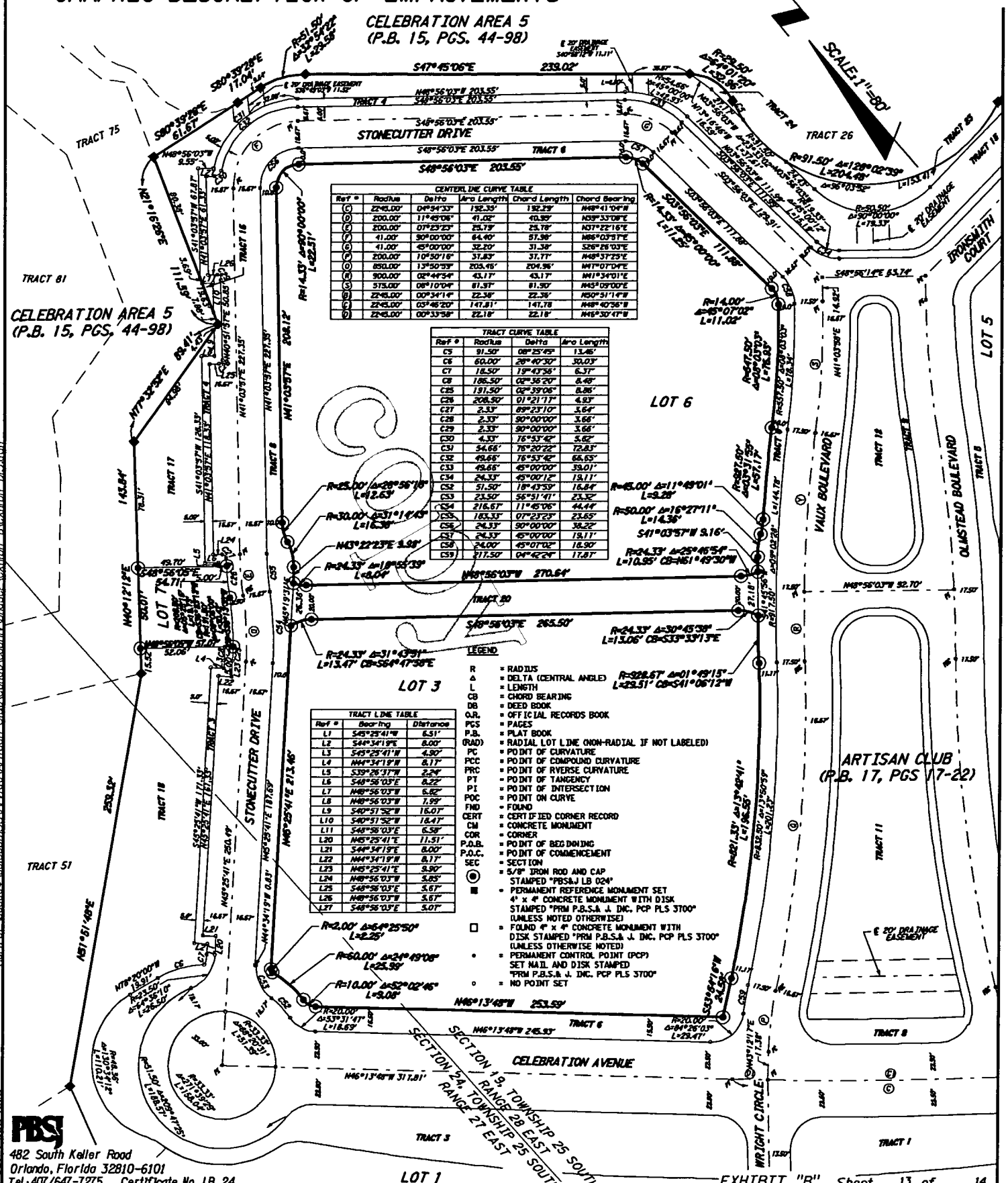
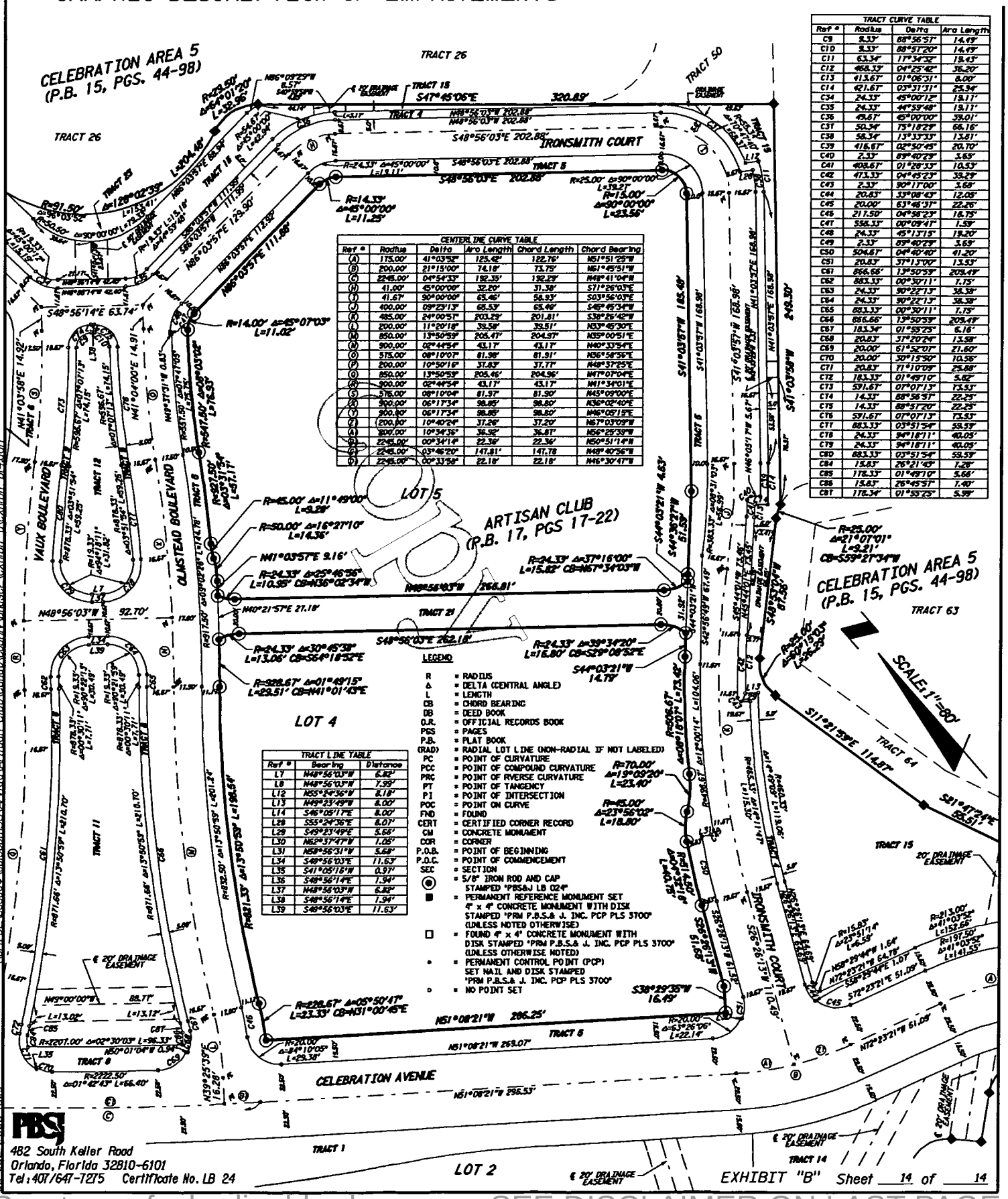
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2552


CELEBRATION AREA 5
(P.B. 15, PGS. 44-98)
SCALE: 1" = 80'
STONECUTTER DRIVE
TRACT 75
TRACT 4
TRACT 6
TRACT 24
TRACT 26
TRACT 25
TRACT 15
TRACT 81
TRACT 16
TRACT 17
TRACT 7
TRACT 8
TRACT 9
TRACT 10
TRACT 12
TRACT 18
TRACT 3
TRACT 51
TRACT 20
TRACT 11
TRACT 1
TRACT 2
LOT 6
LOT 7
LOT 3
LOT 5
LOT 1
VAUX BOULEVARD
OLMSTEAD BOULEVARD
IRONSMITH COURT
CELEBRATION AVENUE
WRIGHT CIRCLE
ARTISAN CLUB
(P.B. 17, PGS 17-22)
S47°45'06"E 239.02'
S48°56'03"E 203.55'
S48°56'03"E 265.50'
N46°56'03"W 270.64'
N46°13'48"W 253.59'
N46°13'48"W 317.81'
S48°56'14"E 83.74'
N48°56'03"W 92.70'
S41°03'57"W 9.16'
N41°03'57"E 208.12'
N41°03'57"E 227.35'
N40°12'18"E 364.01'
N51°40'41"E 259.52'
N43°22'23"E 9.98'
S48°56'05"E 54.71'
S46°25'41"E 213.46'
S46°25'41"E 187.69'
S43°25'41"E 250.49'
S46°25'41"W 171.55'
S46°25'41"W 161.32'
N43°34'19"W 0.83'
N44°34'19"W 171.55'
N41°03'57"E 143.84'
N41°03'57"E 218.41'
N41°03'57"E 218.38'
N41°03'57"E 218.38'
N41°03'57"E 218.38

# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2553




| CENTERLINE CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
| (A) | 175.00' | 41°03'52" | 125.42' | 122.76' | N51°51'28"W |
| (B) | 200.00' | 21°15'00" | 74.18' | 73.75' | N61°45'51"W |
| (C) | 2245.00' | 04°54'33" | 192.35' | 192.29' | N48°41'04"W |
| (D) | 41.00' | 45°00'00" | 32.20' | 31.38' | S71°26'03"E |
| (E) | 41.67' | 90°00'00" | 65.46' | 58.93' | S03°56'03"E |
| (F) | 400.00' | 09°23'13" | 65.53' | 65.46' | S48°45'34"W |
| (G) | 485.00' | 24°00'51" | 203.29' | 201.81' | S38°26'42"W |
| (H) | 200.00' | 11°20'18" | 39.58' | 39.51' | N33°45'30"E |
| (I) | 850.00' | 13°50'59" | 205.41' | 204.93' | N35°00'51"E |
| (J) | 900.00' | 02°44'54" | 43.17' | 43.17' | N40°33'54"E |
| (K) | 575.00' | 08°10'07" | 81.98' | 81.91' | N36°58'58"E |
| (L) | 200.00' | 10°50'16" | 37.83' | 37.77' | N48°37'25"E |
| (M) | 850.00' | 13°50'59" | 205.46' | 204.96' | N47°07'04"E |
| (N) | 900.00' | 02°44'54" | 43.17' | 43.17' | N41°34'01"E |
| (O) | 575.00' | 08°10'04" | 81.97' | 81.90' | N45°09'00"E |
| (P) | 900.00' | 06°17'34" | 98.85' | 98.80' | N36°02'40"E |
| (Q) | 900.00' | 06°17'34" | 98.85' | 98.80' | N46°05'15"E |
| (R) | 200.00' | 10°40'24" | 37.26' | 37.20' | N57°03'09"E |
| (S) | 800.00' | 10°34'36" | 36.92' | 36.81' | N56°25'39"E |
| (T) | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| (U) | 2245.00' | 03°46'20" | 147.81' | 147.78 | N48°40'56"W |
| (V) | 2245.00' | 00°33'56" | 22.18' | 22.18' | N46°30'41"W |

| TRACT CURVE TABLE | | | |
|---|---|---|---|
| Ref # | Radius | Delta | Arc Length |
| C9 | 9.33' | 88°56'51" | 14.49' |
| C10 | 9.33' | 88°51'20" | 14.49' |
| C11 | 63.34' | 17°34'32" | 19.43' |
| C12 | 468.33' | 04°25'42" | 36.20' |
| C13 | 413.67' | 01°06'31" | 8.00' |
| C14 | 421.67' | 03°31'31" | 25.94' |
| C34 | 24.33' | 45°00'12" | 19.11' |
| C35 | 24.33' | 44°59'48" | 19.11' |
| C36 | 49.67' | 45°00'00" | 39.01' |
| C37 | 50.34' | 75°18'29" | 66.16' |
| C38 | 58.34' | 13°33'33" | 13.81' |
| C39 | 416.67' | 02°50'45" | 20.70' |
| C40 | 2.33' | 89°40'29" | 3.65' |
| C41 | 408.67' | 01°28'53" | 10.53' |
| C42 | 473.33' | 04°45'23" | 39.28' |
| C43 | 2.33' | 90°11'00" | 3.66' |
| C44 | 20.83' | 33°08'43" | 12.05' |
| C45 | 20.00' | 63°46'31" | 22.26' |
| C46 | 211.50' | 04°58'23" | 16.75' |
| C47 | 558.33' | 00°09'41" | 1.57' |
| C48 | 24.33' | 45°13'15" | 19.20' |
| C49 | 2.33' | 89°40'29" | 3.65' |
| C50 | 504.67' | 04°40'40" | 41.20' |
| C51 | 20.83' | 37°13'00" | 13.53' |
| C61 | 866.66' | 13°50'59" | 209.49' |
| C62 | 883.33' | 00°30'11" | 7.75' |
| C63 | 24.33' | 90°22'13" | 38.38' |
| C64 | 24.33' | 90°22'13" | 38.38' |
| C65 | 883.33' | 00°30'11" | 7.75' |
| C66 | 866.66' | 13°50'59" | 209.49' |
| C67 | 183.34' | 01°55'25" | 6.16' |
| C68 | 20.83' | 37°20'24" | 13.58' |
| C69 | 20.00' | 61°52'01" | 21.60' |
| C70 | 20.00' | 30°15'50" | 10.56' |
| C71 | 20.83' | 71°10'09" | 25.88' |
| C72 | 183.33' | 01°49'10" | 5.82' |
| C73 | 591.67' | 07°07'13" | 73.53' |
| C74 | 14.33' | 88°56'51" | 22.25' |
| C75 | 14.33' | 88°51'20" | 22.25' |
| C76 | 591.67' | 07°07'13" | 73.53' |
| C77 | 883.33' | 03°51'54" | 59.59' |
| C78 | 24.33' | 94°18'11" | 40.05' |
| C79 | 24.33' | 94°18'11" | 40.05' |
| C80 | 883.33' | 03°51'54" | 59.59' |
| C84 | 15.83' | 26°21'45" | 7.28' |
| C85 | 178.33' | 01°49'10" | 5.66' |
| C86 | 15.83' | 26°45'51" | 7.40' |
| C87 | 178.34' | 01°55'25" | 5.39' |

| TRACT LINE TABLE | | |
|---|---|---|
| Ref # | Bearing | Distance |
| L7 | N48°56'03"W | 6.82' |
| L8 | N48°56'03"W | 7.99' |
| L12 | N55°24'36"W | 8.18' |
| L13 | N49°23'49"W | 8.00' |
| L14 | S46°05'11"E | 8.00' |
| L28 | S55°24'36"E | 8.01' |
| L29 | S49°23'49"E | 5.66' |
| L30 | N62°37'47"W | 1.05' |
| L31 | N59°56'31"W | 5.68' |
| L34 | S48°56'03"E | 11.63' |
| L35 | S41°05'16"W | 0.97' |
| L36 | S48°56'14"E | 1.94' |
| L37 | N48°56'03"W | 6.82' |
| L38 | S48°56'14"E | 1.94' |
| L39 | S48°56'03"E | 11.63' |

LEGEND

R = RADIUS
Δ = DELTA (CENTRAL ANGLE)
L = LENGTH
CB = CHORD BEARING
DB = DEED BOOK
O.R. = OFFICIAL RECORDS BOOK
PGS = PAGES
P.B. = PLAT BOOK
(RAD) = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED)
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF RVERSE CURVATURE
PT = POINT OF TANGENCY
PI = POINT OF INTERSECTION
POC = POINT ON CURVE
FND = FOUND
CERT = CERTIFIED CORNER RECORD
CM = CONCRETE MONUMENT
COR = CORNER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
SEC = SECTION
◉ = S/8" IRON ROD AND CAP STAMPED "PBS&J LB 024"
■ = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE)
□ = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED)
• = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700"
○ = NO POINT SET


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EXHIBIT "B" Sheet 14 of 14

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# EXHIBIT "C"

## Floor Plans

The floor plans for the Condominium are recorded in the public records of Osceola County, Florida, as follows:

| Buildings | Condominium Plat Book | Pages |
|---|---|---|
| Phase One, Buildings 5 and 6 | 7 | 168-174 |
| Phase Two, Buildings 1 and 2 | 10 | 48-55 |
| Phase Three, Building 7 | 8 | 38-44 |
| Phase Six, Building 8 | 9 | 84-91 |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the floor plans of the Units so added.

COPY



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# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# LOCATION MAP

CL 2006190420 OR 3229/2555

CB10 PG 48

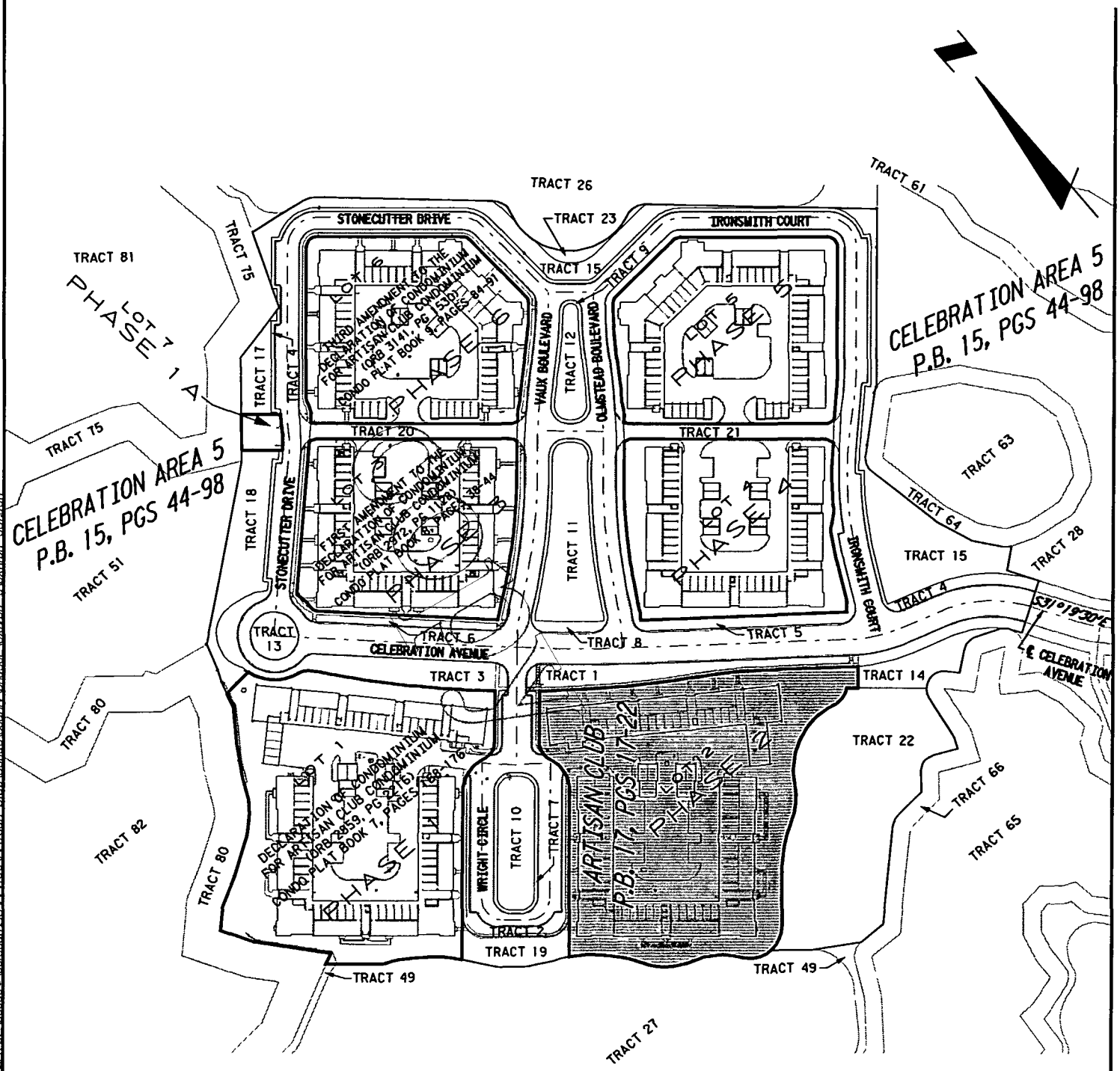



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EXHIBIT "C"

Date: 07/03/06
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMW
Ckd. By:
Sheet 1 of 31


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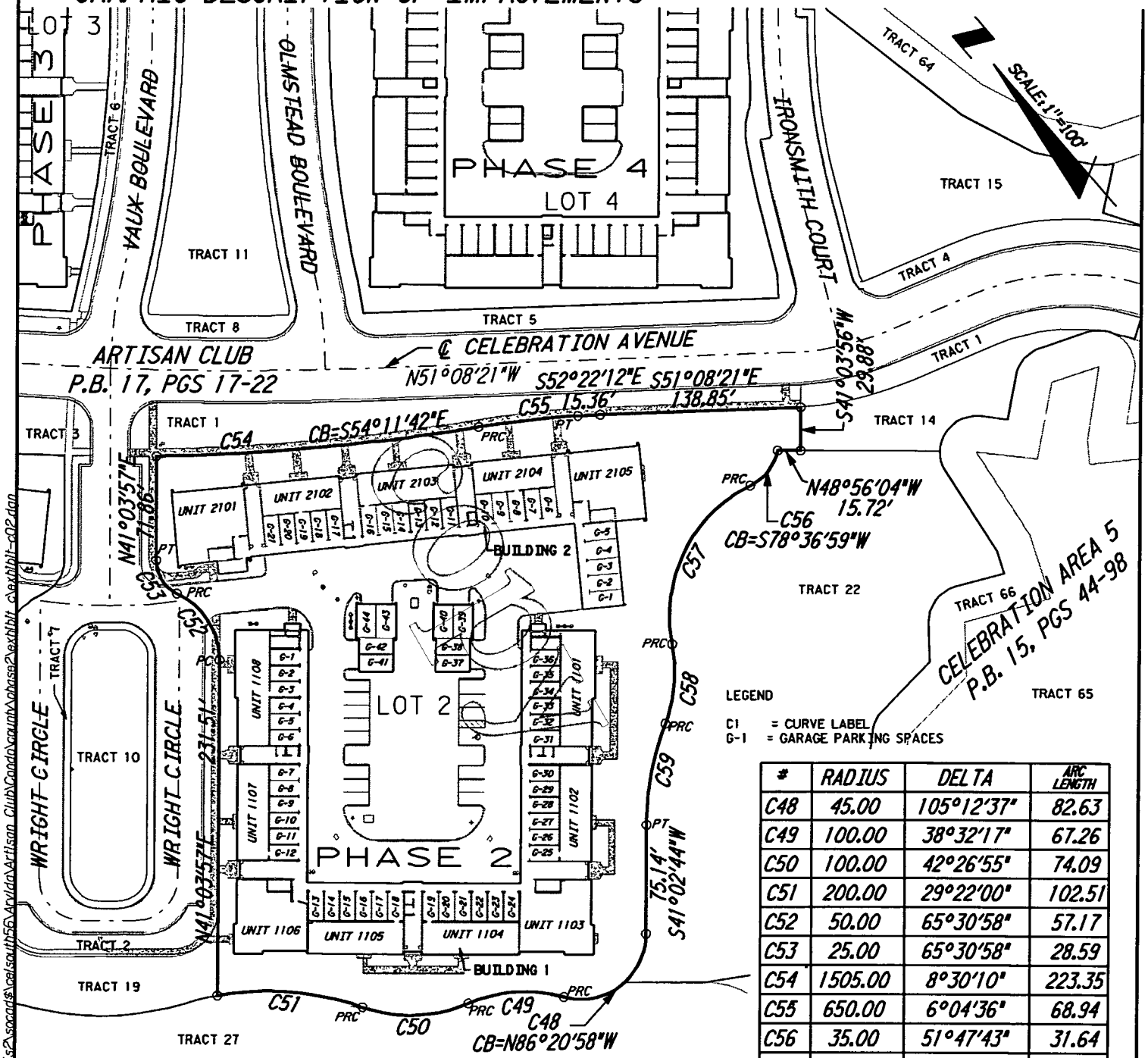
# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2556

CB10 PG 48




LEGEND

C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C48 | 45.00 | 105°12'37" | 82.63 |
| C49 | 100.00 | 38°32'17" | 67.26 |
| C50 | 100.00 | 42°26'55" | 74.09 |
| C51 | 200.00 | 29°22'00" | 102.51 |
| C52 | 50.00 | 65°30'58" | 57.17 |
| C53 | 25.00 | 65°30'58" | 28.59 |
| C54 | 1505.00 | 8°30'10" | 223.35 |
| C55 | 650.00 | 6°04'36" | 68.94 |
| C56 | 35.00 | 51°47'43" | 31.64 |
| C57 | 100.00 | 74°45'16" | 130.47 |
| C58 | 100.00 | 31°49'03" | 55.53 |
| C59 | 200.00 | 20°31'54" | 71.67 |
| C60 | 45.00 | 48°08'51" | 37.82 |

LEGAL DESCRIPTION

Lot 2 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

NOTES:

1. Field Work was completed on June 30, 2006.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N51°08'21"W.

4. The Roads shown hereon (Celebration Avenue, Vaux Boulevard, Olmstead Avenue, Ironsmith Court and Stonecutter Drive) will be dedicated to Osceola County, Florida.

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# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2557

CB10 PG48

LEGAL DESCRIPTION

Lot 2 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 2 (METES & BOUNDS)

A part of Lot 315 and a part of Tract 27 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Northerly corner of Tract 29 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following six (6) courses: run S.51°53'39"W. for 15.07 feet; thence N.67°47'52"W. for 18.52 feet to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 60°58'40", for 26.61 feet to the point of tangency; thence S.51°13'28"W. for 30.73 feet; thence N.42°42'59"W. for 18.70 feet to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 129°28'32", for 56.49 feet; thence departing said Boundary line run N.40°45'22"W. for 101.09 feet to the POINT OF BEGINNING; thence N.48°56'04"W. for 15.72 feet to a non-tangent curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 35.00 feet and a chord bearing of S.78°36'59"W., through a central angle of 51°47'43", for 31.64 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 14°45'16", for 130.47 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 31°49'03", for 55.53 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 200.00 feet, through a central angle of 20°31'54", for 71.67 feet to the point of tangency; thence S.41°02'44"W. for 75.14 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 105°12'37", for 82.63 feet to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 38°32'17", for 67.26 feet to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 42°26'55", for 74.09 feet to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 200.00 feet, through a central angle of 29°22'00", for 102.51 feet; thence N.41°03'57"E. for 231.51 feet to the point of curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'58", for 57.17 feet to the point of reverse curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 65°30'58", for 28.59 feet to the point of tangency; thence N.41°03'57"E. for 71.86 feet to a non-tangent curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet and a chord bearing of S.54°11'42"E., through a central angle of 08°30'10", for 223.35 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 650.00 feet, through a central angle of 06°04'36", for 68.94 feet to the point of tangency; thence S.52°22'12"E. for 15.36 feet; thence S.51°08'21"E. for 138.85 feet; thence S.41°03'56"W. for 29.88 feet to the POINT OF BEGINNING.

Containing 2.959 acres, more or less.

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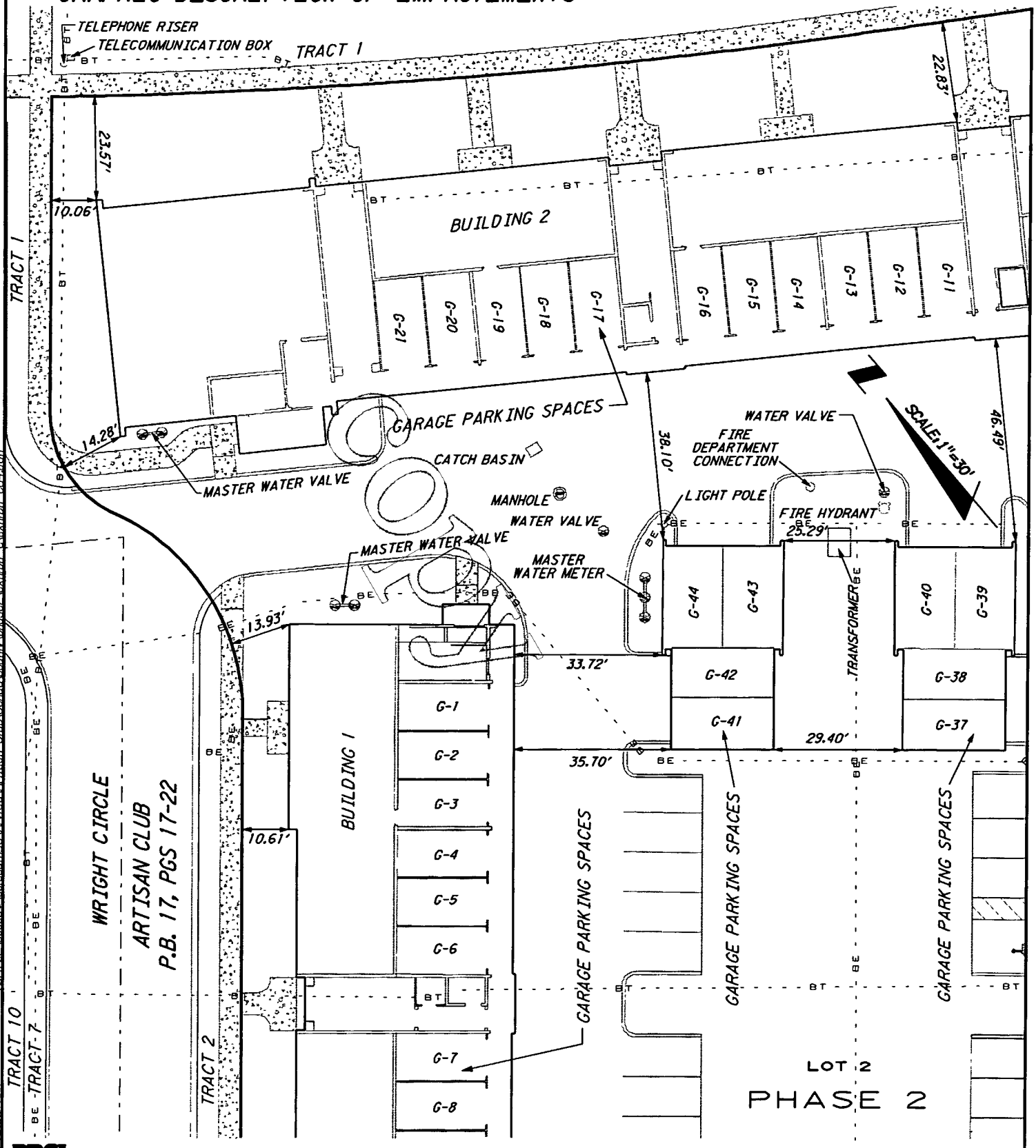
# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2558

CB10 PG49




NOTE:
GARAGE PARKING SPACES ARE LIMITED COMMON ELEMENTS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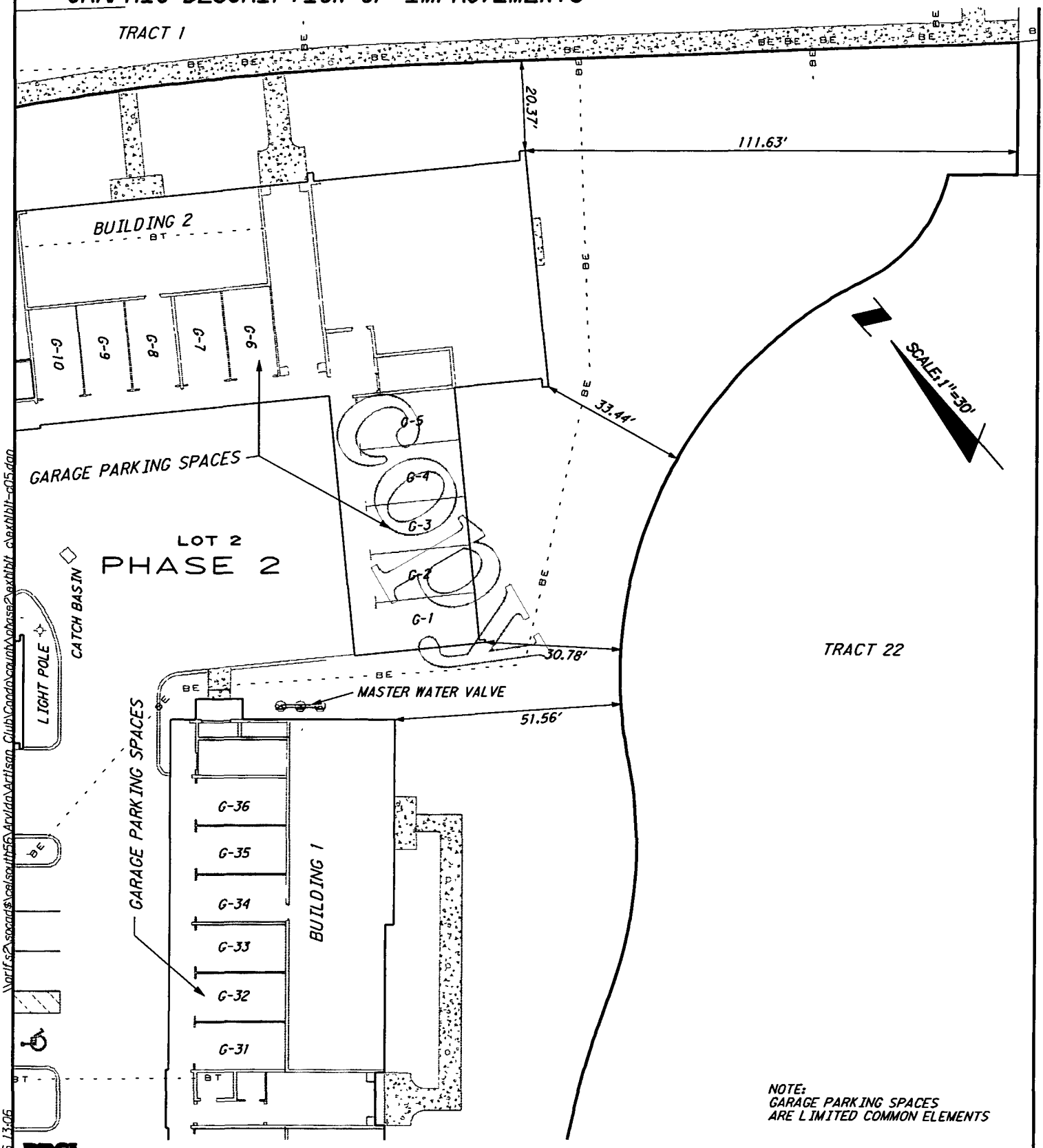
# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2559

CB10 PG 49




NOTE:
GARAGE PARKING SPACES
ARE LIMITED COMMON ELEMENTS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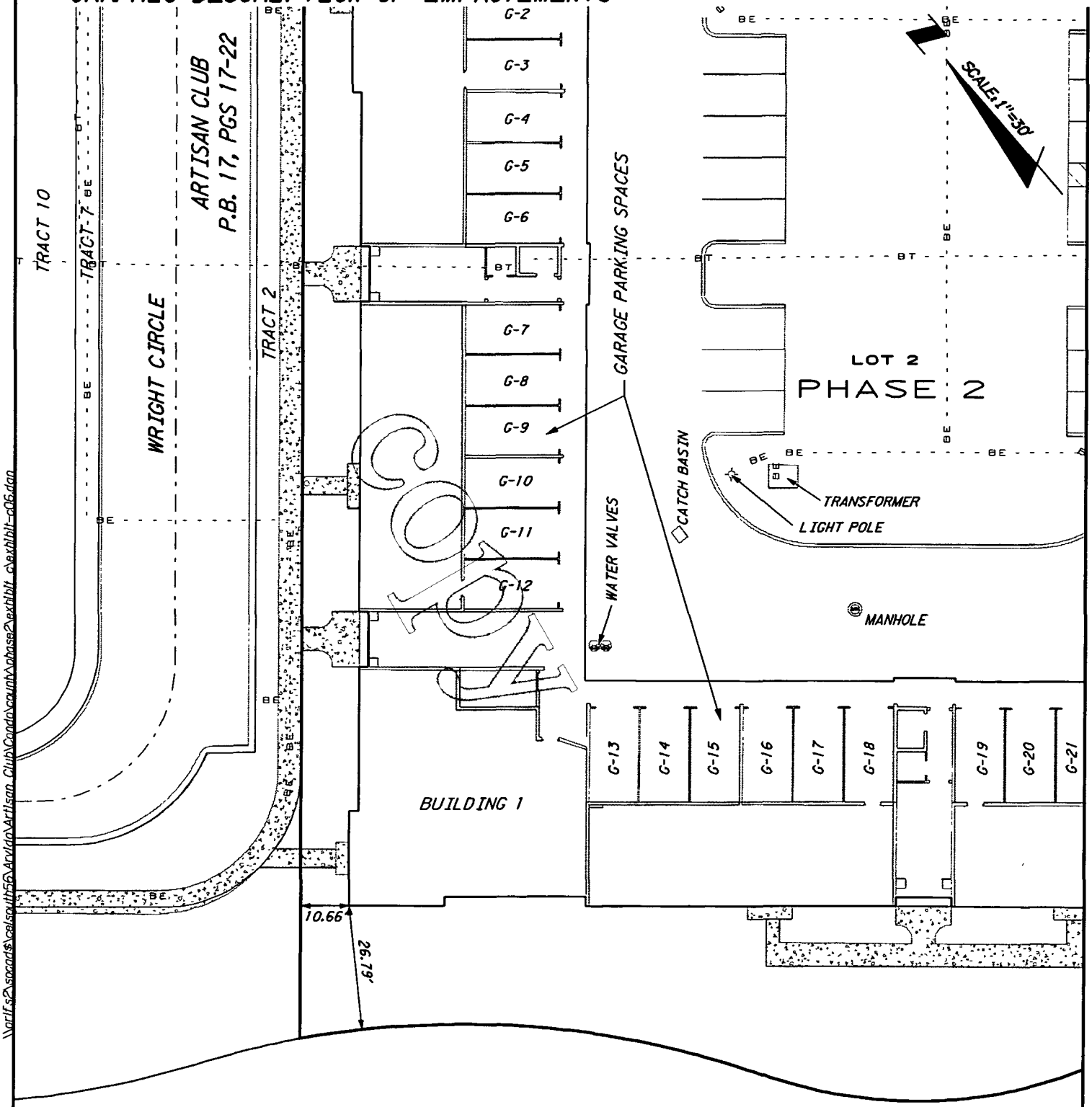
# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2560

CB10 PG 49




NOTE:
GARAGE PARKING SPACES
ARE LIMITED COMMON ELEMENTS

CELEBRATION AREA 5
P.B. 15, PGS 44-98


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EXHIBIT "C" Sheet 6 of 31

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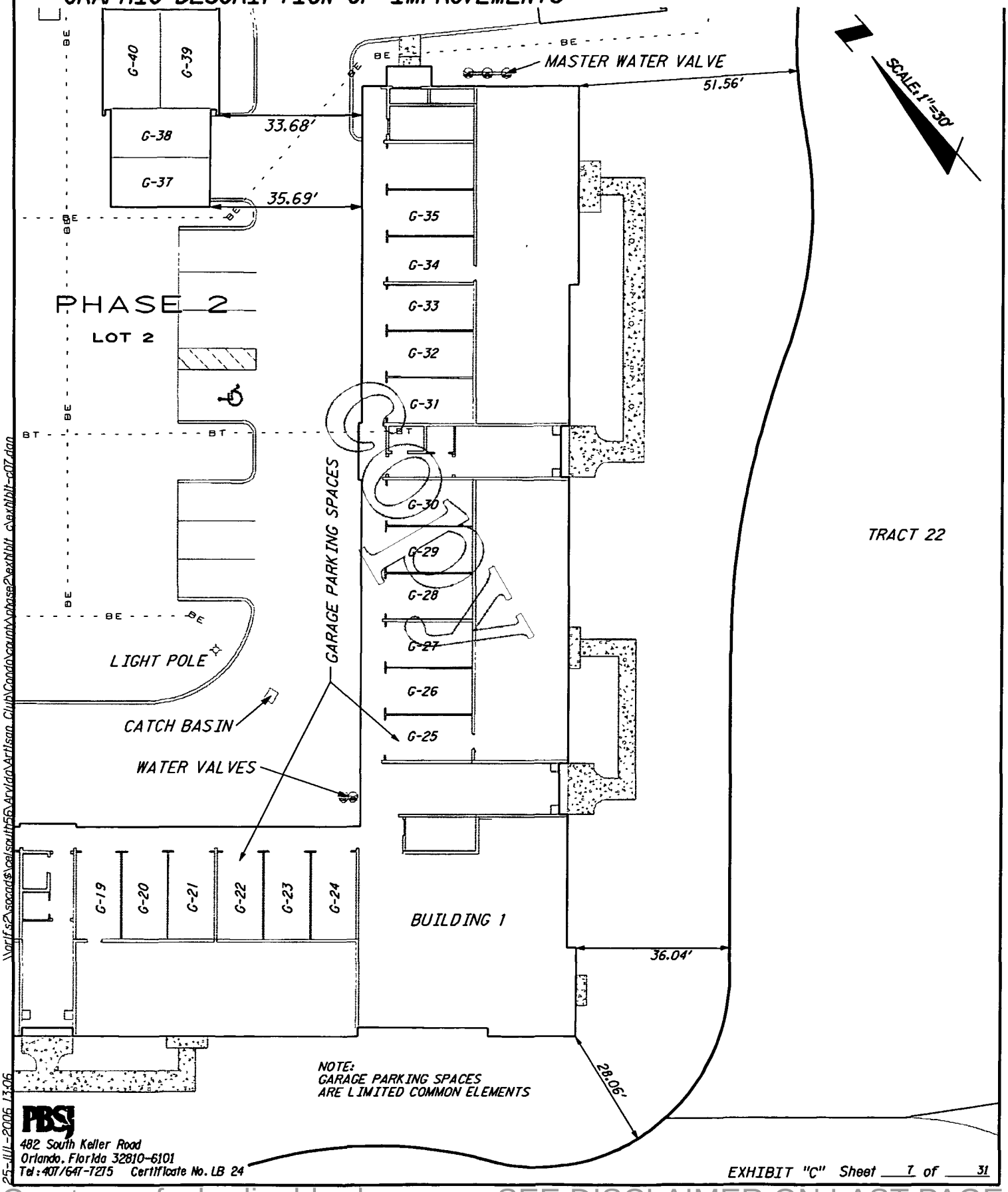
# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2561

CB 10 PG 49




NOTE:
GARAGE PARKING SPACES
ARE LIMITED COMMON ELEMENTS


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EXHIBIT "C" Sheet 7 of 31

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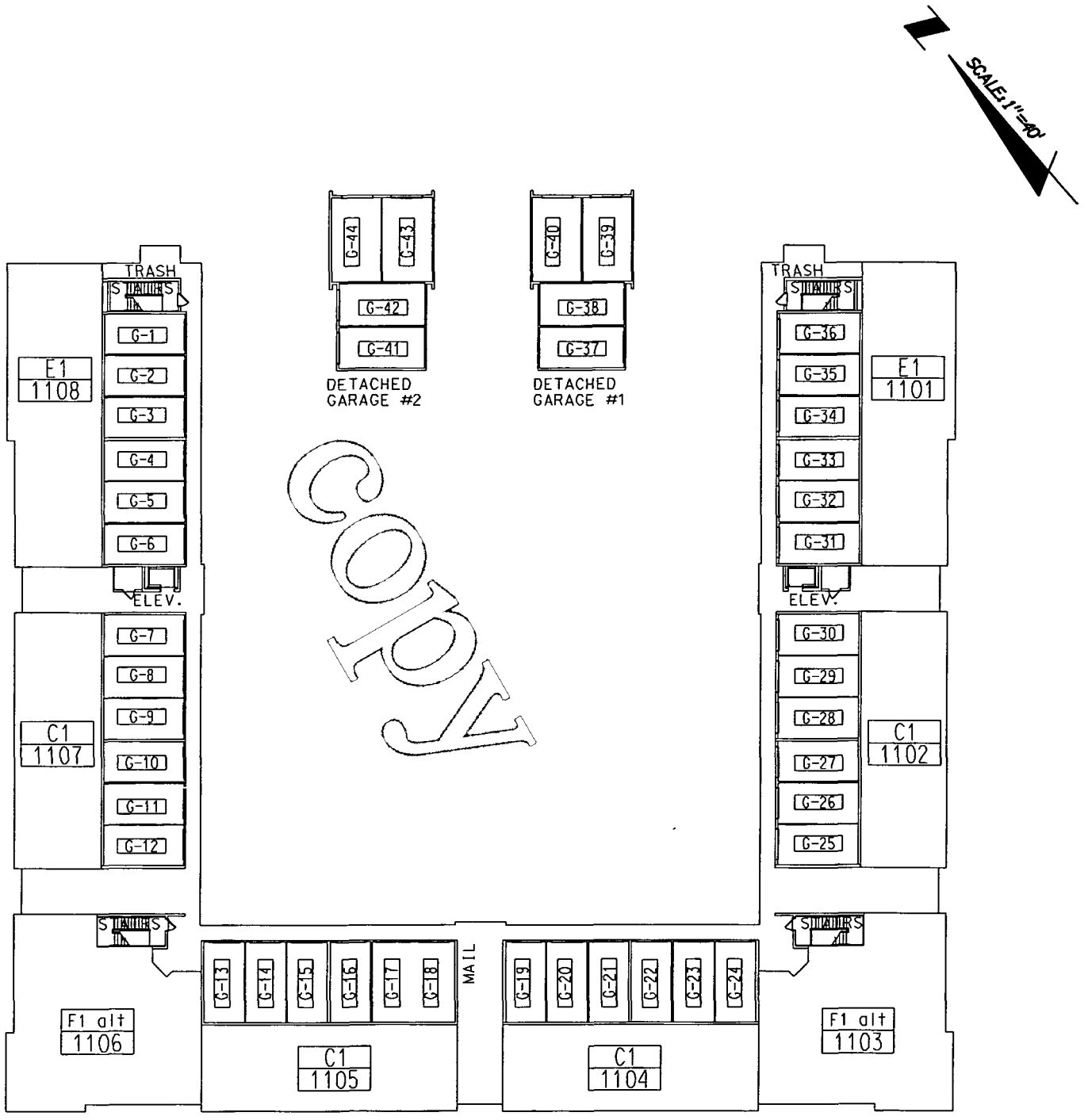
# ARTISAN CLUB CONDOMINIUM
# PHASE 2, BUILDING 1, 1ST FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2562

CB 10 PG 51

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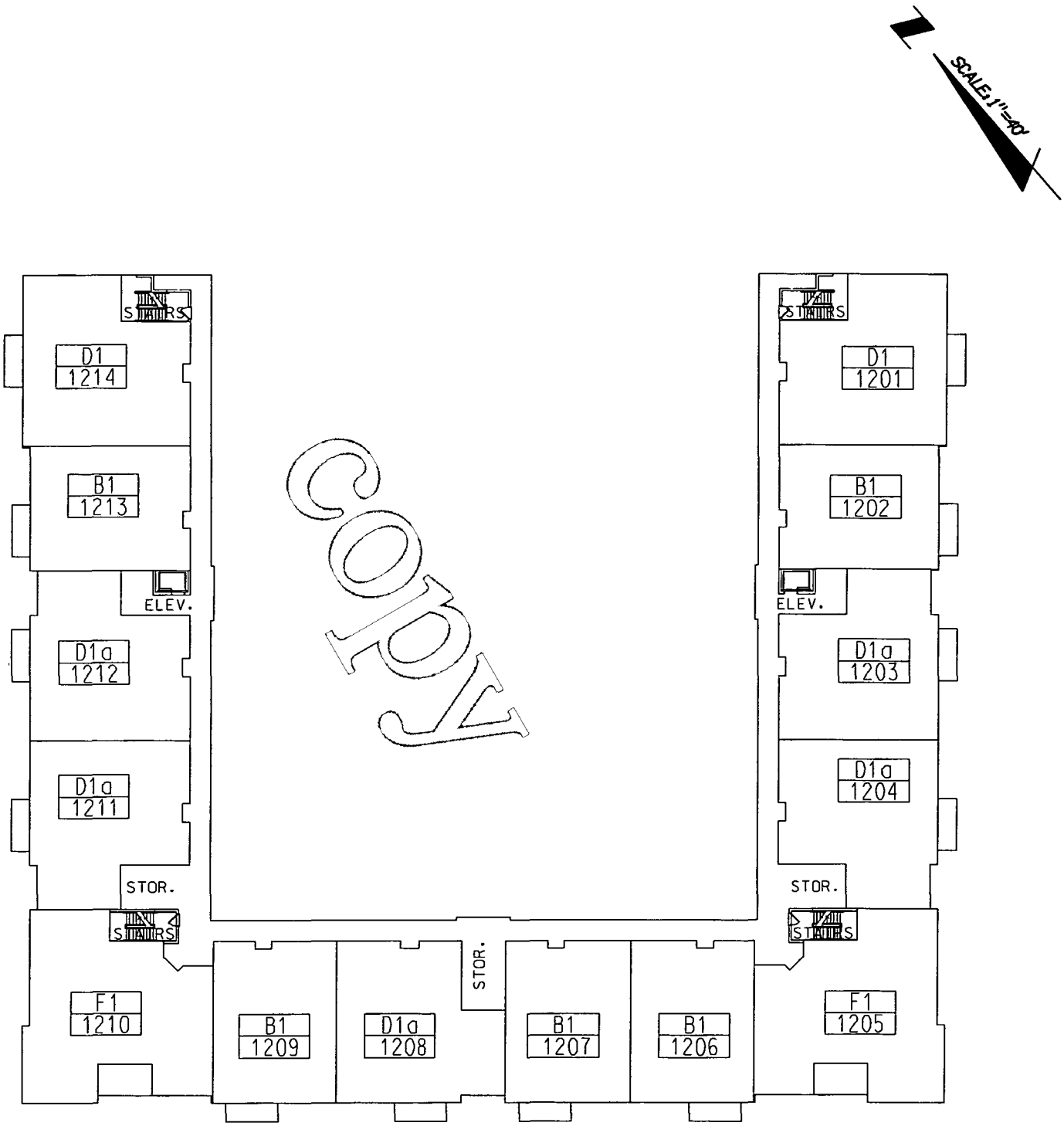
# ARTISAN CLUB CONDOMINIUM
# PHASE 2, BUILDING 1, 2ND FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2563

CB 10 PG 51

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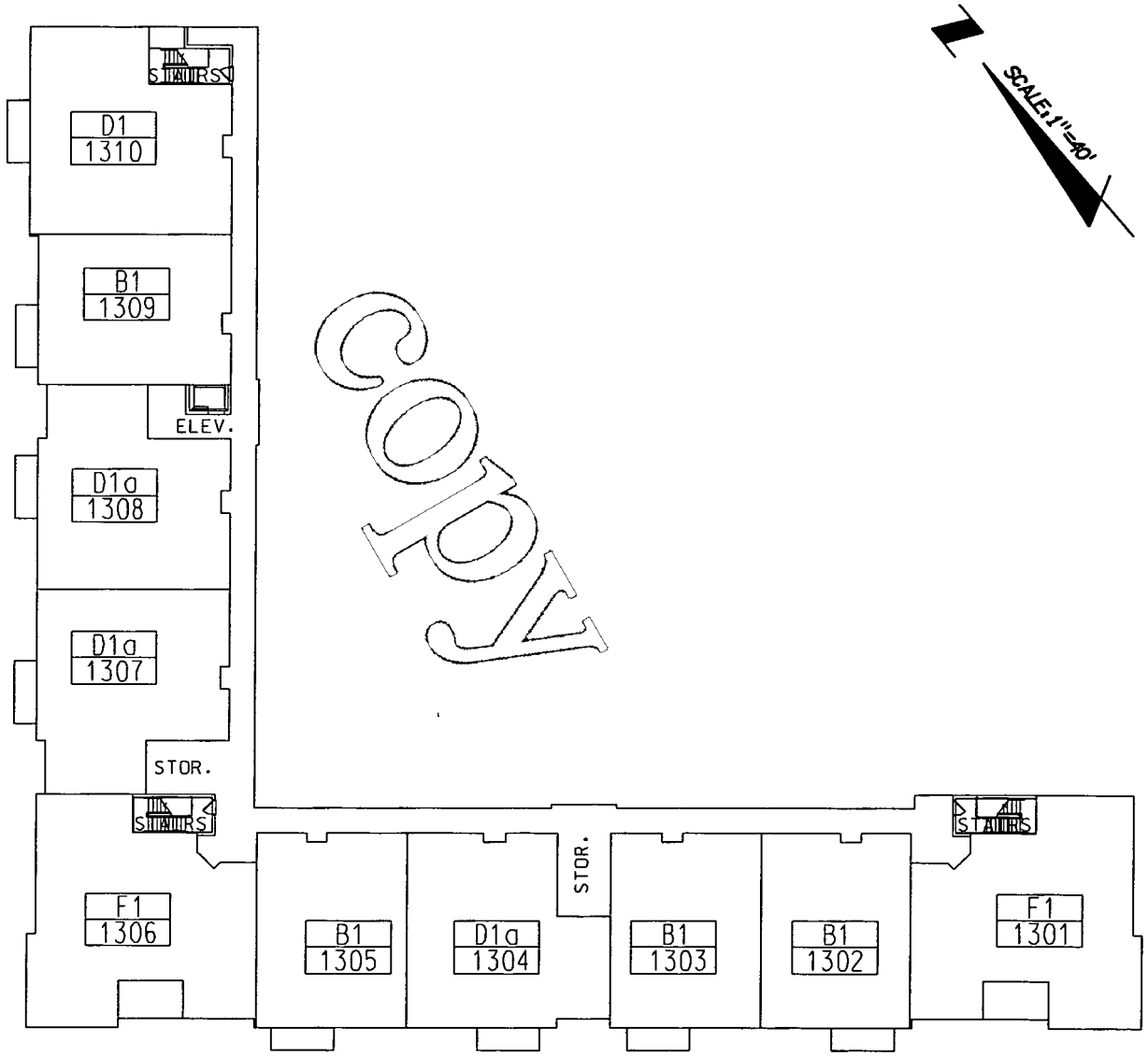
# ARTISAN CLUB CONDOMINIUM
# PHASE 2, BUILDING 1, 3RD FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2564

CB 10 PG 51

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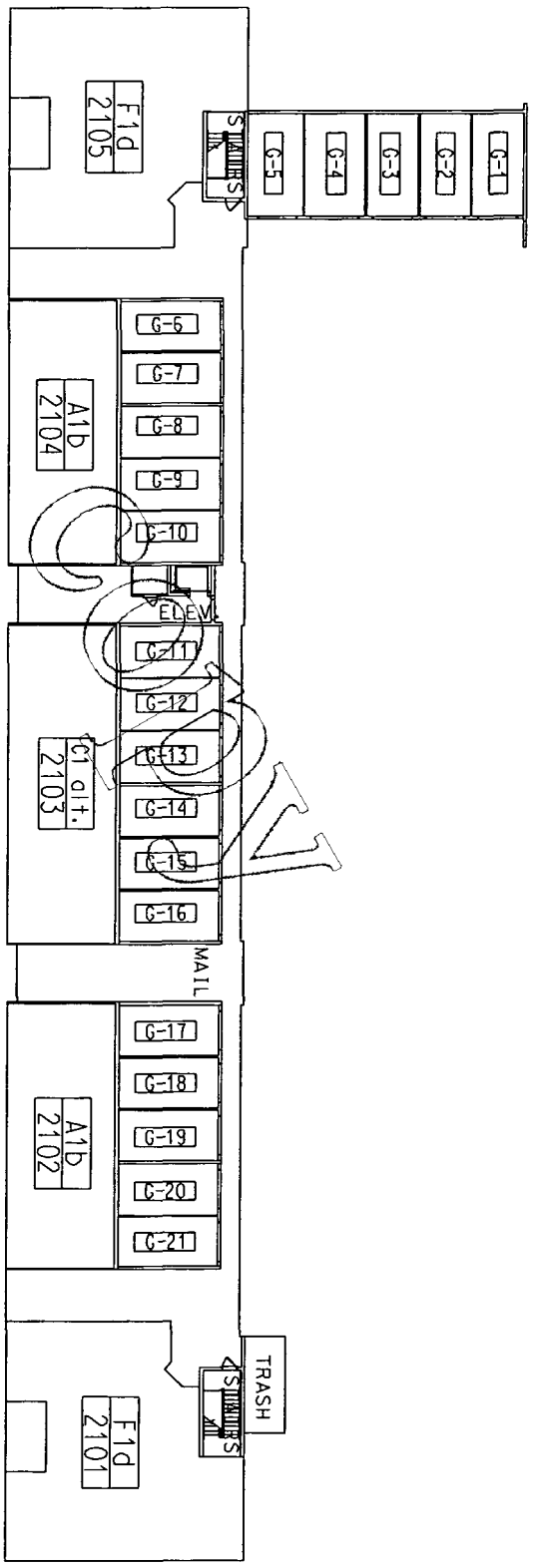
# ARTISAN CLUB CONDOMINIUM
# PHASE 2, BUILDING 2, 1ST FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2565

CB10 PG 51





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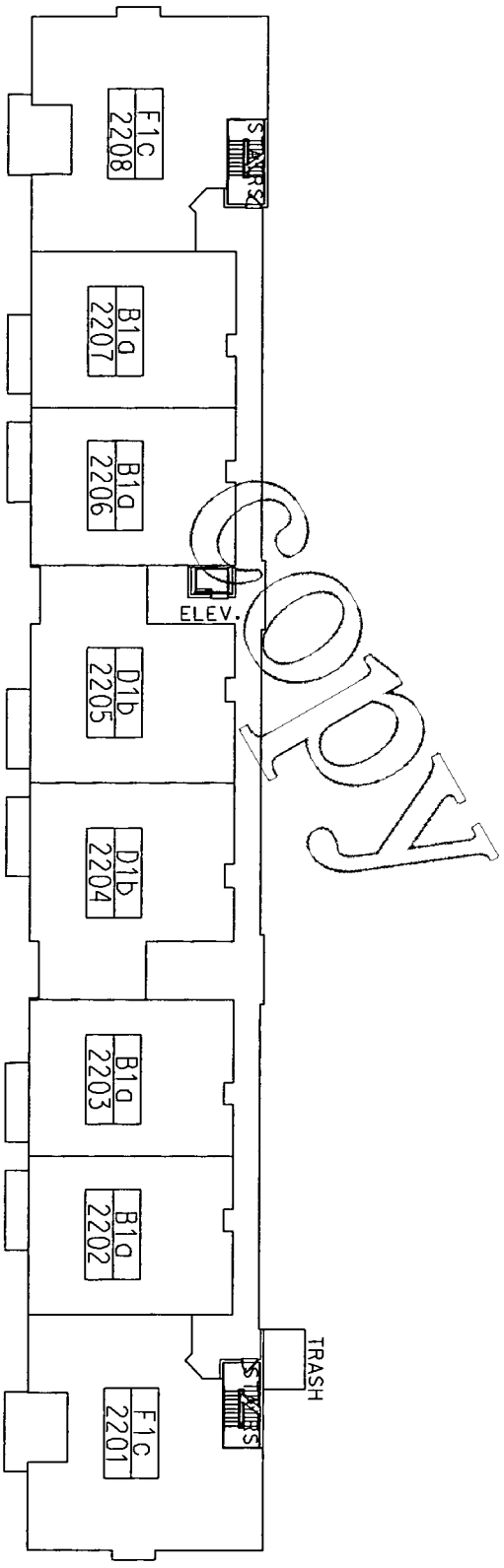
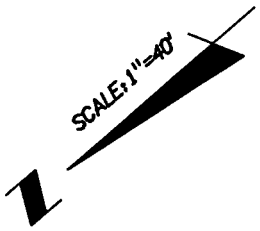
# ARTISAN CLUB CONDOMINIUM
# PHASE 2, BUILDING 2, 2ND FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2566

CB10 IG51

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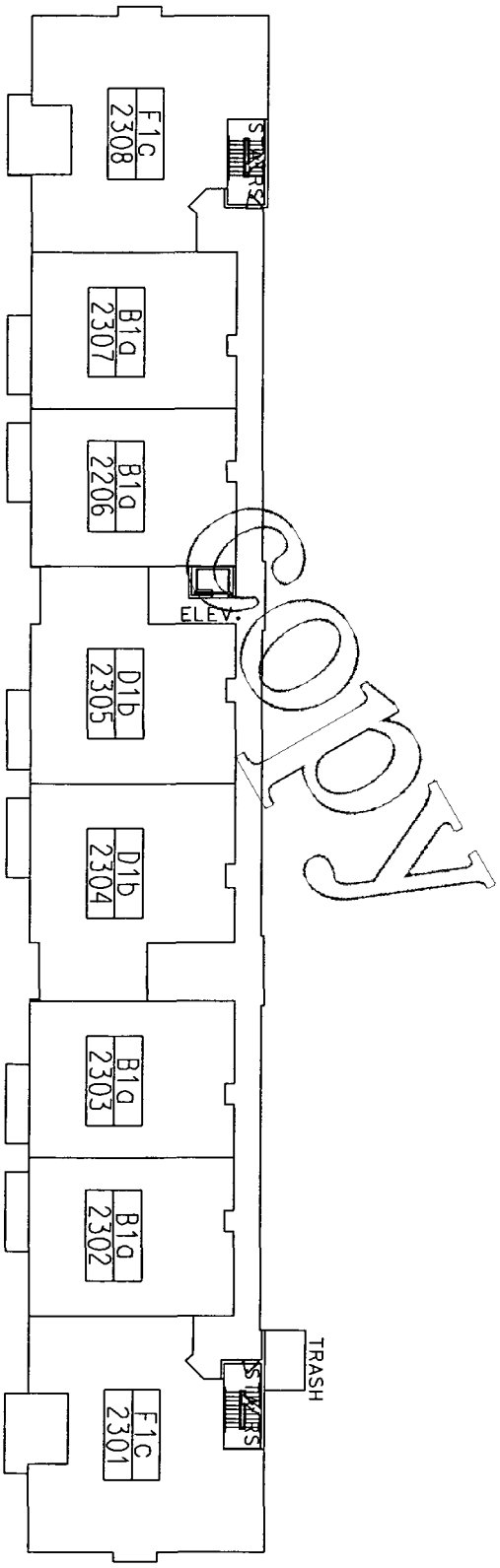
# ARTISAN CLUB CONDOMINIUM
# PHASE 2, BUILDING 2, 3RD FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2567

CB10 PG51

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SCALE: 1"=40'

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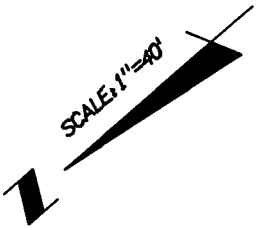
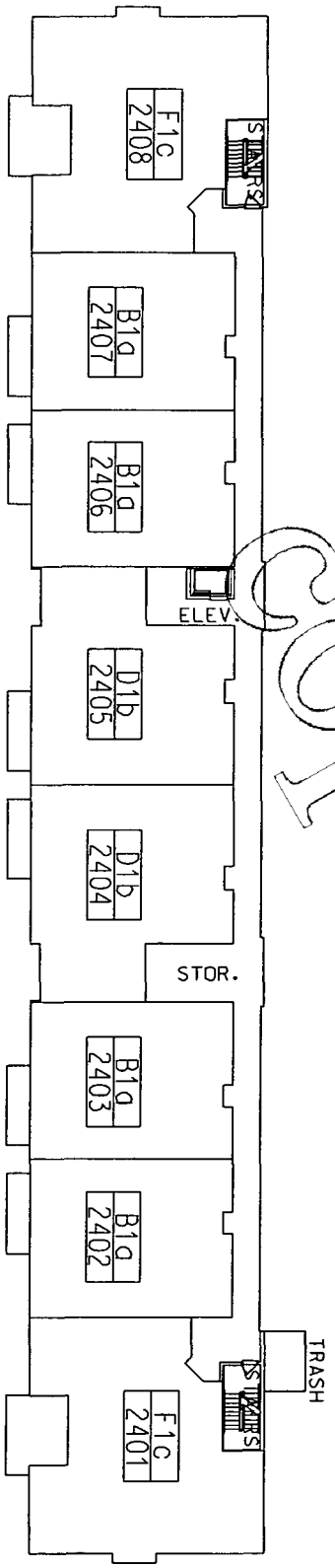
# ARTISAN CLUB CONDOMINIUM
# PHASE 2, BUILDING 2, 4TH FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2568

CB10 PG 51

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# ARTISAN CLUB CONDOMINIUM
# PHASE 2, BUILDING 1, BUILDING DIMENSIONS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2569

CB10 PG50

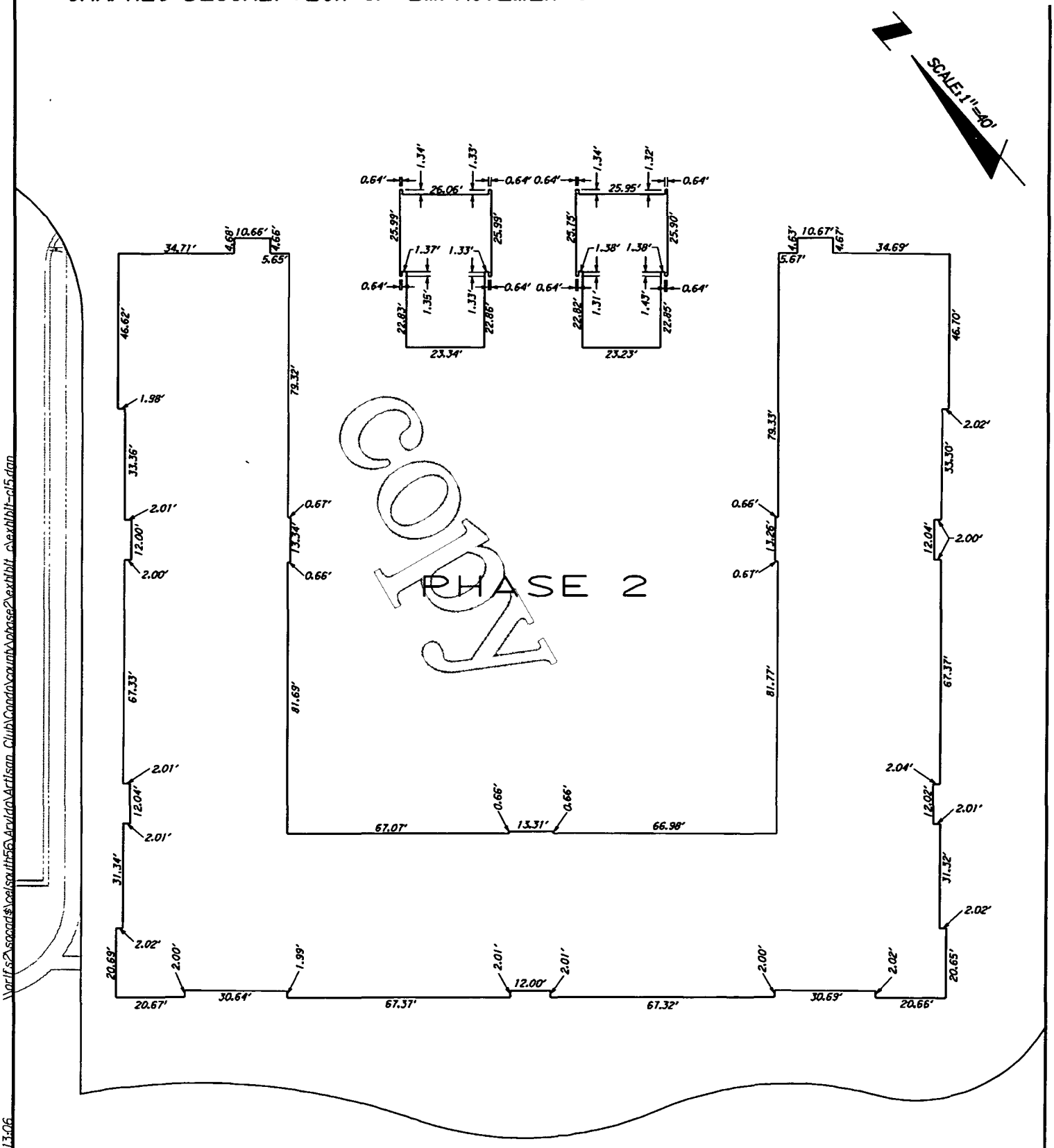


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EXHIBIT "C" Sheet 15 of 31

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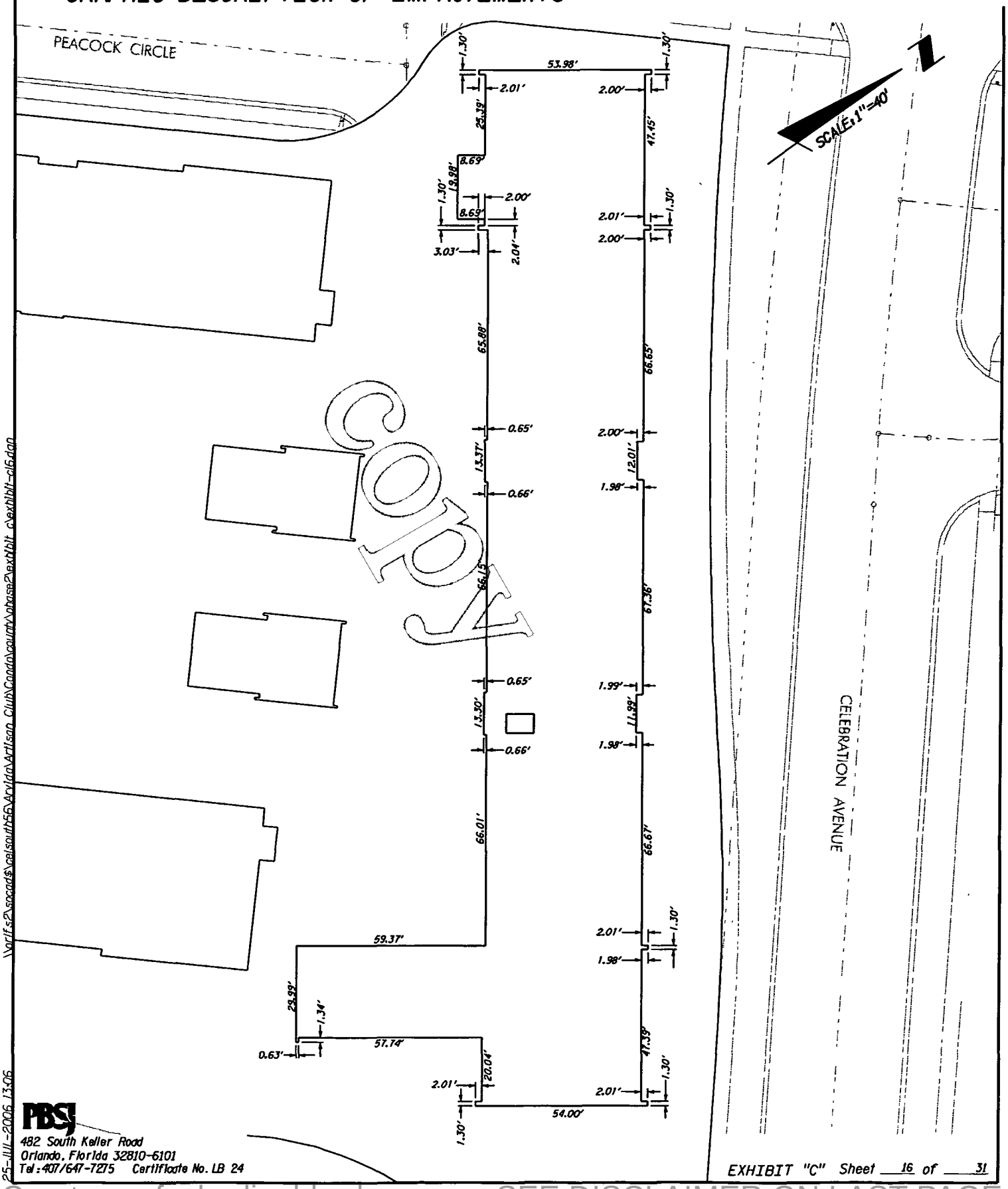
# ARTISAN CLUB CONDOMINIUM
# PHASE 2, BUILDING 2, BUILDING DIMENSIONS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2570

CB 10 PG 50

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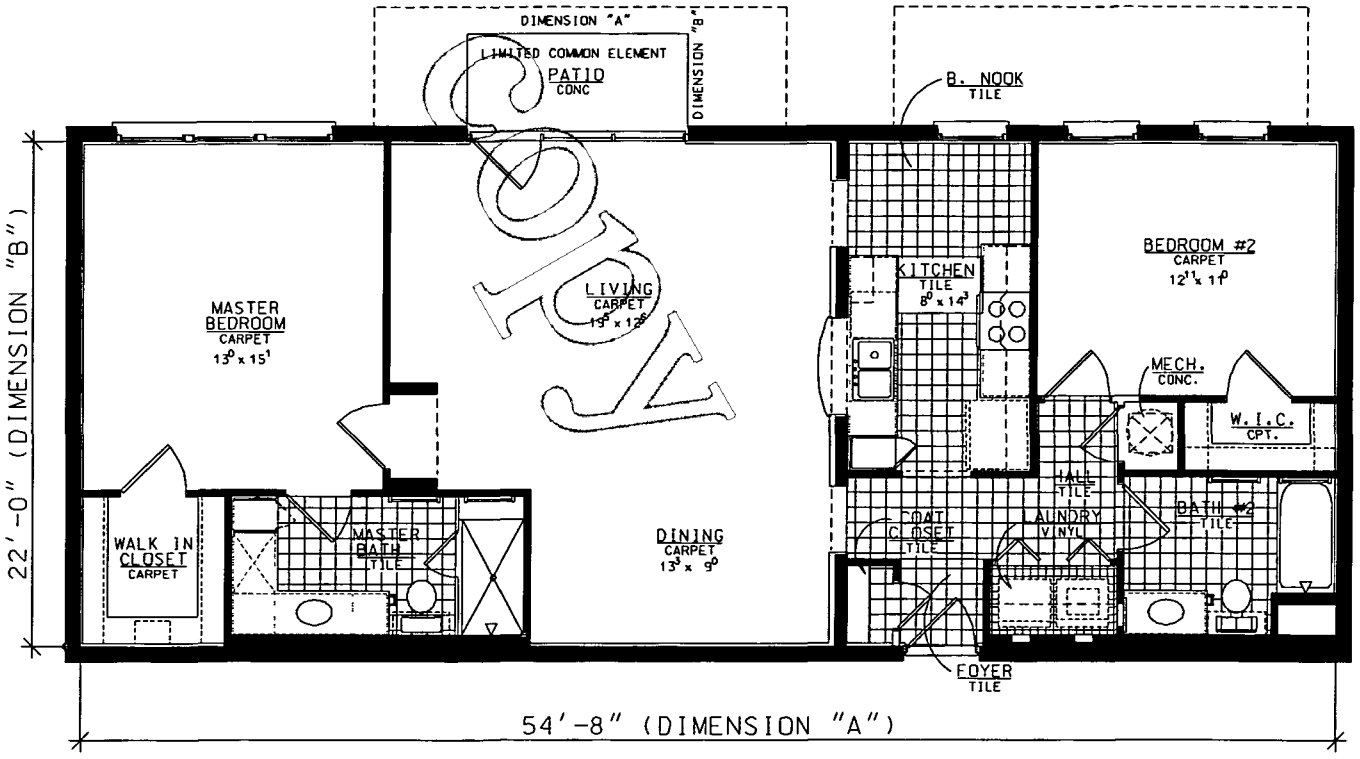
# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2571

CB10 PG 53

A1b Two Bedroom / Two Bath




NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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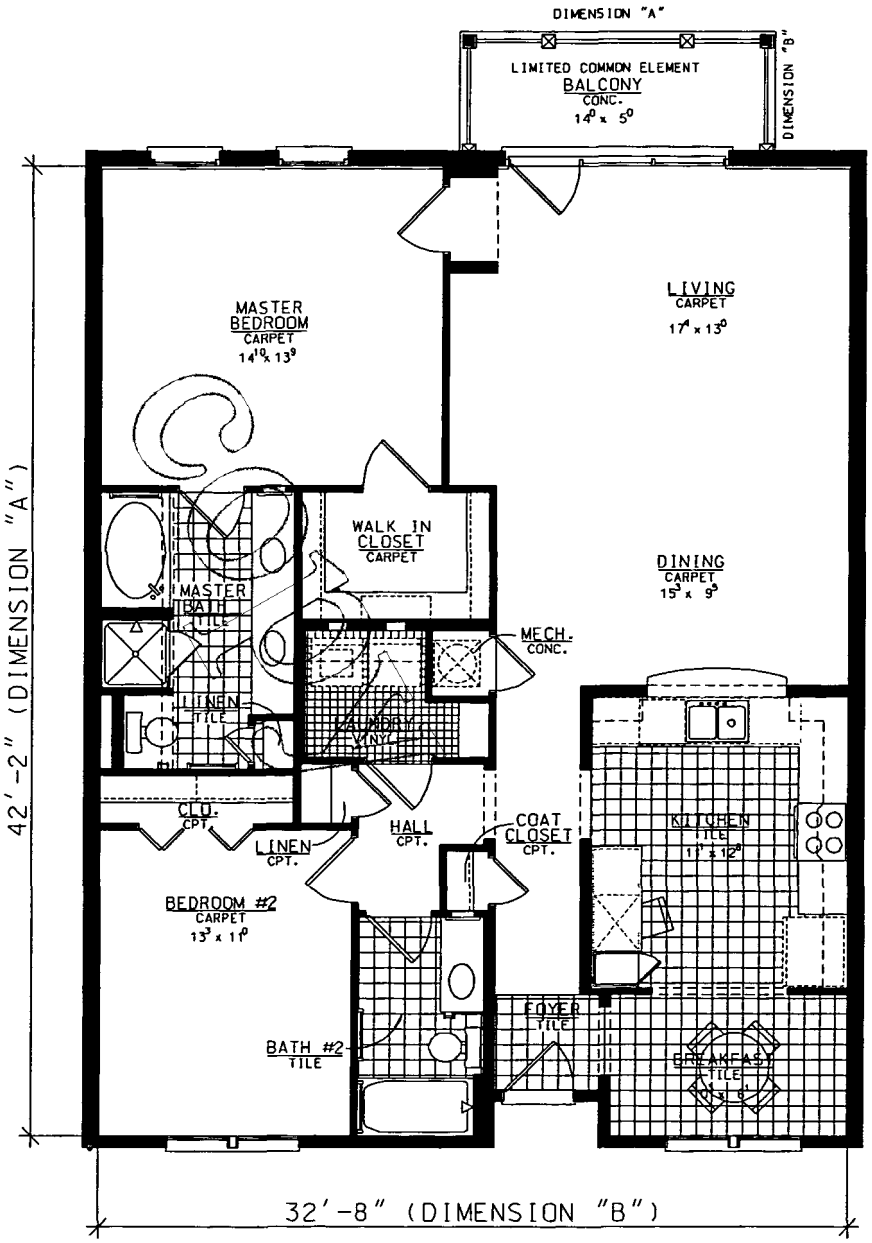
# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2572

CB10 PG 53

B 1 Two Bedroom / Two Bath




NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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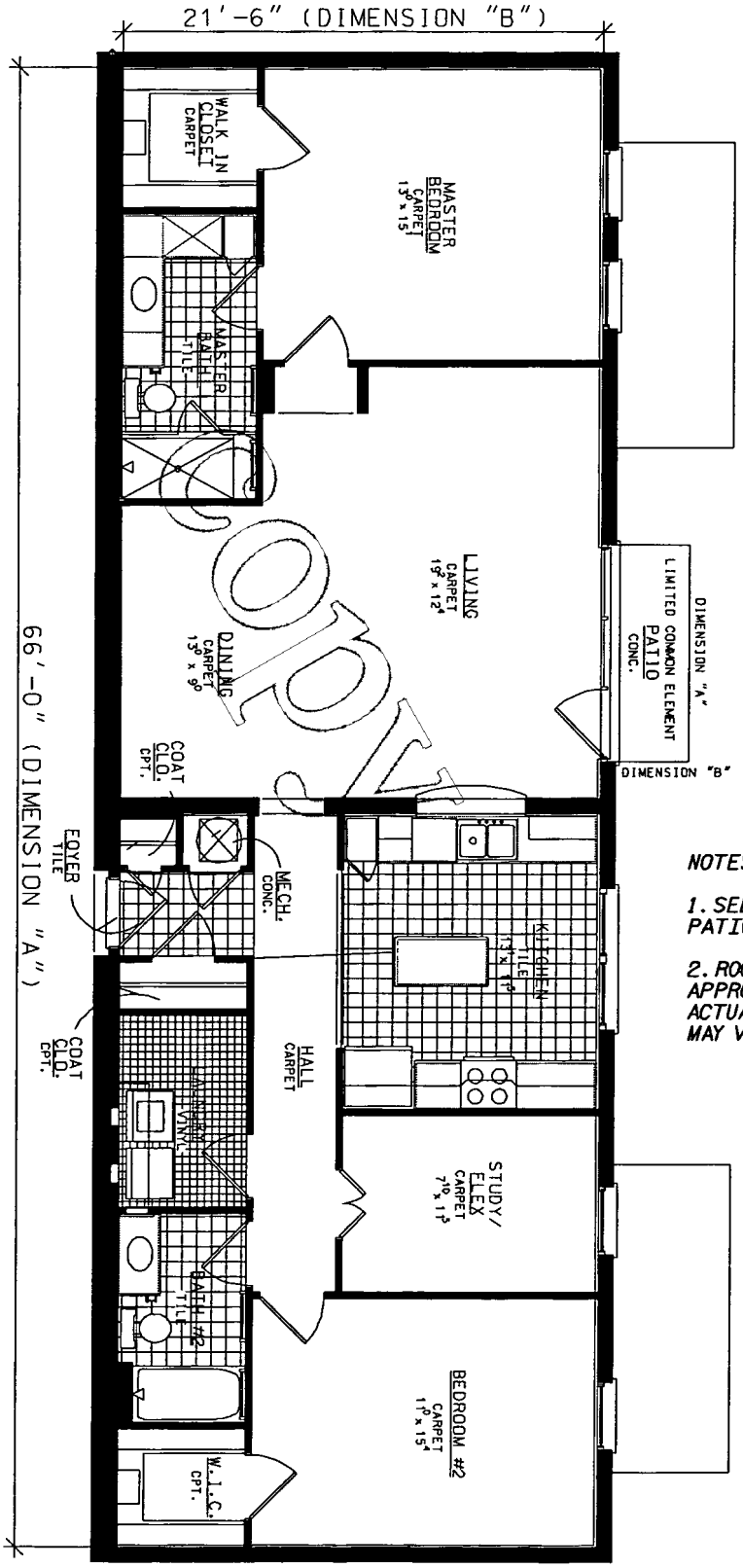
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2573

CB10 PG 53

C 1 Two Bedroom / Two Bath w/ Flex

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NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

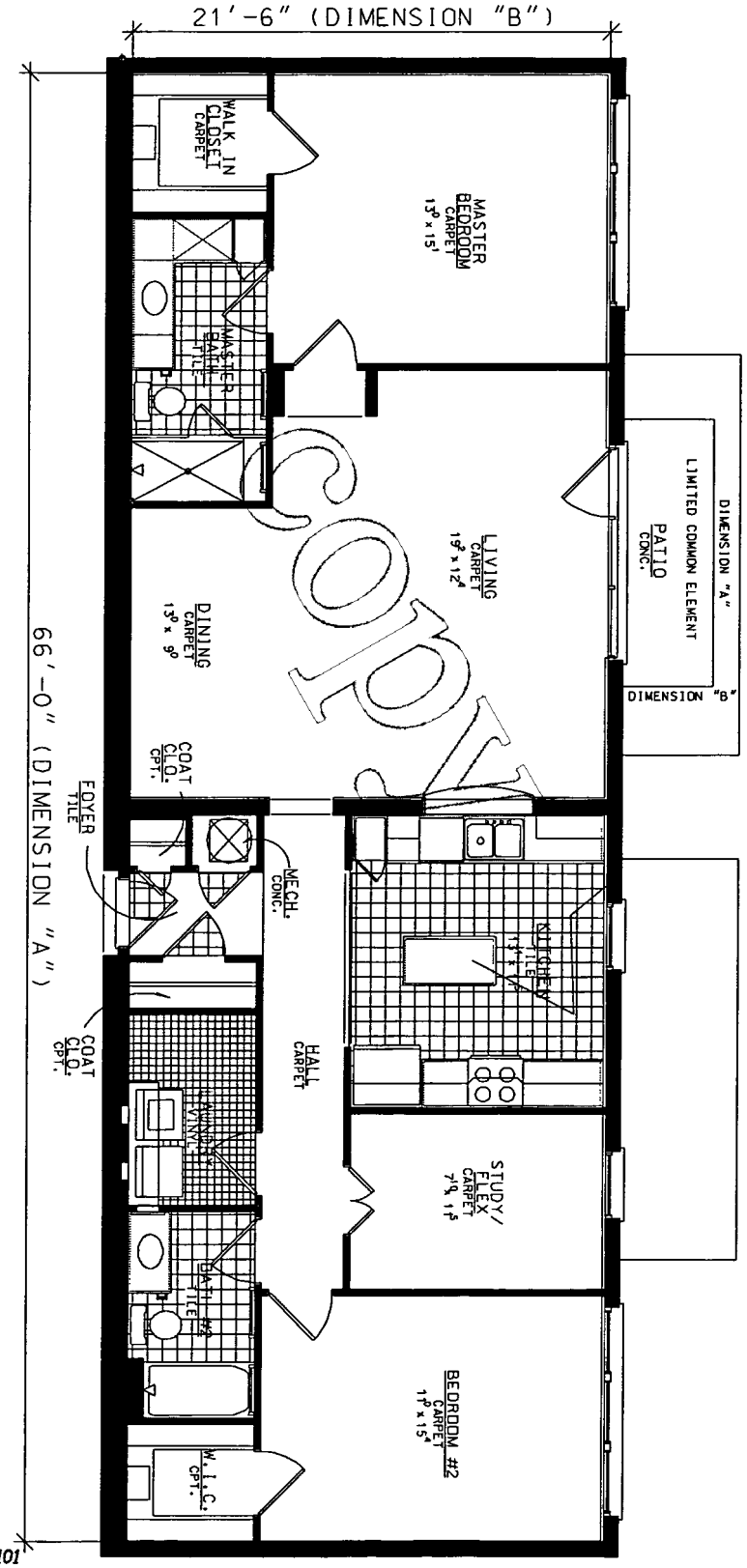
CL 2006190420 OR 3229/2574

CB10 PG53

C 1

Two Bedroom / Two Bath w/ Flex

ALT.

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NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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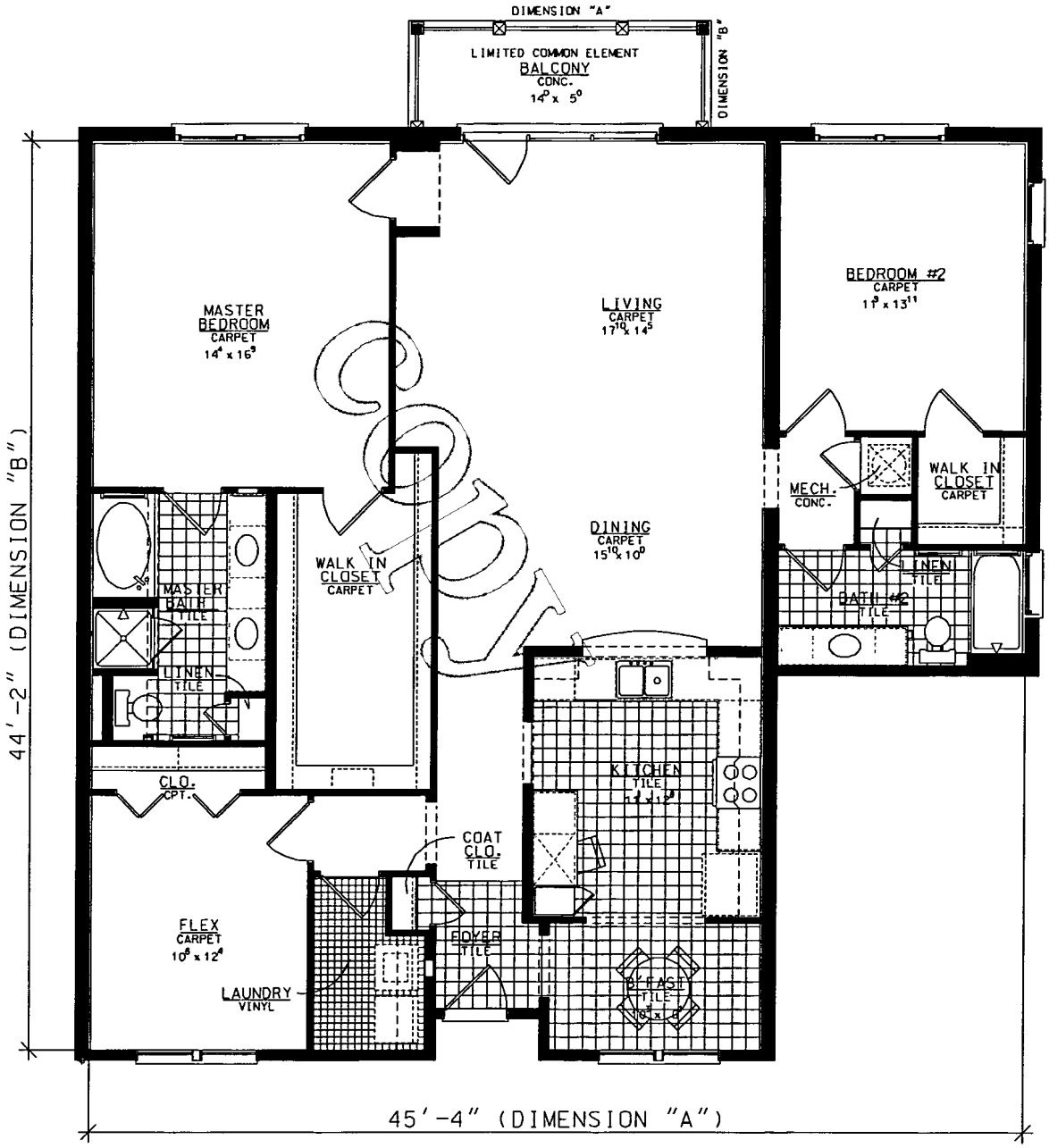
# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2575

CB10 PG 54

D 1 Two Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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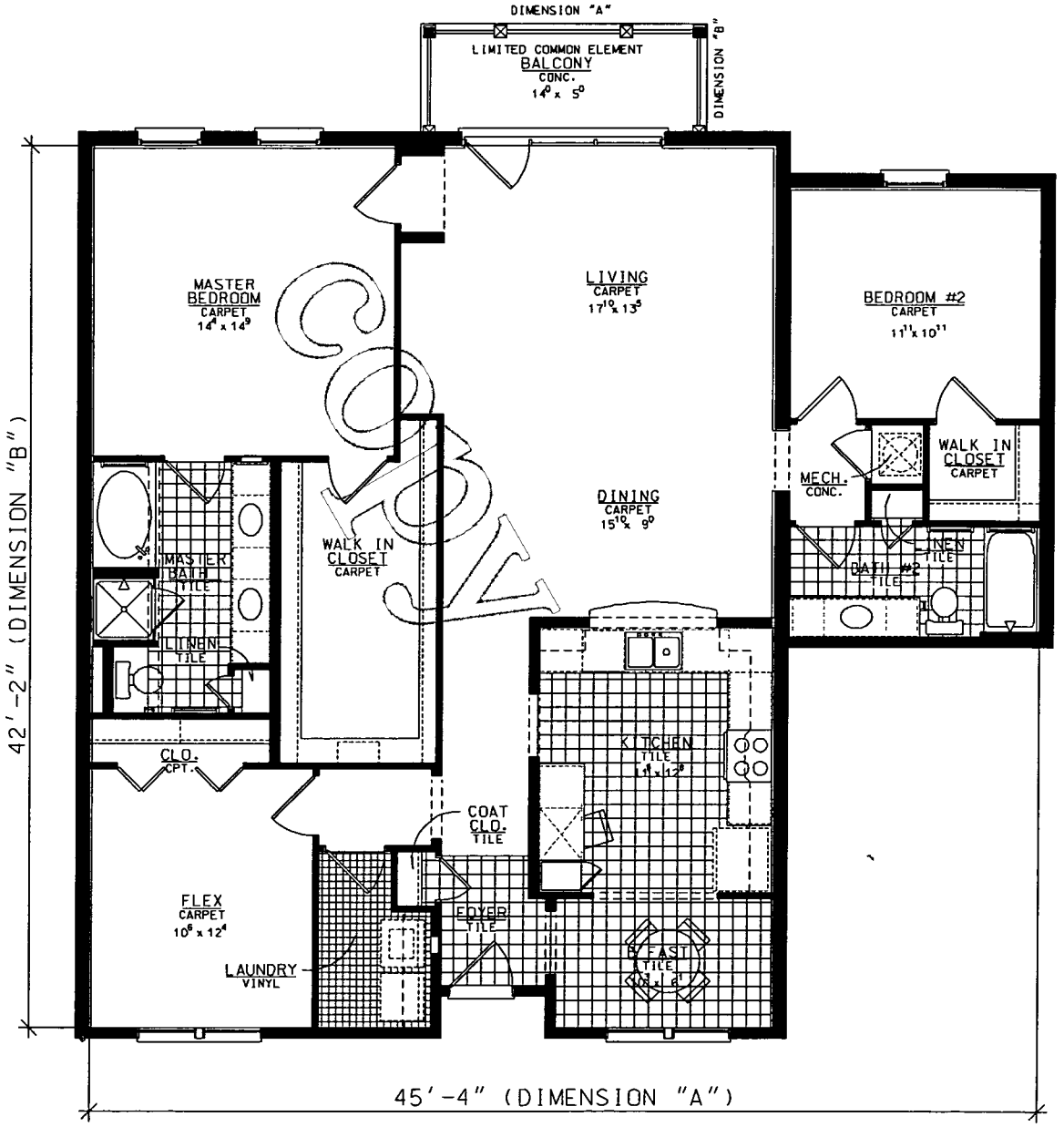
# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2576

CBW PG 54

D1a Two Bedroom / Two Bath w/ Flex

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NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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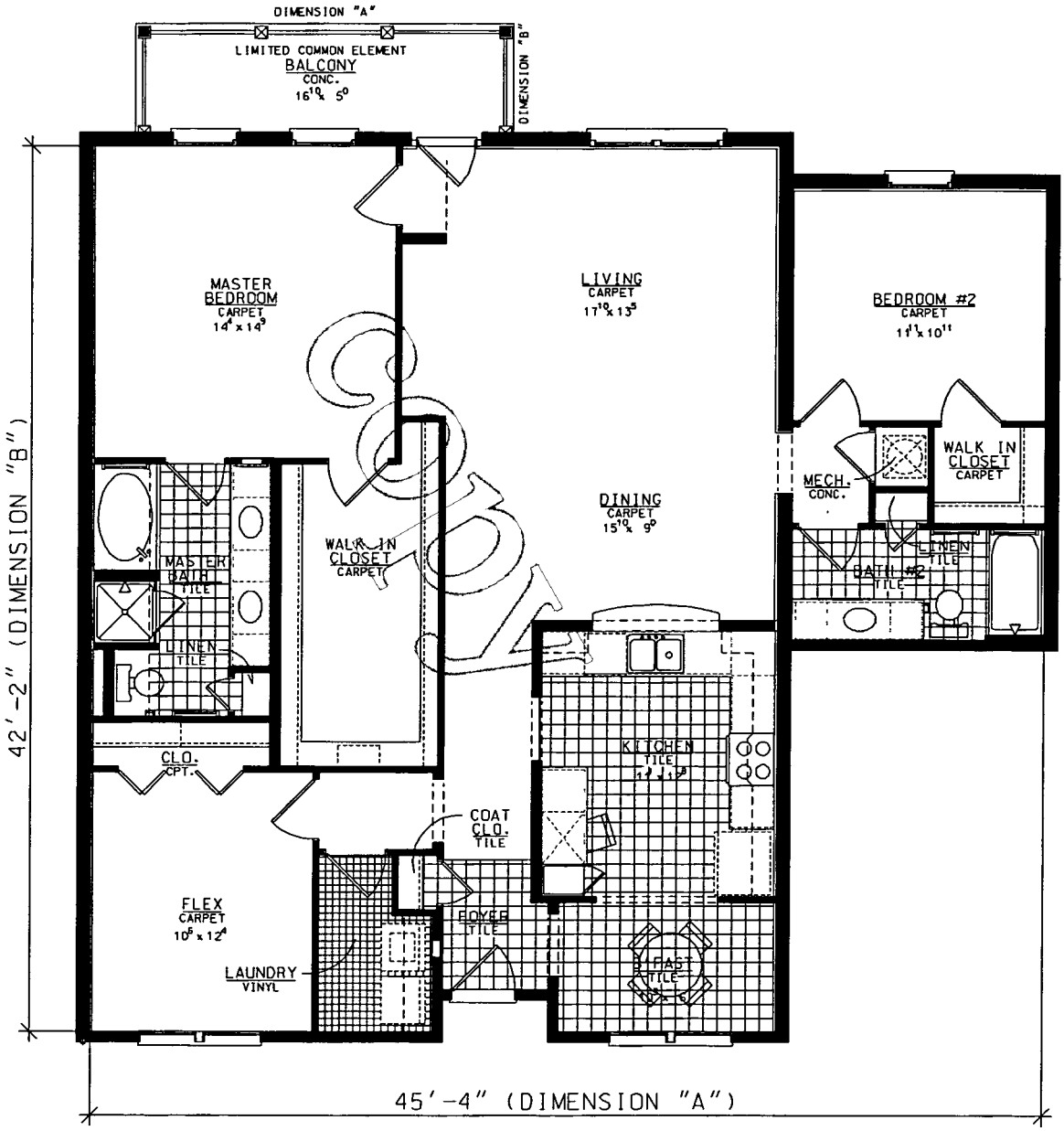
# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2577

CB10 PG54

D1b Two Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL.
ACTUAL ROOM SIZES FOR UNITS MAY VARY.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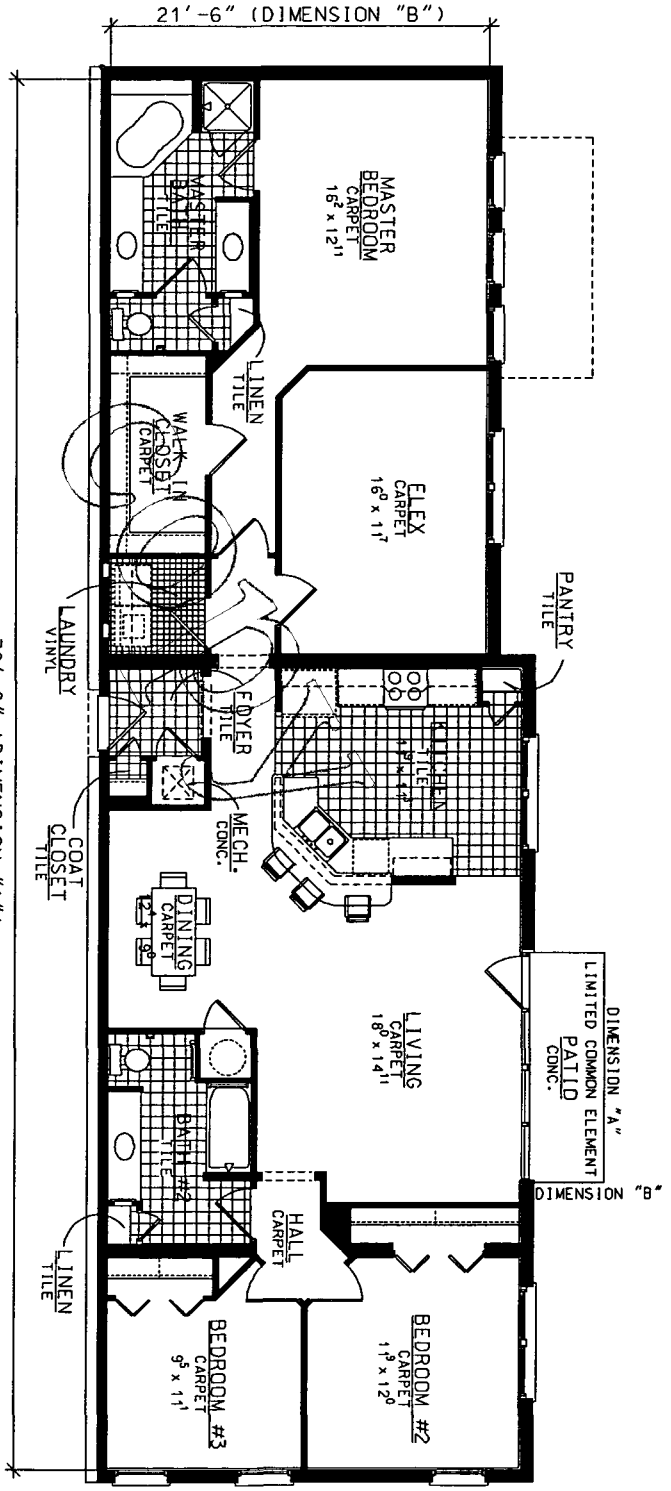
# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2578

CB10 PG 54

E 1 Three Bedroom / Two Bath w/ Flex

Option "A"




NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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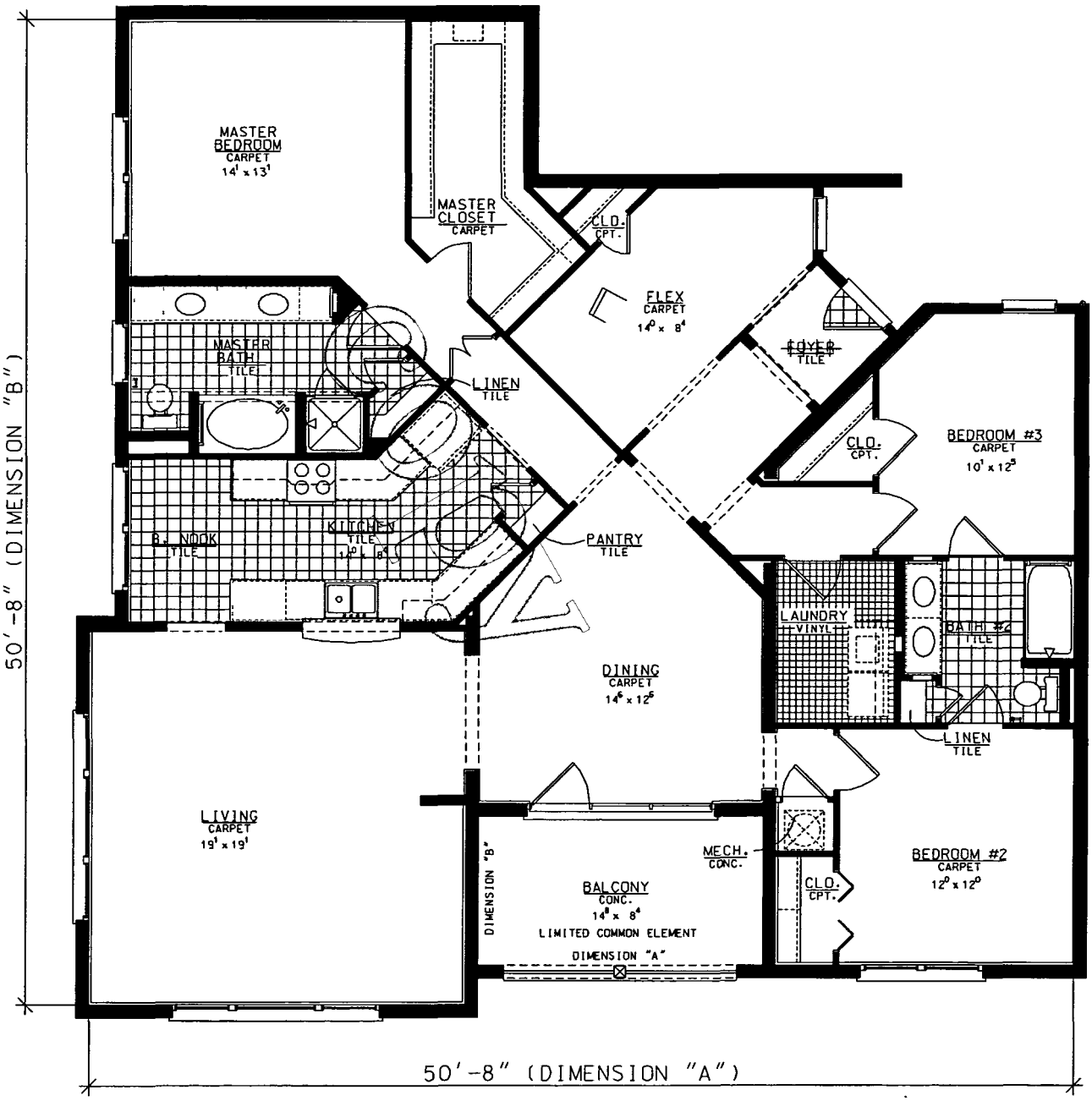
# ARTISAN CLUB CONDOMINIUM
# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2579

CB 10 PG 55

F 1 Three Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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# ARTISAN CLUB CONDOMINIUM
# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

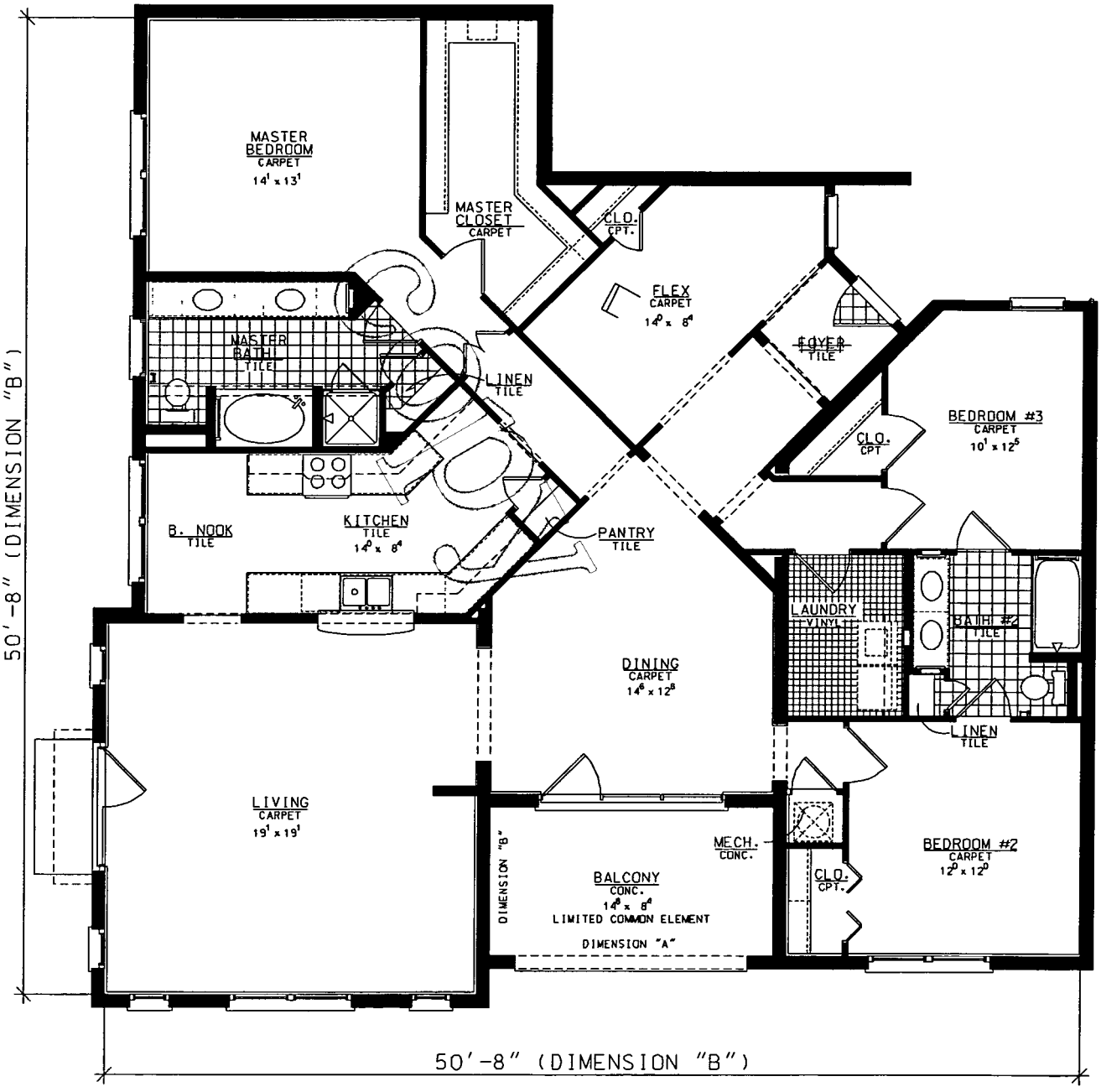
CL 2006190420 OR 3229/2580

CB10 PG 55

F 1

ALT.

Three Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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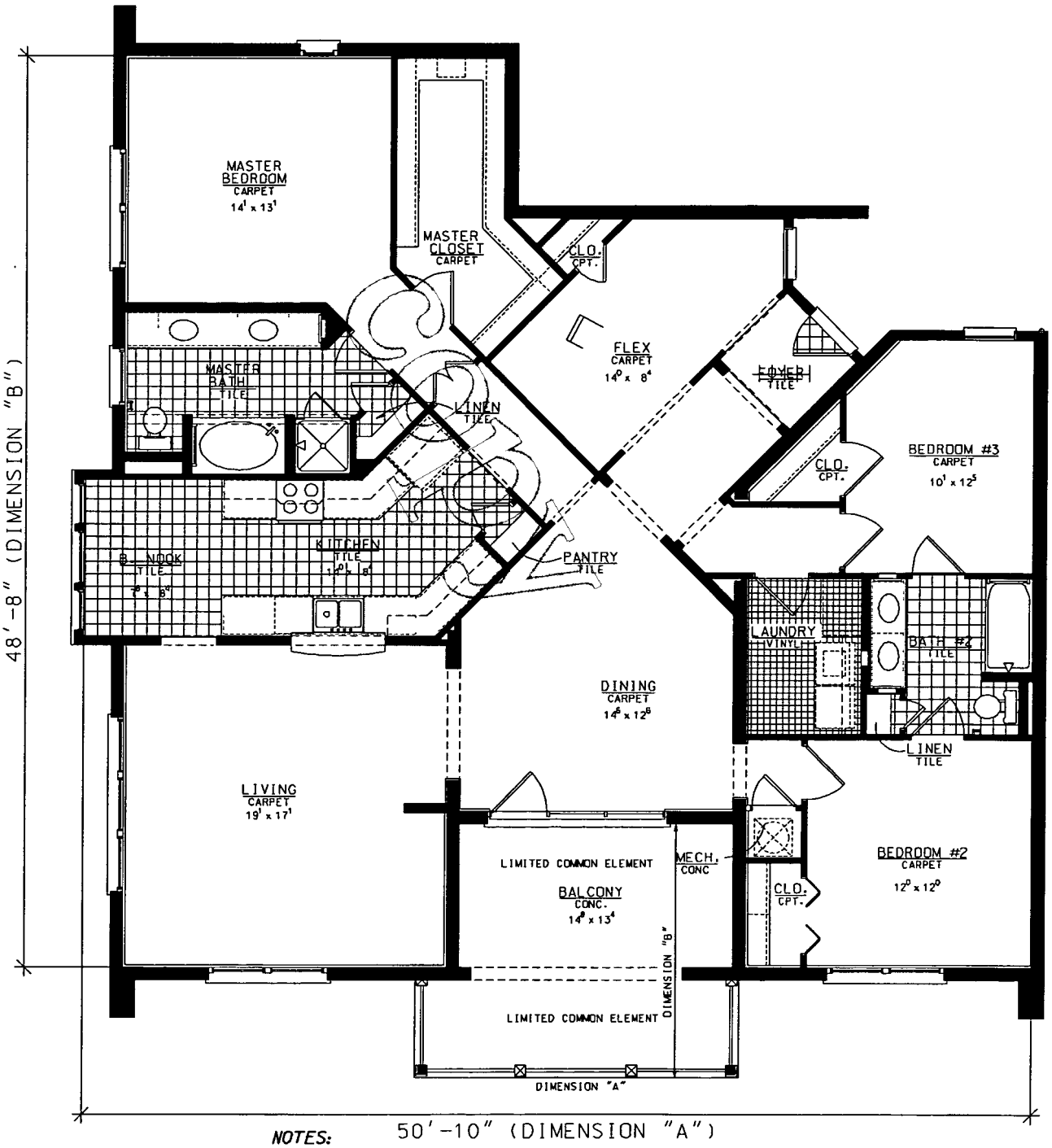
# ARTISAN CLUB CONDOMINIUM
# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2581

CB10 PG55

F1c Three Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)
2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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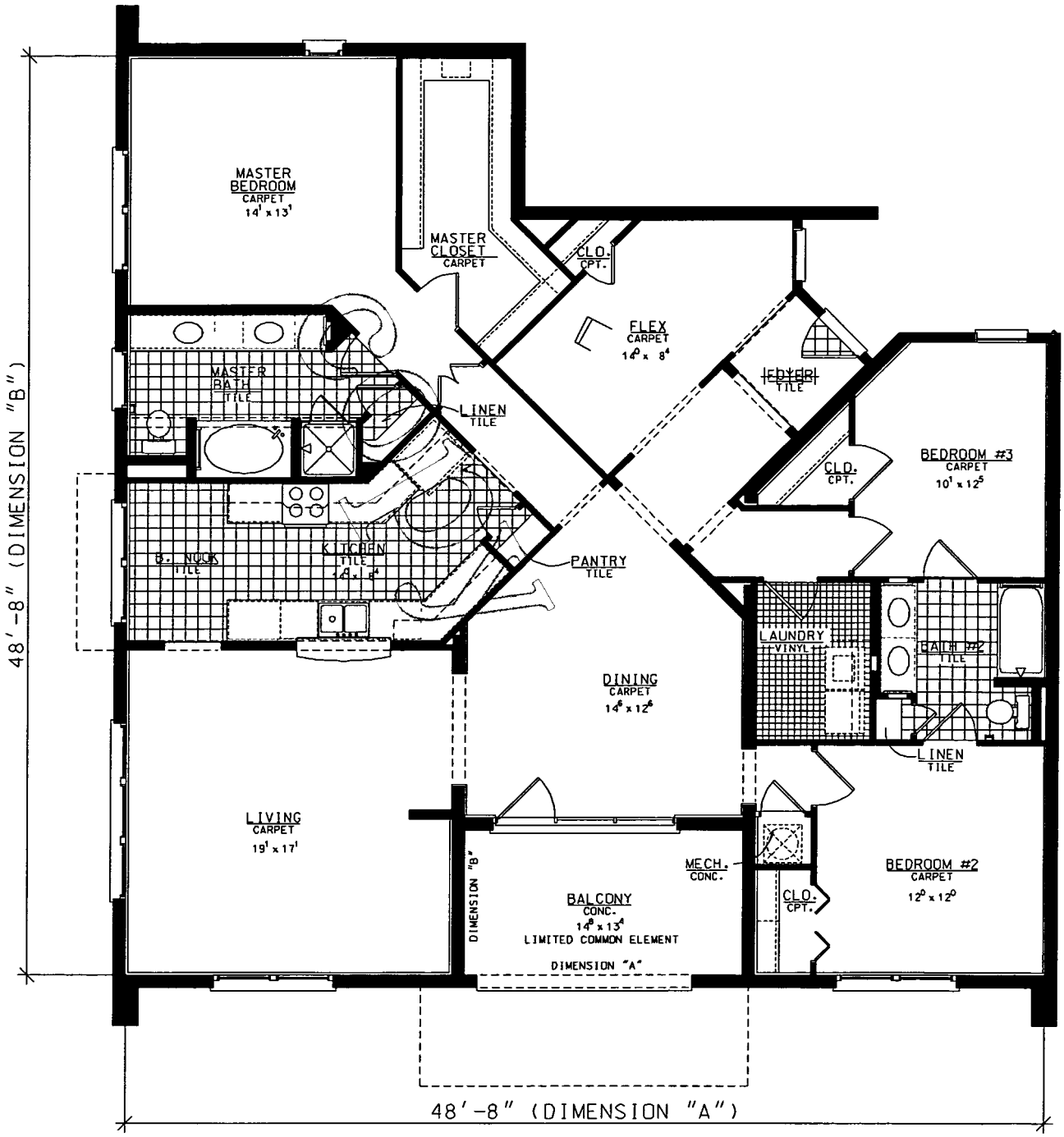
# PHASE 2, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2582

CB10 PG 55

F1d Three Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 29 & 30 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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# ARTISAN CLUB CONDOMINIUM
## PHASE 2
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 200619042O OR 3229/2583

CB10 PG 57

| Phase | Building | Unit | Model | As-Built Unfinished Floor Elevation | As-Built Unfinished Ceiling Elevation | As-Built Unit Dimension "A" | As-Built Unit Dimension "B" | As-Built Balcony Dimension "A" | As-Built Balcony Dimension "B" |
|---|---|---|---|---|---|---|---|---|---|
| 2 | 1 | 1101 | E1 | 84.46 | 94.59 | 78.72 | 22.03 | 12.97 | 4.40 |
| 2 | 1 | 1102 | C1 | 84.48 | 94.55 | 66.11 | 22.01 | 9.66 | 2.92 |
| 2 | 1 | 1103 | F1 ALT | 84.47 | 94.49 | 50.71 | 50.70 | 14.69 | 8.34 |
| 2 | 1 | 1104 | C1 | 84.48 | 94.55 | 66.05 | 22.06 | 9.65 | 2.91 |
| 2 | 1 | 1105 | C1 | 84.52 | 94.50 | 66.08 | 22.03 | 9.66 | 2.91 |
| 2 | 1 | 1106 | F1 ALT | 84.54 | 94.58 | 50.69 | 50.75 | 14.67 | 8.62 |
| 2 | 1 | 1107 | C1 | 84.48 | 94.55 | 66.04 | 22.00 | 9.65 | 2.92 |
| 2 | 1 | 1108 | E1 | 84.46 | 94.53 | 78.72 | 21.94 | 12.98 | 4.43 |
| 2 | 1 | 1201 | D1 | 95.55 | 105.45 | 45.40 | 44.24 | 15.68 | 5.65 |
| 2 | 1 | 1202 | B1 | 95.59 | 105.44 | 42.20 | 32.69 | 14.48 | 5.63 |
| 2 | 1 | 1203 | D1A | 95.58 | 105.42 | 45.37 | 42.20 | 14.50 | 5.63 |
| 2 | 1 | 1204 | D1A | 95.59 | 105.43 | 45.39 | 42.21 | 14.48 | 5.64 |
| 2 | 1 | 1205 | F1 | 95.49 | 105.40 | 50.73 | 50.70 | 14.73 | 8.32 |
| 2 | 1 | 1206 | B1 | 95.60 | 105.41 | 42.18 | 32.71 | 14.46 | 5.63 |
| 2 | 1 | 1207 | B1 | 95.59 | 105.50 | 42.18 | 32.72 | 14.49 | 5.68 |
| 2 | 1 | 1208 | D1A | 95.61 | 105.45 | 45.40 | 42.18 | 14.52 | 5.67 |
| 2 | 1 | 1209 | B1 | 95.63 | 105.49 | 42.20 | 32.71 | 14.52 | 5.65 |
| 2 | 1 | 1210 | F1 | 95.51 | 105.48 | 50.63 | 50.77 | 14.72 | 8.32 |
| 2 | 1 | 1211 | D1A | 95.59 | 105.47 | 45.41 | 42.17 | 14.58 | 5.63 |
| 2 | 1 | 1212 | D1A | 95.58 | 105.54 | 45.31 | 42.25 | 14.49 | 5.65 |
| 2 | 1 | 1213 | B1 | 95.50 | 105.50 | 42.22 | 32.73 | 14.49 | 5.72 |
| 2 | 1 | 1214 | D1 | 95.51 | 105.48 | 45.35 | 44.20 | 15.51 | 5.70 |
| 2 | 1 | 1301 | F1 | 106.44 | 118.21* | 50.70 | 50.73 | 14.65 | 8.31 |
| 2 | 1 | 1302 | B1 | 106.50 | 116.24 | 42.19 | 32.75 | 14.51 | 5.71 |
| 2 | 1 | 1303 | B1 | 106.45 | 116.28 | 42.19 | 32.69 | 14.59 | 5.67 |
| 2 | 1 | 1304 | D1A | 106.49 | 116.27 | 45.36 | 42.20 | 14.52 | 5.71 |
| 2 | 1 | 1305 | B1 | 106.53 | 116.27 | 42.19 | 32.71 | 14.51 | 5.70 |
| 2 | 1 | 1306 | F1 | 106.42 | 116.33 | 50.72 | 50.78 | 14.72 | 8.61 |
| 2 | 1 | 1307 | D1A | 106.47 | 116.26 | 45.35 | 42.18 | 14.68 | 5.77 |
| 2 | 1 | 1308 | D1A | 106.47 | 116.27 | 45.39 | 42.18 | 14.51 | 5.72 |
| 2 | 1 | 1309 | B1 | 106.56 | 116.27 | 42.20 | 32.72 | 14.49 | 5.77 |
| 2 | 1 | 1310 | D1 | 106.45 | 116.21 | 45.38 | 44.17 | 15.55 | 5.69 |

* CEILING ELEVATION SHOWN IS THE RAISED PORTION WITHIN UNIT OTHER AREAS ARE APPROXIMATELY 2.0' LOWER.



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# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2584

CB10 PG 52

| Phase | Building | Unit | Model | As-Built Unfinished Floor Elevation | As-Built Unfinished Ceiling Elevation | As-Built Unit Dimension "A" | As-Built Unit Dimension "B" | As-Built Balcony Dimension "A" | As-Built Balcony Dimension "B" |
|---|---|---|---|---|---|---|---|---|---|
| 2 | 2 | 2101 | F1D | 84.50 | 94.56 | 48.77 | 48.70 | 14.71 | 8.62 |
| 2 | 2 | 2102 | A1B | 84.50 | 94.49 | 54.71 | 22.03 | 9.67 | 3.67 |
| 2 | 2 | 2103 | C1 ALT | 84.48 | 94.44 | 66.10 | 22.00 | 12.00 | 3.60 |
| 2 | 2 | 2104 | A1B | 84.49 | 94.52 | 54.73 | 22.07 | 9.67 | 4.32 |
| 2 | 2 | 2105 | F1D | 84.48 | 94.56 | 48.72 | 48.67 | 14.72 | 8.60 |
| 2 | 2 | 2201 | F1C | 95.53 | 105.41 | 50.70 | 48.67 | 18.14 | 14.00 |
| 2 | 2 | 2202 | B1A | 95.53 | 105.49 | 42.17 | 32.71 | 18.75 | 5.73 |
| 2 | 2 | 2203 | B1A | 95.55 | 105.45 | 42.12 | 32.66 | 18.76 | 5.75 |
| 2 | 2 | 2204 | D1B | 95.57 | 105.41 | 45.48 | 42.18 | 18.79 | 5.68 |
| 2 | 2 | 2205 | D1B | 95.58 | 105.45 | 45.32 | 42.17 | 18.81 | 5.66 |
| 2 | 2 | 2206 | B1A | 95.60 | 105.46 | 42.22 | 32.73 | 18.68 | 5.69 |
| 2 | 2 | 2207 | B1A | 95.59 | 105.43 | 42.18 | 32.67 | 18.81 | 5.73 |
| 2 | 2 | 2208 | F1C | 95.57 | 105.39 | 50.74 | 48.73 | 18.03 | 14.06 |
| 2 | 2 | 2301 | F1C | 106.42 | 116.24 | 50.78 | 48.70 | 18.03 | 14.04 |
| 2 | 2 | 2302 | B1A | 106.41 | 116.26 | 42.20 | 32.76 | 18.75 | 5.66 |
| 2 | 2 | 2303 | B1A | 106.43 | 116.30 | 42.20 | 32.65 | 18.68 | 5.72 |
| 2 | 2 | 2304 | D1B | 106.35 | 116.29 | 45.42 | 42.18 | 18.76 | 5.71 |
| 2 | 2 | 2305 | D1B | 106.37 | 116.29 | 45.32 | 42.20 | 18.69 | 5.73 |
| 2 | 2 | 2306 | B1A | 106.43 | 116.36 | 42.20 | 32.71 | 18.71 | 5.72 |
| 2 | 2 | 2307 | B1A | 106.44 | 116.32 | 42.18 | 32.71 | 18.75 | 5.72 |
| 2 | 2 | 2308 | F1C | 106.37 | 116.27 | 50.77 | 48.76 | 17.95 | 13.96 |
| 2 | 2 | 2401 | F1C | 117.25 | 129.07* | 51.01 | 48.58 | 18.24 | 14.08 |
| 2 | 2 | 2402 | B1A | 117.34 | 127.07 | 42.16 | 32.66 | 18.85 | 5.88 |
| 2 | 2 | 2403 | B1A | 117.33 | 127.06 | 42.16 | 32.67 | 18.78 | 5.88 |
| 2 | 2 | 2404 | D1B | 117.37 | 127.00 | 45.30 | 42.18 | 18.94 | 5.77 |
| 2 | 2 | 2405 | D1B | 117.36 | 127.02 | 45.37 | 42.15 | 18.88 | 5.76 |
| 2 | 2 | 2406 | B1A | 117.39 | 127.11 | 42.14 | 32.66 | 18.84 | 5.76 |
| 2 | 2 | 2407 | B1A | 117.29 | 127.06 | 42.11 | 32.65 | 18.94 | 5.71 |
| 2 | 2 | 2408 | F1C | 117.30 | 129.02* | 50.90 | 48.65 | 18.11 | 14.05 |

* CEILING ELEVATION SHOWN IS THE RAISED PORTION WITHIN UNIT OTHER AREAS ARE APPROXIMATELY 2.0' LOWER.

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# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006190420 OR 3229/2585

CB10 PG48

## NOTES TO SURVEY

1. Description of Units

Each Unit shall consist of that part of the building containing such which lies within the boundaries of the Unit, which boundaries are as follows:

A. Upper Boundaries

The upper horizontal boundary of each Unit is the plane formed by the uppermost, unexposed surface of the plaster, wallboard, or other material comprising the ceiling in the uppermost story of the Unit.

B. Lower Boundaries

The lower horizontal boundary of each Unit is the plane formed by the uppermost, finished surface of the concrete slab or the uppermost surface of the subflooring, as applicable, forming the floor of the lowermost story of the Unit.

C. Vertical (Perimetric or Lateral) Boundaries

The vertical boundaries of each Unit are the planes formed by the outermost, unexposed surface of the plaster, wallboard, or other material comprising the interior surface of the perimeter walls enclosing the Unit.

D. Items Included Within the Unit Boundaries

Except where provisions of the Declaration of Condominium for Artisan Club Condominium otherwise specify, all air spaces, interior walls and partitions, floors separating levels of the Unit, and other fixtures and improvements within the foregoing boundaries are a part of the Unit. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, and any other materials constituting any part of the finished surfaces of walls or ceilings shall be deemed to be within the boundaries of the Unit.

Notwithstanding the description of the boundaries set forth above, the Units shall be deemed to include the following: all portions of the plumbing, heating, electrical, and air conditioning systems (including furnaces, compressors, components, pipes, wires, conduits, ducts, and the like) serving only that Unit, even if located outside the boundaries of the Unit; all windows (including window frames), glass surfaces, and doors (including door frames) serving the Unit; and all window screens.

E. Interpretation of Deeds, Plats Plans, and Floor Plans

In interpreting deeds, plot plans, and floor plans, the existing physical boundaries of a Unit as originally constructed, or as reconstructed in substantial accordance with the original Plats and Plans, shall be conclusively presumed to be its boundaries regardless of minor variances between the actual boundaries and the boundaries shown on the Plat and Plans or described in a deed.

2. Description of Common Elements

A. All land and other improvements within the Condominium Property which are not included within the Unit are Common Elements, some of which are Limited Common Elements.

B. The Limited Common Elements and the Unit(s) to which they are assigned are as follows:

(i) any mailbox designated for use by the occupants of a particular Unit is assigned as a Limited Common Element of the Unit for which it is so designated;

(ii) any stairway, hallway, doorstep, or stoop providing access to a Unit, or from a Unit to a deck, patio, or balcony, is assigned as a Limited Common Element of the Unit or Units to or from which it provides access;

(iii) any deck, patio, porch, or balcony serving a Unit, including any perimeter screening, railing, or other exterior portion of such area, is assigned as a Limited Common Element of the Unit(s) having direct access to such deck, patio, porch, or balcony;

(iv) that portion of the Common Elements on which there is located any part of the air conditioning or heating system exclusively serving a particular Unit or Units is assigned as a Limited Common Element of the Unit or Units so served;

(v) any gas, electric, or water meter which serves only one Unit is assigned as a Limited Common Element of the Unit so served;

(vi) awnings over windows or doors, and exterior shutters, window boxes, and other exterior window trim, are assigned as Limited Common Elements of the Unit of which the door or window is a part; and

(vii) any parking space identified on Exhibit "E" to the Declaration of Condominium for Artisan Club Condominium is assigned as the Limited Common Element of the particular Unit specified on such Exhibit "E," as it may be amended. Artisan Park, LLC, as the Declarant under the Declaration of Condominium for Artisan Club Condominium may amend Exhibit "E" to assign any interior parking space not previously assigned on Exhibit "E" as the Limited Common Element of a Unit which Declarant designates; provided, interior parking spaces may be assigned as Limited Common Elements only of Units located within the same building as such parking space.

The definitions set forth in the Declaration of Condominium for Artisan Club Condominium are incorporated herein.

PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24



\\orlfs2\sgroups\pbsouth56\Arvida\CondoCounty\phase2\exhibit c\exhibit-31.dgn
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# EXHIBIT "D"

## Percentage Share of Undivided Interest in Common Elements and Liability for Common Expenses

| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 1 | 1101 | .469% |
| 1 | 1102 | .469% |
| 1 | 1103 | .469% |
| 1 | 1104 | .469% |
| 1 | 1105 | .469% |
| 1 | 1106 | .469% |
| 1 | 1107 | .469% |
| 1 | 1108 | .469% |
| 1 | 1201 | 469% |
| 1 | 1202 | .469% |
| 1 | 1203 | .469% |
| 1 | 1204 | .469% |
| 1 | 1205 | .469% |
| 1 | 1206 | .469% |
| 1 | 1207 | .469% |
| 1 | 1208 | .469% |
| 1 | 1209 | .469% |
| 1 | 1210 | .469% |
| 1 | 1211 | .469% |
| 1 | 1212 | .469% |
| 1 | 1213 | .469% |
| 1 | 1214 | .469% |
| 1 | 1301 | .469% |
| 1 | 1302 | .469% |
| 1 | 1303 | .469% |
| 1 | 1304 | .469% |
| 1 | 1305 | .469% |
| 1 | 1306 | .469% |
| 1 | 1307 | .469% |
| 1 | 1308 | .469% |
| 1 | 1309 | .469% |
| 1 | 1310 | .469% |
| 1 | 1307 | .469% |
| 2 | 2101 | .469% |
| 2 | 2102 | .469% |
| 2 | 2103 | .469% |
| 2 | 2104 | .469% |
| 2 | 2105 | .469% |
| 2 | 2201 | .469% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 2 | 2202 | .469% |
| 2 | 2203 | .469% |
| 2 | 2204 | .469% |
| 2 | 2205 | .469% |
| 2 | 2206 | .469% |
| 2 | 2207 | .469% |
| 2 | 2208 | .469% |
| 2 | 2301 | .469% |
| 2 | 2302 | .469% |
| 2 | 2303 | .469% |
| 2 | 2304 | .469% |
| 2 | 2305 | .469% |
| 2 | 2306 | .469% |
| 2 | 2307 | .469% |
| 2 | 2308 | .469% |
| 2 | 2401 | .469% |
| 2 | 2402 | .469% |
| 2 | 2403 | .469% |
| 2 | 2404 | .469% |
| 2 | 2405 | .469% |
| 2 | 2406 | .469% |
| 2 | 2407 | .469% |
| 2 | 2408 | .469% |
| 5 | 5101 | 469% |
| 5 | 5102 | .469% |
| 5 | 5103 | .469% |
| 5 | 5104 | .469% |
| 5 | 5105 | .469% |
| 5 | 5106 | .469% |
| 5 | 5107 | .469% |
| 5 | 5108 | .469% |
| 5 | 5201 | .469% |
| 5 | 5202 | .469% |
| 5 | 5203 | .469% |
| 5 | 5204 | 469% |
| 5 | 5205 | .469% |
| 5 | 5206 | .469% |
| 5 | 5207 | .469% |
| 5 | 5208 | .469% |
| 5 | 5209 | .469% |
| 5 | 5210 | .469% |
| 5 | 5211 | .469% |
| 5 | 5212 | .469% |
| 5 | 5213 | .469% |
| 5 | 5214 | .469% |
| 5 | 5301 | .469% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 5 | 5302 | .469% |
| 5 | 5303 | .469% |
| 5 | 5304 | .469% |
| 5 | 5305 | .469% |
| 5 | 5306 | .469% |
| 5 | 5307 | .469% |
| 5 | 5308 | .469% |
| 5 | 5309 | .469% |
| 5 | 5310 | .469% |
| 6 | 6101 | .469% |
| 6 | 6102 | .469% |
| 6 | 6103 | .469% |
| 6 | 6104 | .469% |
| 6 | 6105 | .469% |
| 6 | 6201 | .469% |
| 6 | 6202 | .469% |
| 6 | 6203 | .469% |
| 6 | 6204 | .469% |
| 6 | 6205 | .469% |
| 6 | 6206 | .469% |
| 6 | 6207 | .469% |
| 6 | 6208 | .469% |
| 6 | 6301 | .469% |
| 6 | 6302 | .469% |
| 6 | 6303 | .469% |
| 6 | 6304 | .469% |
| 6 | 6305 | .469% |
| 6 | 6306 | .469% |
| 6 | 6307 | .469% |
| 6 | 6308 | .469% |
| 6 | 6401 | .469% |
| 6 | 6402 | .469% |
| 6 | 6403 | .469% |
| 6 | 6404 | .469% |
| 6 | 6405 | .469% |
| 6 | 6406 | .469% |
| 6 | 6407 | 469% |
| 6 | 6408 | .469% |
| 7 | 7101 | 469% |
| 7 | 7102 | .469% |
| 7 | 7103 | .469% |
| 7 | 7104 | .469% |
| 7 | 7105 | .469% |
| 7 | 7106 | .469% |
| 7 | 7107 | .469% |
| 7 | 7108 | .469% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 7 | 7201 | .469% |
| 7 | 7202 | .469% |
| 7 | 7203 | .469% |
| 7 | 7204 | .469% |
| 7 | 7205 | .469% |
| 7 | 7206 | .469% |
| 7 | 7207 | .469% |
| 7 | 7208 | .469% |
| 7 | 7209 | .469% |
| 7 | 7210 | .469% |
| 7 | 7211 | .469% |
| 7 | 7212 | .469% |
| 7 | 7213 | .469% |
| 7 | 7214 | .469% |
| 7 | 7301 | .469% |
| 7 | 7302 | .469% |
| 7 | 7303 | .469% |
| 7 | 7304 | .469% |
| 7 | 7305 | .469% |
| 7 | 7306 | .469% |
| 7 | 7307 | .469% |
| 7 | 7308 | .469% |
| 7 | 7309 | .469% |
| 7 | 7310 | .469% |
| 7 | 7311 | .469% |
| 7 | 7312 | .469% |
| 7 | 7313 | .469% |
| 7 | 7314 | .469% |
| 7 | 7401 | .469% |
| 7 | 7402 | .469% |
| 7 | 7403 | .469% |
| 7 | 7404 | .469% |
| 7 | 7405 | .469% |
| 7 | 7406 | .469% |
| 8 | 8101 | .469% |
| 8 | 8102 | .469% |
| 8 | 8103 | .469% |
| 8 | 8104 | .469% |
| 8 | 8105 | .469% |
| 8 | 8106 | .469% |
| 8 | 8107 | .469% |
| 8 | 8108 | .469% |
| 8 | 8201 | .469% |
| 8 | 8202 | .469% |
| 8 | 8203 | .469% |
| 8 | 8204 | .469% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 8 | 8205 | .469% |
| 8 | 8206 | .469% |
| 8 | 8207 | .469% |
| 8 | 8208 | .469% |
| 8 | 8209 | .469% |
| 8 | 8210 | .469% |
| 8 | 8211 | .469% |
| 8 | 8212 | .469% |
| 8 | 8301 | .469% |
| 8 | 8302 | .469% |
| 8 | 8303 | .469% |
| 8 | 8304 | .469% |
| 8 | 8305 | .469% |
| 8 | 8306 | .469% |
| 8 | 8307 | .469% |
| 8 | 8308 | .469% |
| 8 | 8309 | .469% |
| 8 | 8310 | .469% |
| 8 | 8311 | .469% |
| 8 | 8312 | .469% |
| 8 | 8401 | .469% |
| 8 | 8402 | .469% |
| 8 | 8403 | .469% |
| 8 | 8404 | .469% |
| 8 | 8405 | .469% |
| 8 | 8406 | .469% |
| 8 | 8407 | 469% |
| 8 | 8408 | .469% |
| 8 | 8501 | .469% |
| 8 | 8502 | .469% |
| 8 | 8503 | .469% |
| 8 | 8504 | .469% |
| 8 | 8505 | .469% |
| 8 | 8506 | .469% |
| 8 | 8507 | .469% |
| 8 | 8508 | .469% |
| | | 100% |

**Upon Units being added to the Condominium pursuant to Paragraph 17(d), the total undivided interest in the Common Elements shall be reallocated among the Units existing immediately after such occurrence. Each Unit's undivided interest in the Common Elements shall be determined by dividing one by the total number of Units in the Condominium.



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# EXHIBIT "E"

## Assignment of Certain Limited Common Elements

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 1101 |
| N/A | 1102 |
| N/A | 1103 |
| N/A | 1104 |
| N/A | 1105 |
| N/A | 1106 |
| N/A | 1107 |
| N/A | 1108 |
| S-1A | 1201 |
| S-1B | 1202 |
| S-2A | 1203 |
| S-2B | 1204 |
| S-2D | 1205 |
| S-2C | 1206 |
| S-3A | 1207 |
| S-3B | 1208 |
| S-3C | 1209 |
| S-4D | 1210 |
| S-4B | 1211 |
| S-4C | 1212 |
| S-5A | 1213 |
| S-5B | 1214 |
| S-6A | 1301 |
| S-6B | 1302 |
| S-6C | 1303 |
| S-7A | 1304 |
| S-7B | 1305 |
| S-7D | 1306 |
| S-7C | 1307 |
| S-8A | 1308 |
| S-8B | 1309 |
| S-8C | 1310 |
| N/A | 2101 |
| N/A | 2102 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 34 | 1101 |
| 28 | 1102 |
| 24 | 1103 |
| 22 | 1104 |
| 15 | 1105 |
| 13 | 1106 |
| 9 | 1107 |
| 3 | 1108 |
| 31 | 1201 |
| 35 | 1202 |
| 29 | 1203 |
| 27 | 1204 |
| 30 | 1205 |
| 33 | 1206 |
| 32 | 1207 |
| 10 | 1208 |
| 14 | 1209 |
| 8 | 1210 |
| 21 | 1211 |
| 20 | 1212 |
| 26 | 1213 |
| 1 | 1214 |
| 7 | 1301 |
| 12 | 1302 |
| 11 | 1303 |
| 5 | 1304 |
| 4 | 1305 |
| 6 | 1306 |
| 19 | 1307 |
| 16 | 1308 |
| 25 | 1309 |
| 2 | 1310 |
| 21 | 2101 |
| 20 | 2102 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 2103 |
| N/A | 2104 |
| N/A | 2105 |
| S-1 C | 2201 |
| S-1 A | 2202 |
| S-1 B | 2203 |
| S-1 D | 2204 |
| S-1 E | 2205 |
| S-2 A | 2206 |
| S-2 B | 2207 |
| S-2 C | 2208 |
| S-3 C | 2301 |
| S-3 A | 2302 |
| S-3 B | 2303 |
| S-3 D | 2304 |
| S-3 E | 2305 |
| S-4 A | 2306 |
| S-4 B | 2307 |
| S-4 C | 2308 |
| 2-5 C | 2401 |
| S-5 A | 2402 |
| S-5 B | 2403 |
| S-5 D | 2404 |
| S-5 E | 2405 |
| S-6 A | 2406 |
| S-6 B | 2407 |
| S-6 C | 2408 |
| N/A | 5101 |
| N/A | 5102 |
| N/A | 5103 |
| N/A | 5104 |
| N/A | 5105 |
| N/A | 5106 |
| N/A | 5107 |
| N/A | 5108 |
| 1A | 5201 |
| 1B | 5202 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 13 | 2103 |
| 7 | 2104 |
| 5 | 2105 |
| 8 | 2201 |
| 38 | 2202 |
| 37 | 2203 |
| 19 | 2204 |
| 18 | 2205 |
| 42 | 2206 |
| 41 | 2207 |
| 14 | 2208 |
| 9 | 2301 |
| 39 | 2302 |
| 40 | 2303 |
| 17 | 2304 |
| 6 | 2305 |
| 43 | 2306 |
| 44 | 2307 |
| 12 | 2308 |
| 10 | 2401 |
| 2 | 2402 |
| 1 | 2403 |
| 16 | 2404 |
| 15 | 2405 |
| 4 | 2406 |
| 3 | 2407 |
| 11 | 2408 |
| 34 | 5101 |
| 28 | 5102 |
| 24 | 5103 |
| 22 | 5104 |
| 15 | 5105 |
| 13 | 5106 |
| 9 | 5107 |
| 3 | 5108 |
| 33 | 5201 |
| 18 | 5202 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 2A | 5203 |
| 2B | 5204 |
| 2D | 5205 |
| 2C | 5206 |
| 3C | 5207 |
| 3B | 5208 |
| 3A | 5209 |
| 4D | 5210 |
| 4C | 5211 |
| 4B | 5212 |
| 5A | 5213 |
| 5B | 5214 |
| 6A | 5301 |
| 6B | 5302 |
| 6C | 5303 |
| 7C | 5304 |
| 7D | 5305 |
| 7B | 5306 |
| 7A | 5307 |
| 8C | 5308 |
| 8B | 5309 |
| 8A | 5310 |
| N/A | 6101 |
| N/A | 6102 |
| N/A | 6103 |
| N/A | 6104 |
| N/A | 6105 |
| 2C | 6201 |
| 2B | 6202 |
| 2A | 6203 |
| 1E | 6204 |
| 1D | 6205 |
| 1B | 6206 |
| 1A | 6207 |
| 1C | 6208 |
| 4C | 6301 |
| 4B | 6302 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 25 | 5203 |
| 23 | 5204 |
| 6 | 5205 |
| 4 | 5206 |
| 12 | 5207 |
| 10 | 5208 |
| 11 | 5209 |
| 7 | 5210 |
| 8 | 5211 |
| 5 | 5212 |
| 2 | 5213 |
| 1 | 5214 |
| 32 | 5301 |
| 16 | 5302 |
| 26 | 5303 |
| 27 | 5304 |
| 31 | 5305 |
| 35 | 5306 |
| 29 | 5307 |
| 21 | 5308 |
| 17 | 5309 |
| 30 | 5310 |
| 5 | 6101 |
| 7 | 6102 |
| 13 | 6103 |
| 20 | 6104 |
| 21 | 6105 |
| 8 | 6201 |
| 38 | 6202 |
| 37 | 6203 |
| 19 | 6204 |
| 18 | 6205 |
| 42 | 6206 |
| 41 | 6207 |
| 14 | 6208 |
| 9 | 6301 |
| 39 | 6302 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 4A | 6303 |
| 3E | 6304 |
| 3D | 6305 |
| 3B | 6306 |
| 3A | 6307 |
| 3C | 6308 |
| 6C | 6401 |
| 6B | 6402 |
| 6A | 6403 |
| 5E | 6404 |
| 5D | 6405 |
| 5B | 6406 |
| 5A | 6407 |
| 5C | 6408 |
| N/A | 7101 |
| N/A | 7102 |
| N/A | 7103 |
| N/A | 7104 |
| N/A | 7105 |
| N/A | 7106 |
| N/A | 7107 |
| N/A | 7108 |
| 1A | 7201 |
| 1B | 7202 |
| 1C | 7203 |
| 2A | 7204 |
| 2D | 7205 |
| 2B | 7206 |
| 2C | 7207 |
| 3A | 7208 |
| 3B | 7209 |
| 4D | 7210 |
| 4C | 7211 |
| 4B | 7212 |
| 5A | 7213 |
| 5B | 7214 |
| 6A | 7301 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 40 | 6303 |
| 17 | 6304 |
| 6 | 6305 |
| 43 | 6306 |
| 44 | 6307 |
| 12 | 6308 |
| 10 | 6401 |
| 2 | 6402 |
| 1 | 6403 |
| 16 | 6404 |
| 15 | 6405 |
| 4 | 6406 |
| 3 | 6407 |
| 11 | 6408 |
| 34 | 7101 |
| 28 | 7102 |
| 24 | 7103 |
| 22 | 7104 |
| 15 | 7105 |
| 13 | 7106 |
| 9 | 7107 |
| 3 | 7108 |
| 23 | 7201 |
| 31 | 7202 |
| 27 | 7203 |
| 29 | 7204 |
| 21 | 7205 |
| 33 | 7206 |
| 37 | 7207 |
| 42 | 7208 |
| 8 | 7209 |
| 7 | 7210 |
| 5 | 7211 |
| 4 | 7212 |
| 2 | 7213 |
| 1 | 7214 |
| 19 | 7301 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 6B | 7302 |
| 6C | 7303 |
| 7A | 7304 |
| 7D | 7305 |
| 7B | 7306 |
| 7C | 7307 |
| 8A | 7308 |
| 8B | 7309 |
| 9D | 7310 |
| 4A | 7311 |
| 10C | 7312 |
| 10B | 7313 |
| 10A | 7314 |
| 11A | 7401 |
| 11C | 7402 |
| 9A | 7403 |
| 9B | 7404 |
| 9C | 7405 |
| 11B | 7406 |
| N/A | 8101 |
| N/A | 8102 |
| N/A | 8103 |
| N/A | 8104 |
| N/A | 8105 |
| N/A | 8106 |
| N/A | 8107 |
| N/A | 8108 |
| (S-1) D | 8201 |
| (S-1) A | 8202 |
| (S-1) B | 8203 |
| (S-1) C | 8204 |
| (S-2) D | 8205 |
| (S-2) C | 8206 |
| (S-2) B | 8207 |
| (S-2) A | 8208 |
| (S-3) A | 8209 |
| (S-3) B | 8210 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 32 | 7302 |
| 14 | 7303 |
| 30 | 7304 |
| 16 | 7305 |
| 35 | 7306 |
| 36 | 7307 |
| 41 | 7308 |
| 43 | 7309 |
| 6 | 7310 |
| 39 | 7311 |
| 38 | 7312 |
| 40 | 7313 |
| 44 | 7314 |
| 20 | 7401 |
| 26 | 7402 |
| 25 | 7403 |
| 12 | 7404 |
| 11 | 7405 |
| 10 | 7406 |
| 7 | 8101 |
| 13 | 8102 |
| 17 | 8103 |
| 19 | 8104 |
| 23 | 8105 |
| 26 | 8106 |
| 31 | 8107 |
| 35 | 8108 |
| 5 | 8201 |
| 45 | 8202 |
| 2 | 8203 |
| 1 | 8204 |
| 10 | 8205 |
| 3 | 8206 |
| 16 | 8207 |
| 28 | 8208 |
| 46 | 8209 |
| 38 | 8210 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| (S-3) C | 8211 |
| (S-4) B | 8212 |
| (S-5) D | 8301 |
| (S-5) A | 8302 |
| (S-5) B | 8303 |
| (S-5) C | 8304 |
| (S-6) D | 8305 |
| (S-6) C | 8306 |
| (S-6) B | 8307 |
| (S-6) A | 8308 |
| (S-7) A | 8309 |
| (S-7) B | 8310 |
| (S-7) C | 8311 |
| (S-8) B | 8312 |
| (S-9) D | 8401 |
| (S-9) A | 8402 |
| (S-9) B | 8403 |
| (S-10)A | 8404 |
| (S-10) B | 8405 |
| (S-10) C | 8406 |
| (S-11) A | 8407 |
| (S-11) B | 8408 |
| (S-12) D | 8501 |
| (S-12) A | 8502 |
| (S-12) B | 8503 |
| (S-13) A | 8504 |
| (S-13) B | 8505 |
| (S-13) C | 8506 |
| (S-14) A | 8507 |
| (S-14) B | 8508 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 49 | 8211 |
| 18 | 8212 |
| 9 | 8301 |
| 44 | 8302 |
| 8 | 8303 |
| 6 | 8304 |
| 11 | 8305 |
| 4 | 8306 |
| 43 | 8307 |
| 36 | 8308 |
| 47 | 8309 |
| 27 | 8310 |
| 12 | 8311 |
| 42 | 8312 |
| 33 | 8401 |
| 20 | 8402 |
| 21 | 8403 |
| 29 | 8404 |
| 48 | 8405 |
| 37 | 8406 |
| 14 | 8407 |
| 41 | 8408 |
| 30 | 8501 |
| 39 | 8502 |
| 40 | 8503 |
| 32 | 8504 |
| 15 | 8505 |
| 34 | 8506 |
| 22 | 8507 |
| 25 | 8508 |



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# EXHIBIT "H"
# SURVEYOR'S CERTIFICATE

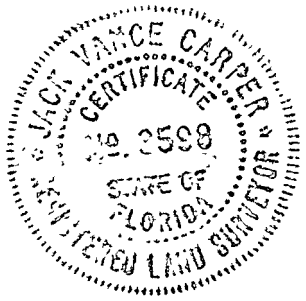
SURVEYOR'S CERTIFICATE

The construction of the improvements for PHASE 2 of ARTISAN CLUB, A CONDOMINIUM, is substantially complete, so that the Declaration of Condominium, together with Exhibits thereto, is an accurate representation of the location and dimensions of the improvements comprising PHASE 2 of ARTISAN CLUB, A CONDOMINIUM, and so that the identification, location and dimensions of the common elements and of each unit can be determined from these materials. This certification is made in compliance with Section 718.104(4)(e), Florida Statues.

COPY

J. Vance Carper, Jr. PSM DATE:
Professional Surveyor and Mapper
Florida Certificate No. 3598

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

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LARRY WHALEY 13P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2006228775 OR 3278/819
MLC Date 09/15/2006 Time 14:58:20

Upon recording return to:

Meredith H. Pickens, Esq.
The St. Joe Company
211 Spalding Way
DeLand, Florida 32724

ABOVE THIS LINE FOR RECORDER'S USE

**Reference: Book 2859, Page 2216**

STATE OF FLORIDA

COUNTY OF OSCEOLA

**FIFTH AMENDMENT TO THE**

**DECLARATION OF CONDOMINIUM**

**FOR ARTISAN CLUB CONDOMINIUM**

THIS FOURTH AMENDMENT is made this 12th day of September, 2006 by Artisan Club Condominium Association, Inc., a Florida nonprofit corporation ("**Association**").

**W I T N E S S E T H**

WHEREAS, on June 1, 2005, ~~Artisan Park,~~ L.L.C. ("**Declarant**") executed that certain Declaration of Condominium for Artisan Club Condominium, which was recorded on August 3, 2005, in Official Records Book 2859, Page 2216, *et seq.*, in the public records of Osceola County, Florida, which Declaration of Condominium has been amended by that First Amendment to the Declaration of Condominium for Artisan Club Condominium recorded November 11, 2005 in Book 2972, Page 1128, *et seq.*, aforesaid records; that Second Amendment to the Declaration of Condominium for Artisan Club Condominium recorded April 20, 2006 in Book 3141, Page 1478, *et seq.*, aforesaid records; that Third Amendment to the Declaration of Condominium for Artisan Club Condominium recorded April 20, 2006 in Book 3141, Page 1530, *et seq.*, aforesaid records; and that Fourth Amendment to the Declaration of Condominium for Artisan Club Condominium recorded July 27, 2006 in Book 3229, Page 2532 (collectively, as they may be amended from time to time, the "**Declaration**"); and

WHEREAS, pursuant to Paragraph 5(b) of the Declaration, any Owner of a Unit may apply to the board of directors of the Association (the "**Board**") for assignment of a parking space not previously assigned as a Limited Common Element, which assignment may be made with the approval of a majority of the directors on the Board of Directors and the written approval of Declarant and the Owner of the Unit for whose exclusive use such Common Element is requested; and

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WHEREAS, the Owners of Units 7207, 7306, and 8407 have requested such assignments of parking spaces as Limited Common Elements for their Units; and

WHEREAS, the assignment of parking spaces as Limited Common Elements set forth herein has been approved by the Owners of the affected Units, a majority of the directors on the Board, and the Declarant;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1.

The assignment of parking space 37 to Unit 7207 is hereby stricken, and parking space 18 is assigned as a Limited Common Element to Unit 7207.

2.

The assignment of parking space 35 to Unit 7306 is hereby stricken, and parking space 17 is assigned as a Limited Common Element to Unit 7306.

3.

The assignment of parking space 14 to Unit 8407 is hereby stricken, and parking space 24 is assigned as a Limited Common Element to Unit 8407.

4.

Exhibit "E" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "E" attached hereto.

[signatures following]



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IN WITNESS WHEREOF, the undersigned Declarant hereby consents to the assignment of parking spaces as Limited Common Elements as set forth in this Fifth Amendment to the Declaration of Condominium for Artisan Club Condominium.

**DECLARANT:** **ARTISAN PARK, L.L.C.**, a Delaware limited liability company

By: St. Joe Towns & Resorts, L.P., a Delaware limited partnership, its authorized agent

By: St. Joe/Arvida Company, Inc., a Florida corporation, its general partner

By: _____
Name: Page Pierce
Its: authorized agt

Witnessed By:

By: Amanda P Sands
Name: Amanda P. Sands

By: Bridget M Lewis
Name: Bridget G Lewis

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 29th day of August, 20 06, by Page P. Pierce, _____ of Artisan Park, L.L.C., a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
(407) 398-0153 Florida Notary Service.com

By: Amanda P Sands
Name: Amanda P. Sands
Title: Notary Public [NOTARIAL SEAL]
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009



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IN WITNESS WHEREOF, the undersigned Owners of Unit 7207 hereby consent, on behalf of themselves and their successors and assigns, to the assignment of parking spaces as Limited Common Elements as set forth in this Fifth Amendment to the Declaration of Condominium for Artisan Club Condominium.

**OWNERS:**

George E. Paris, II

~~Valerie~~ Valene R. Paris

Witnessed By:

By: Amanda P Sands
Name: Amanda P. Sands

By: Lori Comer
Name: Lori Comer

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 29th day of August, 2006 by George Paris ~~and~~ Valene Paris. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: Amanda P Sands
Name: Amanda P Sands
Title: Notary Public [NOTARIAL SEAL]
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES Oct. 23, 2009
Florida Notary Service.com
(407) 398-0153



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IN WITNESS WHEREOF, the undersigned Owners of Unit 7306 hereby consent, on behalf of themselves and their successors and assigns, to the assignment of parking spaces as Limited Common Elements as set forth in this Fifth Amendment to the Declaration of Condominium for Artisan Club Condominium.

**OWNERS:**

Lonny Tosi

Lonny Tosi

Dianne L. Tosi

Dianne L. Tosi

Witnessed By:

By: Amanda P Sands
Name: Amanda P. Sands

By: Lori Comer
Name: Lori Comer

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 29th day of August, 2006, by Lonny & Dianne Tosi and _____. He/she is personally known to me or has produced FL Drivers' License as identification and did (did not) take an oath.

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
Florida Notary Service.com
(407) 398-0153

By: Amanda P Sands
Name: Amanda P. Sands
Title: Notary Public [NOTARIAL SEAL]
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009



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IN WITNESS WHEREOF, the Association hereby executes this Amendment by and through its representatives as of the date and year first above written.

**ASSOCIATION:** **ARTISAN CLUB CONDOMINIUM ASSOCIATION, INC.**, a Florida nonprofit corporation

By: _____
Name: Page Pierce
Its: President

[Seal]

By: _____
Name: Drew Kaiser
Its: Secretary

Witnessed By:

By: _____
Name: Amanda P. Sands

By: _____
Name: Bridget Mowrer

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 29th day of August, 2006 by Page P. Pierce, President of Artisan Club Condominium Association, Inc., & Drew Kaiser, Secretary a Florida nonprofit corporation, on behalf of the company. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES. Oct. 23, 2009
(407) 398-0153 Florida Notary Service.com

By: _____
Name: Amanda P Sands
Title: Notary Public [NOTARIAL SEAL]
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009

529729/CA Docs/Fifth Amend Dec-082506-jlb



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IN WITNESS WHEREOF, the undersigned Owners of Unit 8407 hereby consent, on behalf of themselves and their successors and assigns, to the assignment of parking spaces as Limited Common Elements as set forth in this Fifth Amendment to the Declaration of Condominium for Artisan Club Condominium.

**OWNERS:**

Robert L. Verkaik

Lynda Verkaik

Lynda L. Verkaik

Witnessed By:

By: Amanda P Sands
Name: Amanda P. Sands

By: Bridget Gleeson
Name: Bridget G. Lewis

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 1st day of September 2006, by Robert & Verkaik and Lynda Verkaik. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

NOTARY PUBLIC STATE OF FLORIDA (407) 398-0153
AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
Florida Notary Service.com

By: Amanda P Sands
Name: Amanda P. Sands
Title: Notary Public [NOTARIAL SEAL]
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009



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# EXHIBIT "E"

## Assignment of Certain Limited Common Elements

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 1101 |
| N/A | 1102 |
| N/A | 1103 |
| N/A | 1104 |
| N/A | 1105 |
| N/A | 1106 |
| N/A | 1107 |
| N/A | 1108 |
| S-1A | 1201 |
| S-1B | 1202 |
| S-2A | 1203 |
| S-2B | 1204 |
| S-2D | 1205 |
| S-2C | 1206 |
| S-3A | 1207 |
| S-3B | 1208 |
| S-3C | 1209 |
| S-4D | 1210 |
| S-4B | 1211 |
| S-4C | 1212 |
| S-5A | 1213 |
| S-5B | 1214 |
| S-6A | 1301 |
| S-6B | 1302 |
| S-6C | 1303 |
| S-7A | 1304 |
| S-7B | 1305 |
| S-7D | 1306 |
| S-7C | 1307 |
| S-8A | 1308 |
| S-8B | 1309 |
| S-8C | 1310 |
| N/A | 2101 |
| N/A | 2102 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 34 | 1101 |
| 28 | 1102 |
| 24 | 1103 |
| 22 | 1104 |
| 15 | 1105 |
| 13 | 1106 |
| 9 | 1107 |
| 3 | 1108 |
| 31 | 1201 |
| 35 | 1202 |
| 29 | 1203 |
| 27 | 1204 |
| 30 | 1205 |
| 33 | 1206 |
| 32 | 1207 |
| 10 | 1208 |
| 14 | 1209 |
| 8 | 1210 |
| 21 | 1211 |
| 20 | 1212 |
| 26 | 1213 |
| 1 | 1214 |
| 7 | 1301 |
| 12 | 1302 |
| 11 | 1303 |
| 5 | 1304 |
| 4 | 1305 |
| 6 | 1306 |
| 19 | 1307 |
| 16 | 1308 |
| 25 | 1309 |
| 2 | 1310 |
| 21 | 2101 |
| 20 | 2102 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 2103 |
| N/A | 2104 |
| N/A | 2105 |
| S-1 C | 2201 |
| S-1 A | 2202 |
| S-1 B | 2203 |
| S-1 D | 2204 |
| S-1 E | 2205 |
| S-2 A | 2206 |
| S-2 B | 2207 |
| S-2 C | 2208 |
| S-3 C | 2301 |
| S-3 A | 2302 |
| S-3 B | 2303 |
| S-3 D | 2304 |
| S-3 E | 2305 |
| S-4 A | 2306 |
| S-4 B | 2307 |
| S-4 C | 2308 |
| 2-5 C | 2401 |
| S-5 A | 2402 |
| S-5 B | 2403 |
| S-5 D | 2404 |
| S-5 E | 2405 |
| S-6 A | 2406 |
| S-6 B | 2407 |
| S-6 C | 2408 |
| N/A | 5101 |
| N/A | 5102 |
| N/A | 5103 |
| N/A | 5104 |
| N/A | 5105 |
| N/A | 5106 |
| N/A | 5107 |
| N/A | 5108 |
| 1A | 5201 |
| 1B | 5202 |
| 2A | 5203 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 13 | 2103 |
| 7 | 2104 |
| 5 | 2105 |
| 8 | 2201 |
| 38 | 2202 |
| 37 | 2203 |
| 19 | 2204 |
| 18 | 2205 |
| 42 | 2206 |
| 41 | 2207 |
| 14 | 2208 |
| 9 | 2301 |
| 39 | 2302 |
| 40 | 2303 |
| 17 | 2304 |
| 6 | 2305 |
| 43 | 2306 |
| 44 | 2307 |
| 12 | 2308 |
| 10 | 2401 |
| 2 | 2402 |
| 1 | 2403 |
| 16 | 2404 |
| 15 | 2405 |
| 4 | 2406 |
| 3 | 2407 |
| 11 | 2408 |
| 34 | 5101 |
| 28 | 5102 |
| 24 | 5103 |
| 22 | 5104 |
| 15 | 5105 |
| 13 | 5106 |
| 9 | 5107 |
| 3 | 5108 |
| 33 | 5201 |
| 18 | 5202 |
| 25 | 5203 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 2B | 5204 |
| 2D | 5205 |
| 2C | 5206 |
| 3C | 5207 |
| 3B | 5208 |
| 3A | 5209 |
| 4D | 5210 |
| 4C | 5211 |
| 4B | 5212 |
| 5A | 5213 |
| 5B | 5214 |
| 6A | 5301 |
| 6B | 5302 |
| 6C | 5303 |
| 7C | 5304 |
| 7D | 5305 |
| 7B | 5306 |
| 7A | 5307 |
| 8C | 5308 |
| 8B | 5309 |
| 8A | 5310 |
| N/A | 6101 |
| N/A | 6102 |
| N/A | 6103 |
| N/A | 6104 |
| N/A | 6105 |
| 2C | 6201 |
| 2B | 6202 |
| 2A | 6203 |
| 1E | 6204 |
| 1D | 6205 |
| 1B | 6206 |
| 1A | 6207 |
| 1C | 6208 |
| 4C | 6301 |
| 4B | 6302 |
| 4A | 6303 |
| 3E | 6304 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 23 | 5204 |
| 6 | 5205 |
| 4 | 5206 |
| 12 | 5207 |
| 10 | 5208 |
| 11 | 5209 |
| 7 | 5210 |
| 8 | 5211 |
| 5 | 5212 |
| 2 | 5213 |
| 1 | 5214 |
| 32 | 5301 |
| 16 | 5302 |
| 26 | 5303 |
| 27 | 5304 |
| 31 | 5305 |
| 35 | 5306 |
| 29 | 5307 |
| 21 | 5308 |
| 17 | 5309 |
| 30 | 5310 |
| 5 | 6101 |
| 7 | 6102 |
| 13 | 6103 |
| 20 | 6104 |
| 21 | 6105 |
| 8 | 6201 |
| 38 | 6202 |
| 37 | 6203 |
| 19 | 6204 |
| 18 | 6205 |
| 42 | 6206 |
| 41 | 6207 |
| 14 | 6208 |
| 9 | 6301 |
| 39 | 6302 |
| 40 | 6303 |
| 17 | 6304 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 3D | 6305 |
| 3B | 6306 |
| 3A | 6307 |
| 3C | 6308 |
| 6C | 6401 |
| 6B | 6402 |
| 6A | 6403 |
| 5E | 6404 |
| 5D | 6405 |
| 5B | 6406 |
| 5A | 6407 |
| 5C | 6408 |
| N/A | 7101 |
| N/A | 7102 |
| N/A | 7103 |
| N/A | 7104 |
| N/A | 7105 |
| N/A | 7106 |
| N/A | 7107 |
| N/A | 7108 |
| 1A | 7201 |
| 1B | 7202 |
| 1C | 7203 |
| 2A | 7204 |
| 2D | 7205 |
| 2B | 7206 |
| 2C | 7207 |
| 3A | 7208 |
| 3B | 7209 |
| 4D | 7210 |
| 4C | 7211 |
| 4B | 7212 |
| 5A | 7213 |
| 5B | 7214 |
| 6A | 7301 |
| 6B | 7302 |
| 6C | 7303 |
| 7A | 7304 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 6 | 6305 |
| 43 | 6306 |
| 44 | 6307 |
| 12 | 6308 |
| 10 | 6401 |
| 2 | 6402 |
| 1 | 6403 |
| 16 | 6404 |
| 15 | 6405 |
| 4 | 6406 |
| 3 | 6407 |
| 11 | 6408 |
| 34 | 7101 |
| 28 | 7102 |
| 24 | 7103 |
| 22 | 7104 |
| 15 | 7105 |
| 13 | 7106 |
| 9 | 7107 |
| 3 | 7108 |
| 23 | 7201 |
| 31 | 7202 |
| 27 | 7203 |
| 29 | 7204 |
| 21 | 7205 |
| 33 | 7206 |
| 18 | 7207 |
| 42 | 7208 |
| 8 | 7209 |
| 7 | 7210 |
| 5 | 7211 |
| 4 | 7212 |
| 2 | 7213 |
| 1 | 7214 |
| 19 | 7301 |
| 32 | 7302 |
| 14 | 7303 |
| 30 | 7304 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 7D | 7305 |
| 7B | 7306 |
| 7C | 7307 |
| 8A | 7308 |
| 8B | 7309 |
| 9D | 7310 |
| 4A | 7311 |
| 10C | 7312 |
| 10B | 7313 |
| 10A | 7314 |
| 11A | 7401 |
| 11C | 7402 |
| 9A | 7403 |
| 9B | 7404 |
| 9C | 7405 |
| 11B | 7406 |
| N/A | 8101 |
| N/A | 8102 |
| N/A | 8103 |
| N/A | 8104 |
| N/A | 8105 |
| N/A | 8106 |
| N/A | 8107 |
| N/A | 8108 |
| (S-1) D | 8201 |
| (S-1) A | 8202 |
| (S-1) B | 8203 |
| (S-1) C | 8204 |
| (S-2) D | 8205 |
| (S-2) C | 8206 |
| (S-2) B | 8207 |
| (S-2) A | 8208 |
| (S-3) A | 8209 |
| (S-3) B | 8210 |
| (S-3) C | 8211 |
| (S-4) B | 8212 |
| (S-5) D | 8301 |
| (S-5) A | 8302 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 16 | 7305 |
| 17 | 7306 |
| 36 | 7307 |
| 41 | 7308 |
| 43 | 7309 |
| 6 | 7310 |
| 39 | 7311 |
| 38 | 7312 |
| 40 | 7313 |
| 44 | 7314 |
| 20 | 7401 |
| 26 | 7402 |
| 25 | 7403 |
| 12 | 7404 |
| 11 | 7405 |
| 10 | 7406 |
| 7 | 8101 |
| 13 | 8102 |
| 17 | 8103 |
| 19 | 8104 |
| 23 | 8105 |
| 26 | 8106 |
| 31 | 8107 |
| 35 | 8108 |
| 5 | 8201 |
| 45 | 8202 |
| 2 | 8203 |
| 1 | 8204 |
| 10 | 8205 |
| 3 | 8206 |
| 16 | 8207 |
| 28 | 8208 |
| 46 | 8209 |
| 38 | 8210 |
| 49 | 8211 |
| 18 | 8212 |
| 9 | 8301 |
| 44 | 8302 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| (S-5) B | 8303 |
| (S-5) C | 8304 |
| (S-6) D | 8305 |
| (S-6) C | 8306 |
| (S-6) B | 8307 |
| (S-6) A | 8308 |
| (S-7) A | 8309 |
| (S-7) B | 8310 |
| (S-7) C | 8311 |
| (S-8) B | 8312 |
| (S-9) D | 8401 |
| (S-9) A | 8402 |
| (S-9) B | 8403 |
| (S-10)A | 8404 |
| (S-10) B | 8405 |
| (S-10) C | 8406 |
| (S-11) A | 8407 |
| (S-11) B | 8408 |
| (S-12) D | 8501 |
| (S-12) A | 8502 |
| (S-12) B | 8503 |
| (S-13) A | 8504 |
| (S-13) B | 8505 |
| (S-13) C | 8506 |
| (S-14) A | 8507 |
| (S-14) B | 8508 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 8 | 8303 |
| 6 | 8304 |
| 11 | 8305 |
| 4 | 8306 |
| 43 | 8307 |
| 36 | 8308 |
| 47 | 8309 |
| 27 | 8310 |
| 12 | 8311 |
| 42 | 8312 |
| 33 | 8401 |
| 20 | 8402 |
| 21 | 8403 |
| 29 | 8404 |
| 48 | 8405 |
| 37 | 8406 |
| 24 | 8407 |
| 41 | 8408 |
| 30 | 8501 |
| 39 | 8502 |
| 40 | 8503 |
| 32 | 8504 |
| 15 | 8505 |
| 34 | 8506 |
| 22 | 8507 |
| 25 | 8508 |



Courtesy of: charlieeldredge.com - SEE DISCLAIMER ON LAST PAGE

LARRY WHALEY 61P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2006261152 OR 3317/89
IDR Date 10/27/2006 Time 16:06:44

Upon recording return to:

Meredith H. Pickens, Esq.
The St. Joe Company
211 Spalding Way
DeLand, Florida 32724

ABOVE THIS LINE FOR RECORDER'S USE

**Reference: Book 2859, Page 2216**

STATE OF FLORIDA

COUNTY OF OSCEOLA

**SIXTH AMENDMENT TO THE**

**DECLARATION OF CONDOMINIUM**

**FOR ARTISAN CLUB CONDOMINIUM**

**(ADDING PHASE 4)**

THIS SIXTH AMENDMENT is made this 27 day of October, 2006, by Artisan Park, L.L.C., a Delaware limited liability company ("**Declarant**").

**W I T N E S S E T H**

WHEREAS, on June 1, 2005, Declarant executed that certain Declaration of Condominium for Artisan Club Condominium, which was recorded on August 3, 2005, in Official Records Book 2859, Page 2216, *et seq.*, in the public records of Osceola County, Florida, which Declaration of Condominium has been amended by that First Amendment to the Declaration of Condominium for Artisan Club Condominium recorded November 11, 2005 in Book 2972, Page 1128, *et seq.*, aforesaid records; that Second Amendment to the Declaration of Condominium for Artisan Club Condominium recorded April 20, 2006 in Book 3141, Page 1478, *et seq.*, aforesaid records; that Third Amendment to the Declaration of Condominium for Artisan Club Condominium recorded April 20, 2006 in Book 3141, Page 1530, *et seq.*; that Fourth Amendment to the Declaration of Condominium for Artisan Club Condominium recorded July 27, 2006 in Book 3229, Page 2532, *et seq.*; and that Fifth Amendment to Declaration of Condominium for Artisan Club Condominium recorded September 15, 2006 in Book 3278, Page 819, *et seq.*, aforesaid records (collectively, as they may be amended from time to time, the "**Declaration**"); and

WHEREAS, pursuant to Paragraph 17(d) of the Declaration, Declarant reserved the right to unilaterally amend the Declaration from time to time to add to the Condominium all or portions of the additional property described on the plats referenced in Exhibit "B" of the

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Declaration, and to designate all or portions of such added property as Units, Common Elements, Limited Common Elements, or a combination thereof, and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses; and

WHEREAS, Declarant desires to amend the Declaration to add to the Condominium the real property described as "Phase Four" in Exhibit A attached to this Sixth Amendment; and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses to reflect the addition of Units to the Condominium;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1.

Exhibit "A" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "A" attached hereto.

2.

Exhibit "B" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "B" attached hereto.

3.

Exhibit "C" to the Declaration is hereby amended and supplemented by adding thereto the Phase 4 Plot Plan and Graphic Description of Improvements included on Exhibit "C" attached hereto. The Plot Plan and Graphic Description of Improvements for Phases 1, 1A, 2, 3, and 6 are incorporated as if fully set forth herein.

4.

Exhibit "D" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "D" attached hereto.

5.

Exhibit "E" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "E" attached hereto.

6.

Exhibit "H" to the Declaration is hereby amended and supplemented by adding thereto the Surveyor's Certificate pertaining to Phase 4, which is attached hereto as Exhibit "H."



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IN WITNESS WHEREOF, the undersigned Declarant hereby executes this Sixth Amendment by and through its representatives as of the date and year first above written.

**DECLARANT:** **ARTISAN PARK, L.L.C.**, a Delaware limited liability company

By: St. Joe Towns & Resorts, L.P., a Delaware limited partnership, its authorized agent

By: St. Joe/Arvida Company, Inc., a Florida corporation, its general partner

By: _____
Name: Jeff Gersh
Its: Auth. Rep.

Witnessed By:
By: Amanda P Sands
Print Name: Amanda P. Sands

By: Lori A Comer
Print Name: Lori A. Comer

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 24th day of October, 2006 by Jeff Gersh, Auth. Rep. of Artisan Park, L.L.C., a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: Amanda P Sands
Name: Amanda P. Sands
Title: Notary Public
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009

[NOTARIAL SEAL]

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
(407) 398-0153 Florida Notary Service com



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IN WITNESS WHEREOF, The Celebration Company hereby agrees and consents to the filing of the within and foregoing Sixth Amendment to the Declaration of Condominium for Artisan Club Condominium this 23 day of October, 2006.

**BY: THE CELEBRATION COMPANY**, a Florida corporation

By: Matthew Kelly
Name: Matthew Kelly
Its: President

ADDRESS: 200 Celebration Place
Celebration, Florida 34747

Witnessed By:
By: Kathleen E. Voorheis
Print Name: Kathleen E. Voorheis

By: Deborah Fox
Print Name: Deborah Fox

STATE OF FLORIDA

COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 23rd day of October, 2006, by Matthew Kelly, President of The Celebration Company, a Florida corporation, on behalf of the corporation. He/she is personally known to me.

Elecia Barnett Mitchell
My Commission DD212665
Expires May 15 2007

[NOTARIAL SEAL]

By: Elecia Barnett Mitchell
Name: Elecia Barnett Mitchell
Title: Notary Public
Serial Number, if any:
My Commission Expires: May 15, 2007

529729/Condominium-Artisan Club/CADocs/Sixth Amdt-Bldg 3-101006-jlb



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# EXHIBIT "A"



## LEGAL DESCRIPTION PROPERTY SUBMITTED TO THE DECLARATION

## PHASE FOUR PROPERTY

LEGAL DESCRIPTION

Lot 4 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 4 (METES AND BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 50 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following three (3) courses: run S.41°03'58"W for 249 30 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 25.00 feet and a chord bearing of S.59°27'34"W., through a central angle of 21°07'01", for 9.21 feet to the point of tangency; thence S.48°53'04"W. for 77.08 feet; thence departing said Easterly line of Lot 315 run N.41°06'56"W. for 47.81 feet to the POINT OF BEGINNING; thence S.44°03'21"W. for 14.79 feet to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 506.67 feet, through a central angle of 08°18'07", for 73.42 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 70.00 feet, through a central angle of 19°09'20", for 23.40 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 23°56'02", for 18 80 feet to the point of compound curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 514.50 feet, through a central angle of 04°32'18", for 40.75 feet to the point of tangency; thence S.26°26'13"W. for 51.68 feet; thence S.38°29'35"W. for 16.49 feet; thence N.51°08'21"W. for 286.25 feet to a non-tangent curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 228.67 feet and a chord bearing of N.31°00'45"E., through a central angle of 05°50'47", for 23.33 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 821.33 feet, through a central angle of 13°50'59", for 198.54 feet to the point of reverse curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 928.67 feet, through a central angle of 01°49'15", for 29.51 feet to a non-tangent curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of S.64°18'52"E , through a central angle of 30°45'38", for 13 06 feet to the point of tangency; thence S.48°56'03"E. for 262.18 feet to the point of curvature of a curve concave Westerly; thence Southeasterly along the arc of said curve, having a radius of 24 33 feet, through a central angle of 39°34'20", for 16 80 feet to the POINT OF BEGINNING.

Containing 1.634 acres, more or less.



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**LEGAL DESCRIPTION PROPERTY PREVIOUSLY SUBMITTED TO THE DECLARATION (CONTINUED)**

PHASE ONE - Lot 1 and Lot 7 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

are also described as follows:

LOT 1 (METES & BOUNDS)

A part of Lot 315 and a part of Tracts 27 and 49 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following three (3) courses. run S.18°11'52"W. for 39.85 feet; thence S.22°12'55"W. for 16.79 feet; thence S.16°04'12"W. for 18.43 feet to the POINT OF BEGINNING; thence N 86°12'32"E. for 42.61 feet to a non-tangent curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 61.50 feet and a chord bearing of S.47°36'21"E., through a central angle of 67°46'18", for 72 74 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 25 00 feet, through a central angle of 41°18'27", for 18.02 feet to the point of compound curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 640.00 feet, through a central angle of 01°46'10", for 19.77 feet to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet, through a central angle of 09°07'49", for 239.82 feet; thence S.41°03'57"W. for 72.07 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 25 00 feet, through a central angle of 65°30'56", for 28.59 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'56", for 57.17 feet to the point of tangency; thence S.41°03'57"W. for 234.98 feet to a non-tangent curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 250.00 feet and a chord bearing of N.51°40'48"W , through a central angle of 24°41'50", for 107.76 feet to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 15°05'46", for 13.17 feet to the point of tangency; thence N.48°55'58"W. for 70.51 feet; thence N.64°05'56"E. for 16.63 feet to the aforesaid Boundary line of Lot 315; thence along the Boundary of said Lot 315 the following courses: run N.40°40'28"W. for 108.75 feet; thence N.29°51'58"W. for 48 62 feet; thence N.46°30'37"E. for 32.46 feet; thence N.61°50'54"E. for 46.35 feet; thence N.57°31'44"E. for 58 80 feet; thence N.49°08'22"E. for 16.43 feet; thence N.47°16'57"E. for 14.94 feet; thence N.36°26'02"E. for 18.77 feet; thence N.26°47'49"E. for 34.67 feet; thence N.28°25'41"E. for 22.81 feet; thence N.31°45'44"E. for 23.44 feet; thence N.35°52'16"E. for 51.20 feet; thence N.16°04'12"E. for 21.54 feet to the POINT OF BEGINNING.

Containing 2.881 acres more or less.

TOGETHER WITH
LOT 7 (METES & BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Easterly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, thence N.40°12'12"E. along the Boundary line of Lot 315 of the said plat for 15 52 feet to the POINT OF BEGINNING; thence continue N.40°12'12"E. for 50.01 feet; thence S.48°56'05"E. for 54.71 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 208.50 feet and a chord bearing of S.36°23'12"W., through a central angle of 05°25'15", for 19.73 feet to the point of reverse curvature of a curve concave Northwesterly, thence Southwesterly along the arc of said curve, having a radius of 191.50 feet, through a central angle of 09°06'00", for 30.42 feet; thence N.48°56'05"W. for 57 07 feet to the POINT OF BEGINNING.

Containing 2813 square feet, more or less.

Altogether containing 2.946 acres more or less.



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## LEGAL DESCRIPTION PROPERTY PREVIOUSLY SUBMITTED TO THE DECLARATION

PHASE TWO - Lot 2 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 2 (METES & BOUNDS)

A part of Lot 315 and a part of Tract 27 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Northerly corner of Tract 29 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, thence along the Boundary line of Lot 315 of said plat the following six (6) courses: run S 51°53'39"W for 15 07 feet; thence N.67°47'52"W. for 18.52 feet to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 60°58'40", for 26.61 feet to the point of tangency; thence S.51°13'28"W. for 30.73 feet; thence N.42°42'59"W. for 18.70 feet to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 129°28'32", for 56.49 feet; thence departing said Boundary line run N.40°45'22"W. for 101.09 feet to the POINT OF BEGINNING, thence N.48°56'04"W for 15.72 feet to a non-tangent curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 35.00 feet and a chord bearing of S.78°36'59"W., through a central angle of 51°47'43", for 31.64 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 74°45'16", for 130.47 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 31°49'03", for 55.53 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 200.00 feet, through a central angle of 20°31'54", for 71.67 feet to the point of tangency; thence S.41°02'44"W. for 75.14 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 105°12'37", for 82.63 feet to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 38°32'17", for 67.26 feet to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 42°26'55", for 74.09 feet to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 200.00 feet, through a central angle of 29°22'00", for 102.51 feet; thence N.41°03'57"E. for 231.51 feet to the point of curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'58", for 57.17 feet to the point of reverse curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 65°30'58", for 28 59 feet to the point of tangency; thence N.41°03'57"E. for 71.86 feet to a non-tangent curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet and a chord bearing of S 54°11'42"E., through a central angle of 08°30'10", for 223.35 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 650.00 feet, through a central angle of 06°04'36", for 68.94 feet to the point of tangency; thence S.52°22'12"E. for 15.36 feet, thence S.51°08'21"E. for 138.85 feet; thence S.41°03'56"W. for 29.88 feet to the POINT OF BEGINNING.

Containing 2.959 acres, more or less.



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**LEGAL DESCRIPTION PROPERTY PREVIOUSLY SUBMITTED TO THE DECLARATION (CONTINUED)**

PHASE THREE - Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

TOGETHER WITH:

LOT 3 (METES AND BOUNDS)

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.51°51'48"E. along the Boundary line of Lot 315 of said plat for 92.01 feet; thence S.38°08'12"E. for 110.31 feet to the POINT OF BEGINNING; thence N.45°25'41"E. for 213.46 feet to a non-tangent curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of S 64°47'58"E., through a central angle of 31°43'51", for 13.47 feet to the point of tangency; thence S 48°56'03"E. for 265.50 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 30°45'38", for 13.06 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 928.67 feet and a chord bearing of S 41°06'33"W., through a central angle of 01°49'15", for 29.51 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 821.33 feet, through a central angle of 13°42'41", for 196.55 feet to the point of tangency, thence S 53°54'16"W. for 24.58 feet; thence N.46°13'48"W. for 253.59 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 10.00 feet, through a central angle of 52°02'46", for 9.08 feet to the point of reverse curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 60.00 feet, through a central angle of 24°49'08", for 25 99 feet to the point of reverse curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 2.00 feet, through a central angle of 64°25'50", for 2.25 feet to the POINT OF BEGINNING.

Containing 1 643 acres, more or less.

TOGETHER WITH:

PHASE SIX - Lot 6 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 6 (METES AND BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Westerly corner of Tract 50 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence S.33°37'34"E. for 78.33 feet to a point on a non-tangent curve concave Southerly said point being the POINT OF BEGINNING; thence Easterly along the arc of said curve, having a radius of 14.33 feet and a chord bearing of N.86°03'57"E., through a central angle of 90°00'00", for 22.51 feet to the point of tangency; thence S.48°56'03"E for 203 55 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 14.33 feet, through a central angle of 45°00'00", for 11.25 feet to the point of tangency; thence S 03°56'03"E. for 111.88 feet to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 14.00 feet, through a central angle of 45°07'02", for 11.02 feet to the point of compound curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 547 50 feet, through a central angle of 08°03'03", for 76.93 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 927 50 feet, through a central angle of 03°31'55", for 57.17 feet to the point of reverse curvature of a curve concave Northwesterly, thence Southwesterly along the arc of said curve, having a radius of 45 00 feet, through a central angle of 11°49'01", for 9.28 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 50 00 feet, through a central angle of 16°27'11", for 14.36 feet to the point of tangency; thence S.41°03'57"W. for 9 16 feet to a non-tangent curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of N.61°49'30"W., through a central angle of 25°46'54", for 10.95 feet to the point of tangency; thence N.48°56'03"W. for 270.64 feet to the point of curvature of a curve concave Northeasterly, thence Northwesterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 18°55'39", for 8.04 feet, thence N.43°22'23"E. for 9.98 feet to the point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 30.00 feet, through a central angle of 31°14'43", for 16.36 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 28°56'18", for 12.63 feet to the point of tangency; thence N 41°03'57"E. for 208.12 feet to the POINT OF BEGINNING.

Containing 1 749 acres, more or less



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# EXHIBIT "B"

## Plats

The plats of survey for the property submitted to the Condominium are recorded in the public records of Osceola County, Florida, as follows and are incorporated into the Declaration by reference as if attached hereto:

| Phase | Condominium Plat Book | Pages |
|---|---|---|
| Phase One | 7 | 168-176 |
| Phase Two | 10 | 48-55 |
| Phase Three | 8 | 38-44 |
| Phase Four | 10 | 166-172 |
| Phase Six | 9 | 84-91 |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the plat depicting the Units so added.

The Additional Property which may be submitted to the Condominium and this Declaration in the future is as follows:

| Phase | Plat Book | Pages |
|---|---|---|
| Five (Lot 5) | 17 | 17-22 |

The attached Plot Plan shows the approximate location of proposed buildings and improvements that may ultimately be contained within the Condominium.

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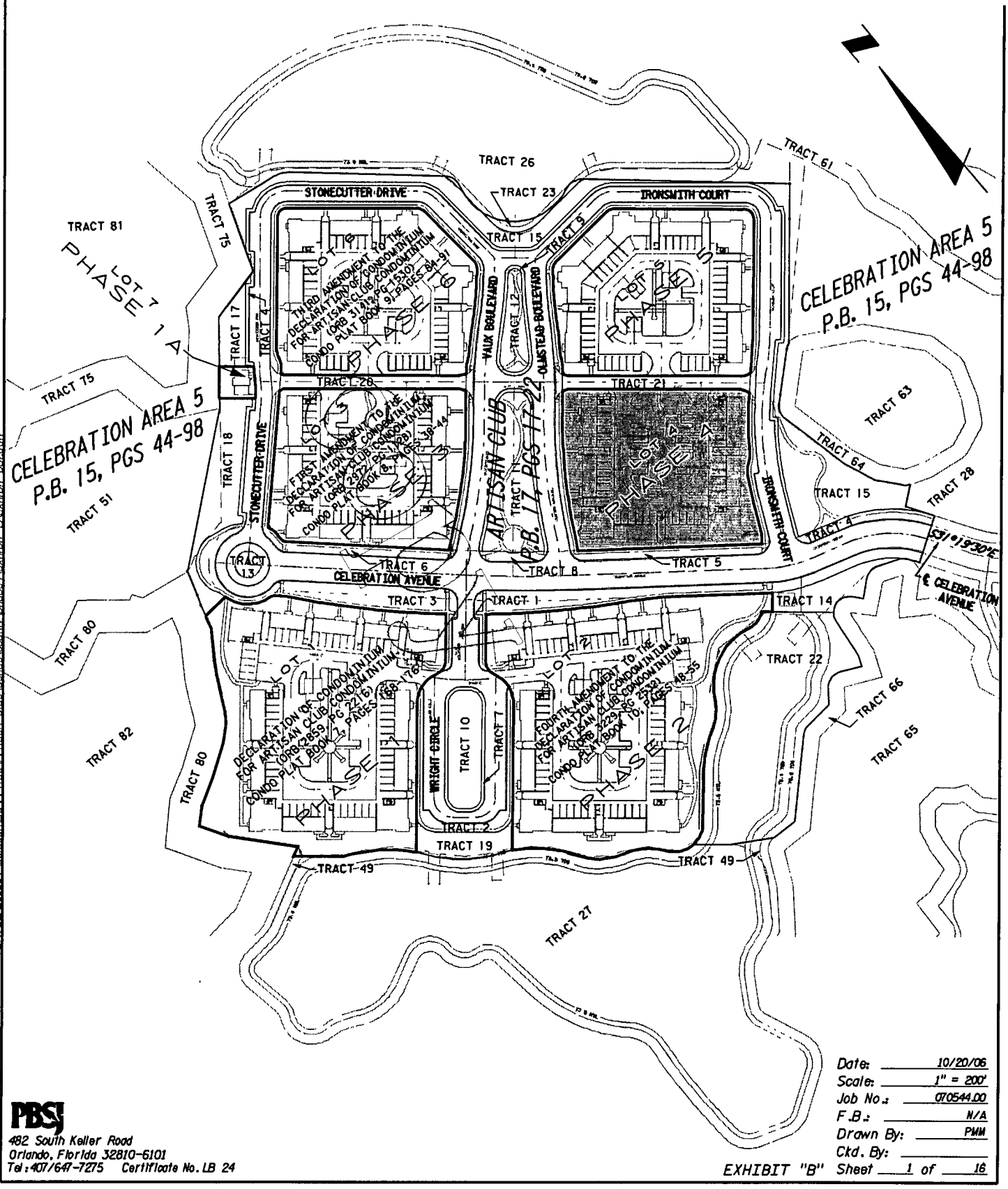
# ARTISAN CLUB CONDOMINIUM
## PHASE 4
## LOCATION MAP

CL 2006261152 OR 3317/98

CB 10/166





PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24


Date: 10/20/06
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "B" Sheet 1 of 16

\\orlfs2\sscad\cellsouth56\Arvida\Artisan Club\Condo\county\phase4\exhibit B\exhibit-b01.dgn
20-OCT-2006 14:26

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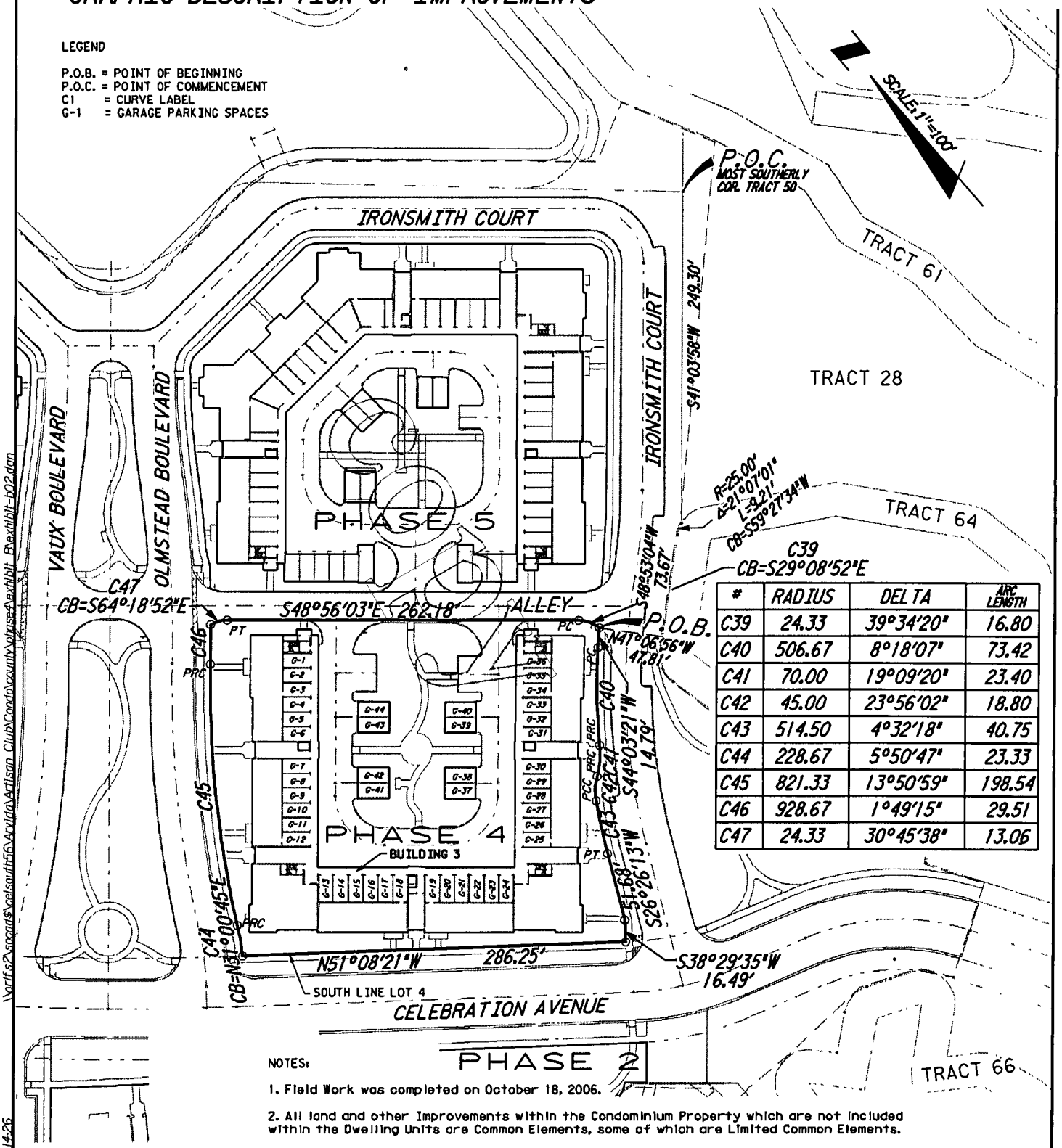
# ARTISAN CLUB CONDOMINIUM
# PHASE 4
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/99

CB 10/166




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C39 | 24.33 | 39°34'20" | 16.80 |
| C40 | 506.67 | 8°18'07" | 73.42 |
| C41 | 70.00 | 19°09'20" | 23.40 |
| C42 | 45.00 | 23°56'02" | 18.80 |
| C43 | 514.50 | 4°32'18" | 40.75 |
| C44 | 228.67 | 5°50'47" | 23.33 |
| C45 | 821.33 | 13°50'59" | 198.54 |
| C46 | 928.67 | 1°49'15" | 29.51 |
| C47 | 24.33 | 30°45'38" | 13.06 |

NOTES:

1. Field Work was completed on October 18, 2006.
2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.
3. Bearings are based on the Walt Disney Datum and the South line of Lot 4 as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N51°08'21"W.
4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.


PBSJ
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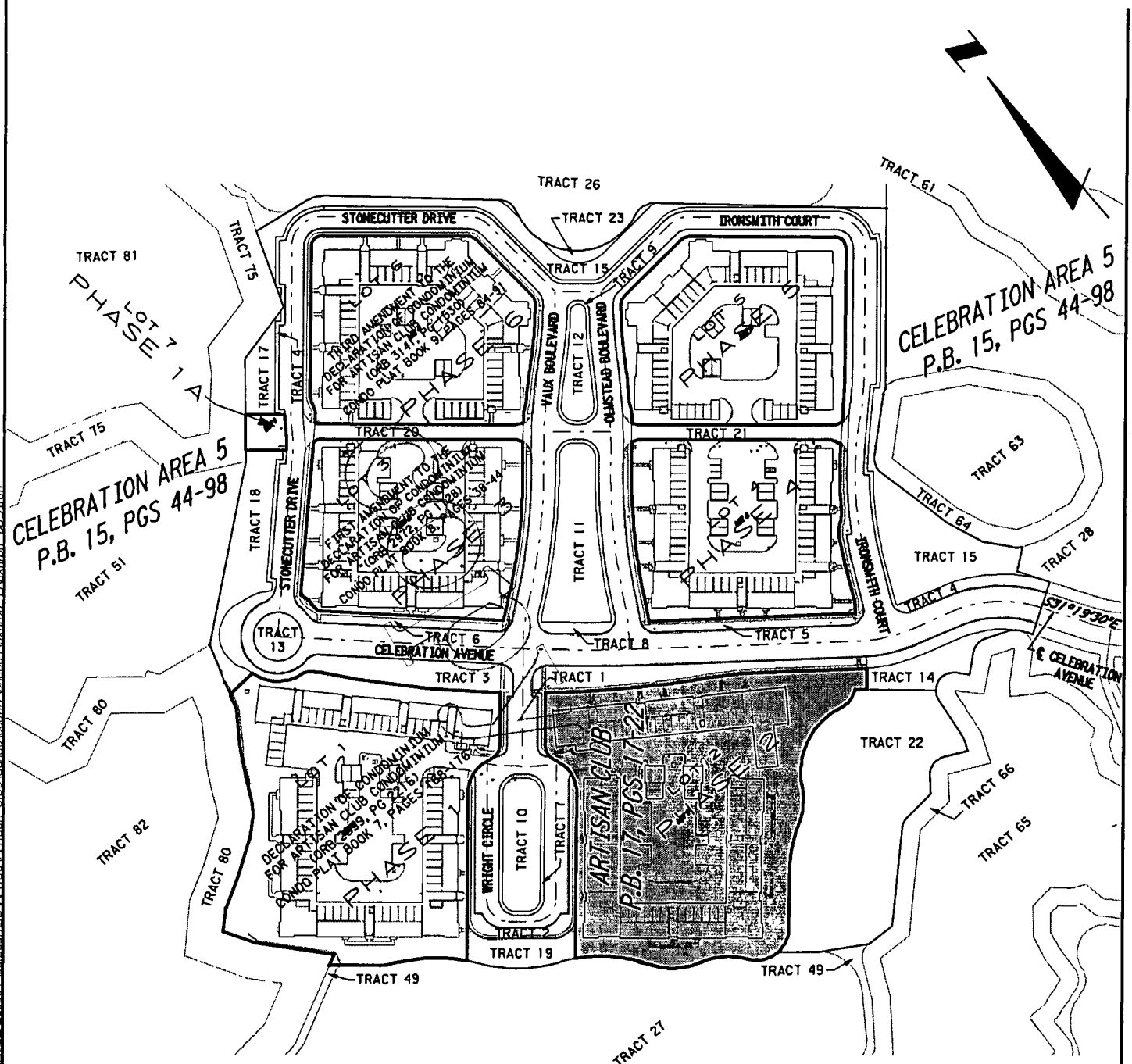
# ARTISAN CLUB CONDOMINIUM
## PHASE 2
## LOCATION MAP

CL 2006261152 OR 3317/100





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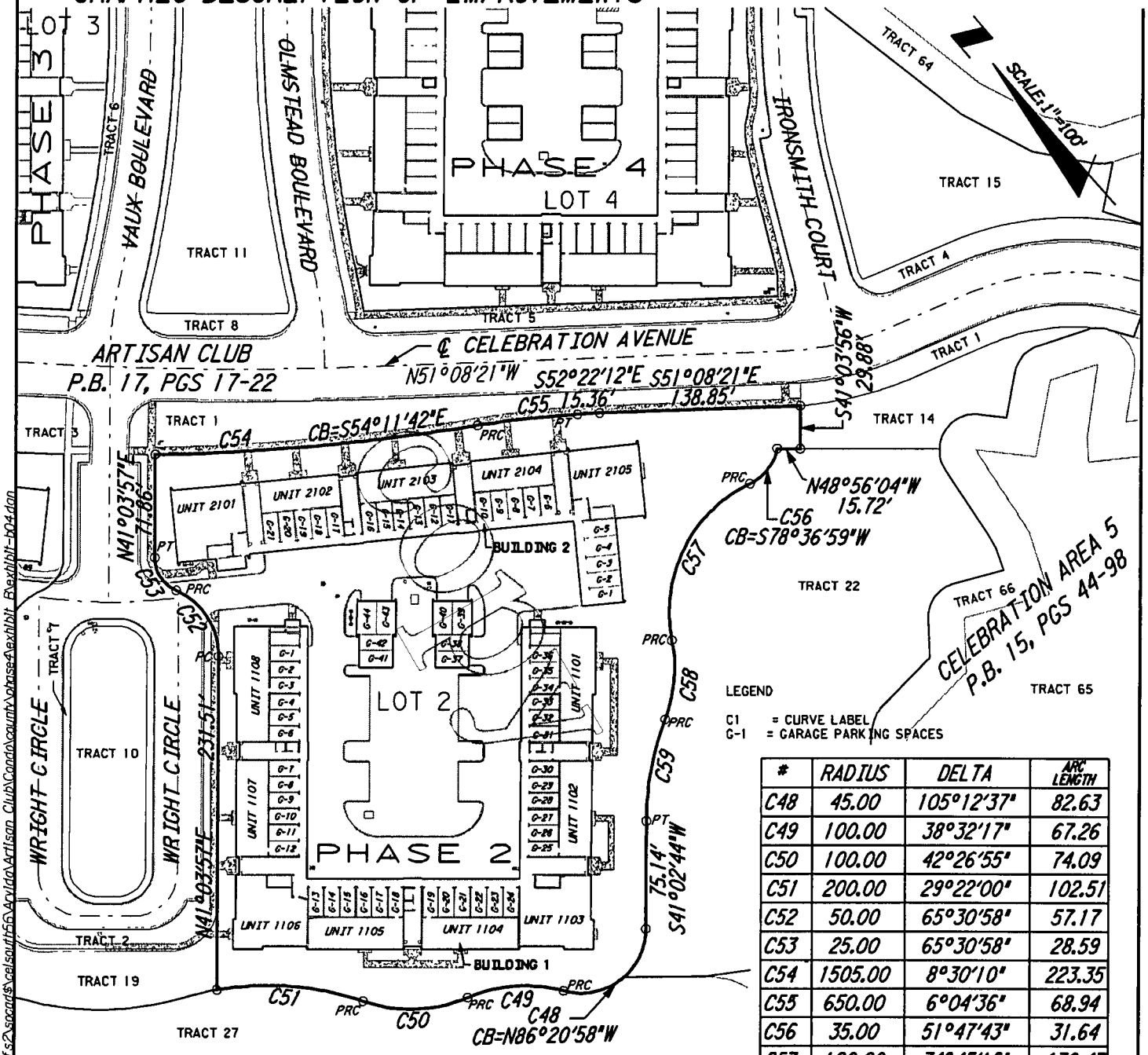
# ARTISAN CLUB CONDOMINIUM
## PHASE 2
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/101




LEGEND

C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C48 | 45.00 | 105°12'37" | 82.63 |
| C49 | 100.00 | 38°32'17" | 67.26 |
| C50 | 100.00 | 42°26'55" | 74.09 |
| C51 | 200.00 | 29°22'00" | 102.51 |
| C52 | 50.00 | 65°30'58" | 57.17 |
| C53 | 25.00 | 65°30'58" | 28.59 |
| C54 | 1505.00 | 8°30'10" | 223.35 |
| C55 | 650.00 | 6°04'36" | 68.94 |
| C56 | 35.00 | 51°47'43" | 31.64 |
| C57 | 100.00 | 74°45'16" | 130.47 |
| C58 | 100.00 | 31°49'03" | 55.53 |
| C59 | 200.00 | 20°31'54" | 71.67 |
| C60 | 45.00 | 48°08'51" | 37.82 |

LEGAL DESCRIPTION

Lot 2 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

NOTES:

1. Field Work was completed on June 30, 2006.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N51°08'21"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.

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EXHIBIT "B" Sheet 4 of 16

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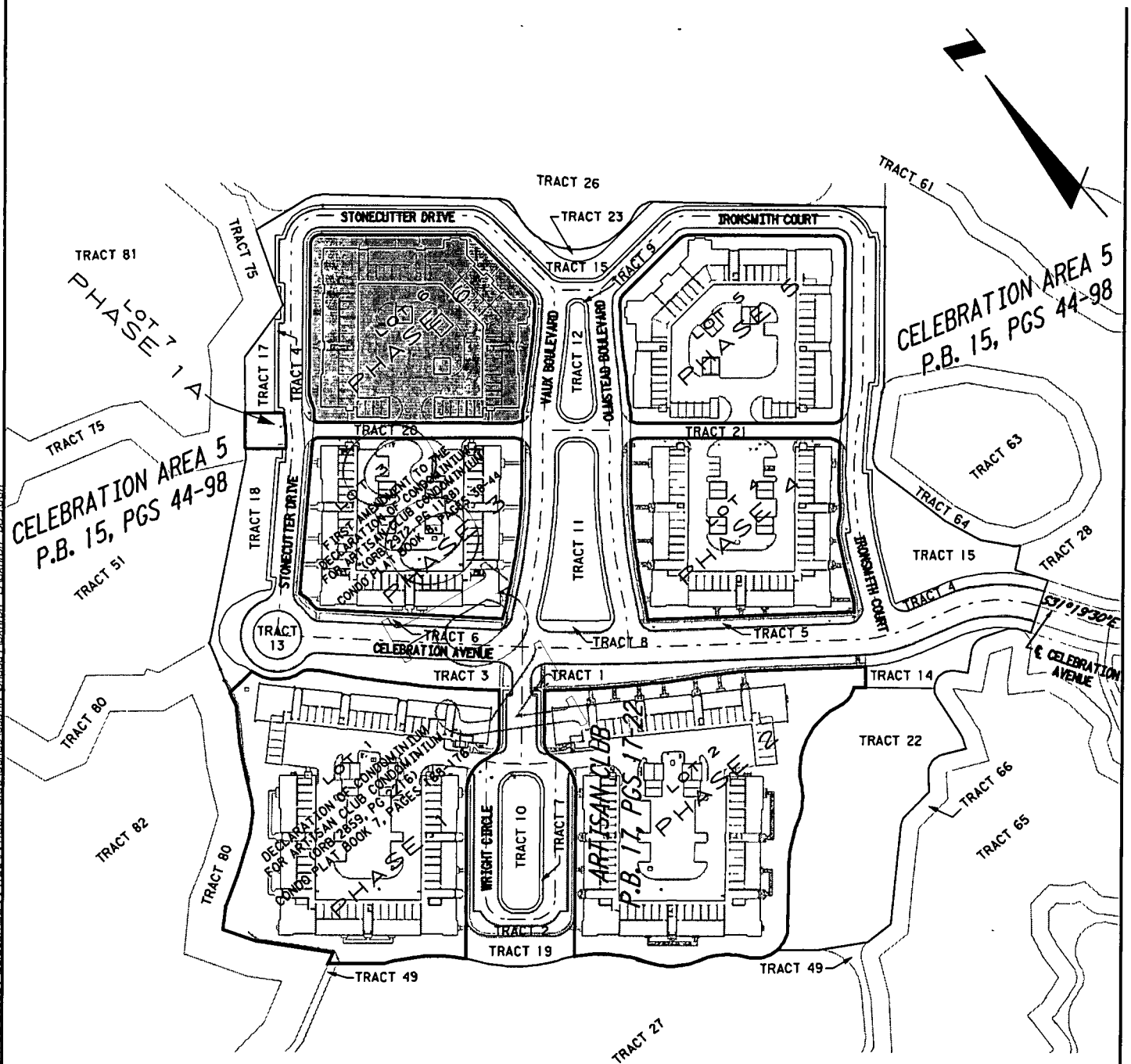
# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# LOCATION MAP

CL 2006261152 OR 3317/102





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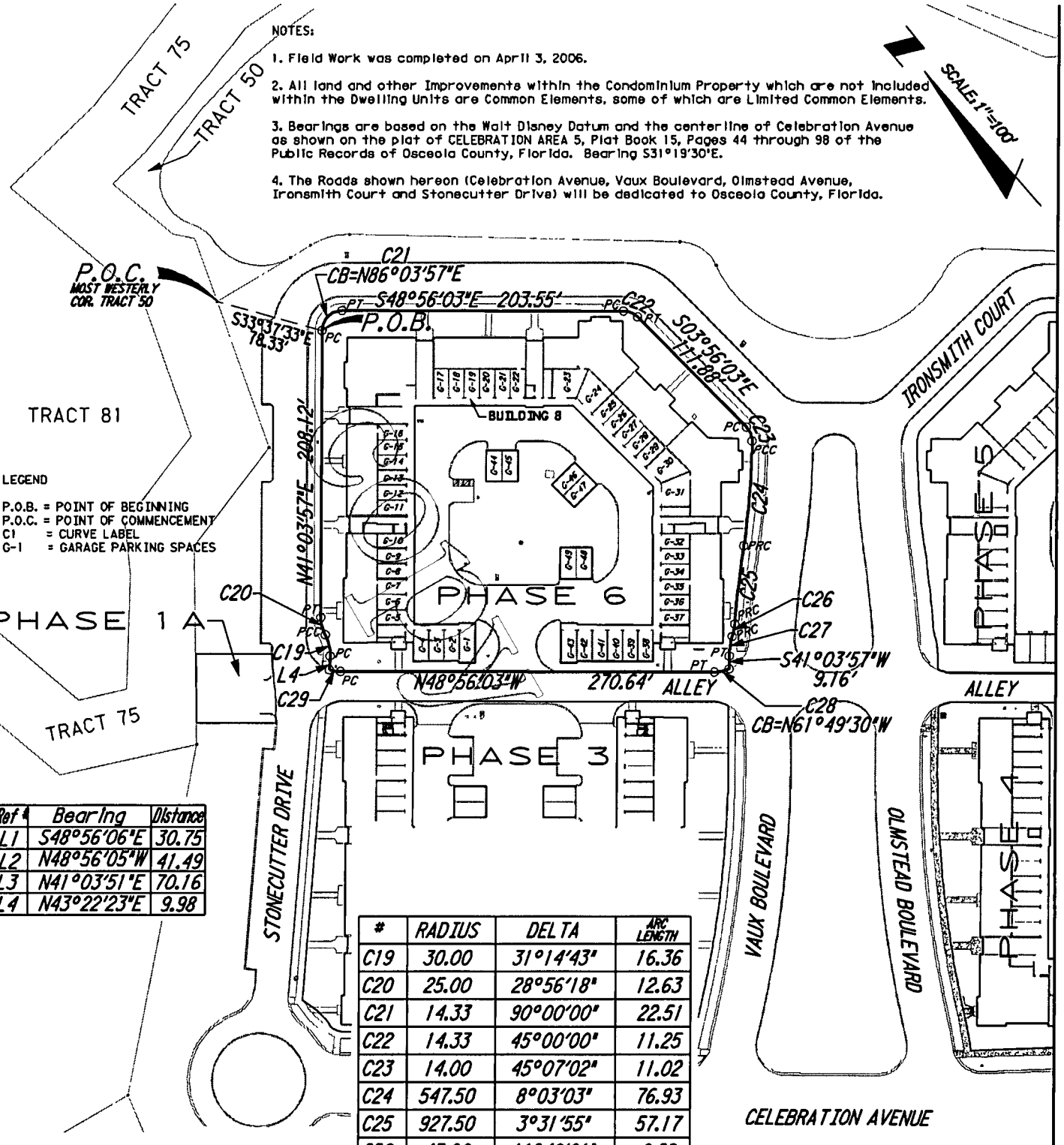
# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/103

NOTES:

1. Field Work was completed on April 3, 2006.
2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.
3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of CELEBRATION AREA 5, Plat Book 15, Pages 44 through 98 of the Public Records of Osceola County, Florida. Bearing S31°19'30"E.
4. The Roads shown hereon (Celebration Avenue, Vaux Boulevard, Olmstead Avenue, Ironsmith Court and Stonecutter Drive) will be dedicated to Osceola County, Florida.

SCALE 1"=100'




LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES

| Ref # | Bearing | Distance |
|---|---|---|
| L1 | S48°56'06"E | 30.75 |
| L2 | N48°56'05"W | 41.49 |
| L3 | N41°03'51"E | 70.16 |
| L4 | N43°22'23"E | 9.98 |

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C19 | 30.00 | 31°14'43" | 16.36 |
| C20 | 25.00 | 28°56'18" | 12.63 |
| C21 | 14.33 | 90°00'00" | 22.51 |
| C22 | 14.33 | 45°00'00" | 11.25 |
| C23 | 14.00 | 45°07'02" | 11.02 |
| C24 | 547.50 | 8°03'03" | 76.93 |
| C25 | 927.50 | 3°31'55" | 57.17 |
| C26 | 45.00 | 11°49'01" | 9.28 |
| C27 | 50.00 | 16°27'11" | 14.36 |
| C28 | 24.33 | 25°46'54" | 10.95 |
| C29 | 24.33 | 18°55'39" | 8.04 |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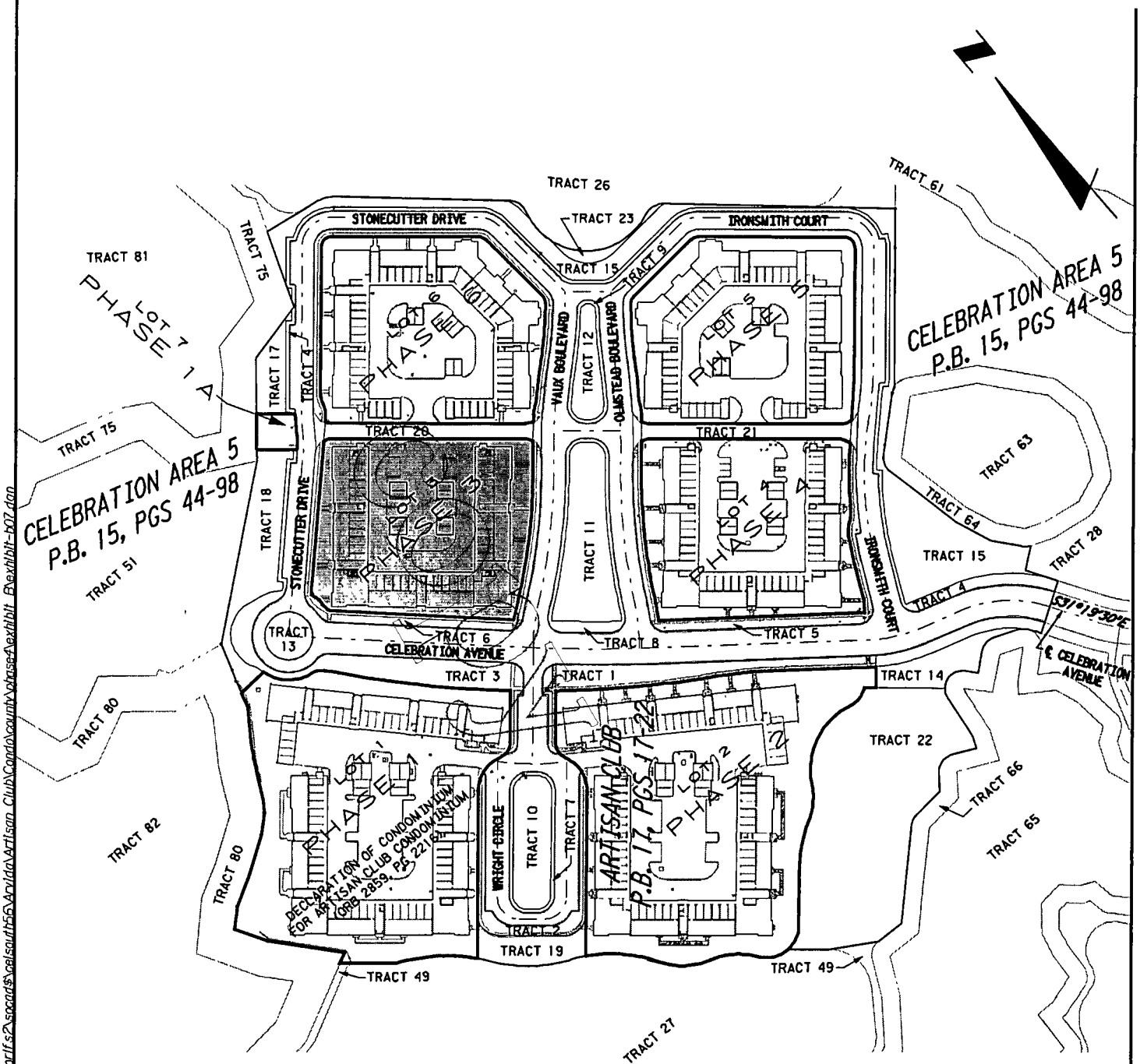
# ARTISAN CLUB CONDOMINIUM
## PHASE 3
## LOCATION MAP

CL 2006261152 OR 3317/104

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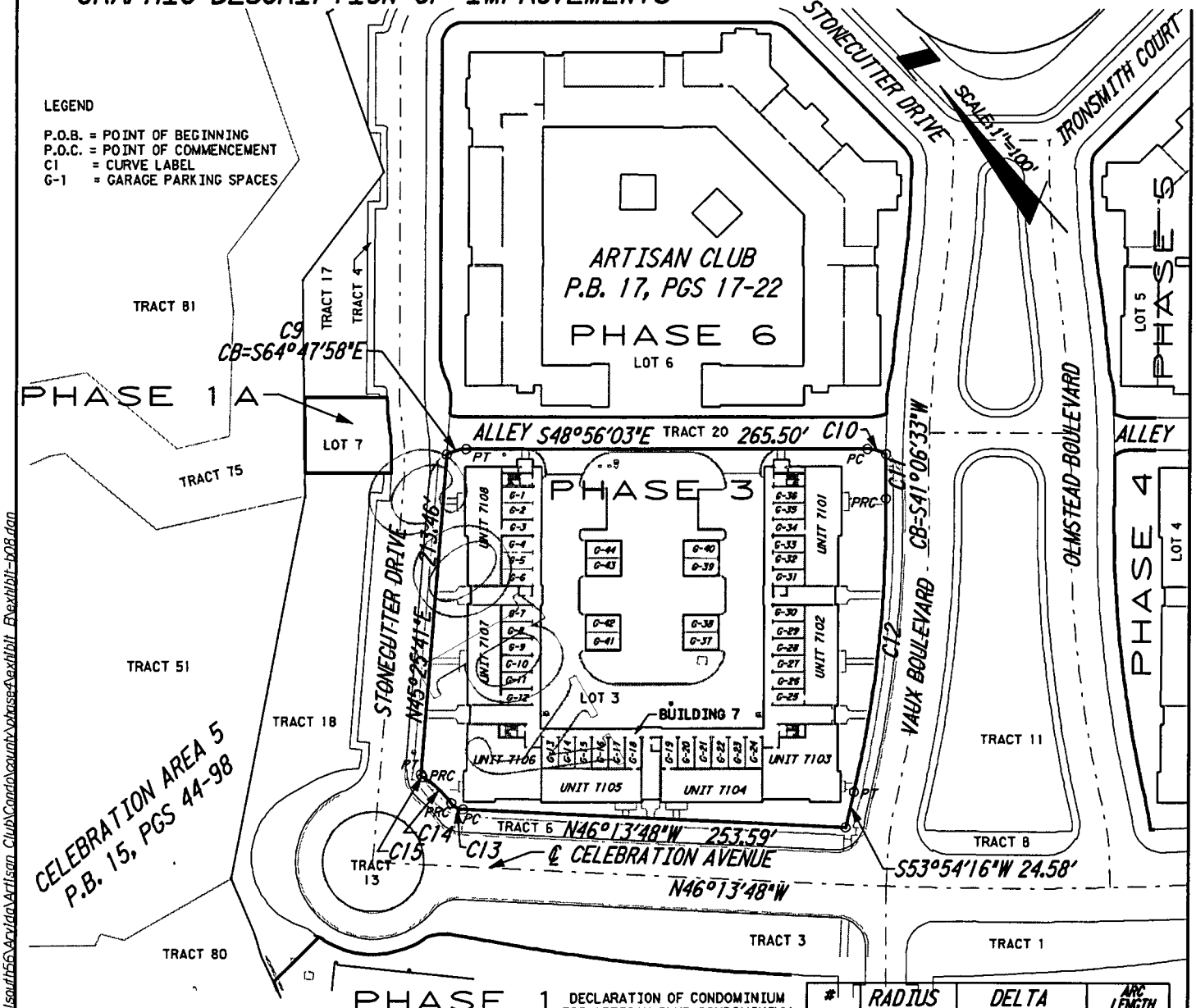
# ARTISAN CLUB CONDOMINIUM
## PHASE 3
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C9 | 24.33 | 31°43'51" | 13.47 |
| C10 | 24.33 | 30°45'38" | 13.06 |
| C11 | 928.67 | 1°49'15" | 29.51 |
| C12 | 821.33 | 13°42'41" | 196.55 |
| C13 | 10.00 | 52°02'46" | 9.08 |
| C14 | 60.00 | 24°49'08" | 25.99 |
| C15 | 2.00 | 64°25'50" | 2.25 |

**LEGAL DESCRIPTION**

Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

**NOTES:**

1. Field Work was completed on November 10, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.

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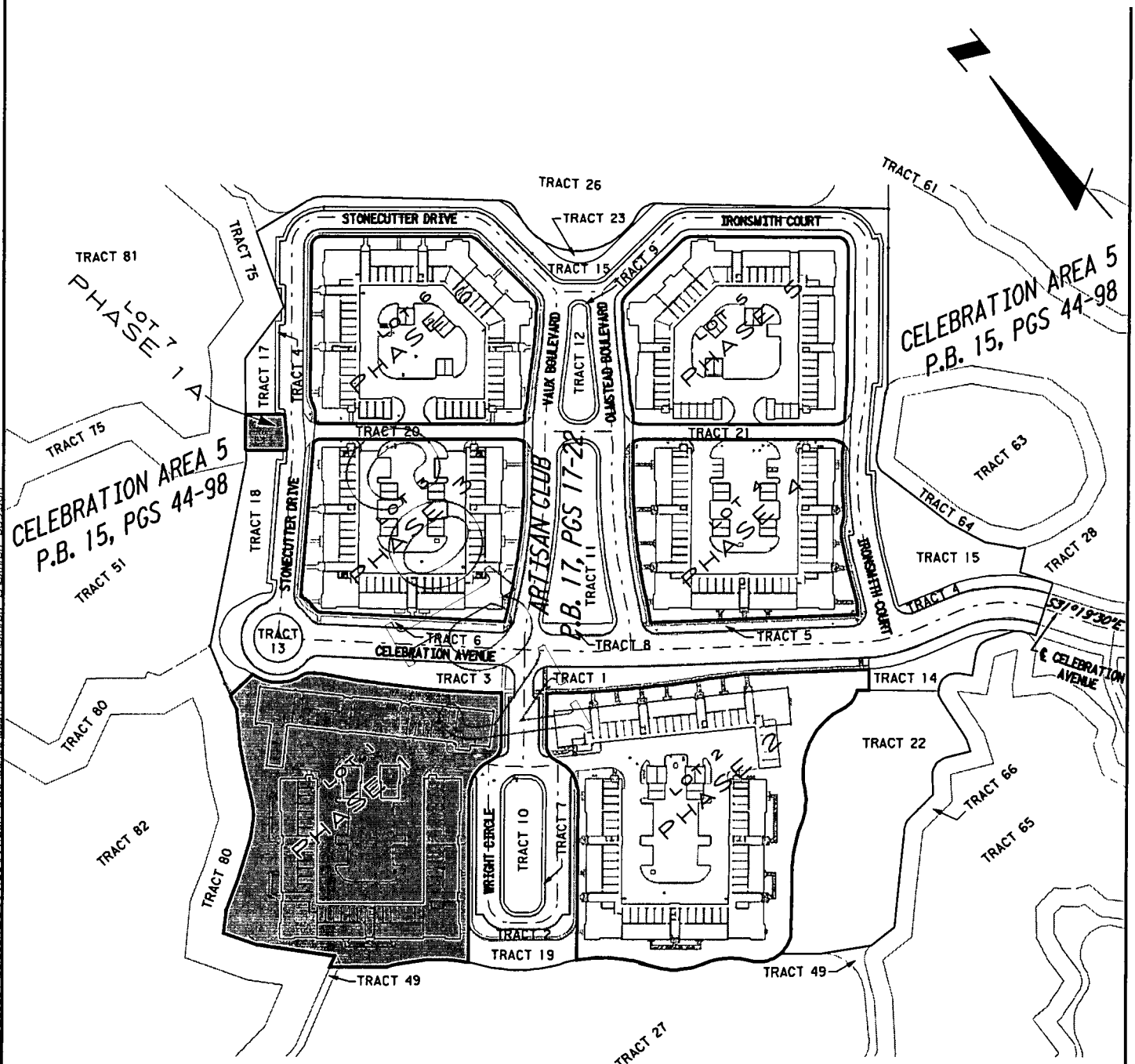
# ARTISAN CLUB CONDOMINIUM
# PHASE 1 AND PHASE 1A
# LOCATION MAP

CL 2006261152 OR 3317/106

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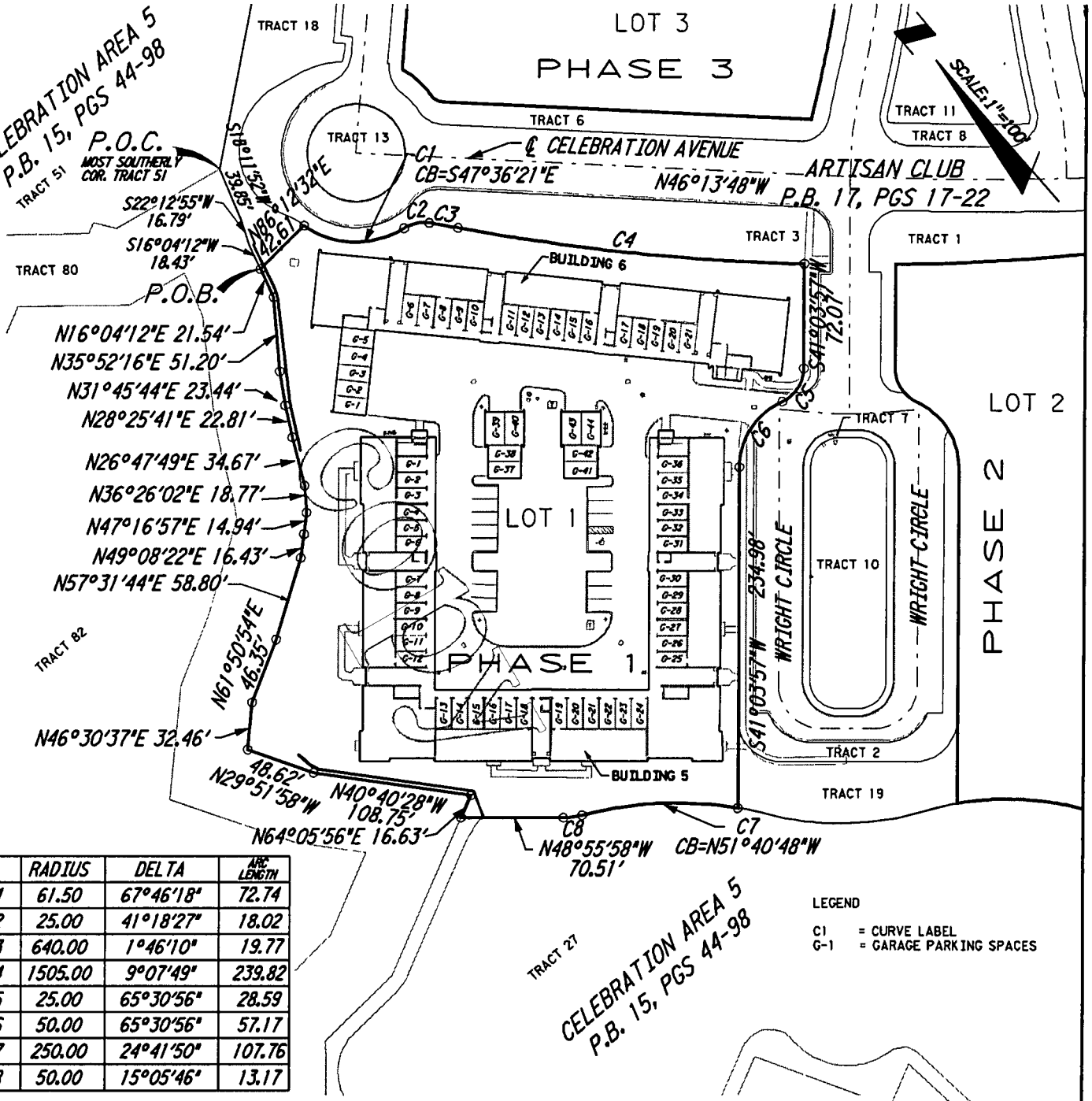
# ARTISAN CLUB, A CONDOMINIUM
## PHASE 1
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/107




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C1 | 61.50 | 67°46'18" | 72.74 |
| C2 | 25.00 | 41°18'27" | 18.02 |
| C3 | 640.00 | 1°46'10" | 19.77 |
| C4 | 1505.00 | 9°07'49" | 239.82 |
| C5 | 25.00 | 65°30'56" | 28.59 |
| C6 | 50.00 | 65°30'56" | 57.17 |
| C7 | 250.00 | 24°41'50" | 107.76 |
| C8 | 50.00 | 15°05'46" | 13.17 |

NOTES:

1. Field Work was completed on July 5, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.

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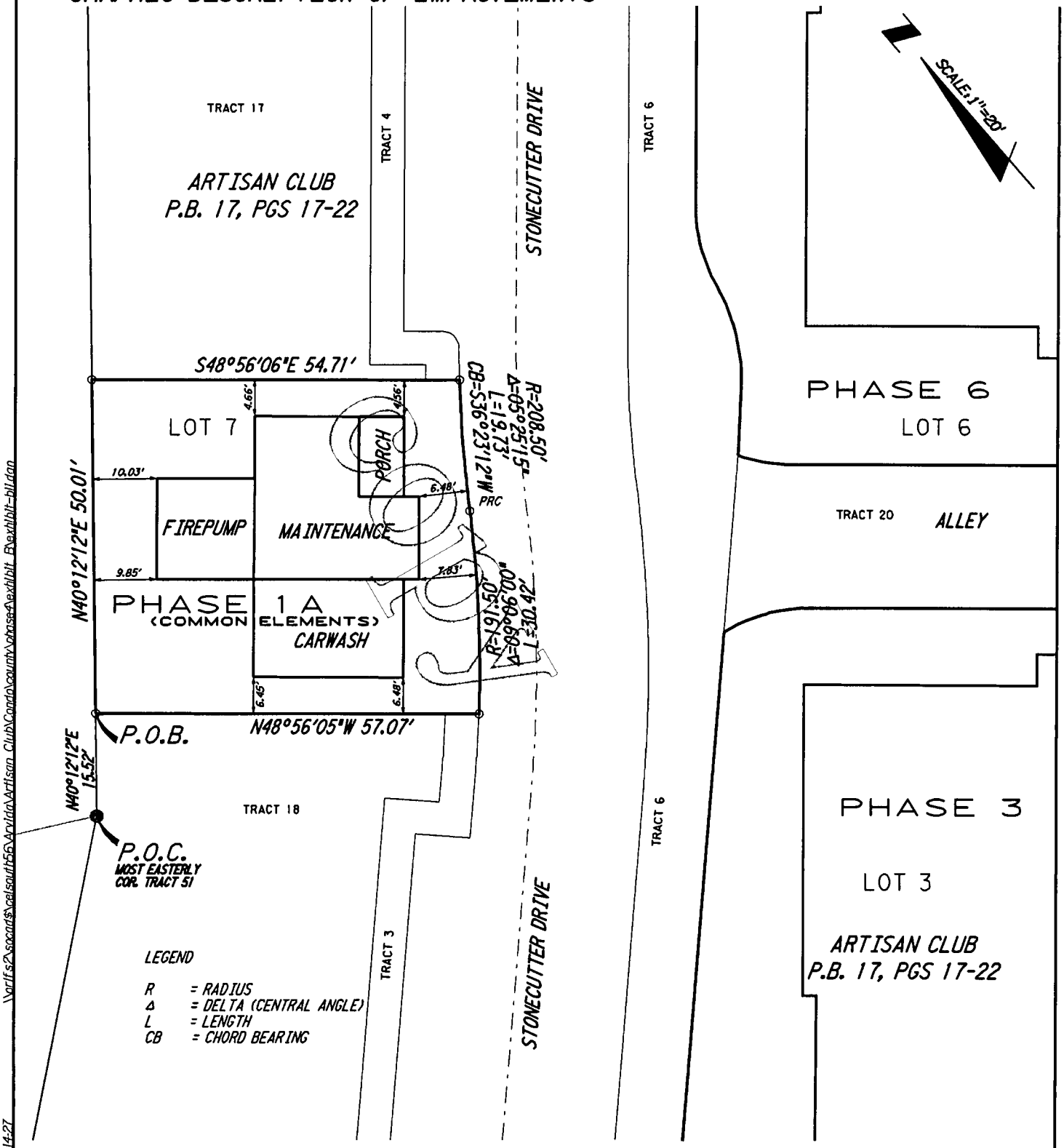
# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1A
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/108

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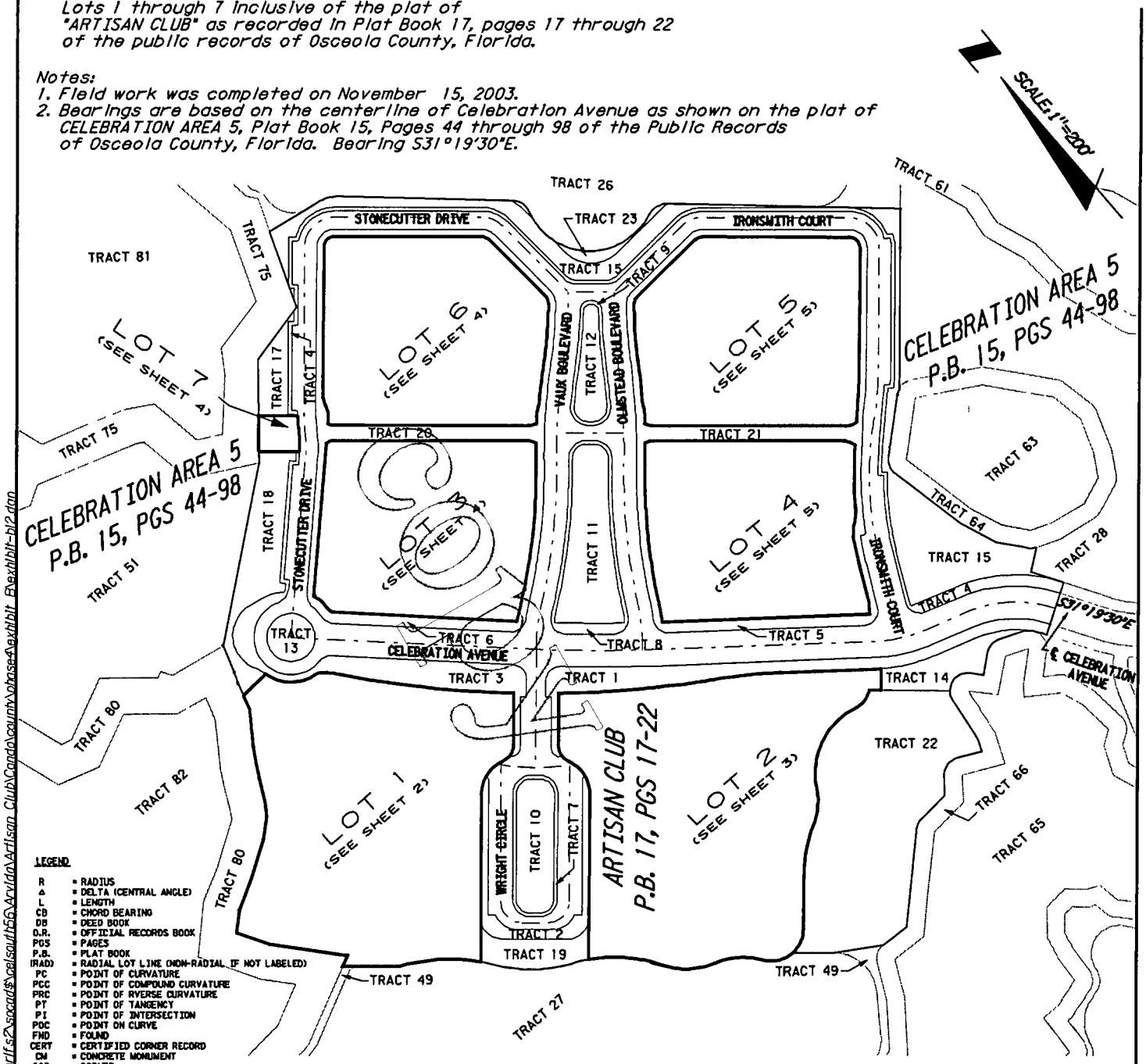
# ARTISAN CLUB, A CONDOMINIUM
# BOUNDARY SURVEY

CL 2006261152 OR 3317/109

LEGAL DESCRIPTION

Lots 1 through 7 inclusive of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, pages 17 through 22 of the public records of Osceola County, Florida.

Notes:
1. Field work was completed on November 15, 2003.
2. Bearings are based on the centerline of Celebration Avenue as shown on the plat of CELEBRATION AREA 5, Plat Book 15, Pages 44 through 98 of the Public Records of Osceola County, Florida. Bearing S31°19'30"E.




LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RVERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ◉ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" |
| ○ | = NO POINT SET |

Certification:

This survey meets the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers, Chapter 61G17-6, Florida Administrative Code.

Jack V. Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER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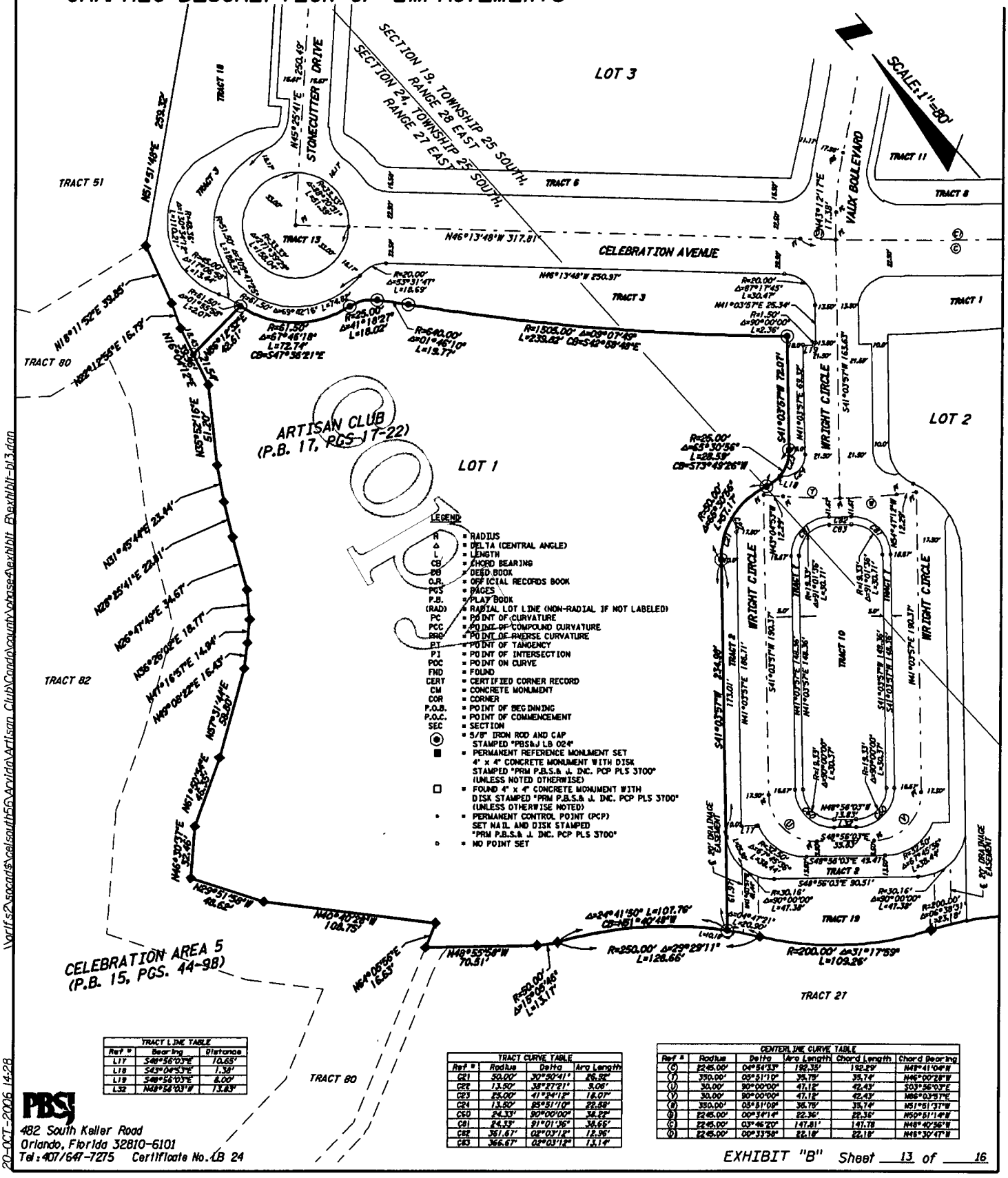
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/110




| TRACT LINE TABLE | | |
|---|---|---|
| Ref # | Bearing | Distance |
| L17 | S48°56'03"E | 10.65' |
| L18 | S43°04'57"E | 1.38' |
| L19 | S48°56'03"E | 8.00' |
| L32 | N48°56'03"W | 13.83' |

| TRACT CURVE TABLE | | | |
|---|---|---|---|
| Ref # | Radius | Delta | Arc Length |
| C21 | 50.00' | 30°32'41" | 26.65' |
| C22 | 13.50' | 38°27'21" | 9.06' |
| C23 | 25.00' | 41°54'12" | 18.07' |
| C24 | 13.50' | 85°51'10" | 22.58' |
| C50 | 24.33' | 90°00'00" | 38.22' |
| C81 | 24.33' | 91°01'36" | 38.66' |
| C82 | 361.67' | 02°07'12" | 13.96' |
| C83 | 366.67' | 02°03'12" | 13.14' |

| CENTERLINE CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
| C | 2245.00' | 04°54'33" | 192.35' | 192.29' | N49°41'04"W |
| C1 | 350.00' | 05°51'10" | 35.79' | 35.74' | N46°00'28"W |
| C2 | 30.00' | 90°00'00" | 47.12' | 42.43' | S03°56'03"E |
| C3 | 30.00' | 90°00'00" | 47.12' | 42.43' | N86°03'57"E |
| C4 | 350.00' | 05°51'09" | 35.79' | 35.74' | N51°56'37"W |
| C5 | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'11"W |
| C6 | 2245.00' | 03°46'20" | 147.81' | 147.78 | N48°40'56"W |
| C7 | 2245.00' | 00°33'58" | 22.18' | 22.18' | N48°30'47"W |


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EXHIBIT "B" Sheet 13 of 16

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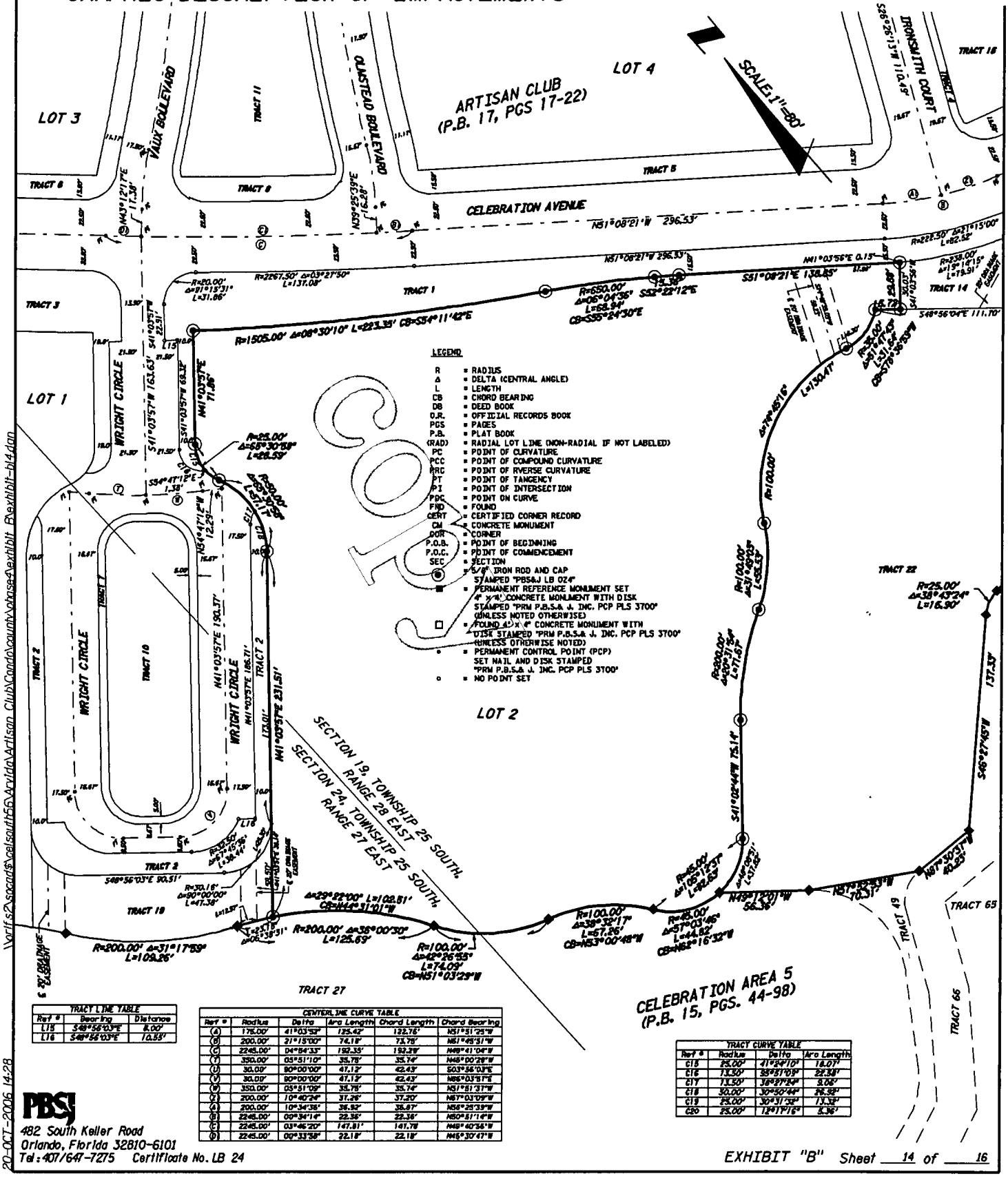
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/111




TRACT LINE TABLE

| Ref # | Bearing | Distance |
|---|---|---|
| L15 | S48°56'03"E | 8.00' |
| L16 | S48°56'03"E | 10.55' |

CENTERLINE CURVE TABLE

| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
|---|---|---|---|---|---|
| (A) | 175.00' | 41°03'52" | 125.42' | 122.76' | N51°51'25"W |
| (B) | 200.00' | 21°15'00" | 74.18' | 73.75' | N61°45'31"W |
| (C) | 2245.00' | 04°04'33" | 192.35' | 192.29' | N49°41'04"W |
| (D) | 350.00' | 05°51'10" | 35.78' | 35.74' | N46°00'29"W |
| (E) | 30.00' | 90°00'00" | 47.12' | 42.43' | S03°56'03"E |
| (F) | 30.00' | 90°00'00" | 47.12' | 42.43' | N86°03'57"E |
| (G) | 350.00' | 05°51'09" | 35.78' | 35.74' | N51°51'31"W |
| (H) | 200.00' | 10°40'24" | 37.26' | 37.20' | N57°03'09"W |
| (A) | 200.00' | 10°34'38" | 36.92' | 36.87' | N56°26'39"W |
| (B) | 2246.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| (C) | 2245.00' | 03°46'20" | 147.81' | 147.78' | N49°40'56"W |
| (D) | 2245.00' | 00°33'58" | 22.18' | 22.18' | N46°30'47"W |

TRACT CURVE TABLE

| Ref # | Radius | Delta | Arc Length |
|---|---|---|---|
| C15 | 25.00' | 41°24'10" | 18.07' |
| C16 | 13.50' | 55°51'09" | 22.58' |
| C17 | 13.50' | 38°27'24" | 9.06' |
| C18 | 50.00' | 30°50'44" | 26.92' |
| C19 | 25.00' | 30°51'52" | 13.39' |
| C20 | 25.00' | 12°41'16" | 5.36' |


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EXHIBIT "B" Sheet 14 of 16

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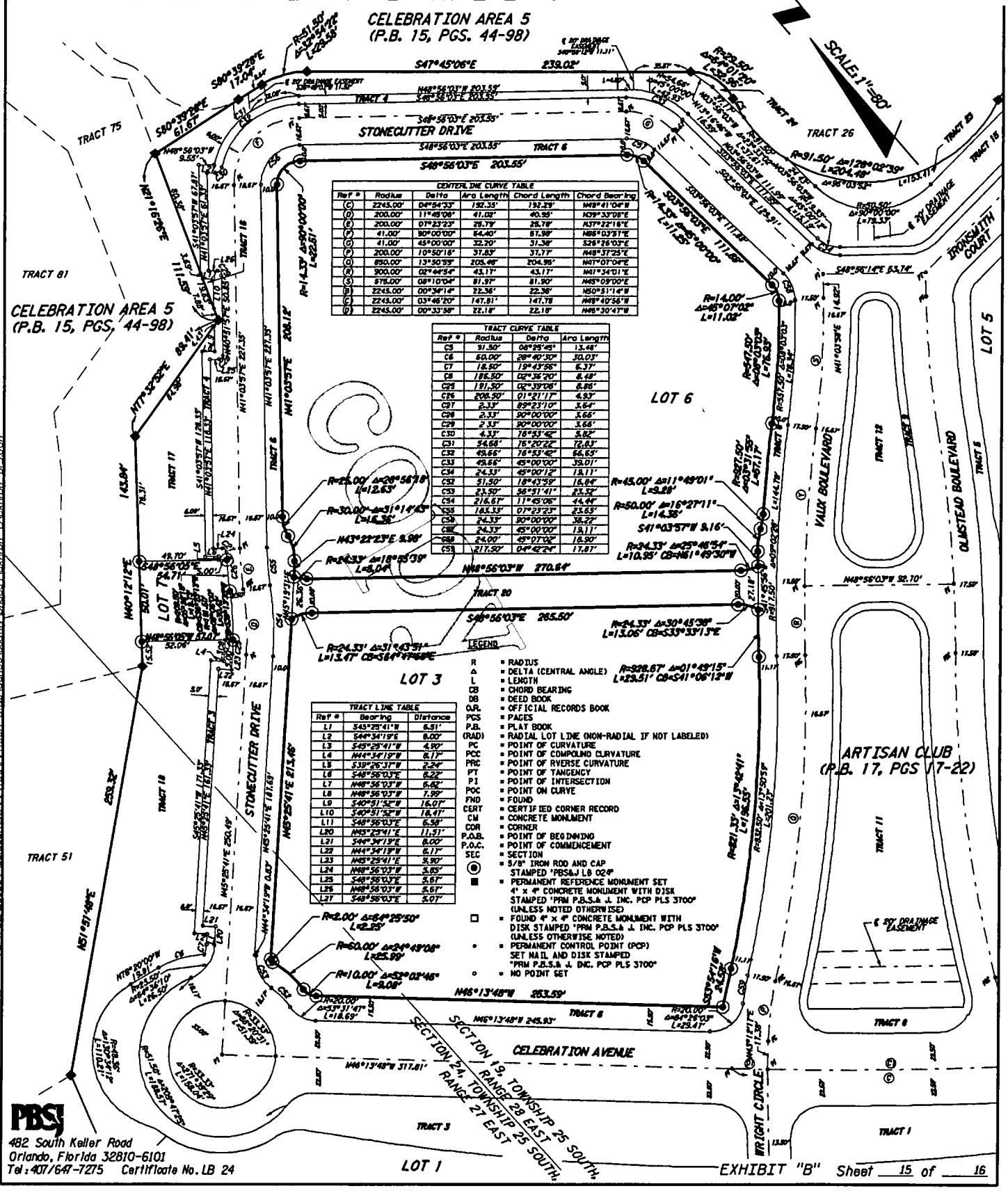
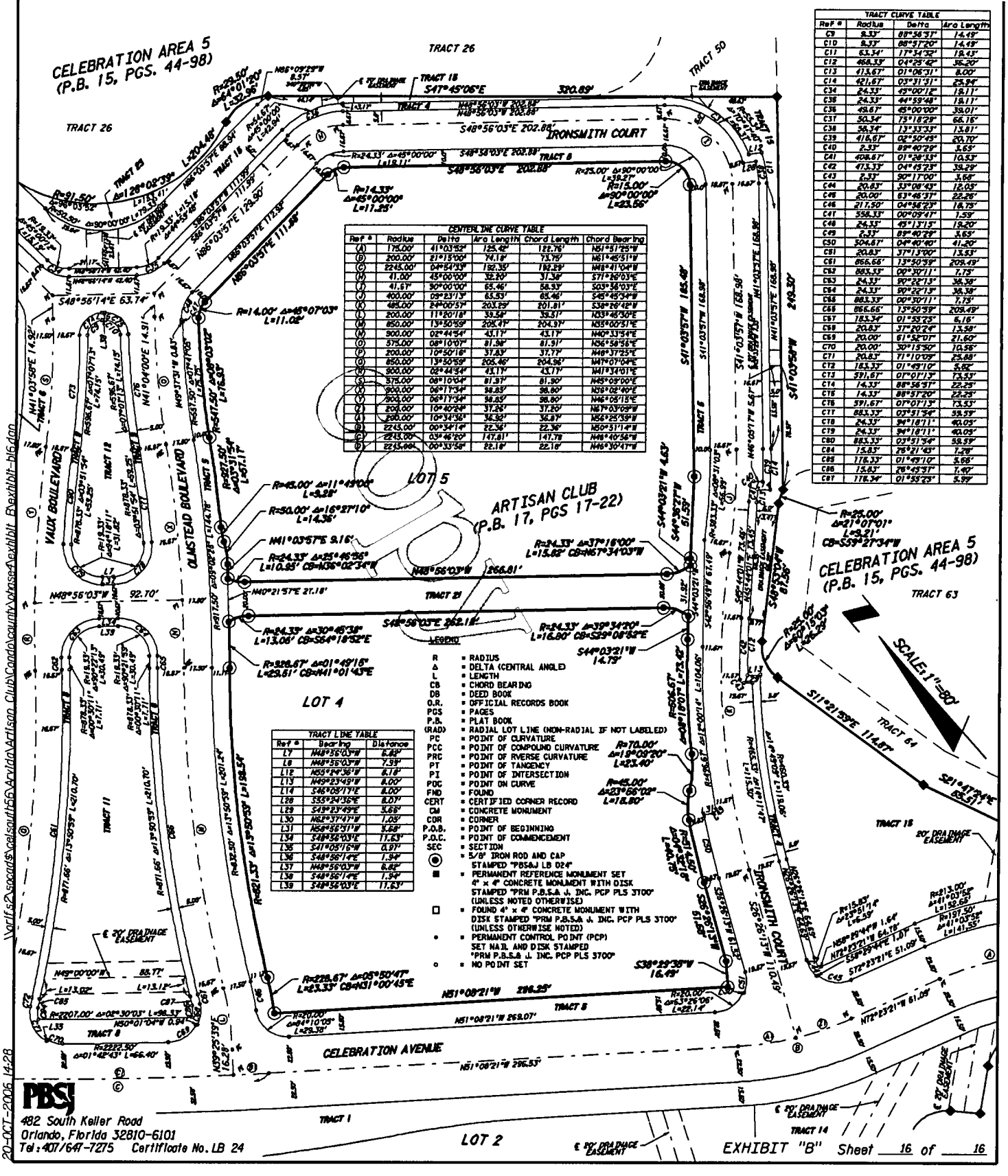
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/112


CELEBRATION AREA 5
(P.B. 15, PGS. 44-98)
SCALE 1"=80'
STONECUTTER DRIVE
CELEBRATION AVENUE
VALOR BOULEVARD
OLMSTEAD BOULEVARD
IRONSMITH COURT
WRIGHT CIRCLE
ARTISAN CLUB
(P.B. 17, PGS 17-22)
LOT 1
LOT 3
LOT 5
LOT 6
LOT 7
TRACT 3
TRACT 6
TRACT 8
TRACT 11
TRACT 12
TRACT 15
TRACT 16
TRACT 17
TRACT 18
TRACT 26
TRACT 51
TRACT 75
TRACT 80
TRACT 81
S47°45'06"E 239.02'
S48°56'03"E 203.55'
S48°56'03"E 265.50'
N48°56'03"W 270.64'
N48°56'03"W 263.59'
N48°13'48"W 263.59'
N48°56'03"W 317.81'
N51°51'49"E
N40°12'12"E
N41°03'57"E
S41°03'57"W
S48°56'03"E
S80°39'28"E 17.04'
S80°39'28"E 61.67'
S48°56'03"E 24.71'
S02°58'02"E 111.58'
S02°58'02"E 111.58'
S02°58'02"E 111.58'
S02°58'02"E 111.58'
S48°56'14"E 63.74'
N48°56'03"W 52.70'
N48°56'03"W 9.55'
N48°56'03"W 52.06'
N48°56'03"W 52.06'
N48°56'03"W 52.06

# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/113


CELEBRATION AREA 5 (P.B. 15, PGS. 44-98)
TRACT 26
TRACT 50
TRACT 18
S47°45'06"E 320.89'
TRACT 4
S48°56'03"E 202.88'
IRONSMITH COURT
TRACT 6
TRACT 15
TRACT 25
TRACT 16
TRACT 17
S48°56'03"E 63.74'
VAUX BOULEVARD
OLMSTEAD BOULEVARD
TRACT 12
TRACT 11
TRACT 5
TRACT 8
TRACT 21
LOT 5
LOT 4
LOT 2
ARTISAN CLUB (P.B. 17, PGS 17-22)
N41°03'57"E 9.16'
N48°56'03"W 266.81'
N40°21'57"E 27.18'
S48°56'03"E 262.18'
S44°03'21"W 14.79'
S44°03'21"W 4.43'
S44°36'27"W 51.53'
S41°03'57"W 185.48'
S41°03'57"W 168.98'
S41°03'57"W 168.98'
S41°03'57"W 249.30'
S41°03'58"W 87.56'
N41°03'57"E 168.98'
N41°03'57"E 168.98'
N41°03'57"E 249.30'
N41°03'58"E 87.56'
N48°56'03"W 92.70'
N41°03'58"E 14.32'
N41°03'58"E 14.32'
N41°04'00"E 14.91'
N41°04'00"E 14.91'
N48°56'03"W 92.70'
N48°56'03"W 92.70'
N48°56'03"W 92.70

# EXHIBIT "C"

## Floor Plans

The floor plans for the Condominium are recorded in the public records of Osceola County, Florida, as follows:

| Buildings | Condominium Plan Book | Pages |
|---|---|---|
| Phase One, Buildings 5 and 6 | 7 | 168-174 |
| Phase Two, Building 1 | 10 | 48 - 55 |
| Phase Three, Building 7 | 8 | 43-44 |
| Phase Four, Building 3 | 10 | 166 - 172 |
| Phase Six, Building 8 | 9 | 84 - 91 |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the floor plans of the Units so added.

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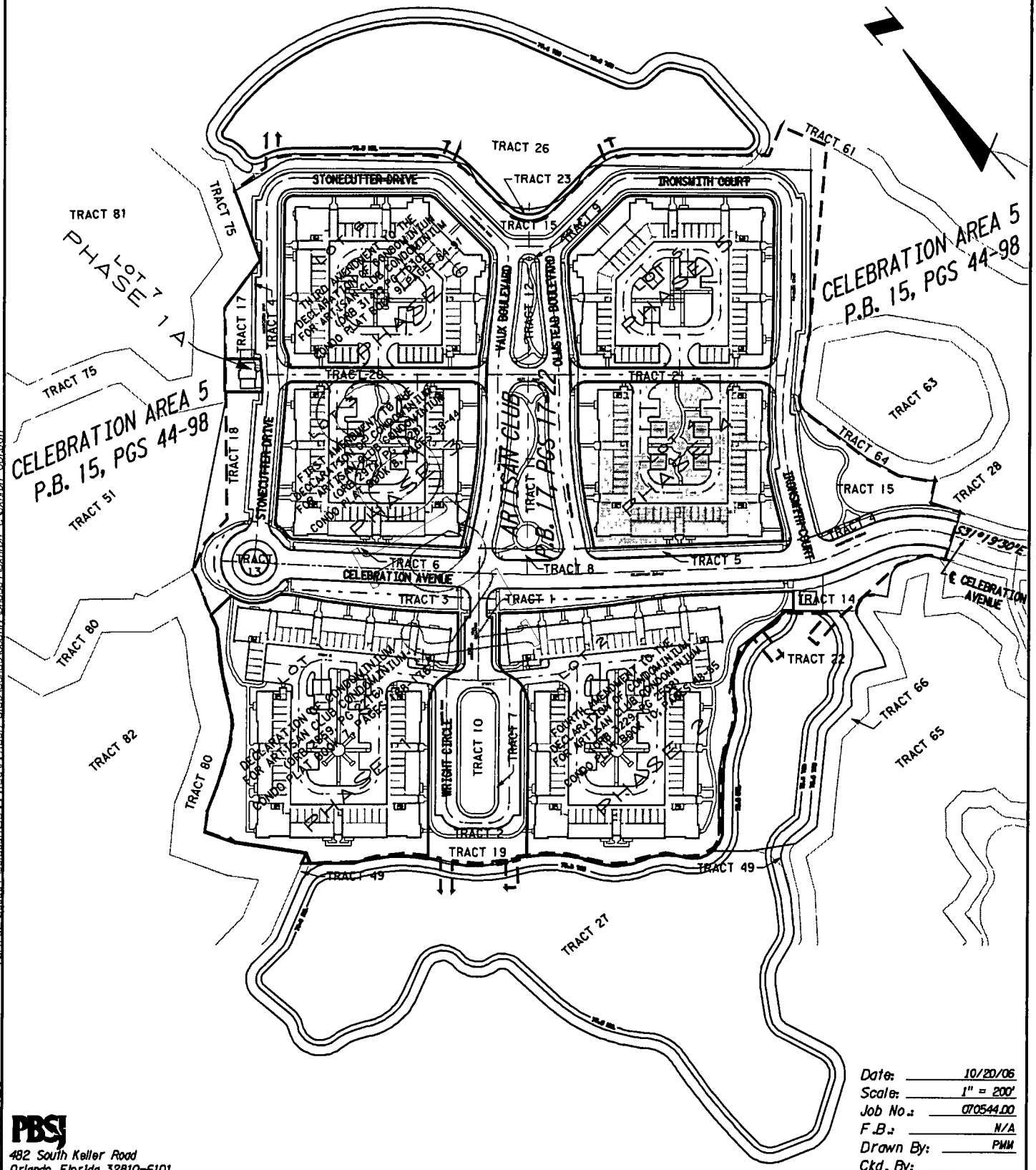
# ARTISAN CLUB CONDOMINIUM
## PHASE 4
## LOCATION MAP

CL 2006261152 OR 3317/115

C.B. 10, PG. 166





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Date: 10/20/06
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "C" Sheet 1 of 21


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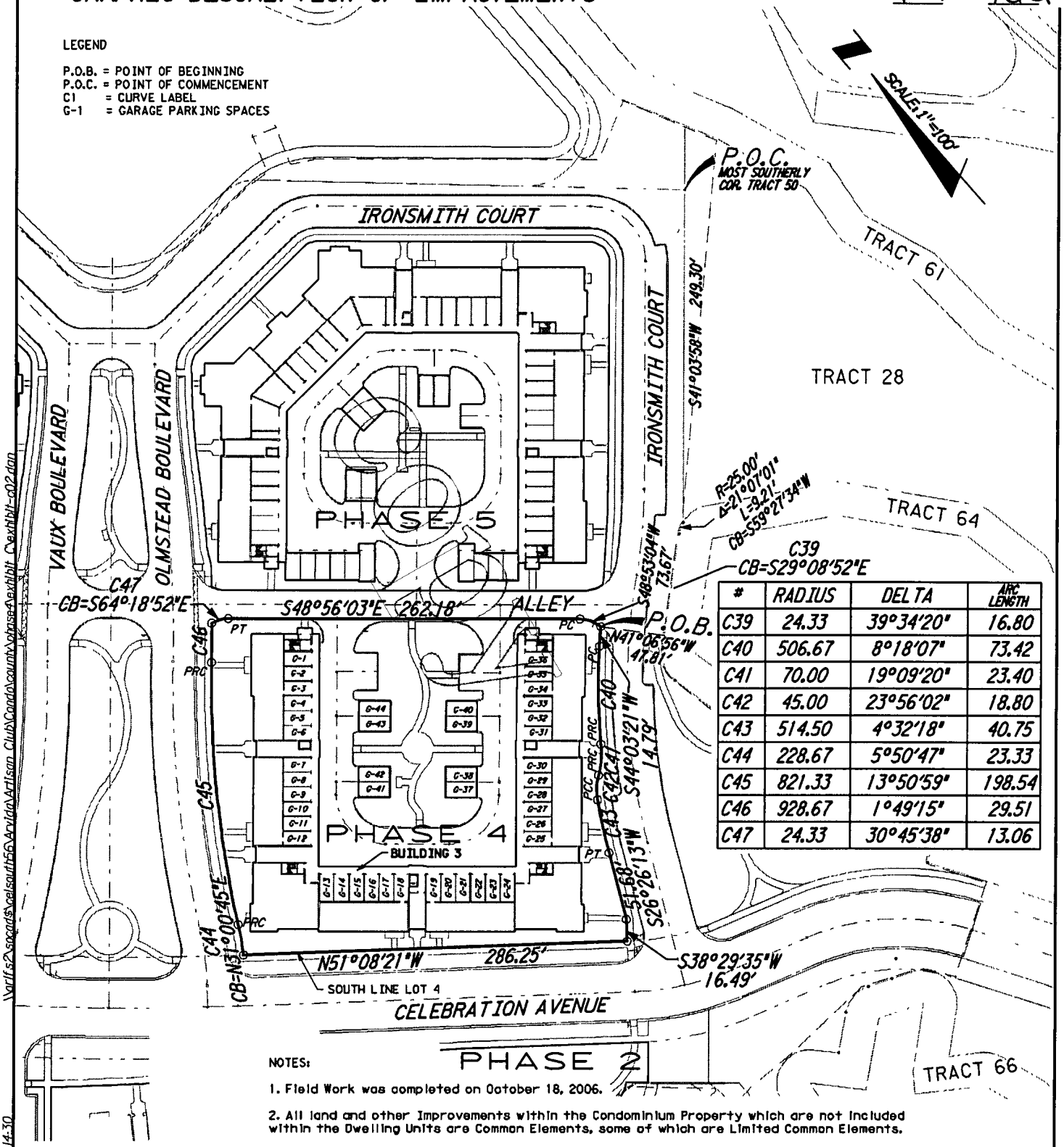
# ARTISAN CLUB CONDOMINIUM
# PHASE 4
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/116

C.B. 10 PG. 166

LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C39 | 24.33 | 39°34'20" | 16.80 |
| C40 | 506.67 | 8°18'07" | 73.42 |
| C41 | 70.00 | 19°09'20" | 23.40 |
| C42 | 45.00 | 23°56'02" | 18.80 |
| C43 | 514.50 | 4°32'18" | 40.75 |
| C44 | 228.67 | 5°50'47" | 23.33 |
| C45 | 821.33 | 13°50'59" | 198.54 |
| C46 | 928.67 | 1°49'15" | 29.51 |
| C47 | 24.33 | 30°45'38" | 13.06 |

NOTES:

1. Field Work was completed on October 18, 2006.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the South line of Lot 4 as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N51°08'21"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.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# ARTISAN CLUB CONDOMINIUM
# PHASE 4
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/117

C.B. 10, PG. 166

LEGAL DESCRIPTION

Lot 4 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 4 (METES AND BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 50 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following three (3) courses: run S.41°03'58"W. for 249.30 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 25.00 feet and a chord bearing of S.59°27'34"W., through a central angle of 21°07'01", for 9.21 feet to the point of tangency; thence S.48°53'04"W. for 77.08 feet; thence departing said Easterly line of Lot 315 run N.41°06'56"W. for 47.81 feet to the POINT OF BEGINNING; thence S.44°03'21"W. for 14.79 feet to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 506.67 feet, through a central angle of 08°18'07", for 73.42 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 70.00 feet, through a central angle of 19°09'20", for 23.40 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 23°56'02", for 18.80 feet to the point of compound curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 514.50 feet, through a central angle of 04°32'18", for 40.75 feet to the point of tangency; thence S.26°26'13"W. for 51.68 feet; thence S.38°29'35"W. for 16.49 feet; thence N.51°08'21"W. for 286.25 feet to a non-tangent curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 228.67 feet and a chord bearing of N.31°00'45"E., through a central angle of 05°50'47", for 23.33 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 821.33 feet, through a central angle of 13°50'59", for 198.54 feet to the point of reverse curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 928.67 feet, through a central angle of 01°49'15", for 29.51 feet to a non-tangent curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of S.64°18'52"E., through a central angle of 30°45'38", for 13.06 feet to the point of tangency; thence S.48°56'03"E. for 262.18 feet to the point of curvature of a curve concave Westerly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 39°34'20", for 16.80 feet to the POINT OF BEGINNING.

Containing 1.634 acres, more or less.

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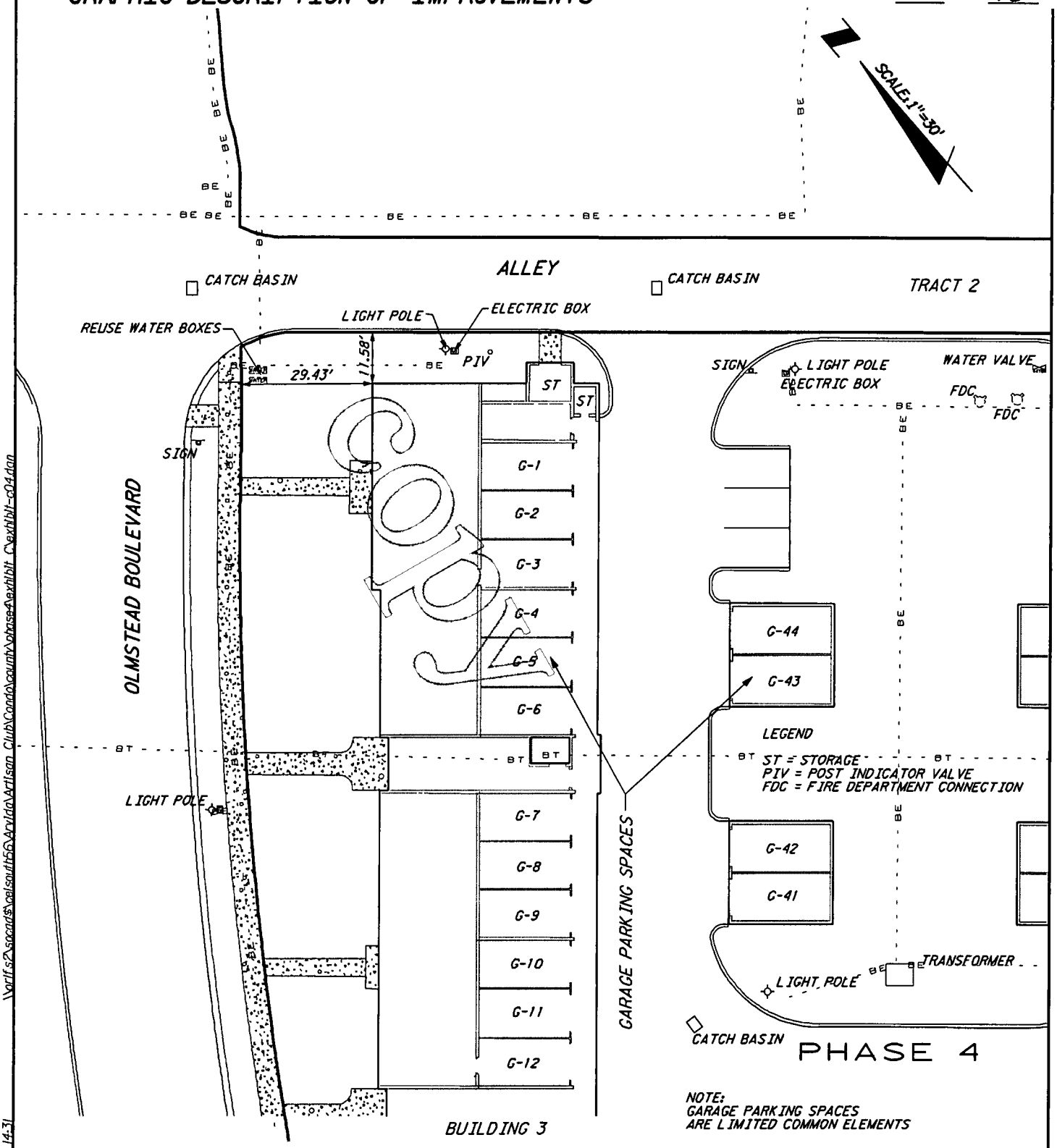
# ARTISAN CLUB CONDOMINIUM
# PHASE 4
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/118

C.B. 10, PG. 167




NOTE:
GARAGE PARKING SPACES
ARE LIMITED COMMON ELEMENTS

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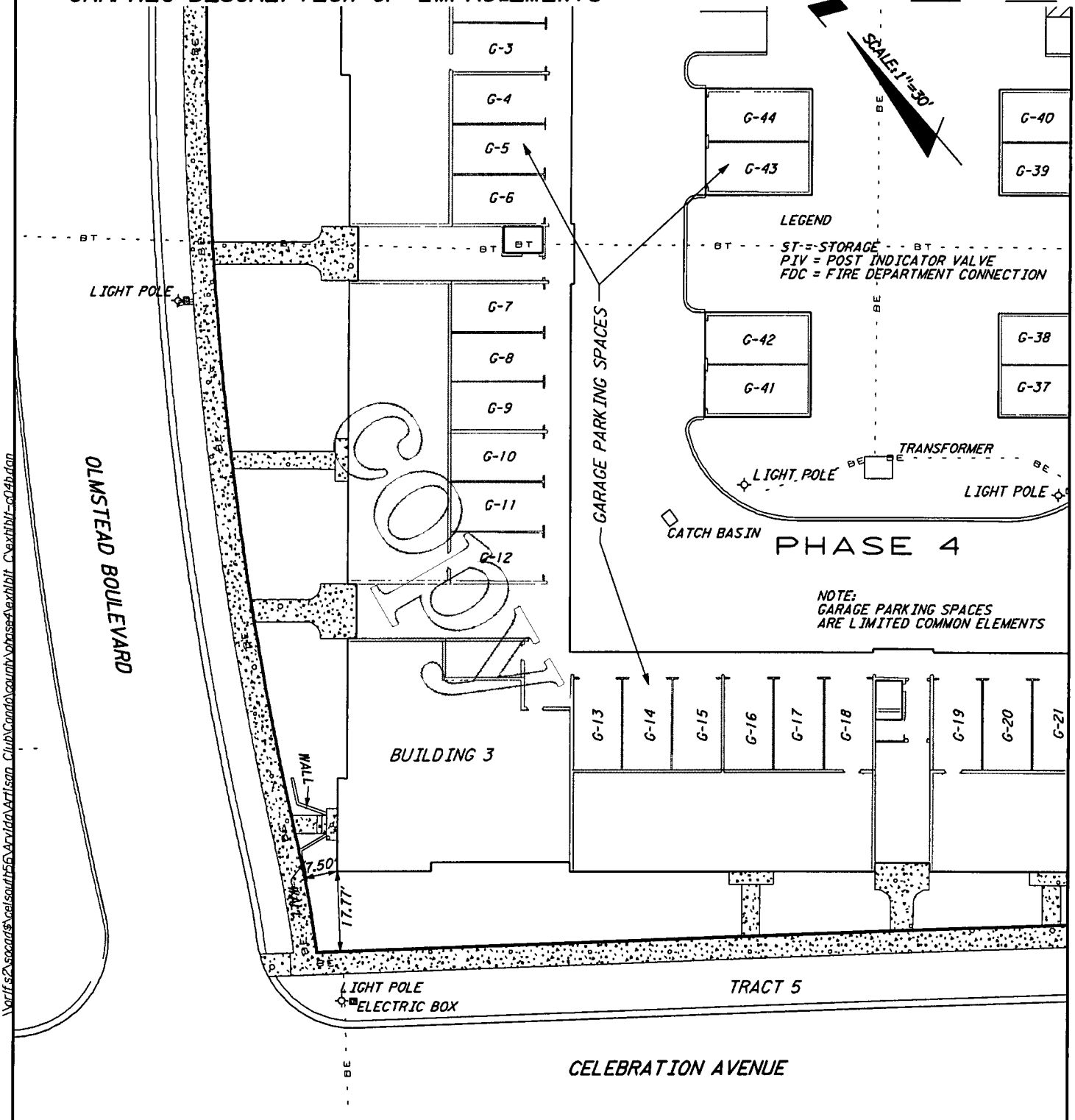
# ARTISAN CLUB CONDOMINIUM
## PHASE 4
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/119

C.B. 10, PG. 167

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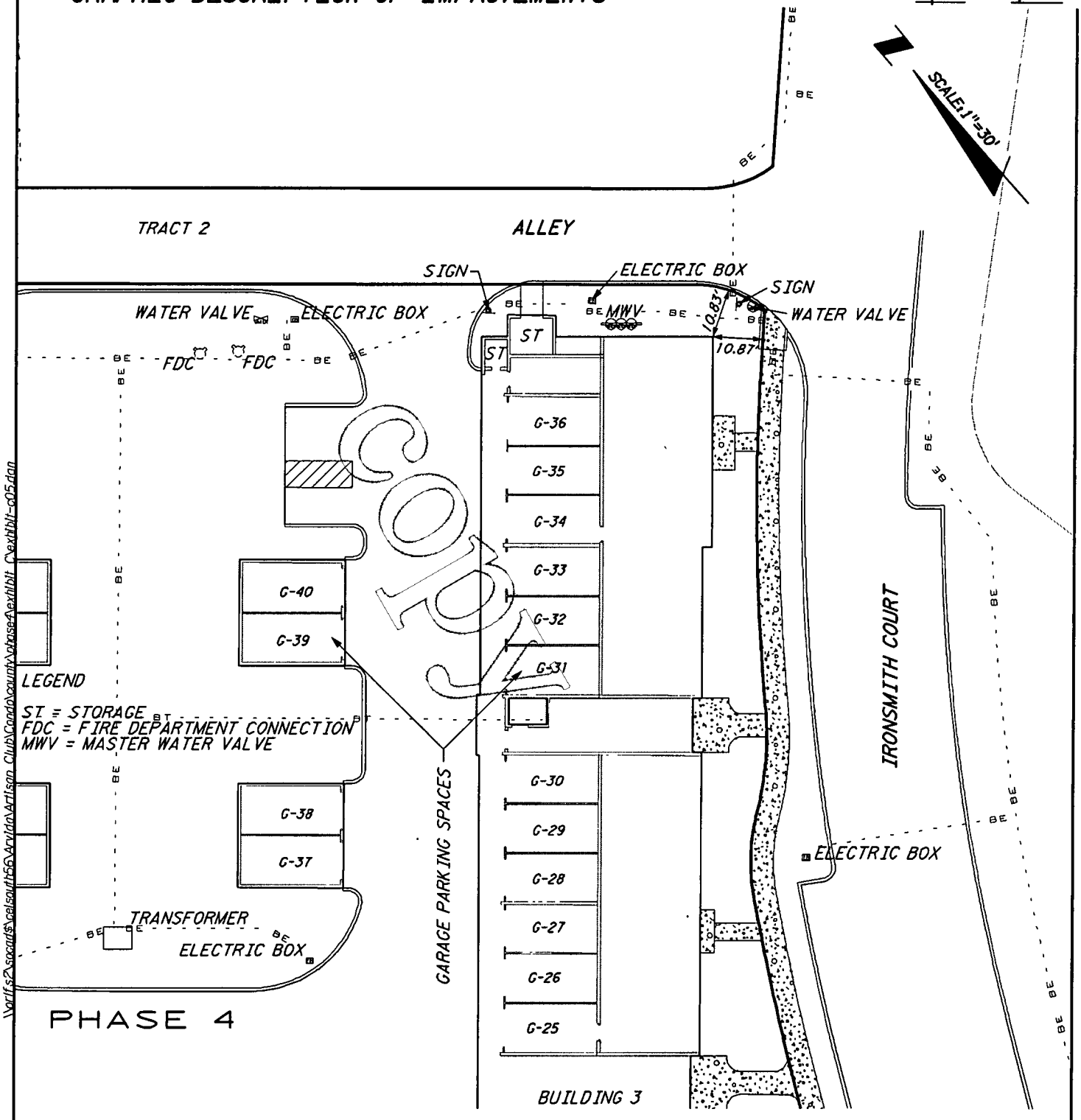
# ARTISAN CLUB CONDOMINIUM
# PHASE 4
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/120

C.B. 10, PG. 167

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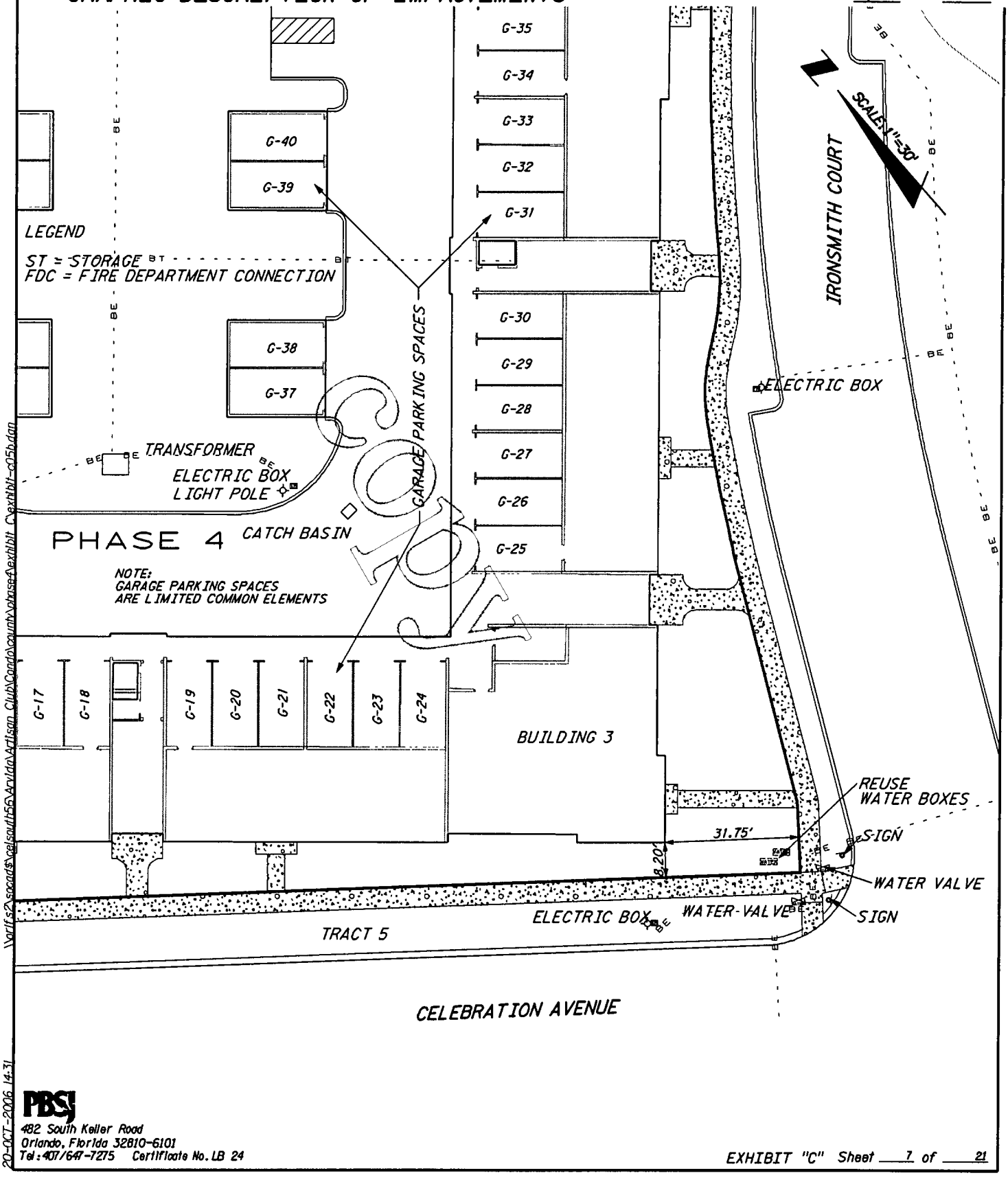
# ARTISAN CLUB CONDOMINIUM
## PHASE 4
## PLOT PLAN AND
## GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/121

C.B. 10, PG. 167





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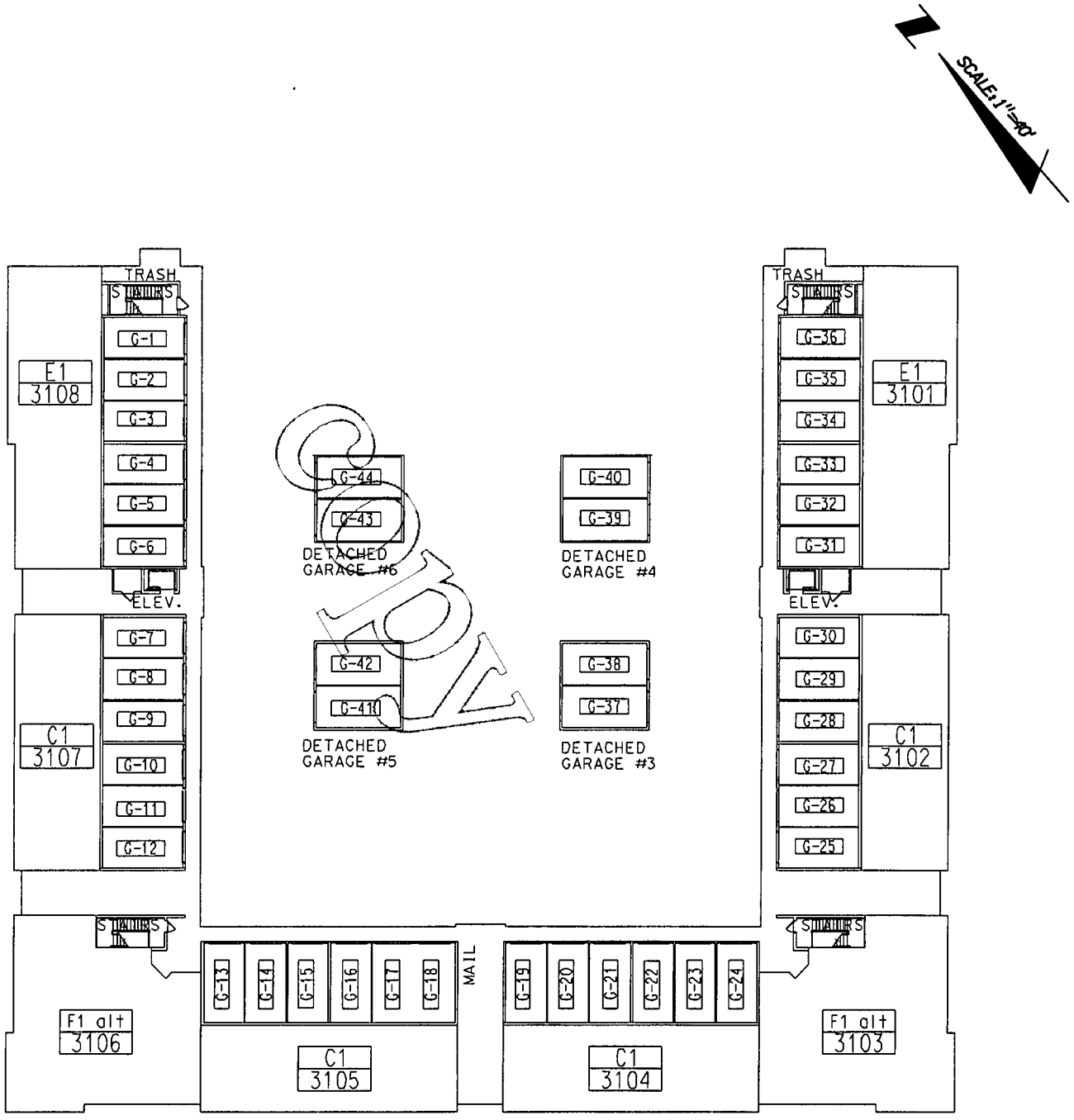
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, BUILDING 3, 1ST FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/122

C.B. 10, PG. 169

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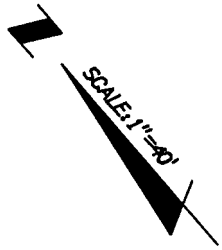
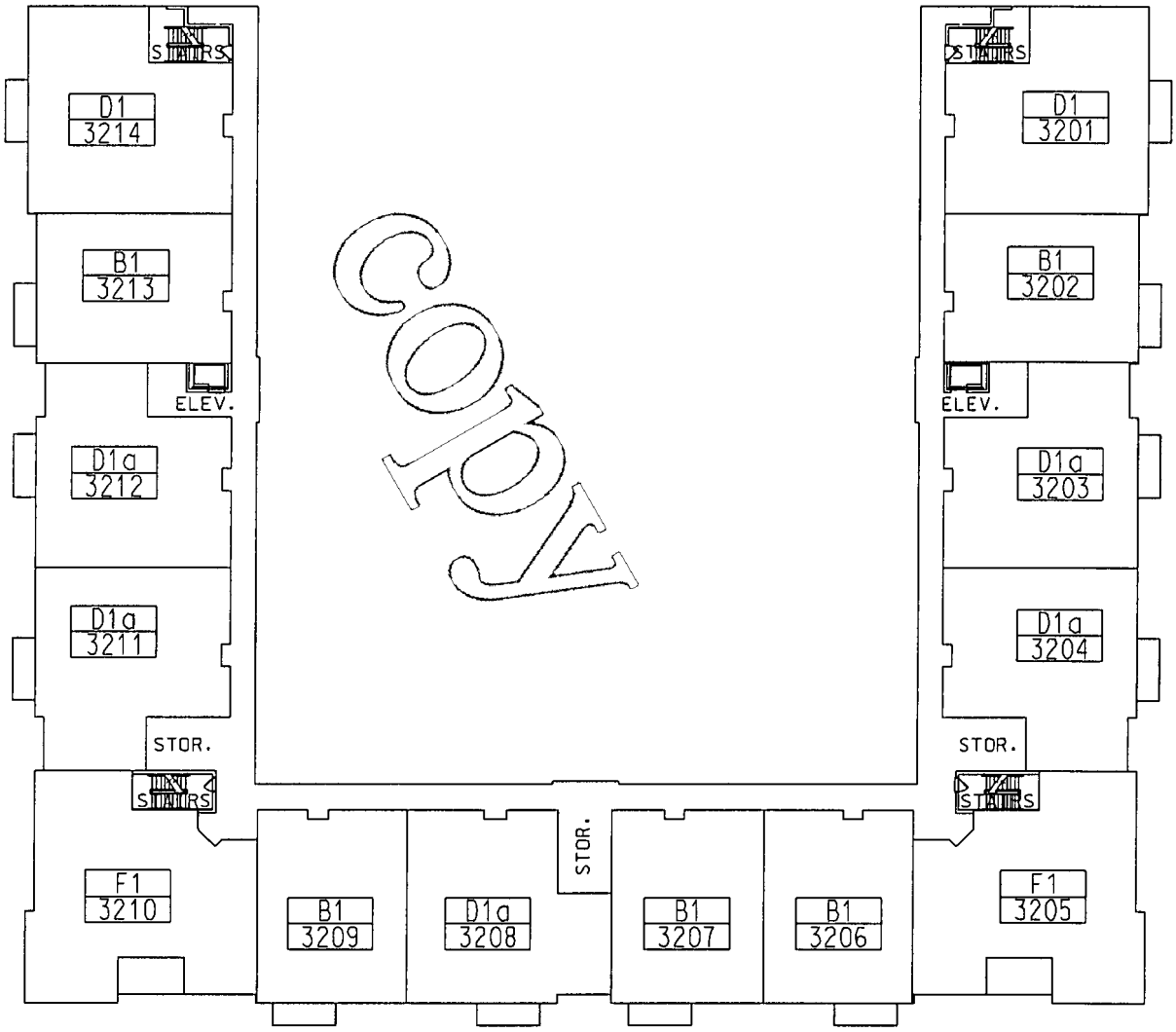
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, BUILDING 3, 2ND FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/123

C.B. 10, PG. 169

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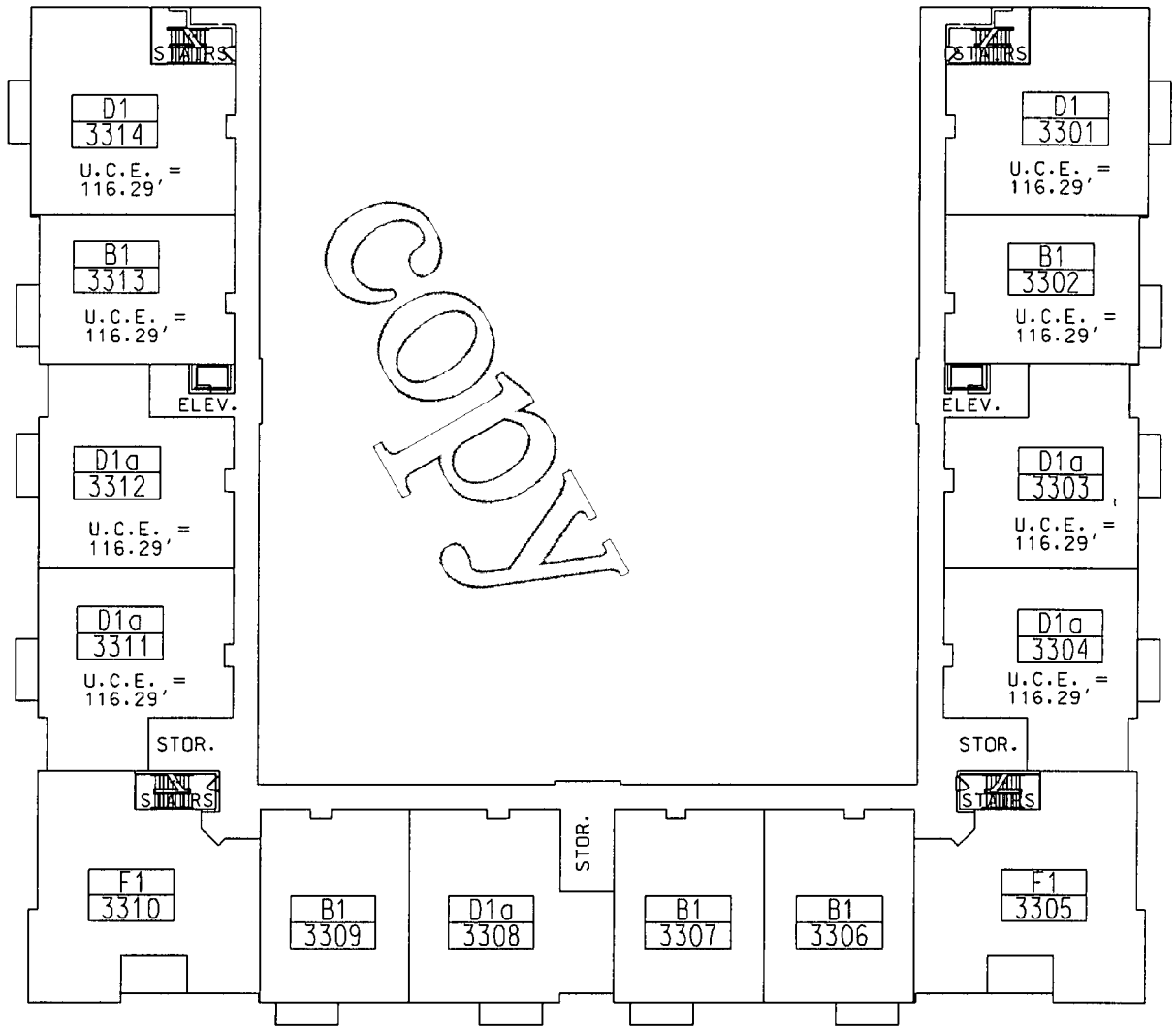
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, BUILDING 3, 3RD FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/124

C.B. 10, PG. 169

SCALE: 1" = 40'

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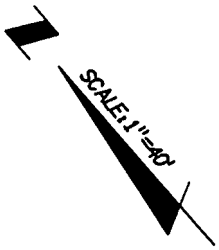
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, BUILDING 3, 4TH FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/125

CB 10 PG 169

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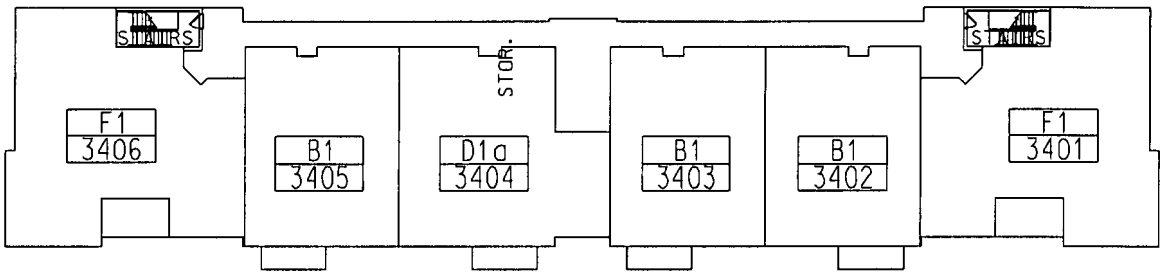


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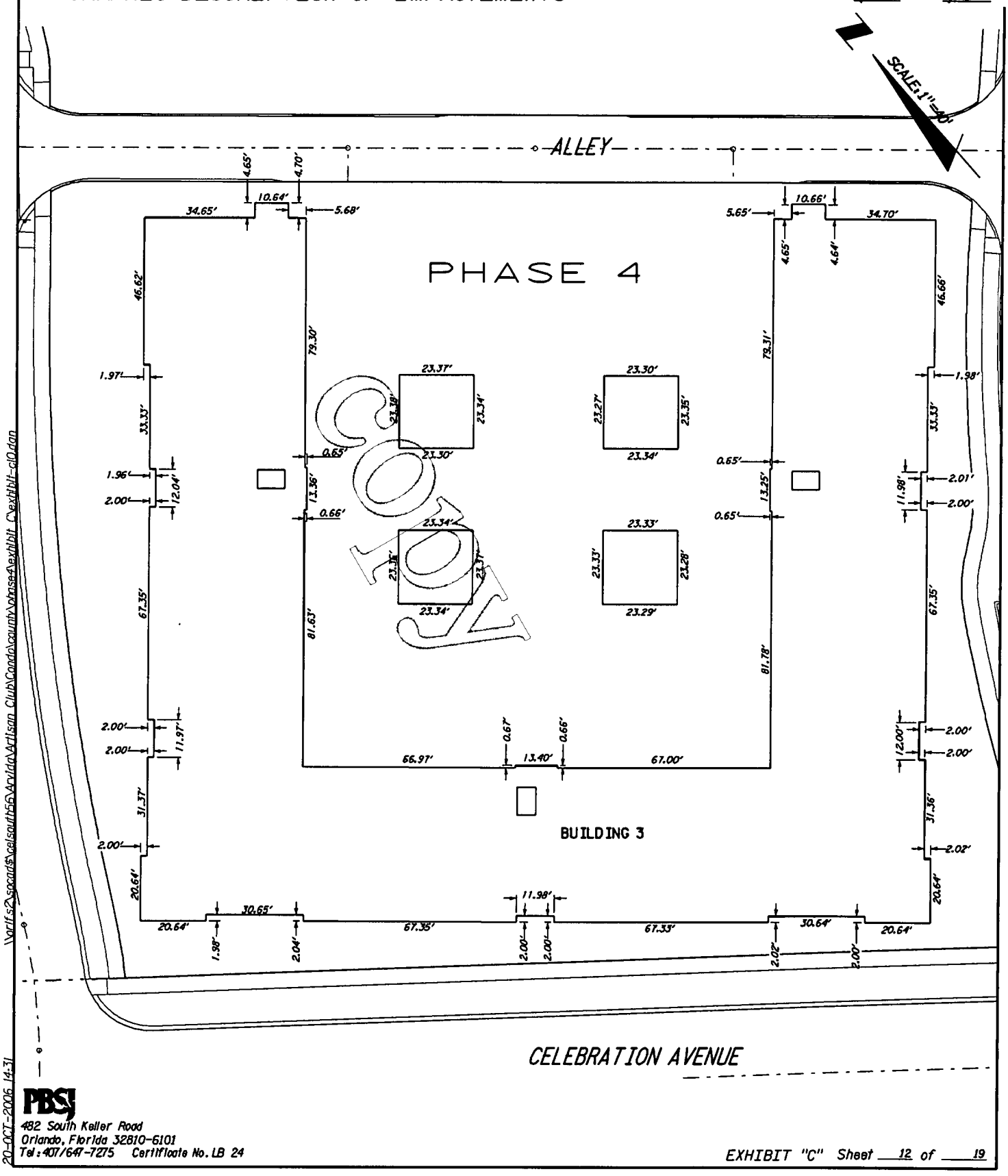
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, BUILDING DIMENSIONS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/126

C.B. 10, PG. 168

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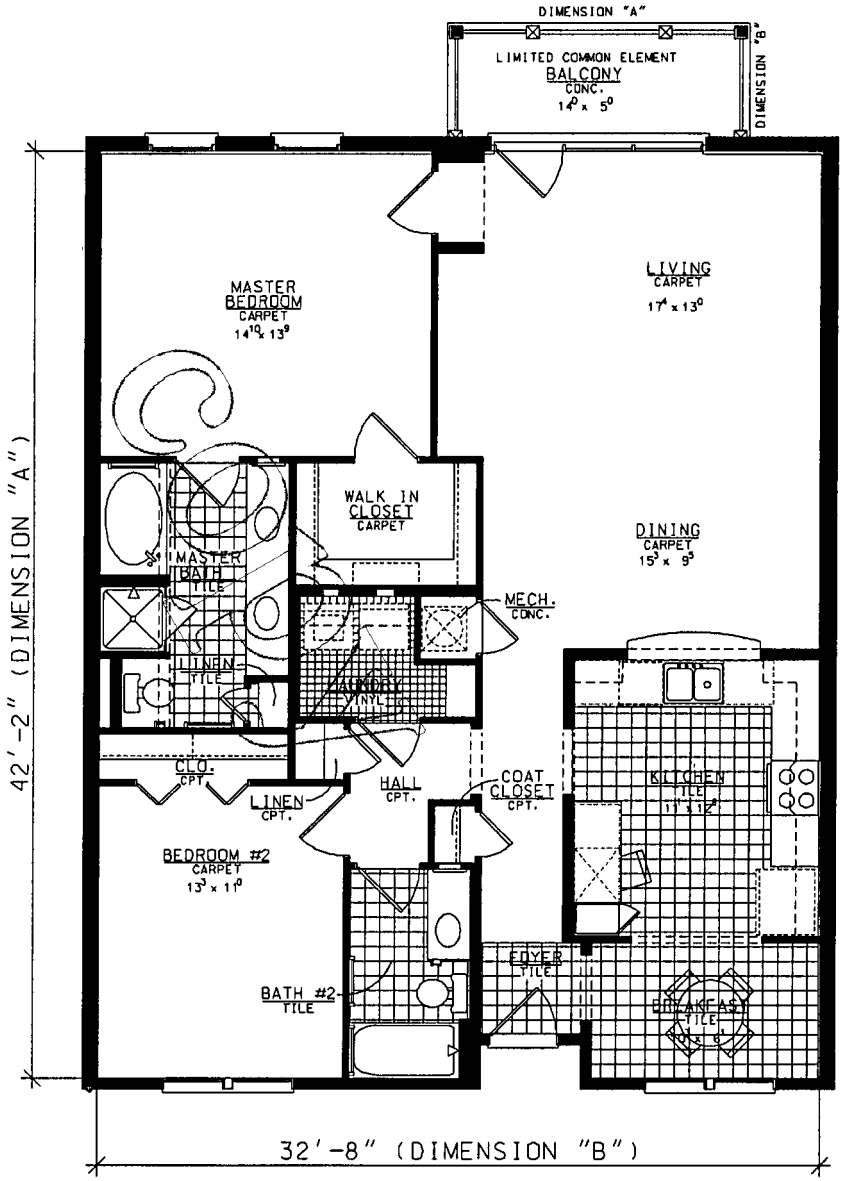
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/127

C.B. 10, PG. 171

B 1 Two Bedroom / Two Bath
1,435 Net Sqaure Feet
1,505 Gross Sqaure Feet




NOTES:

1. SEE SHEET 20 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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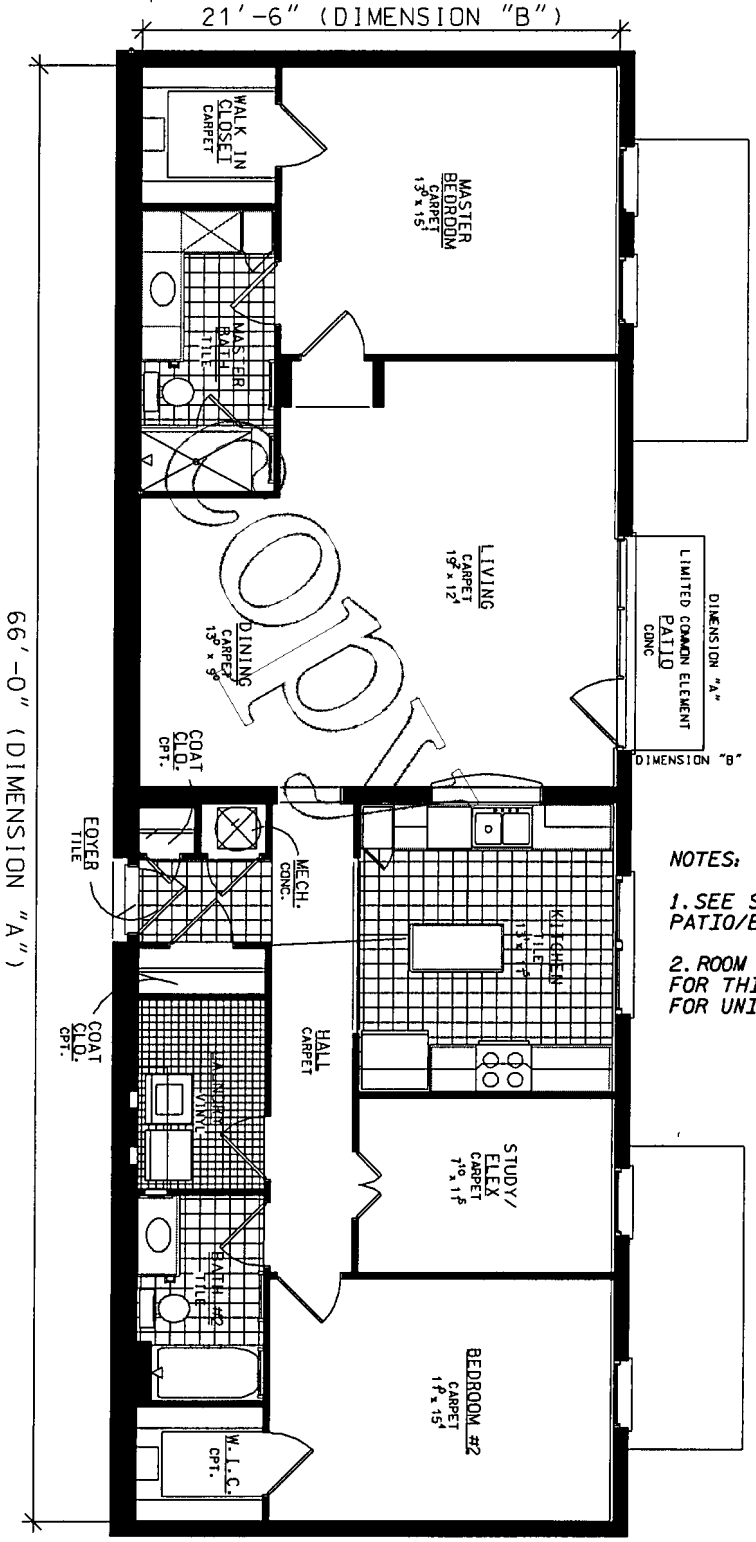
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/128

C.B. 10, PG. 171

C 1 Two Bedroom / Two Bath w/ Flex
1,511 Net Square Feet
1,511 Gross Square Feet




NOTES:

1. SEE SHEET 20 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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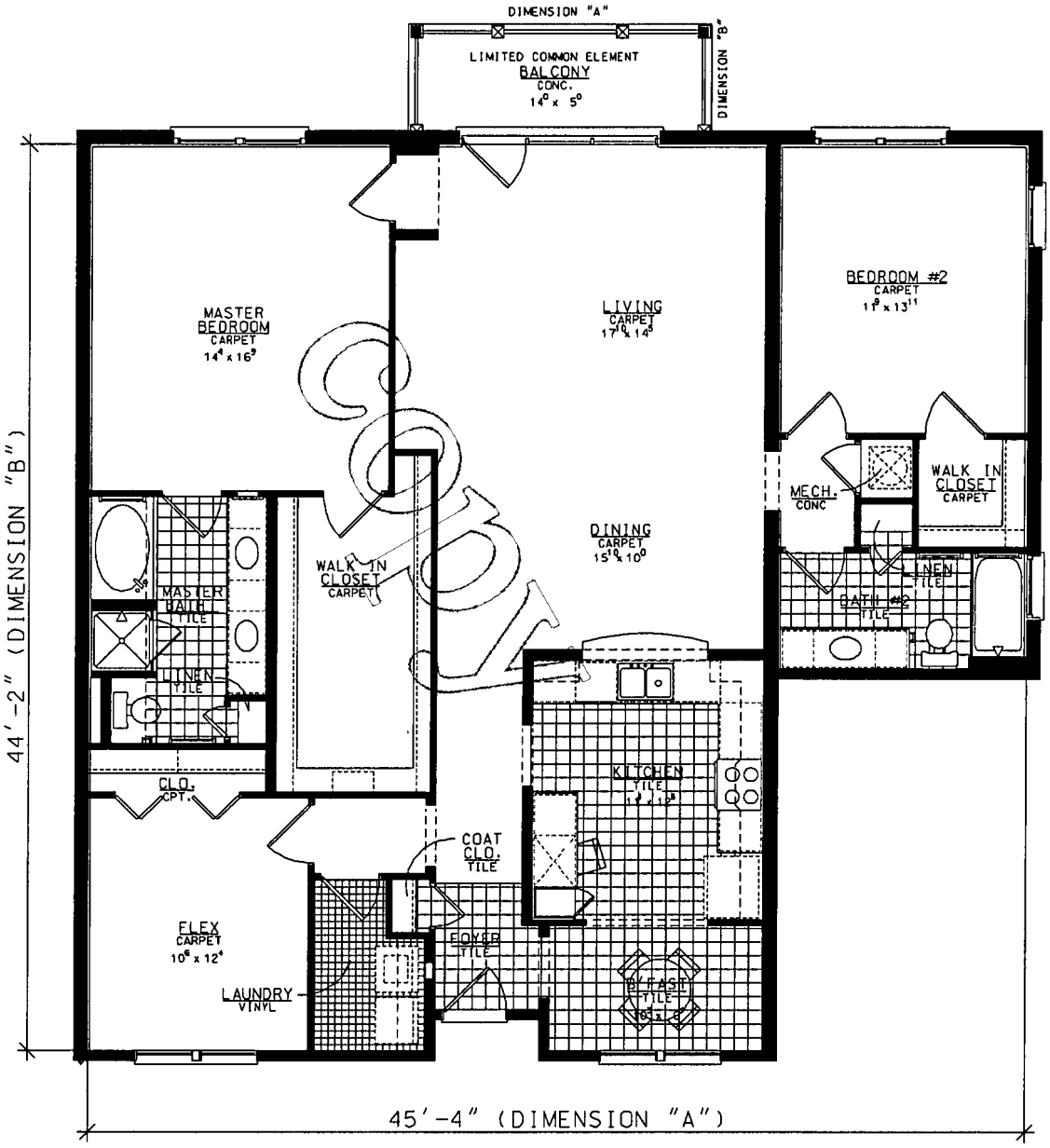
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/129

C.B. 10, PG. 171

D 1 Two Bedroom / Two Bath w/ Flex
1,854 Net Sqaure Feet
1,924 Gross Sqaure Feet




NOTES:

1. SEE SHEET 20 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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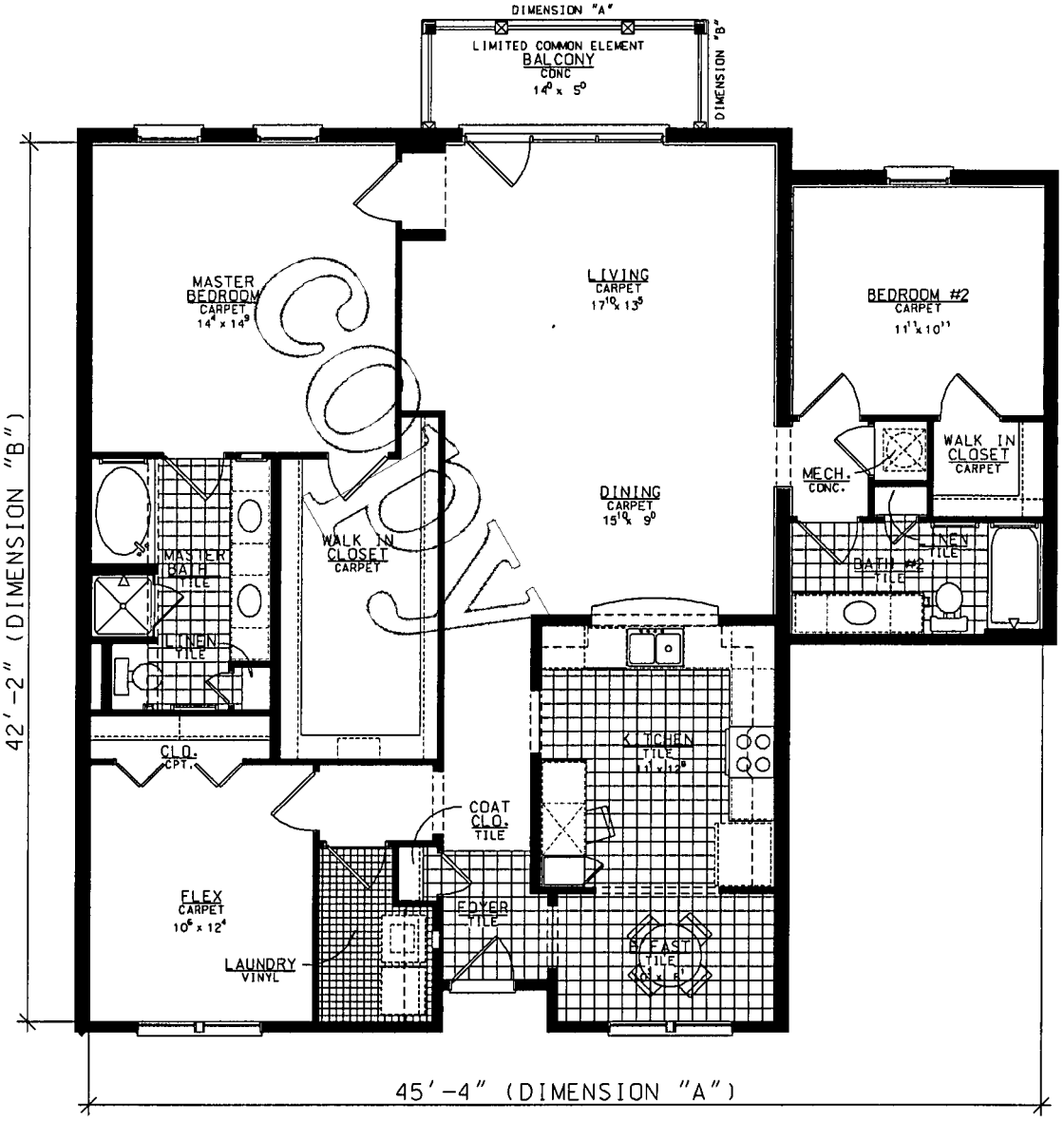
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/130

C.B. 10, PG. 171

D1a Two Bedroom / Two Bath w/ Flex
1,736 Net Square Feet
1,806 Gross Square Feet




COPY

NOTES:

1. SEE SHEET 20 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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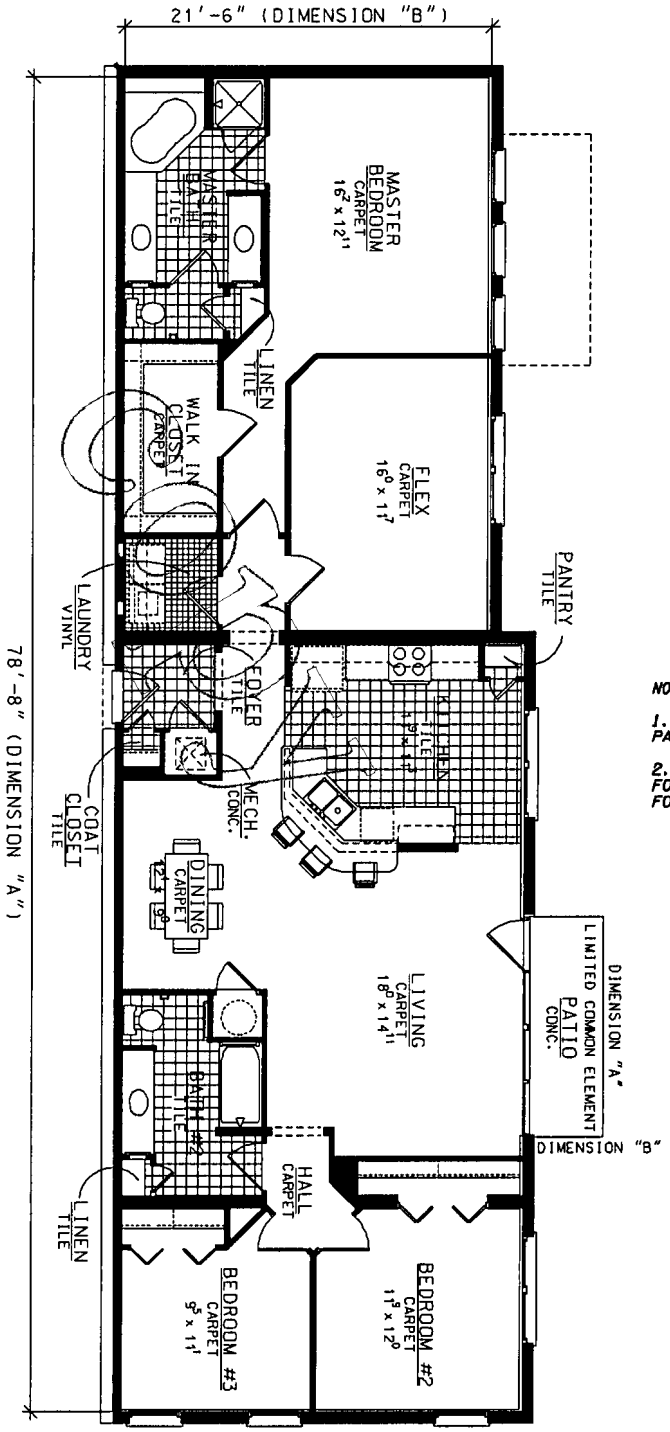
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/131

C.B. 10 , PG. 172

E 1 Three Bedroom / Two Bath w/ Flex
1,907 Net Sqaure Feet
1,907 Gross Sqaure Feet
Option "A"




NOTES:

1. SEE SHEET 20 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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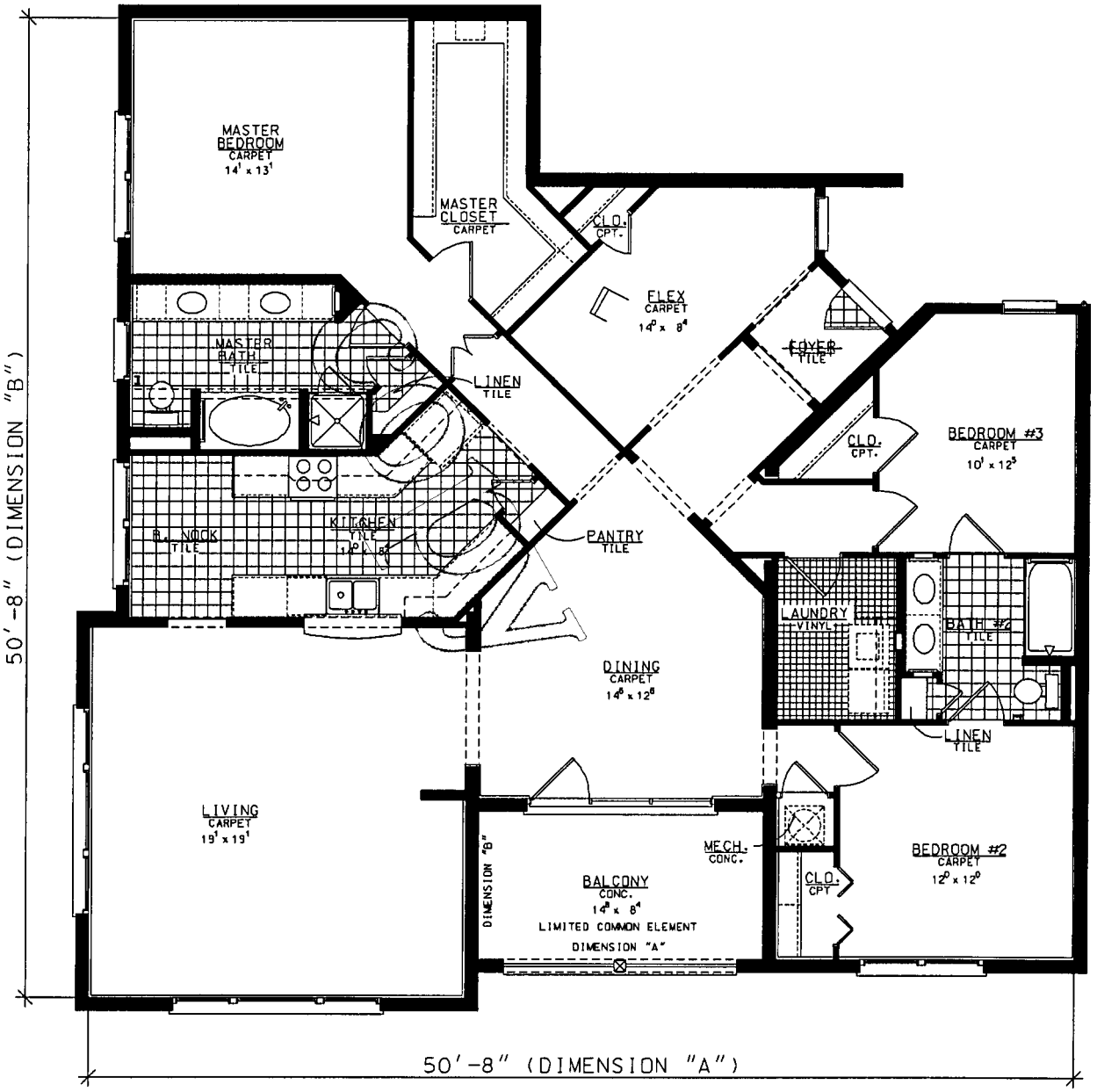
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/132

C.B. 10, PG. 172

F 1 Three Bedroom / Two Bath w/ Flex
2,109 Net Sqaure Feet
2,231 Gross Sqaure Feet




NOTES:

1. SEE SHEET 20 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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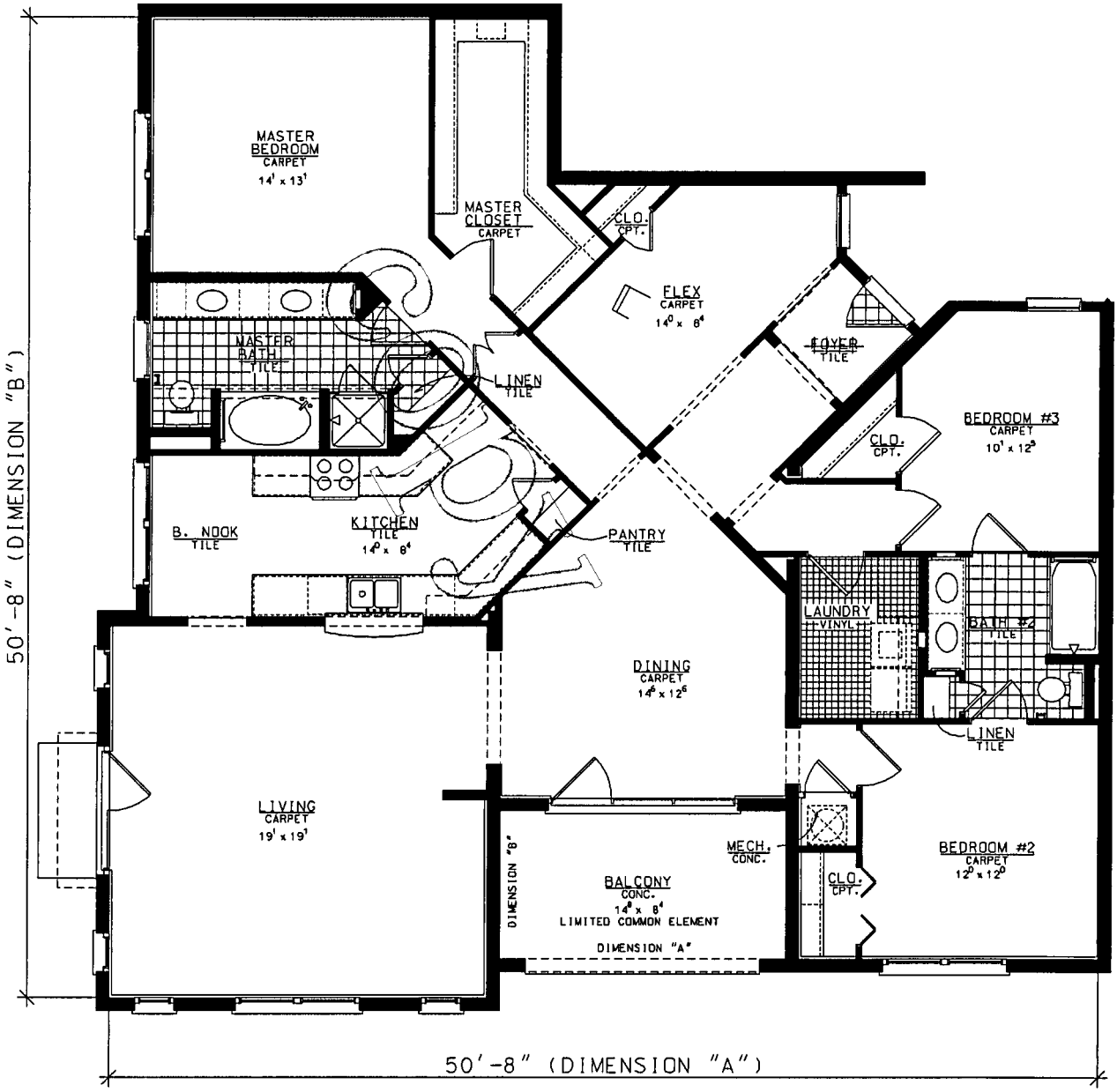
# ARTISAN CLUB CONDOMINIUM
# PHASE 4, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/133

C.B. 10, PG. 172

F 1 ALT.

Three Bedroom / Two Bath w/ Flex
2,109 Net Sqaure Feet
2,231 Gross Sqaure Feet




NOTES:

1. SEE SHEET 20 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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# ARTISAN CLUB CONDOMINIUM
# PHASE 4
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/134

C.B. 10, PG. 170

| Phase | Building | Unit | Model | As-Built Unfinished Floor Elevation | As-Built Unfinished Ceiling Elevation | As-Built Unit Dimension "A" | As-Built Unit Dimension "B" | As-Built Balcony Dimension "A" | As-Built Balcony Dimension "B" |
|---|---|---|---|---|---|---|---|---|---|
| 4 | 3 | 3101 | E1 | 84.54 | 94.50 | 78.62 | 24.09 | 12.94 | 4.78 |
| 4 | 3 | 3102 | C1 | 84.51 | 94.56 | 66.08 | 22.03 | 9.66 | 3.20 |
| 4 | 3 | 3103 | F1 ALT | 84.54 | 94.57 | 50.69 | 50.69 | 14.75 | 8.67 |
| 4 | 3 | 3104 | C1 | 84.47 | 94.50 | 66.06 | 22.02 | 9.67 | 3.18 |
| 4 | 3 | 3105 | C1 | 84.47 | 94.52 | 66.07 | 22.02 | 9.69 | 3.22 |
| 4 | 3 | 3106 | F1 ALT | 84.47 | 94.59 | 50.66 | 50.73 | 14.70 | 8.67 |
| 4 | 3 | 3107 | C1 | 84.48 | 94.49 | 66.04 | 22.06 | 9.67 | 3.17 |
| 4 | 3 | 3108 | E1 | 84.50 | 94.51 | 78.68 | 24.05 | 13.00 | 4.73 |
| 4 | 3 | 3201 | D1 | 95.60 | 105.40 | 45.39 | 44.18 | 15.54 | 5.85 |
| 4 | 3 | 3202 | B1 | 95.63 | 105.37 | 42.19 | 32.67 | 14.45 | 5.79 |
| 4 | 3 | 3203 | D1A | 95.60 | 105.45 | 45.35 | 42.19 | 14.45 | 5.77 |
| 4 | 3 | 3204 | D1A | 95.60 | 105.45 | 45.32 | 42.19 | 14.55 | 5.75 |
| 4 | 3 | 3205 | F1 | 95.63 | 105.41 | 50.69 | 50.75 | 14.69 | 8.32 |
| 4 | 3 | 3206 | B1 | 95.59 | 105.36 | 42.18 | 32.71 | 14.50 | 5.80 |
| 4 | 3 | 3207 | B1 | 95.57 | 105.40 | 42.17 | 32.70 | 14.50 | 5.77 |
| 4 | 3 | 3208 | D1A | 95.56 | 105.37 | 45.35 | 42.18 | 14.52 | 5.74 |
| 4 | 3 | 3209 | B1 | 95.55 | 105.36 | 42.18 | 32.70 | 14.48 | 5.74 |
| 4 | 3 | 3210 | F1 | 95.48 | 105.39 | 50.62 | 50.72 | 14.69 | 8.31 |
| 4 | 3 | 3211 | D1A | 95.52 | 105.42 | 45.35 | 42.21 | 14.55 | 5.71 |
| 4 | 3 | 3212 | D1A | 95.58 | 105.41 | 45.38 | 42.17 | 14.47 | 5.77 |
| 4 | 3 | 3213 | B1 | 95.59 | 105.44 | 42.18 | 32.72 | 14.53 | 5.78 |
| 4 | 3 | 3214 | D1 | 95.64 | 105.44 | 45.37 | 44.18 | 15.49 | 5.79 |
| 4 | 3 | 3301 | D1 | 106.48 | 116.14 | 45.37 | 44.13 | 15.67 | 5.74 |
| 4 | 3 | 3302 | B1 | 106.42 | 116.15 | 42.18 | 32.70 | 14.59 | 5.69 |
| 4 | 3 | 3303 | D1A | 106.46 | 116.13 | 45.31 | 42.15 | 14.55 | 5.78 |
| 4 | 3 | 3304 | D1A | 106.50 | 116.18 | 45.33 | 42.13 | 14.61 | 5.71 |
| 4 | 3 | 3305 | F1 | 106.46 | 116.24 | 50.74 | 50.81 | 14.62 | 8.33 |
| 4 | 3 | 3306 | B1 | 106.47 | 116.21 | 42.21 | 32.75 | 14.50 | 5.77 |
| 4 | 3 | 3307 | B1 | 106.49 | 116.22 | 42.20 | 32.67 | 14.62 | 5.80 |
| 4 | 3 | 3308 | D1A | 106.45 | 116.20 | 45.38 | 42.21 | 14.42 | 5.79 |
| 4 | 3 | 3309 | B1 | 106.39 | 116.18 | 42.22 | 32.71 | 14.48 | 5.88 |
| 4 | 3 | 3310 | F1 | 106.42 | 116.20 | 50.68 | 50.74 | 14.71 | 8.30 |
| 4 | 3 | 3311 | D1A | 106.41 | 116.17 | 45.30 | 42.17 | 14.56 | 5.83 |
| 4 | 3 | 3312 | D1A | 106.39 | 116.11 | 45.37 | 42.18 | 14.48 | 5.79 |
| 4 | 3 | 3313 | B1 | 106.49 | 116.18 | 42.21 | 32.70 | 14.47 | 5.72 |
| 4 | 3 | 3314 | D1 | 106.50 | 116.14 | 45.38 | 44.23 | 15.42 | 5.73 |
| 4 | 3 | 3401 | F1 | 117.24 | 128.99* | 50.68 | 50.77 | 14.66 | 8.29 |
| 4 | 3 | 3402 | B1 | 117.25 | 127.00 | 42.20 | 32.76 | 14.51 | 5.76 |
| 4 | 3 | 3403 | B1 | 117.25 | 126.96 | 42.23 | 32.69 | 14.59 | 5.82 |
| 4 | 3 | 3404 | D1A | 117.31 | 126.95 | 45.38 | 42.19 | 14.50 | 5.74 |
| 4 | 3 | 3405 | B1 | 117.23 | 126.91 | 42.22 | 32.66 | 14.48 | 5.75 |
| 4 | 3 | 3406 | F1 | 117.12 | 128.97* | 50.65 | 50.81 | 14.65 | 8.31 |

* CEILING ELEVATION SHOWN IS THE RAISED PORTION WITHIN UNIT OTHER AREAS ARE APPROXIMATELY 2.0' LOWER.

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EXHIBIT "C" Sheet 20 of 21

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# ARTISAN CLUB CONDOMINIUM
# PHASE 4
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006261152 OR 3317/135

C.B. 10, PG. 116

## NOTES TO SURVEY

1. Description of Units

Each Unit shall consist of that part of the building containing such which lies within the boundaries of the Unit, which boundaries are as follows:

A. Upper Boundaries

The upper horizontal boundary of each Unit is the plane formed by the uppermost, unexposed surface of the plaster, wallboard, or other material comprising the ceiling in the uppermost story of the Unit.

B. Lower Boundaries

The lower horizontal boundary of each Unit is the plane formed by the uppermost, finished surface of the concrete slab or the uppermost surface of the subflooring, as applicable, forming the floor of the lowermost story of the Unit.

C. Vertical (Perimetric or Lateral) Boundaries

The vertical boundaries of each Unit are the planes formed by the outermost, unexposed surface of the plaster, wallboard, or other material comprising the interior surface of the perimeter walls enclosing the Unit.

D. Items Included Within the Unit Boundaries

Except where provisions of the Declaration of Condominium for Artisan Club Condominium otherwise specify, all air spaces, interior walls and partitions, floors separating levels of the Unit, and other fixtures and improvements within the foregoing boundaries are a part of the Unit. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, and any other materials constituting any part of the finished surfaces of walls or ceilings shall be deemed to be within the boundaries of the Unit.

Notwithstanding the description of the boundaries set forth above, the Units shall be deemed to include the following: all portions of the plumbing, heating, electrical, and air conditioning systems (including furnaces, compressors, components, pipes, wires, conduits, ducts, and the like) serving only that Unit, even if located outside the boundaries of the Unit; all windows (including window frames), glass surfaces, and doors (including door frames) serving the Unit; and all window screens.

E. Interpretation of Deeds, Plats Plans, and Floor Plans

In interpreting deeds, plot plans, and floor plans, the existing physical boundaries of a Unit as originally constructed, or as reconstructed in substantial accordance with the original Plats and Plans, shall be conclusively presumed to be its boundaries regardless of minor variances between the actual boundaries and the boundaries shown on the Plat and Plans or described in a deed.

2. Description of Common Elements

A. All land and other improvements within the Condominium Property which are not included within the Unit are Common Elements, some of which are Limited Common Elements.

B. The Limited Common Elements and the Unit(s) to which they are assigned are as follows:

(I) any mailbox designated for use by the occupants of a particular Unit is assigned as a Limited Common Element of the Unit for which it is so designated;

(II) any stairway, hallway, doorstep, or stoop providing access to a Unit, or from a Unit to a deck, patio, or balcony, is assigned as a Limited Common Element of the Unit or Units to or from which it provides access;

(III) any deck, patio, porch, or balcony serving a Unit, including any perimeter screening, railing, or other exterior portion of such area, is assigned as a Limited Common Element of the Unit(s) having direct access to such deck, patio, porch, or balcony;

(IV) that portion of the Common Elements on which there is located any part of the air conditioning or heating system exclusively serving a particular Unit or Units is assigned as a Limited Common Element of the Unit or Units so served;

(V) any gas, electric, or water meter which serves only one Unit is assigned as a Limited Common Element of the Unit so served;

(VI) awnings over windows or doors, and exterior shutters, window boxes, and other exterior window trim, are assigned as Limited Common Elements of the Unit of which the door or window is a part; and

(VII) any parking space identified on Exhibit "E" to the Declaration of Condominium for Artisan Club Condominium is assigned as the Limited Common Element of the particular Unit specified on such Exhibit "E," as it may be amended. Artisan Park, LLC, as the Declarant under the Declaration of Condominium for Artisan Club Condominium may amend Exhibit "E" to assign any interior parking space not previously assigned on Exhibit "E" as the Limited Common Element of a Unit which Declarant designates; provided, interior parking spaces may be assigned as Limited Common Elements only of Units located within the same building as such parking space.

The definitions set forth in the Declaration of Condominium for Artisan Club Condominium are incorporated herein.

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# EXHIBIT "D"

## Percentage Share of Undivided Interest in Common Elements and Liability for Common Expenses

| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 1 | 1101 | .392% |
| 1 | 1102 | .392% |
| 1 | 1103 | .392% |
| 1 | 1104 | .392% |
| 1 | 1105 | .392% |
| 1 | 1106 | .392% |
| 1 | 1107 | 392% |
| 1 | 1108 | .392% |
| 1 | 1201 | .392% |
| 1 | 1202 | .392% |
| 1 | 1203 | .392% |
| 1 | 1204 | .392% |
| 1 | 1205 | .392% |
| 1 | 1206 | .392% |
| 1 | 1207 | .392% |
| 1 | 1208 | .392% |
| 1 | 1209 | .392% |
| 1 | 1210 | .392% |
| 1 | 1211 | .392% |
| 1 | 1212 | .392% |
| 1 | 1213 | .392% |
| 1 | 1214 | .392% |
| 1 | 1301 | .392% |
| 1 | 1302 | .392% |
| 1 | 1303 | .392% |
| 1 | 1304 | .392% |
| 1 | 1305 | .392% |
| 1 | 1306 | .392% |
| 1 | 1307 | .392% |
| 1 | 1308 | .392% |
| 1 | 1309 | .392% |
| 1 | 1310 | 392% |
| 1 | 1307 | .392% |
| 2 | 2101 | .392% |
| 2 | 2102 | .392% |
| 2 | 2103 | .392% |
| 2 | 2104 | .392% |
| 2 | 2105 | .392% |
| 2 | 2201 | .392% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 2 | 2202 | .392% |
| 2 | 2203 | .392% |
| 2 | 2204 | .392% |
| 2 | 2205 | .392% |
| 2 | 2206 | .392% |
| 2 | 2207 | .392% |
| 2 | 2208 | .392% |
| 2 | 2301 | .392% |
| 2 | 2302 | .392% |
| 2 | 2303 | .392% |
| 2 | 2304 | .392% |
| 2 | 2305 | .392% |
| 2 | 2306 | .392% |
| 2 | 2307 | .392% |
| 2 | 2308 | .392% |
| 2 | 2401 | .392% |
| 2 | 2402 | .392% |
| 2 | 2403 | .392% |
| 2 | 2404 | .392% |
| 2 | 2405 | .392% |
| 2 | 2406 | .392% |
| 2 | 2407 | .392% |
| 2 | 2408 | .392% |
| 3 | 3101 | .392% |
| 3 | 3102 | .392% |
| 3 | 3103 | .392% |
| 3 | 3104 | .392% |
| 3 | 3105 | .392% |
| 3 | 3106 | .392% |
| 3 | 3107 | .392% |
| 3 | 3108 | .392% |
| 3 | 3201 | .392% |
| 3 | 3202 | .392% |
| 3 | 3203 | .392% |
| 3 | 3204 | .392% |
| 3 | 3205 | .392% |
| 3 | 3206 | .392% |
| 3 | 3207 | .392% |
| 3 | 3208 | .392% |
| 3 | 3209 | .392% |
| 3 | 3210 | .392% |
| 3 | 3211 | .392% |
| 3 | 3212 | .392% |
| 3 | 3213 | .392% |
| 3 | 3214 | .392% |
| 3 | 3301 | .392% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 3 | 3302 | .392% |
| 3 | 3303 | .392% |
| 3 | 3304 | .392% |
| 3 | 3305 | .392% |
| 3 | 3306 | .392% |
| 3 | 3307 | .392% |
| 3 | 3308 | .392% |
| 3 | 3309 | .392% |
| 3 | 3310 | .392% |
| 3 | 3311 | .392% |
| 3 | 3312 | .392% |
| 3 | 3313 | .392% |
| 3 | 3314 | .392% |
| 3 | 3401 | .392% |
| 3 | 3402 | .392% |
| 3 | 3403 | .392% |
| 3 | 3404 | .392% |
| 3 | 3405 | .392% |
| 3 | 3406 | .392% |
| 5 | 5101 | .392% |
| 5 | 5102 | .392% |
| 5 | 5103 | .392% |
| 5 | 5104 | .392% |
| 5 | 5105 | .392% |
| 5 | 5106 | .392% |
| 5 | 5107 | .392% |
| 5 | 5108 | .392% |
| 5 | 5201 | .392% |
| 5 | 5202 | .392% |
| 5 | 5203 | .392% |
| 5 | 5204 | .392% |
| 5 | 5205 | .392% |
| 5 | 5206 | .392% |
| 5 | 5207 | .392% |
| 5 | 5208 | .392% |
| 5 | 5209 | .392% |
| 5 | 5210 | .392% |
| 5 | 5211 | .392% |
| 5 | 5212 | .392% |
| 5 | 5213 | .392% |
| 5 | 5214 | .392% |
| 5 | 5301 | .392% |
| 5 | 5302 | .392% |
| 5 | 5303 | .392% |
| 5 | 5304 | .392% |
| 5 | 5305 | .392% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 5 | 5306 | .392% |
| 5 | 5307 | .392% |
| 5 | 5308 | .392% |
| 5 | 5309 | .392% |
| 5 | 5310 | .392% |
| 6 | 6101 | .392% |
| 6 | 6102 | .392% |
| 6 | 6103 | .392% |
| 6 | 6104 | .392% |
| 6 | 6105 | .392% |
| 6 | 6201 | .392% |
| 6 | 6202 | .392% |
| 6 | 6203 | .392% |
| 6 | 6204 | .392% |
| 6 | 6205 | .392% |
| 6 | 6206 | .392% |
| 6 | 6207 | .392% |
| 6 | 6208 | .392% |
| 6 | 6301 | .392% |
| 6 | 6302 | .392% |
| 6 | 6303 | .392% |
| 6 | 6304 | .392% |
| 6 | 6305 | .392% |
| 6 | 6306 | .392% |
| 6 | 6307 | .392% |
| 6 | 6308 | .392% |
| 6 | 6401 | .392% |
| 6 | 6402 | .392% |
| 6 | 6403 | .392% |
| 6 | 6404 | .392% |
| 6 | 6405 | .392% |
| 6 | 6406 | .392% |
| 6 | 6407 | .392% |
| 6 | 6408 | .392% |
| 7 | 7101 | .392% |
| 7 | 7102 | .392% |
| 7 | 7103 | .392% |
| 7 | 7104 | .392% |
| 7 | 7105 | .392% |
| 7 | 7106 | .392% |
| 7 | 7107 | .392% |
| 7 | 7108 | .392% |
| 7 | 7201 | .392% |
| 7 | 7202 | .392% |
| 7 | 7203 | .392% |
| 7 | 7204 | .392% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 7 | 7205 | .392% |
| 7 | 7206 | .392% |
| 7 | 7207 | .392% |
| 7 | 7208 | .392% |
| 7 | 7209 | .392% |
| 7 | 7210 | .392% |
| 7 | 7211 | .392% |
| 7 | 7212 | .392% |
| 7 | 7213 | .392% |
| 7 | 7214 | .392% |
| 7 | 7301 | .392% |
| 7 | 7302 | .392% |
| 7 | 7303 | .392% |
| 7 | 7304 | .392% |
| 7 | 7305 | .392% |
| 7 | 7306 | .392% |
| 7 | 7307 | .392% |
| 7 | 7308 | .392% |
| 7 | 7309 | .392% |
| 7 | 7310 | .392% |
| 7 | 7311 | .392% |
| 7 | 7312 | .392% |
| 7 | 7313 | .392% |
| 7 | 7314 | .392% |
| 7 | 7401 | .392% |
| 7 | 7402 | .392% |
| 7 | 7403 | .392% |
| 7 | 7404 | .392% |
| 7 | 7405 | .392% |
| 7 | 7406 | .392% |
| 8 | 8101 | .392% |
| 8 | 8102 | .392% |
| 8 | 8103 | .392% |
| 8 | 8104 | .392% |
| 8 | 8105 | .392% |
| 8 | 8106 | .392% |
| 8 | 8107 | .392% |
| 8 | 8108 | .392% |
| 8 | 8201 | .392% |
| 8 | 8202 | .392% |
| 8 | 8203 | .392% |
| 8 | 8204 | .392% |
| 8 | 8205 | .392% |
| 8 | 8206 | .392% |
| 8 | 8207 | .392% |
| 8 | 8208 | .392% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 8 | 8209 | .392% |
| 8 | 8210 | .392% |
| 8 | 8211 | .392% |
| 8 | 8212 | .392% |
| 8 | 8301 | .392% |
| 8 | 8302 | .392% |
| 8 | 8303 | .392% |
| 8 | 8304 | .392% |
| 8 | 8305 | .392% |
| 8 | 8306 | .392% |
| 8 | 8307 | .392% |
| 8 | 8308 | .392% |
| 8 | 8309 | .392% |
| 8 | 8310 | .392% |
| 8 | 8311 | .392% |
| 8 | 8312 | .392% |
| 8 | 8401 | .392% |
| 8 | 8402 | .392% |
| 8 | 8403 | .392% |
| 8 | 8404 | .392% |
| 8 | 8405 | .392% |
| 8 | 8406 | .392% |
| 8 | 8407 | .392% |
| 8 | 8408 | .392% |
| 8 | 8501 | .392% |
| 8 | 8502 | .392% |
| 8 | 8503 | .392% |
| 8 | 8504 | .392% |
| 8 | 8505 | .392% |
| 8 | 8506 | .392% |
| 8 | 8507 | .392% |
| 8 | 8508 | .392% |
| **Total** | **255 Units** | **100%** |

**Upon Units being added to the Condominium pursuant to Paragraph 17(d), the total undivided interest in the Common Elements shall be reallocated among the Units existing immediately after such occurrence. Each Unit's undivided interest in the Common Elements shall be determined by dividing one by the total number of Units in the Condominium.



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# EXHIBIT "E"

## Assignment of Certain Limited Common Elements

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 1101 |
| N/A | 1102 |
| N/A | 1103 |
| N/A | 1104 |
| N/A | 1105 |
| N/A | 1106 |
| N/A | 1107 |
| N/A | 1108 |
| S-1A | 1201 |
| S-1B | 1202 |
| S-2A | 1203 |
| S-2B | 1204 |
| S-2D | 1205 |
| S-2C | 1206 |
| S-3A | 1207 |
| S-3B | 1208 |
| S-3C | 1209 |
| S-4D | 1210 |
| S-4B | 1211 |
| S-4C | 1212 |
| S-5A | 1213 |
| S-5B | 1214 |
| S-6A | 1301 |
| S-6B | 1302 |
| S-6C | 1303 |
| S-7A | 1304 |
| S-7B | 1305 |
| S-7D | 1306 |
| S-7C | 1307 |
| S-8A | 1308 |
| S-8B | 1309 |
| S-8C | 1310 |
| N/A | 2101 |
| N/A | 2102 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 34 | 1101 |
| 28 | 1102 |
| 24 | 1103 |
| 22 | 1104 |
| 15 | 1105 |
| 13 | 1106 |
| 9 | 1107 |
| 3 | 1108 |
| 31 | 1201 |
| 35 | 1202 |
| 29 | 1203 |
| 27 | 1204 |
| 30 | 1205 |
| 33 | 1206 |
| 32 | 1207 |
| 10 | 1208 |
| 14 | 1209 |
| 8 | 1210 |
| 21 | 1211 |
| 20 | 1212 |
| 26 | 1213 |
| 1 | 1214 |
| 7 | 1301 |
| 12 | 1302 |
| 11 | 1303 |
| 5 | 1304 |
| 4 | 1305 |
| 6 | 1306 |
| 19 | 1307 |
| 16 | 1308 |
| 25 | 1309 |
| 2 | 1310 |
| 21 | 2101 |
| 20 | 2102 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 2103 |
| N/A | 2104 |
| N/A | 2105 |
| S-1 C | 2201 |
| S-1 A | 2202 |
| S-1 B | 2203 |
| S-1 D | 2204 |
| S-1 E | 2205 |
| S-2 A | 2206 |
| S-2 B | 2207 |
| S-2 C | 2208 |
| S-3 C | 2301 |
| S-3 A | 2302 |
| S-3 B | 2303 |
| S-3 D | 2304 |
| S-3 E | 2305 |
| S-4 A | 2306 |
| S-4 B | 2307 |
| S-4 C | 2308 |
| 2-5 C | 2401 |
| S-5 A | 2402 |
| S-5 B | 2403 |
| S-5 D | 2404 |
| S-5 E | 2405 |
| S-6 A | 2406 |
| S-6 B | 2407 |
| S-6 C | 2408 |
| N/A | 3101 |
| N/A | 3102 |
| N/A | 3103 |
| N/A | 3104 |
| N/A | 3105 |
| N/A | 3106 |
| N/A | 3107 |
| N/A | 3108 |
| S-1 A | 3201 |
| S-1 B | 3202 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 13 | 2103 |
| 7 | 2104 |
| 5 | 2105 |
| 8 | 2201 |
| 38 | 2202 |
| 37 | 2203 |
| 19 | 2204 |
| 18 | 2205 |
| 42 | 2206 |
| 41 | 2207 |
| 14 | 2208 |
| 9 | 2301 |
| 39 | 2302 |
| 40 | 2303 |
| 17 | 2304 |
| 6 | 2305 |
| 43 | 2306 |
| 44 | 2307 |
| 12 | 2308 |
| 10 | 2401 |
| 2 | 2402 |
| 1 | 2403 |
| 16 | 2404 |
| 15 | 2405 |
| 4 | 2406 |
| 3 | 2407 |
| 11 | 2408 |
| 34 | 3101 |
| 28 | 3102 |
| 24 | 3103 |
| 22 | 3104 |
| 15 | 3105 |
| 13 | 3106 |
| 9 | 3107 |
| 3 | 3108 |
| 25 | 3201 |
| 40 | 3202 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| S-2 A | 3203 |
| S-2 B | 3204 |
| S-2 D | 3205 |
| S-2 C | 3206 |
| S-3 B | 3207 |
| S-3 C | 3208 |
| S-3 A | 3209 |
| S-4 D | 3210 |
| S-4 A | 3211 |
| S-4 B | 3212 |
| S-5 A | 3213 |
| S-5 B | 3214 |
| S-6 C | 3301 |
| S-6 A | 3302 |
| S-6 B | 3303 |
| S-7 A | 3304 |
| S-7 D | 3305 |
| S-7 B | 3306 |
| S-7 C | 3307 |
| S-8 B | 3308 |
| S-4 C | 3309 |
| S-8 A | 3310 |
| S-9 A | 3311 |
| S-9 B | 3312 |
| S-10 A | 3313 |
| S-10 B | 3314 |
| S-11 A | 3401 |
| S-8 C | 3402 |
| S-11 C | 3403 |
| S-9 C | 3404 |
| S-9 B | 3405 |
| S-11 B | 3406 |
| N/A | 5101 |
| N/A | 5102 |
| N/A | 5103 |
| N/A | 5104 |
| N/A | 5105 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 29 | 3203 |
| 30 | 3204 |
| 23 | 3205 |
| 38 | 3206 |
| 39 | 3207 |
| 36 | 3208 |
| 43 | 3209 |
| 8 | 3210 |
| 11 | 3211 |
| 2 | 3212 |
| 44 | 3213 |
| 5 | 3214 |
| 16 | 3301 |
| 31 | 3302 |
| 27 | 3303 |
| 26 | 3304 |
| 21 | 3305 |
| 37 | 3306 |
| 41 | 3307 |
| 12 | 3308 |
| 42 | 3309 |
| 7 | 3310 |
| 10 | 3311 |
| 4 | 3312 |
| 1 | 3313 |
| 6 | 3314 |
| 19 | 3401 |
| 32 | 3402 |
| 33 | 3403 |
| 14 | 3404 |
| 35 | 3405 |
| 20 | 3406 |
| 34 | 5101 |
| 28 | 5102 |
| 24 | 5103 |
| 22 | 5104 |
| 15 | 5105 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 5106 |
| N/A | 5107 |
| N/A | 5108 |
| 1A | 5201 |
| 1B | 5202 |
| 2A | 5203 |
| 2B | 5204 |
| 2D | 5205 |
| 2C | 5206 |
| 3C | 5207 |
| 3B | 5208 |
| 3A | 5209 |
| 4D | 5210 |
| 4C | 5211 |
| 4B | 5212 |
| 5A | 5213 |
| 5B | 5214 |
| 6A | 5301 |
| 6B | 5302 |
| 6C | 5303 |
| 7C | 5304 |
| 7D | 5305 |
| 7B | 5306 |
| 7A | 5307 |
| 8C | 5308 |
| 8B | 5309 |
| 8A | 5310 |
| N/A | 6101 |
| N/A | 6102 |
| N/A | 6103 |
| N/A | 6104 |
| N/A | 6105 |
| 2C | 6201 |
| 2B | 6202 |
| 2A | 6203 |
| 1E | 6204 |
| 1D | 6205 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 13 | 5106 |
| 9 | 5107 |
| 3 | 5108 |
| 33 | 5201 |
| 18 | 5202 |
| 25 | 5203 |
| 23 | 5204 |
| 6 | 5205 |
| 4 | 5206 |
| 12 | 5207 |
| 10 | 5208 |
| 11 | 5209 |
| 7 | 5210 |
| 8 | 5211 |
| 5 | 5212 |
| 2 | 5213 |
| 1 | 5214 |
| 32 | 5301 |
| 16 | 5302 |
| 26 | 5303 |
| 27 | 5304 |
| 31 | 5305 |
| 35 | 5306 |
| 29 | 5307 |
| 21 | 5308 |
| 17 | 5309 |
| 30 | 5310 |
| 5 | 6101 |
| 7 | 6102 |
| 13 | 6103 |
| 20 | 6104 |
| 21 | 6105 |
| 8 | 6201 |
| 38 | 6202 |
| 37 | 6203 |
| 19 | 6204 |
| 18 | 6205 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 1B | 6206 |
| 1A | 6207 |
| 1C | 6208 |
| 4C | 6301 |
| 4B | 6302 |
| 4A | 6303 |
| 3E | 6304 |
| 3D | 6305 |
| 3B | 6306 |
| 3A | 6307 |
| 3C | 6308 |
| 6C | 6401 |
| 6B | 6402 |
| 6A | 6403 |
| 5E | 6404 |
| 5D | 6405 |
| 5B | 6406 |
| 5A | 6407 |
| 5C | 6408 |
| N/A | 7101 |
| N/A | 7102 |
| N/A | 7103 |
| N/A | 7104 |
| N/A | 7105 |
| N/A | 7106 |
| N/A | 7107 |
| N/A | 7108 |
| 1A | 7201 |
| 1B | 7202 |
| 1C | 7203 |
| 2A | 7204 |
| 2D | 7205 |
| 2B | 7206 |
| 2C | 7207 |
| 3A | 7208 |
| 3B | 7209 |
| 4D | 7210 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 42 | 6206 |
| 41 | 6207 |
| 14 | 6208 |
| 9 | 6301 |
| 39 | 6302 |
| 40 | 6303 |
| 17 | 6304 |
| 6 | 6305 |
| 43 | 6306 |
| 44 | 6307 |
| 12 | 6308 |
| 10 | 6401 |
| 2 | 6402 |
| 1 | 6403 |
| 16 | 6404 |
| 15 | 6405 |
| 4 | 6406 |
| 3 | 6407 |
| 11 | 6408 |
| 34 | 7101 |
| 28 | 7102 |
| 24 | 7103 |
| 22 | 7104 |
| 15 | 7105 |
| 13 | 7106 |
| 9 | 7107 |
| 3 | 7108 |
| 23 | 7201 |
| 31 | 7202 |
| 27 | 7203 |
| 29 | 7204 |
| 21 | 7205 |
| 33 | 7206 |
| 18 | 7207 |
| 42 | 7208 |
| 8 | 7209 |
| 7 | 7210 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 4C | 7211 |
| 4B | 7212 |
| 5A | 7213 |
| 5B | 7214 |
| 6A | 7301 |
| 6B | 7302 |
| 6C | 7303 |
| 7A | 7304 |
| 7D | 7305 |
| 7B | 7306 |
| 7C | 7307 |
| 8A | 7308 |
| 8B | 7309 |
| 9D | 7310 |
| 4A | 7311 |
| 10C | 7312 |
| 10B | 7313 |
| 10A | 7314 |
| 11A | 7401 |
| 11C | 7402 |
| 9A | 7403 |
| 9B | 7404 |
| 9C | 7405 |
| 11B | 7406 |
| N/A | 8101 |
| N/A | 8102 |
| N/A | 8103 |
| N/A | 8104 |
| N/A | 8105 |
| N/A | 8106 |
| N/A | 8107 |
| N/A | 8108 |
| (S-1) D | 8201 |
| (S-1) A | 8202 |
| (S-1) B | 8203 |
| (S-1) C | 8204 |
| (S-2) D | 8205 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 5 | 7211 |
| 4 | 7212 |
| 2 | 7213 |
| 1 | 7214 |
| 19 | 7301 |
| 32 | 7302 |
| 14 | 7303 |
| 30 | 7304 |
| 16 | 7305 |
| 17 | 7306 |
| 36 | 7307 |
| 41 | 7308 |
| 43 | 7309 |
| 6 | 7310 |
| 39 | 7311 |
| 38 | 7312 |
| 40 | 7313 |
| 44 | 7314 |
| 20 | 7401 |
| 26 | 7402 |
| 25 | 7403 |
| 12 | 7404 |
| 11 | 7405 |
| 10 | 7406 |
| 7 | 8101 |
| 13 | 8102 |
| 17 | 8103 |
| 19 | 8104 |
| 23 | 8105 |
| 26 | 8106 |
| 31 | 8107 |
| 35 | 8108 |
| 5 | 8201 |
| 45 | 8202 |
| 2 | 8203 |
| 1 | 8204 |
| 10 | 8205 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| (S-2) C | 8206 |
| (S-2) B | 8207 |
| (S-2) A | 8208 |
| (S-3) A | 8209 |
| (S-3) B | 8210 |
| (S-3) C | 8211 |
| (S-4) B | 8212 |
| (S-5) D | 8301 |
| (S-5) A | 8302 |
| (S-5) B | 8303 |
| (S-5) C | 8304 |
| (S-6) D | 8305 |
| (S-6) C | 8306 |
| (S-6) B | 8307 |
| (S-6) A | 8308 |
| (S-7) A | 8309 |
| (S-7) B | 8310 |
| (S-7) C | 8311 |
| (S-8) B | 8312 |
| (S-9) D | 8401 |
| (S-9) A | 8402 |
| (S-9) B | 8403 |
| (S-10)A | 8404 |
| (S-10) B | 8405 |
| (S-10) C | 8406 |
| (S-11) A | 8407 |
| (S-11) B | 8408 |
| (S-12) D | 8501 |
| (S-12) A | 8502 |
| (S-12) B | 8503 |
| (S-13) A | 8504 |
| (S-13) B | 8505 |
| (S-13) C | 8506 |
| (S-14) A | 8507 |
| (S-14) B | 8508 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 3 | 8206 |
| 16 | 8207 |
| 28 | 8208 |
| 46 | 8209 |
| 38 | 8210 |
| 49 | 8211 |
| 18 | 8212 |
| 9 | 8301 |
| 44 | 8302 |
| 8 | 8303 |
| 6 | 8304 |
| 11 | 8305 |
| 4 | 8306 |
| 43 | 8307 |
| 36 | 8308 |
| 47 | 8309 |
| 27 | 8310 |
| 12 | 8311 |
| 42 | 8312 |
| 33 | 8401 |
| 20 | 8402 |
| 21 | 8403 |
| 29 | 8404 |
| 48 | 8405 |
| 37 | 8406 |
| 24 | 8407 |
| 41 | 8408 |
| 30 | 8501 |
| 39 | 8502 |
| 40 | 8503 |
| 32 | 8504 |
| 15 | 8505 |
| 34 | 8506 |
| 22 | 8507 |
| 25 | 8508 |



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# EXHIBIT "H"
# SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

The construction of the Improvements for PHASE 4 of ARTISAN CLUB, A CONDOMINIUM, is substantially complete, so that the Declaration of Condominium, together with Exhibits thereto, is an accurate representation of the location and dimensions of the Improvements comprising PHASE 4 of ARTISAN CLUB, A CONDOMINIUM, and so that the identification, location and dimensions of the common elements and of each unit can be determined from these materials. This certification is made in compliance with Section 718.104(4)(e), Florida Statues.

SOLE

J. Vance Carper, Jr. PSM DATE:
Professional Surveyor and Mapper
Florida Certificate No. 3598

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

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CB11/13

LARRY WHALEY 74P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2006300234 OR 3366/479
MLC Date 12/22/2006 Time 16:02:05

Upon recording return to:

Meredith H. Pickens, Esq.
The St. Joe Company
211 Spalding Way
DeLand, Florida 32724

ABOVE THIS LINE FOR RECORDER'S USE

**Reference: Book 2859, Page 2216**

STATE OF FLORIDA

COUNTY OF OSCEOLA

**SEVENTH AMENDMENT TO THE**

**DECLARATION OF CONDOMINIUM**

**FOR ARTISAN CLUB CONDOMINIUM**

**(ADDING PHASE 5)**

THIS SEVENTH AMENDMENT is made this 21st day of December, 2006, by Artisan Park, L.L.C., a Delaware limited liability company ("**Declarant**").

**W I T N E S S E T H**

WHEREAS, on June 1, 2005, Declarant executed that certain Declaration of Condominium for Artisan Club Condominium, which was recorded on August 3, 2005, in Official Records Book 2859, Page 2216, *et seq.*, in the public records of Osceola County, Florida, which Declaration of Condominium has been amended by that First Amendment to the Declaration of Condominium for Artisan Club Condominium recorded November 11, 2005 in Book 2972, Page 1128, *et seq.*, aforesaid records; that Second Amendment to the Declaration of Condominium for Artisan Club Condominium recorded April 20, 2006 in Book 3141, Page 1478, *et seq.*, aforesaid records; that Third Amendment to the Declaration of Condominium for Artisan Club Condominium recorded April 20, 2006 in Book 3141, Page 1530, *et seq.*; that Fourth Amendment to the Declaration of Condominium for Artisan Club Condominium recorded July 27, 2006 in Book 3229, Page 2532, *et seq.*, aforesaid records; that Fifth Amendment to Declaration of Condominium for Artisan Club Condominium recorded September 15, 2006 in Book 3278, Page 819, *et seq.*, aforesaid records; and that Sixth Amendment to Declaration of Condominium for Artisan Club Condominium recorded October 27, 2006 in Book 3317, Page 89, *et seq.*, aforesaid records (collectively, as they may be amended from time to time, the "**Declaration**"); and

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WHEREAS, pursuant to Paragraph 17(d) of the Declaration, Declarant reserved the right to unilaterally amend the Declaration from time to time to add to the Condominium all or portions of the additional property described on the plats referenced in Exhibit "B" of the Declaration, and to designate all or portions of such added property as Units, Common Elements, Limited Common Elements, or a combination thereof, and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses; and

WHEREAS, Declarant desires to amend the Declaration to add to the Condominium the real property described as "Phase Five" in Exhibit A attached to this Seventh Amendment; and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses to reflect the addition of Units to the Condominium;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1.

Exhibit "A" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "A" attached hereto.

2.

Exhibit "B" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "B" attached hereto.

3.

Exhibit "C" to the Declaration is hereby amended and supplemented by adding thereto the Phase 5 Plot Plan and Graphic Description of Improvements included on Exhibit "C" attached hereto. The Plot Plan and Graphic Description of Improvements for Phases 1, 1A, 2, 3, 4, and 6 are incorporated as if fully set forth herein.

4.

Exhibit "D" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "D" attached hereto.

5.

Exhibit "E" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "E" attached hereto.

6.

Exhibit "H" to the Declaration is hereby amended and supplemented by adding thereto the Surveyor's Certificate pertaining to Phase 5, which is attached hereto as Exhibit "H."



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CB 11/13

IN WITNESS WHEREOF, the undersigned Declarant hereby executes this Seventh Amendment by and through its representatives as of the date and year first above written.

**DECLARANT:** **ARTISAN PARK, L.L.C.**, a Delaware limited liability company

By: St. Joe Towns & Resorts, L.P., a Delaware limited partnership, its authorized agent

By: St. Joe/Arvida Company, Inc., a Florida corporation, its general partner

By: _____
Name: Jeff Gersh
Its: VP & Project Manager

Witnessed By:
By: _____
Print Name: Meredith Pickens

By: _____
Print Name: Bridget Glenn

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 21st day of December 2006 by Jeff Gersh, VP & Project Manager of Artisan Park, L.L.C., a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: _____
Name: Amanda P. Sands
Title: Notary Public
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009

[NOTARIAL SEAL]

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
(407) 398-0153 Florida Notary Service.com

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
(407) 398-0153 Florida Notary Service.com



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IN WITNESS WHEREOF, The Celebration Company hereby agrees and consents to the filing of the within and foregoing Seventh Amendment to the Declaration of Condominium for Artisan Club Condominium this 22nd day of December, 2006

**BY:** **THE CELEBRATION COMPANY**, a Florida corporation

By: Matthew Kelly
Name: Matthew Kelly
Its: President

ADDRESS: 700 Celebration Avenue
~~200 Celebration Place~~
Celebration, Florida 34747

Witnessed By:
By: Kathleen E. Voorheis
Print Name: Kathleen E. Voorheis

By: Deborah L. Fox
Print Name: Deborah L. Fox

STATE OF FLORIDA

COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 22nd day of December, 2006, by Matthew Kelly, President of The Celebration Company, a Florida corporation, on behalf of the corporation. He/she is personally known to me.

By: Elecia Barnett Mitchell
Name: Elecia Barnett Mitchell
[NOTARIAL SEAL] Title: Notary Public
Serial Number, if any: DD212665
My Commission Expires: May 15, 2007

Elecia Barnett Mitchell
My Commission DD212665
Expires May 15 2007

529729/Condominium-Artisan Club/CADocs/Seventh Amdt-Ph 5-Bldg 4-110306-jlb



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CB 11/13

# EXHIBIT "A"

CL 2006300234 OR 3366/483

## LEGAL DESCRIPTION PROPERTY SUBMITTED TO THE DECLARATION

## PHASE FIVE PROPERTY

Lot 5 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows·

LOT 5 (METES AND BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 50 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence S.41°03'58"W. along the Boundary line of Lot 315 of said plat for 54.38 feet; thence N 48°56'02"W. for 55 65 feet to the POINT OF BEGINNING, thence S.41°03'57"W. for 185.48 feet; thence S.44°36'27"W. for 51 59 feet, thence S.44°03'21"W. for 4.63 feet to a non-tangent curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of N.67°34'03"W., through a central angle of 37°16'00", for 15.82 feet to the point of tangency; thence N.48°56'03"W for 266 81 feet to the point of curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 25°46'56", for 10.95 feet; thence N.41°03'57"E. for 9 16 feet to the point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 16°27'10", for 14.36 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 11°49'00", for 9.28 feet to the point of reverse curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 927.50 feet, through a central angle of 03°31'54", for 57.17 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 547.50 feet, through a central angle of 08°03'02", for 76.93 feet to the point of compound curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 14 00 feet, through a central angle of 45°07'03", for 11.02 feet to the point of tangency; thence N.86°03'57"E. for 111.88 feet to the point of curvature of a curve concave Southerly, thence Easterly along the arc of said curve, having a radius of 14.33 feet, through a central angle of 45°00'00", for 11.25 feet to the point of tangency; thence S 48°56'03"E. for 202.88 feet to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 15.00 feet, through a central angle of 90°00'00", for 23.56 feet to the POINT OF BEGINNING.

Containing 1.750 acres, more or less.



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CB 11/13

## LEGAL DESCRIPTION PROPERTY PREVIOUSLY SUBMITTED TO THE DECLARATION (CONTINUED)

PHASE ONE - Lot 1 and Lot 7 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

are also described as follows:

LOT 1 (METES & BOUNDS)

A part of Lot 315 and a part of Tracts 27 and 49 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following three (3) courses: run S.18°11'52"W. for 39.85 feet; thence S.22°12'55"W. for 16.79 feet, thence S.16°04'12"W. for 18.43 feet to the POINT OF BEGINNING, thence N.86°12'32"E. for 42.61 feet to a non-tangent curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 61.50 feet and a chord bearing of S.47°36'21"E., through a central angle of 67°46'18", for 72.74 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 41°18'27", for 18.02 feet to the point of compound curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 640.00 feet, through a central angle of 01°46'10", for 19.77 feet to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet, through a central angle of 09°07'49", for 239.82 feet; thence S.41°03'57"W. for 72.07 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 65°30'56", for 28.59 feet to the point of reverse curvature of a curve concave Southerly, thence Westerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'56", for 57.17 feet to the point of tangency; thence S.41°03'57"W. for 234.98 feet to a non-tangent curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 250.00 feet and a chord bearing of N.51°40'48"W., through a central angle of 24°41'50", for 107.76 feet to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 15°05'46", for 13 17 feet to the point of tangency; thence N 48°55'58"W. for 70.51 feet; thence N.64°05'56"E. for 16.63 feet to the aforesaid Boundary line of Lot 315; thence along the Boundary of said Lot 315 the following courses: run N.40°40'28"W. for 108.75 feet; thence N.29°51'58"W. for 48 62 feet; thence N.46°30'37"E. for 32.46 feet; thence N.61°50'54"E. for 46 36 feet; thence N.57°31'44"E. for 58.80 feet; thence N.49°08'22"E. for 16.43 feet; thence N.47°16'57"E. for 14 94 feet; thence N.36°26'02"E. for 18.77 feet; thence N.26°47'49"E. for 34 67 feet; thence N.28°25'41"E. for 22.81 feet; thence N.31°45'44"E. for 23.44 feet; thence N.35°52'16"E. for 51.20 feet; thence N.16°04'12"E. for 21.54 feet to the POINT OF BEGINNING.

Containing 2.881 acres more or less.

TOGETHER WITH
LOT 7 (METES & BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Easterly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.40°12'12"E. along the Boundary line of Lot 315 of the said plat for 15.52 feet to the POINT OF BEGINNING; thence continue N.40°12'12"E. for 50.01 feet; thence S.48°56'05"E. for 54.71 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 208.50 feet and a chord bearing of S 36°23'12"W., through a central angle of 05°25'15", for 19.73 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 191.50 feet, through a central angle of 09°06'00", for 30.42 feet, thence N.48°56'05"W. for 57.07 feet to the POINT OF BEGINNING.

Containing 2813 square feet, more or less.

Altogether containing 2 946 acres more or less.



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## LEGAL DESCRIPTION PROPERTY PREVIOUSLY SUBMITTED TO THE DECLARATION

TOGETHER WITH

PHASE TWO - Lot 2 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 2 (METES & BOUNDS)

A part of Lot 315 and a part of Tract 27 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Northerly corner of Tract 29 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following six (6) courses: run S.51°53'39"W. for 15.07 feet, thence N.67°47'52"W. for 18.52 feet to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 60°58'40", for 26.61 feet to the point of tangency; thence S.51°13'28"W. for 30.73 feet; thence N.42°42'59"W. for 18.70 feet to the point of curvature of a curve concave Southerly, thence Westerly along the arc of said curve, having a radius of 25 00 feet, through a central angle of 129°28'32", for 56.49 feet; thence departing said Boundary line run N.40°45'22"W. for 101.09 feet to the POINT OF BEGINNING; thence N.48°56'04"W. for 15.72 feet to a non-tangent curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 35.00 feet and a chord bearing of S.78°36'59"W., through a central angle of 51°47'43", for 31.64 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 100 00 feet, through a central angle of 74°45'16", for 130 47 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 31°49'03", for 55.53 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 200.00 feet, through a central angle of 20°31'54", for 71.67 feet to the point of tangency; thence S.41°02'44"W. for 75.14 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 45 00 feet, through a central angle of 105°12'37", for 82.63 feet to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 100.00 feet, through a central angle of 38°32'17", for 67.26 feet to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 100 00 feet, through a central angle of 42°26'55", for 74.09 feet to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 200 00 feet, through a central angle of 29°22'00", for 102.51 feet; thence N.41°03'57"E. for 231.51 feet to the point of curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 65°30'58", for 57.17 feet to the point of reverse curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 65°30'58", for 28.59 feet to the point of tangency; thence N 41°03'57"E. for 71.86 feet to a non-tangent curve concave Northeasterly, thence Southeasterly along the arc of said curve, having a radius of 1505.00 feet and a chord bearing of S.54°11'42"E., through a central angle of 08°30'10", for 223.35 feet to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 650 00 feet, through a central angle of 06°04'36", for 68.94 feet to the point of tangency; thence S 52°22'12"E. for 15.36 feet; thence S.51°08'21"E. for 138.85 feet; thence S.41°03'56"W. for 29.88 feet to the POINT OF BEGINNING.

Containing 2.959 acres, more or less.



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**LEGAL DESCRIPTION PROPERTY PREVIOUSLY SUBMITTED TO THE DECLARATION (CONTINUED)**

TOGETHER WITH:

PHASE THREE - Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 3 (METES AND BOUNDS)

Commence at the most Southerly corner of Tract 51 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence N.51°51'48"E. along the Boundary line of Lot 315 of said plat for 92.01 feet; thence S.38°08'12"E. for 110.31 feet to the POINT OF BEGINNING; thence N.45°25'41"E. for 213.46 feet to a non-tangent curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of S.64°47'58"E., through a central angle of 31°43'51", for 13.47 feet to the point of tangency; thence S.48°56'03"E. for 265.50 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 30°45'38", for 13.06 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 928.67 feet and a chord bearing of S.41°06'33"W., through a central angle of 01°49'15", for 29 51 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 821.33 feet, through a central angle of 13°42'41", for 196 55 feet to the point of tangency; thence S.53°54'16"W for 24.58 feet; thence N.46°13'48"W. for 253.59 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 10.00 feet, through a central angle of 52°02'46", for 9 08 feet to the point of reverse curvature of a curve concave Westerly, thence Northerly along the arc of said curve, having a radius of 60.00 feet, through a central angle of 24°49'08", for 25.99 feet to the point of reverse curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 2 00 feet, through a central angle of 64°25'50", for 2.25 feet to the POINT OF BEGINNING.

Containing 1 643 acres, more or less

TOGETHER WITH.

PHASE FOUR - Lot 4 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 4 (METES AND BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 50 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence along the Boundary line of Lot 315 of said plat the following three (3) courses: run S.41°03'58"W. for 249.30 feet to a non-tangent curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 25.00 feet and a chord bearing of S.59°27'34"W., through a central angle of 21°07'01", for 9.21 feet to the point of tangency, thence S 48°53'04"W. for 77.08 feet; thence departing said Easterly line of Lot 315 run N.41°06'56"W. for 47.81 feet to the POINT OF BEGINNING; thence S.44°03'21"W. for 14.79 feet to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 506.67 feet, through a central angle of 08°18'07", for 73.42 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 70.00 feet, through a central angle of 19°09'20", for 23.40 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 23°56'02", for 18.80 feet to the point of compound curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 514.50 feet, through a central angle of 04°32'18", for 40.75 feet to the point of tangency; thence S 26°26'13"W. for 51.68 feet, thence S 38°29'35"W. for 16.49 feet; thence N.51°08'21"W. for 286.25 feet to a non-tangent curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 228 67 feet and a chord bearing of N 31°00'45"E., through a central angle of 05°50'47", for 23.33 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 821.33 feet, through a central angle of 13°50'59", for 198.54 feet to the point of reverse curvature of a curve concave Northwesterly, thence Northeasterly along the arc of said curve, having a radius of 928.67 feet, through a central angle of 01°49'15", for 29 51 feet to a non-tangent curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of S 64°18'52"E., through a central angle of 30°45'38", for 13 06 feet to the point of tangency, thence S 48°56'03"E. for 262.18 feet to the point of curvature of a curve concave Westerly; thence Southeasterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 39°34'20", for 16 80 feet to the POINT OF BEGINNING.

Containing 1.634 acres, more or less.



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**LEGAL DESCRIPTION PROPERTY PREVIOUSLY SUBMITTED TO THE DECLARATION (CONTINUED)**

TOGETHER WITH

PHASE SIX - Lot 6 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 6 (METES AND BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows.

Commence at the most Westerly corner of Tract 50 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence S.33°37'34"E. for 78.33 feet to a point on a non-tangent curve concave Southerly said point being the POINT OF BEGINNING; thence Easterly along the arc of said curve, having a radius of 14.33 feet and a chord bearing of N.86°03'57"E., through a central angle of 90°00'00", for 22.51 feet to the point of tangency; thence S.48°56'03"E for 203.55 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 14.33 feet, through a central angle of 45°00'00", for 11 25 feet to the point of tangency; thence S.03°56'03"E. for 111.88 feet to the point of curvature of a curve concave Westerly, thence Southerly along the arc of said curve, having a radius of 14.00 feet, through a central angle of 45°07'02", for 11 02 feet to the point of compound curvature of a curve concave Northwesterly, thence Southwesterly along the arc of said curve, having a radius of 547.50 feet, through a central angle of 08°03'03", for 76.93 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 927.50 feet, through a central angle of 03°31'55", for 57.17 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 11°49'01", for 9.28 feet to the point of reverse curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 16°27'11", for 14.36 feet to the point of tangency; thence S.41°03'57"W. for 9.16 feet to a non-tangent curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of N.61°49'30"W., through a central angle of 25°46'54", for 10.95 feet to the point of tangency, thence N.48°56'03"W for 270.64 feet to the point of curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 18°55'39", for 8.04 feet; thence N 43°22'23"E. for 9.98 feet to the point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 30.00 feet, through a central angle of 31°14'43", for 16.36 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 28°56'18", for 12 63 feet to the point of tangency, thence N.41°03'57"E. for 208.12 feet to the POINT OF BEGINNING.

Containing 1.749 acres, more or less.



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CBW/13



**EXHIBIT "B"**

**Plats**

The plats of survey for the property submitted to the Condominium are recorded in the public records of Osceola County, Florida, as follows and are incorporated into the Declaration by reference as if attached hereto:

| Phase | Condominium Plat Book | Pages |
|---|---|---|
| Phase One | 7 | 168-176 |
| Phase Two | 10 | 48 - 55 |
| Phase Three | 8 | 38-44 |
| Phase Four | 10 | 166-172 |
| Phase Five | 11 | 13-20 |
| Phase Six | 9 | 84-91 |

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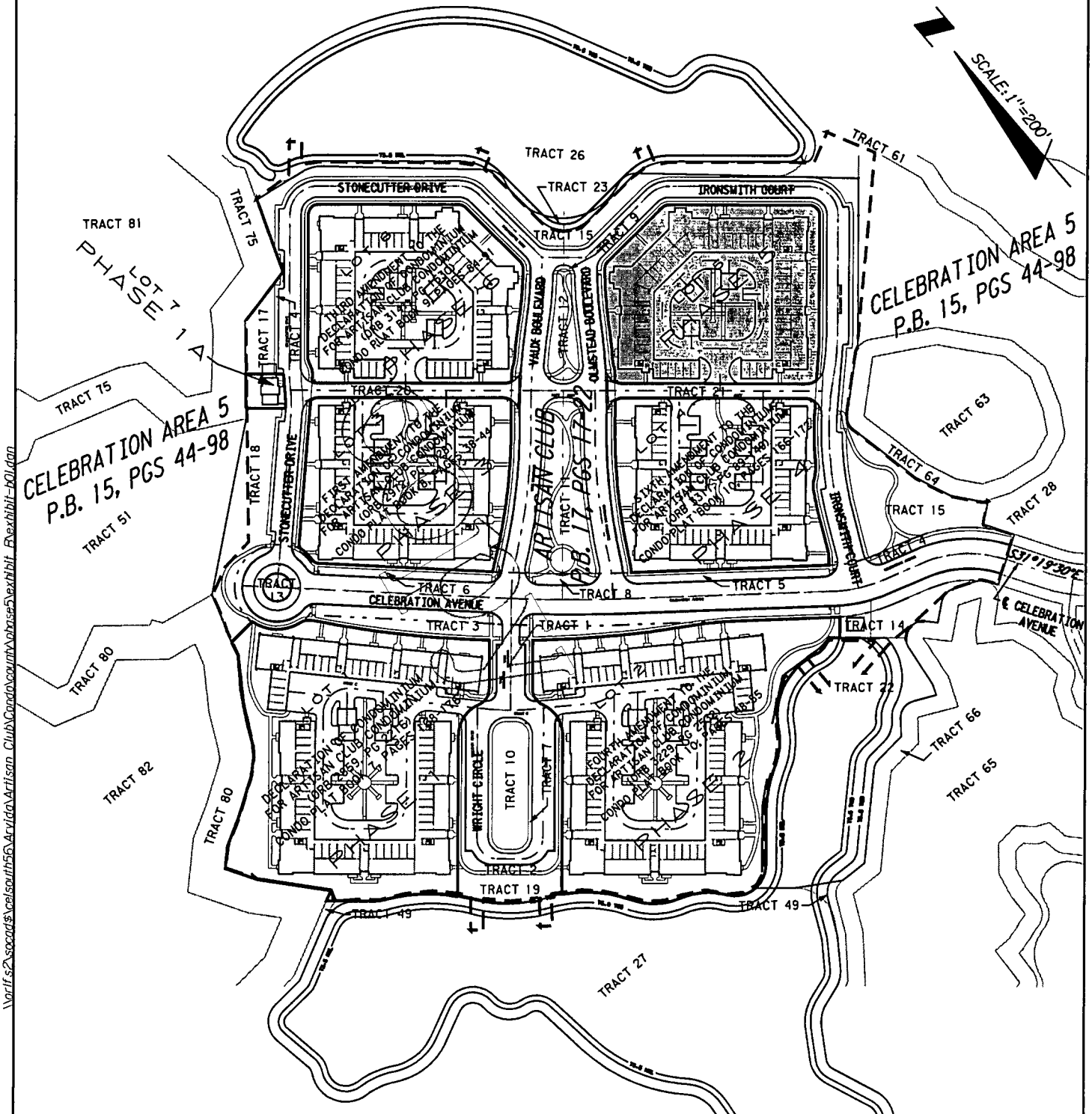
CB 11/13

CL 2006300234 OR 3366/489

# ARTISAN CLUB CONDOMINIUM
# PHASE 5
# LOCATION MAP

C.B. 11 , PG. 13-20




PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Date: 10/20/06
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "B" Sheet 1 of 18

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19-DEC-2006 11:13

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CB 11/13

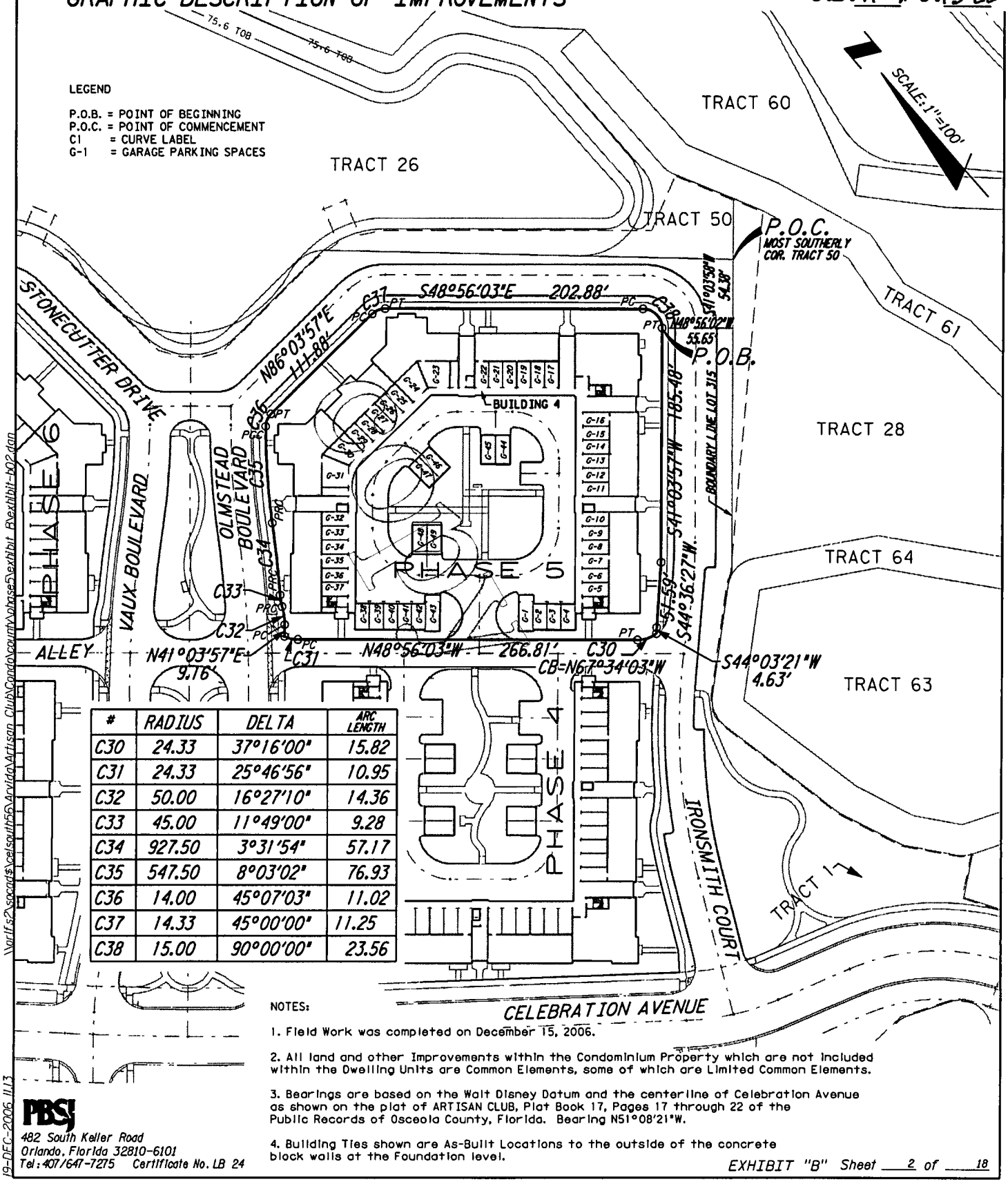
CL 2006300234 OR 3366/490

# ARTISAN CLUB CONDOMINIUM
# PHASE 5
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

C.B. 11 ,PG. 13-20

LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C30 | 24.33 | 37°16'00" | 15.82 |
| C31 | 24.33 | 25°46'56" | 10.95 |
| C32 | 50.00 | 16°27'10" | 14.36 |
| C33 | 45.00 | 11°49'00" | 9.28 |
| C34 | 927.50 | 3°31'54" | 57.17 |
| C35 | 547.50 | 8°03'02" | 76.93 |
| C36 | 14.00 | 45°07'03" | 11.02 |
| C37 | 14.33 | 45°00'00" | 11.25 |
| C38 | 15.00 | 90°00'00" | 23.56 |

NOTES:

1. Field Work was completed on December 15, 2006.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N51°08'21"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.


PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24




\\orlfs2\socad$\celsouth56\Arvida\Artisan Club\Condo\county\phase5\exhibit B\exhibit-b02.dgn
19-DEC-2006 11:13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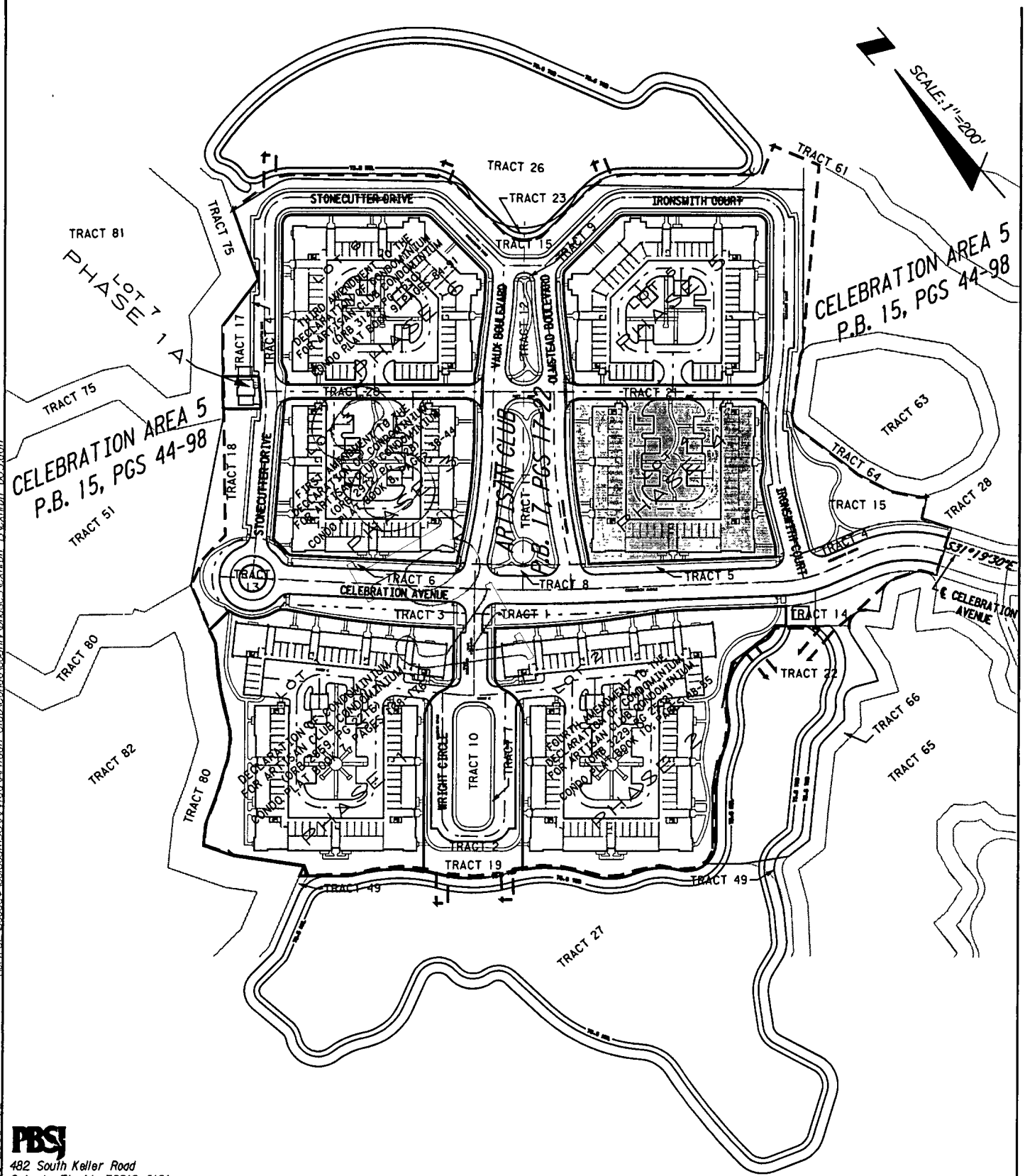
CB11/13

CL 2006300234 OR 3366/491

# ARTISAN CLUB CONDOMINIUM
## PHASE 4
## LOCATION MAP





PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24


EXHIBIT "B" Sheet 3 of 18

\\orlfs2\socad$\celsouth56\Arylda\Artisan Club\Condocount\phase5\exhibit B\exhibit-b03.dgn
19-DEC-2006 11:13

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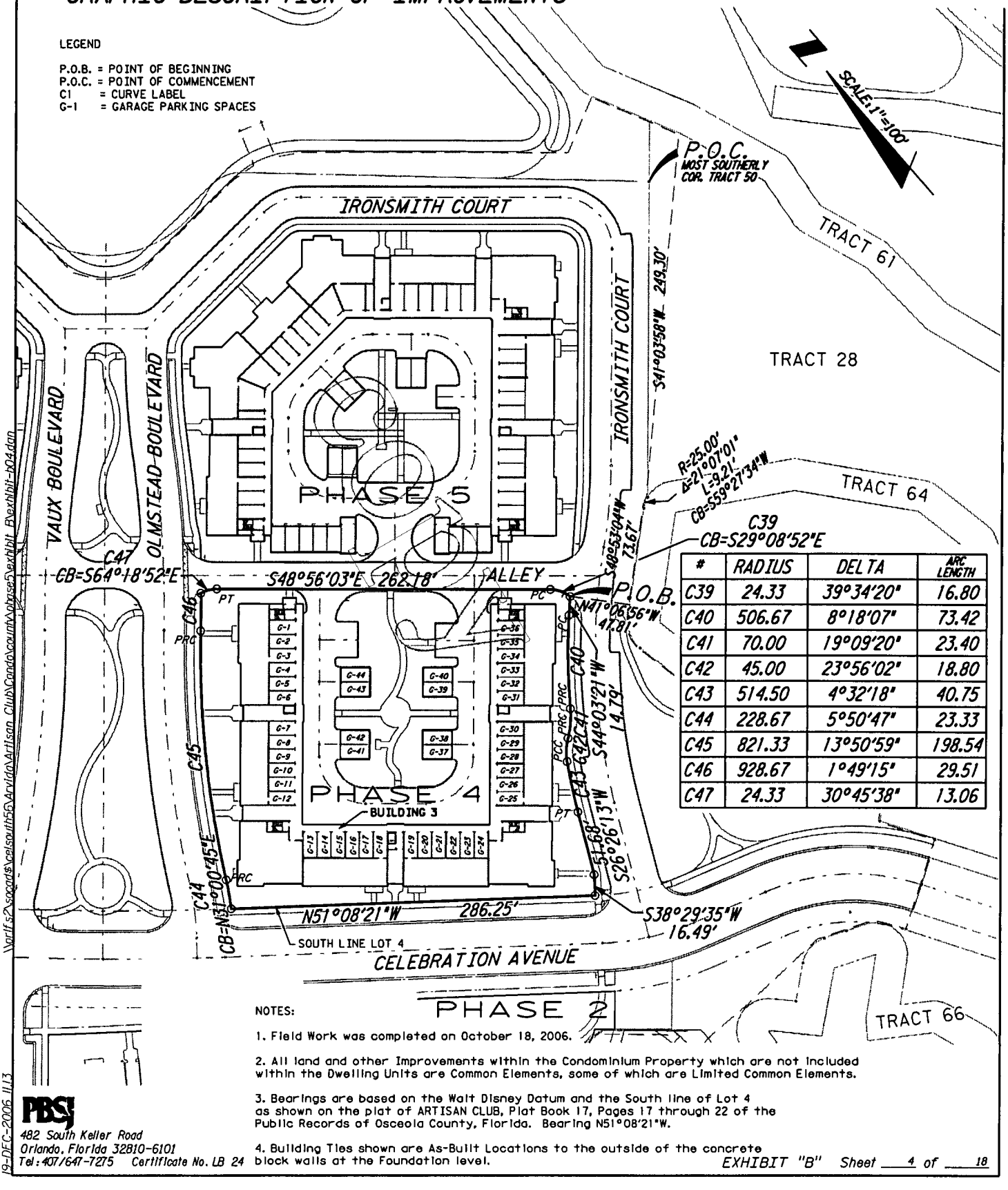
CB 11/13

CL 2006300234 OR 3366/492

# ARTISAN CLUB CONDOMINIUM
# PHASE 4
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C39 | 24.33 | 39°34'20" | 16.80 |
| C40 | 506.67 | 8°18'07" | 73.42 |
| C41 | 70.00 | 19°09'20" | 23.40 |
| C42 | 45.00 | 23°56'02" | 18.80 |
| C43 | 514.50 | 4°32'18" | 40.75 |
| C44 | 228.67 | 5°50'47" | 23.33 |
| C45 | 821.33 | 13°50'59" | 198.54 |
| C46 | 928.67 | 1°49'15" | 29.51 |
| C47 | 24.33 | 30°45'38" | 13.06 |

NOTES:

1. Field Work was completed on October 18, 2006.
2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.
3. Bearings are based on the Walt Disney Datum and the South line of Lot 4 as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N51°08'21"W.
4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.

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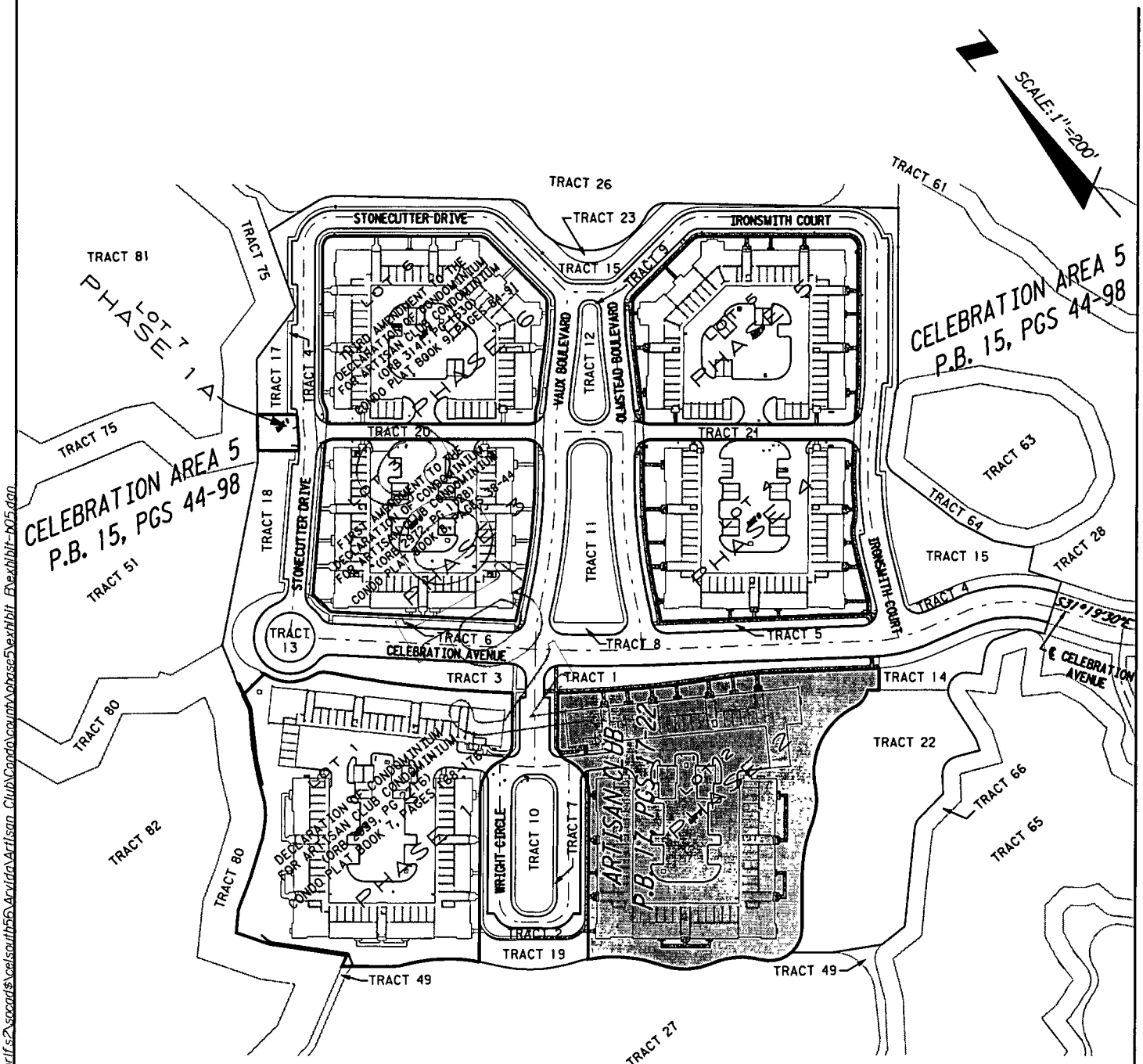
CB 11/13

CL 2006300234 OR 3366/493

# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# LOCATION MAP

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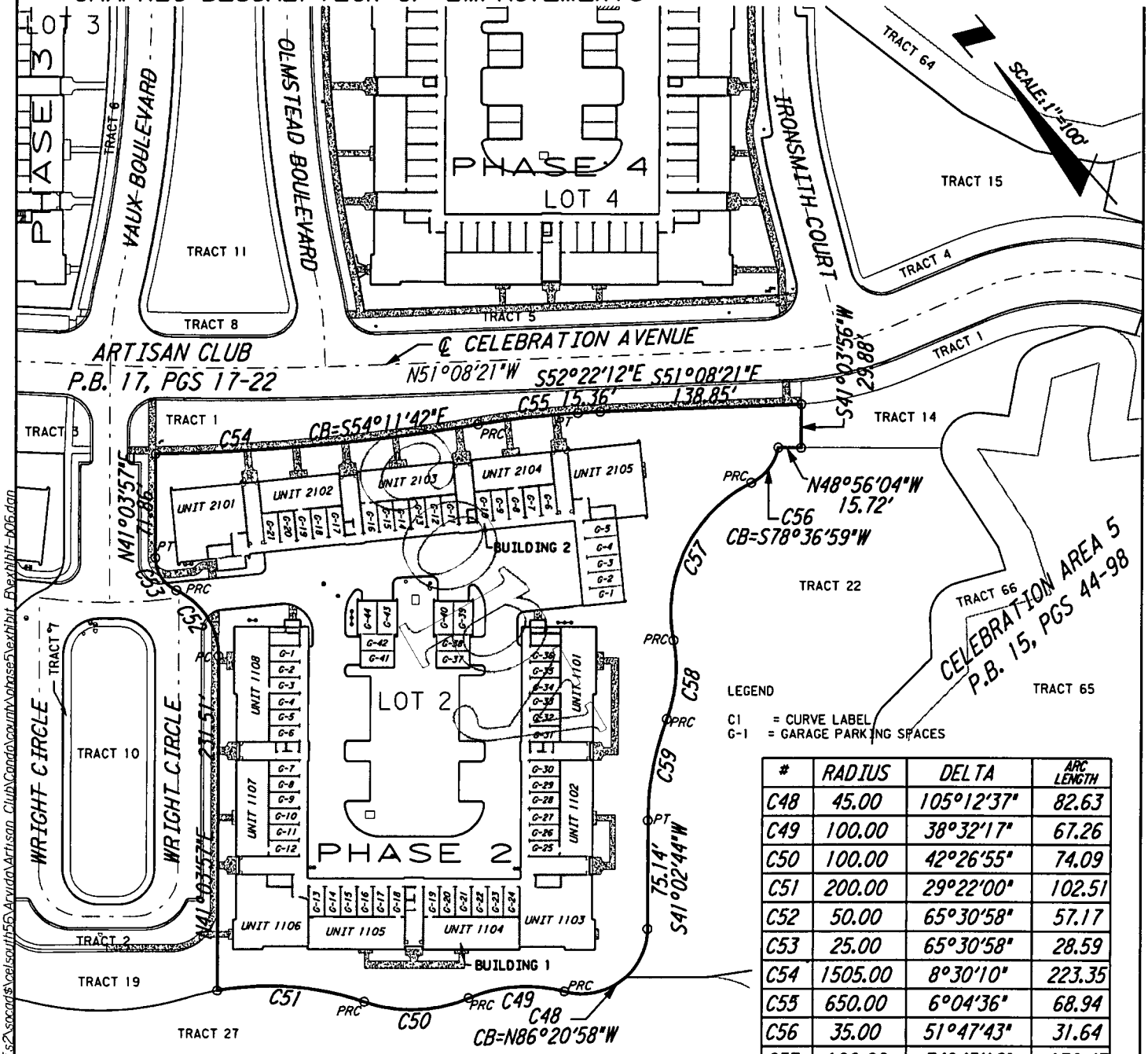
CL 2006300234 OR 3366/494

# ARTISAN CLUB CONDOMINIUM
# PHASE 2
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS




LEGEND

C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C48 | 45.00 | 105°12'37" | 82.63 |
| C49 | 100.00 | 38°32'17" | 67.26 |
| C50 | 100.00 | 42°26'55" | 74.09 |
| C51 | 200.00 | 29°22'00" | 102.51 |
| C52 | 50.00 | 65°30'58" | 57.17 |
| C53 | 25.00 | 65°30'58" | 28.59 |
| C54 | 1505.00 | 8°30'10" | 223.35 |
| C55 | 650.00 | 6°04'36" | 68.94 |
| C56 | 35.00 | 51°47'43" | 31.64 |
| C57 | 100.00 | 74°45'16" | 130.47 |
| C58 | 100.00 | 31°49'03" | 55.53 |
| C59 | 200.00 | 20°31'54" | 71.67 |
| C60 | 45.00 | 48°08'51" | 37.82 |

LEGAL DESCRIPTION

Lot 2 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

NOTES:

1. Field Work was completed on June 30, 2006.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N51°08'21"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.

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EXHIBIT "B" Sheet 6 of 18

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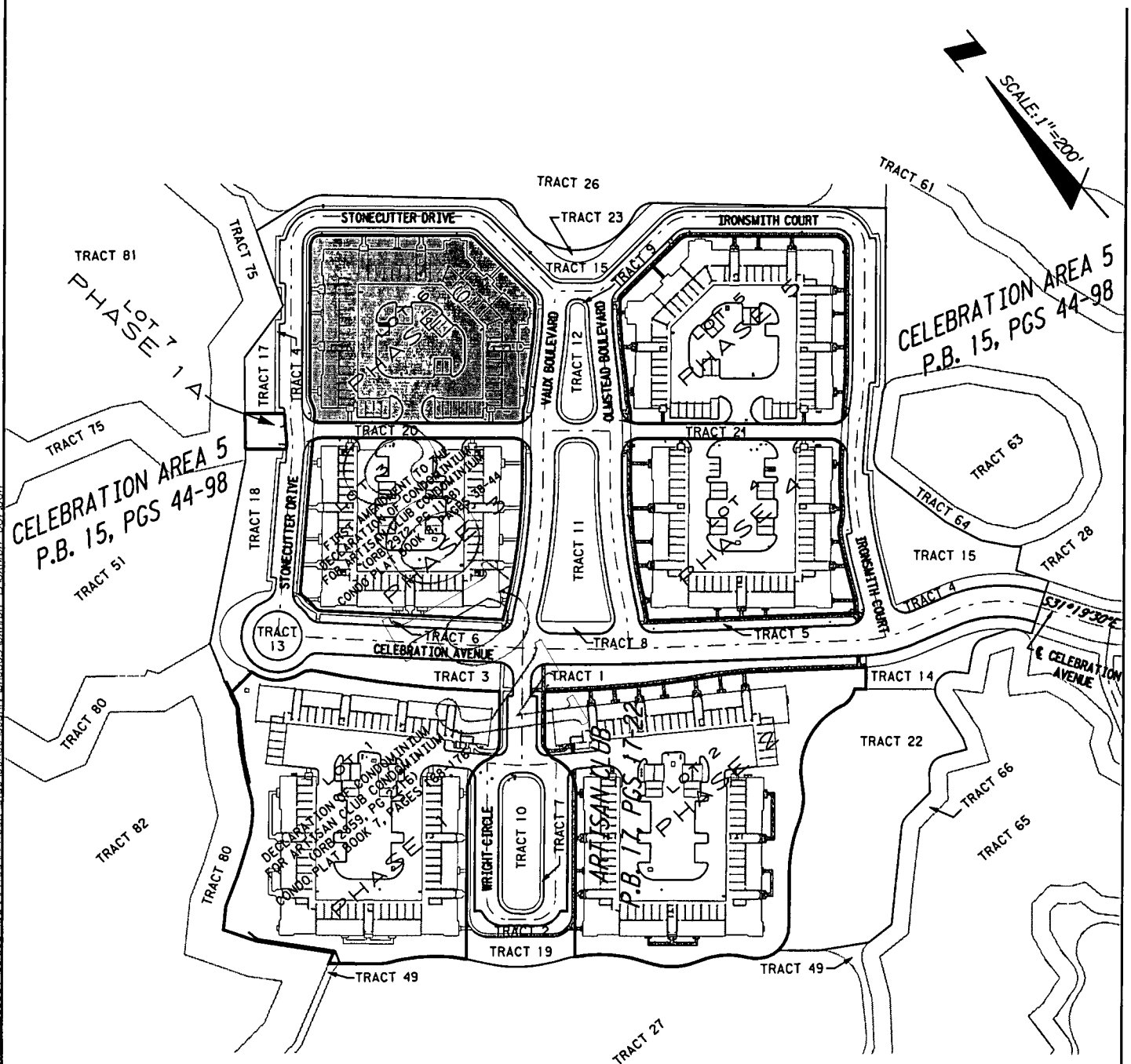
# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# LOCATION MAP

CL 2006300234 OR 3366/495

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CL 2006300234 OR 3366/496

# ARTISAN CLUB CONDOMINIUM
# PHASE 6
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

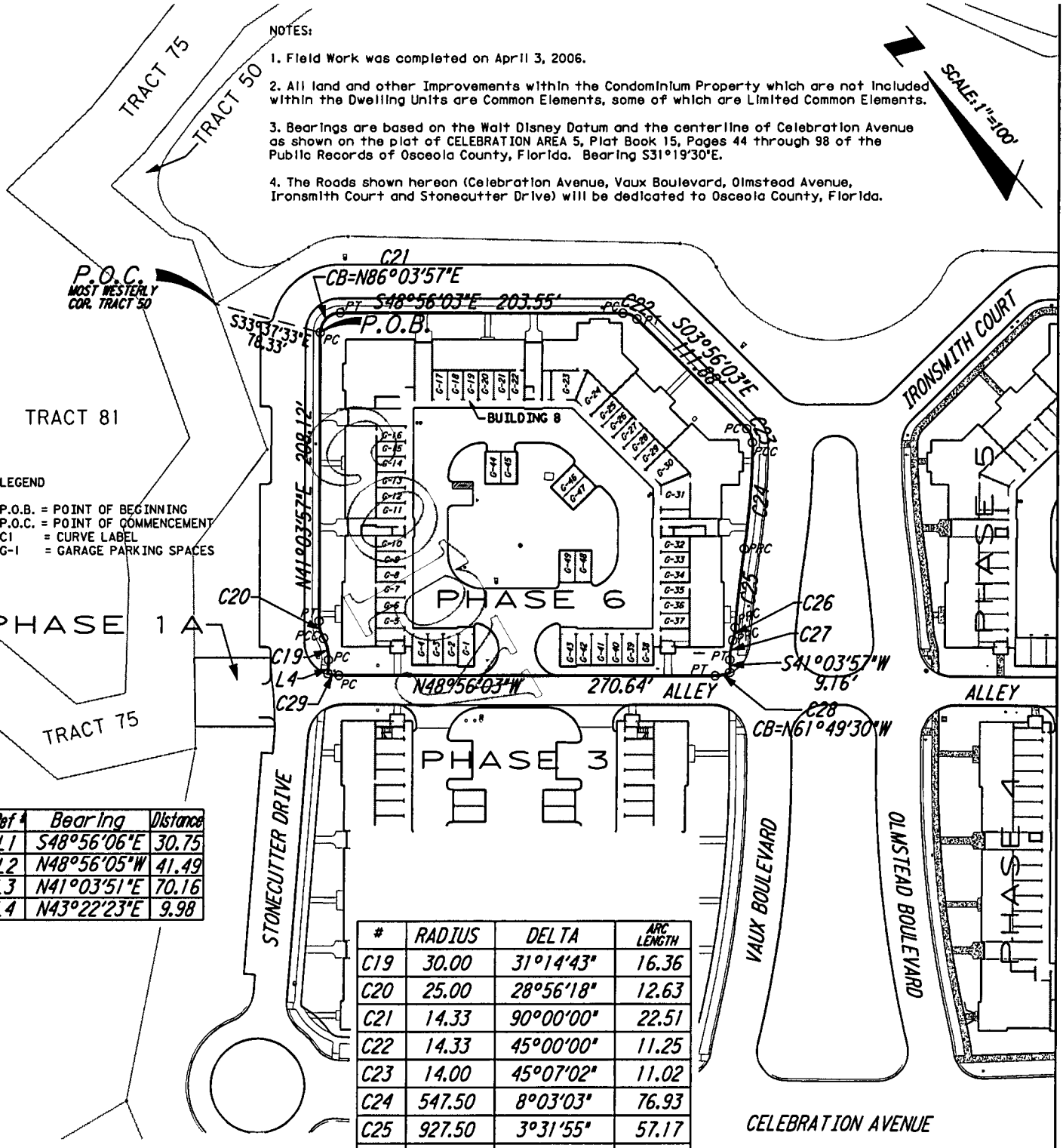
NOTES:

1. Field Work was completed on April 3, 2006.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of CELEBRATION AREA 5, Plat Book 15, Pages 44 through 98 of the Public Records of Osceola County, Florida. Bearing S31°19'30"E.

4. The Roads shown hereon (Celebration Avenue, Vaux Boulevard, Olmstead Avenue, Ironsmith Court and Stonecutter Drive) will be dedicated to Osceola County, Florida.




LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
C1 = CURVE LABEL
G-1 = GARAGE PARKING SPACES

| Ref # | Bearing | Distance |
|---|---|---|
| L1 | S48°56'06"E | 30.75 |
| L2 | N48°56'05"W | 41.49 |
| L3 | N41°03'51"E | 70.16 |
| L4 | N43°22'23"E | 9.98 |

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C19 | 30.00 | 31°14'43" | 16.36 |
| C20 | 25.00 | 28°56'18" | 12.63 |
| C21 | 14.33 | 90°00'00" | 22.51 |
| C22 | 14.33 | 45°00'00" | 11.25 |
| C23 | 14.00 | 45°07'02" | 11.02 |
| C24 | 547.50 | 8°03'03" | 76.93 |
| C25 | 927.50 | 3°31'55" | 57.17 |
| C26 | 45.00 | 11°49'01" | 9.28 |
| C27 | 50.00 | 16°27'11" | 14.36 |
| C28 | 24.33 | 25°46'54" | 10.95 |
| C29 | 24.33 | 18°55'39" | 8.04 |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CL 2006300234 OR 3366/497

# ARTISAN CLUB CONDOMINIUM
## PHASE 3
## LOCATION MAP

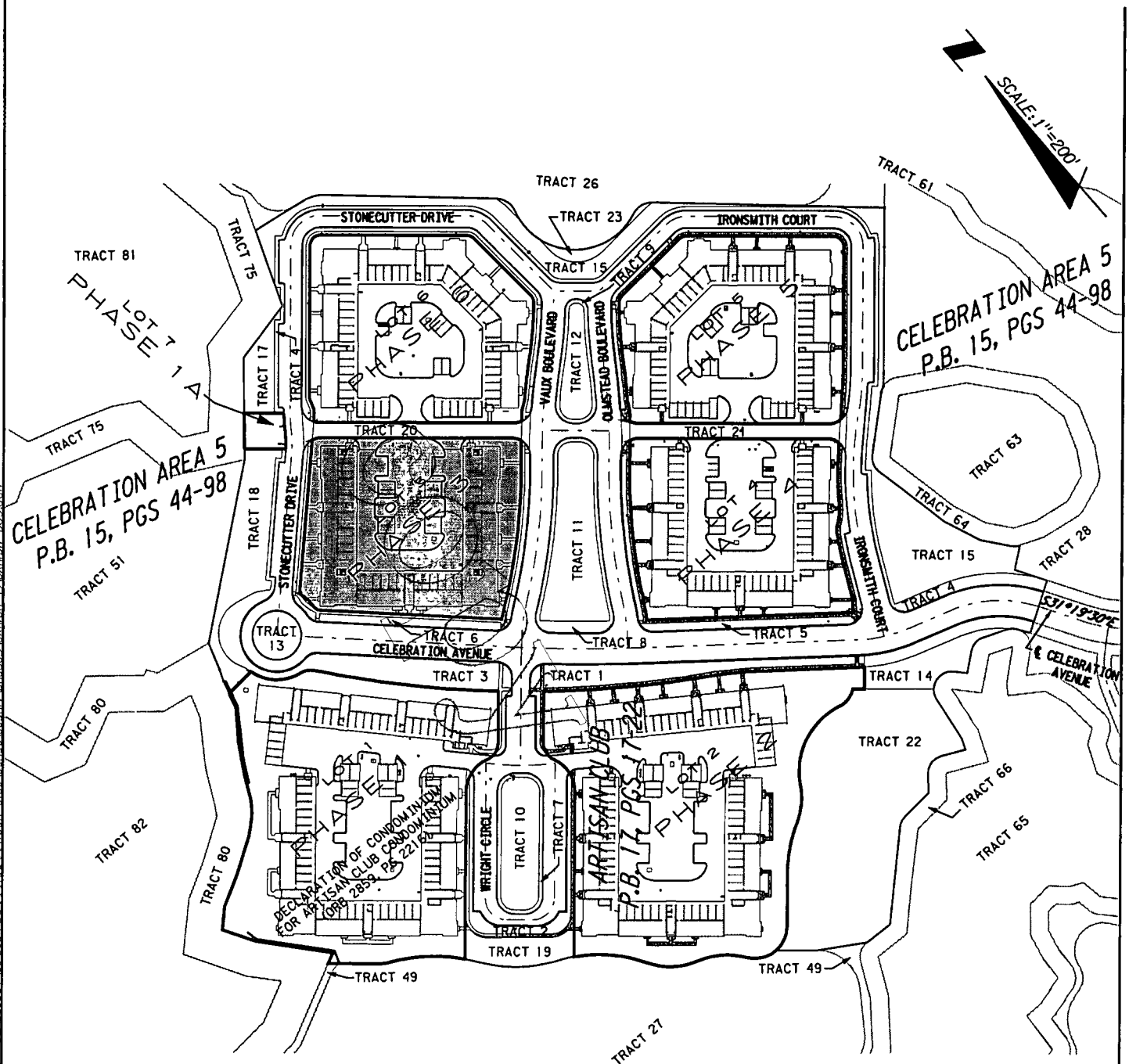



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EXHIBIT "B" Sheet 9 of 18

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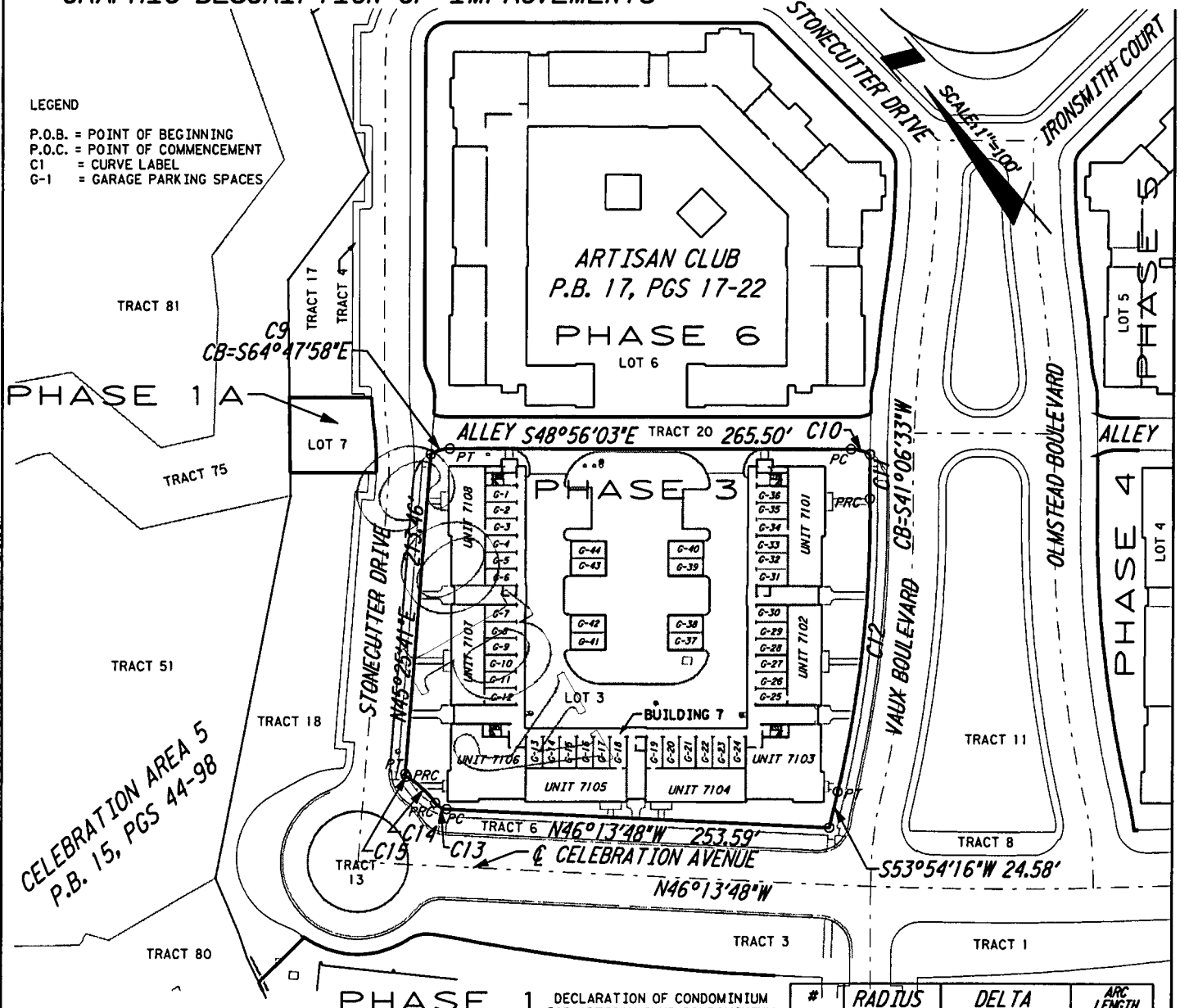
CL 2006300234 OR 3366/498

# ARTISAN CLUB CONDOMINIUM
# PHASE 3
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS




DECLARATION OF CONDOMINIUM FOR ARTISAN CLUB CONDOMINIUM (ORB 2859, PG 2216)

| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C9 | 24.33 | 31°43'51" | 13.47 |
| C10 | 24.33 | 30°45'38" | 13.06 |
| C11 | 928.67 | 1°49'15" | 29.51 |
| C12 | 821.33 | 13°42'41" | 196.55 |
| C13 | 10.00 | 52°02'46" | 9.08 |
| C14 | 60.00 | 24°49'08" | 25.99 |
| C15 | 2.00 | 64°25'50" | 2.25 |

LEGAL DESCRIPTION

Lot 3 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida.

NOTES:

1. Field Work was completed on November 10, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.

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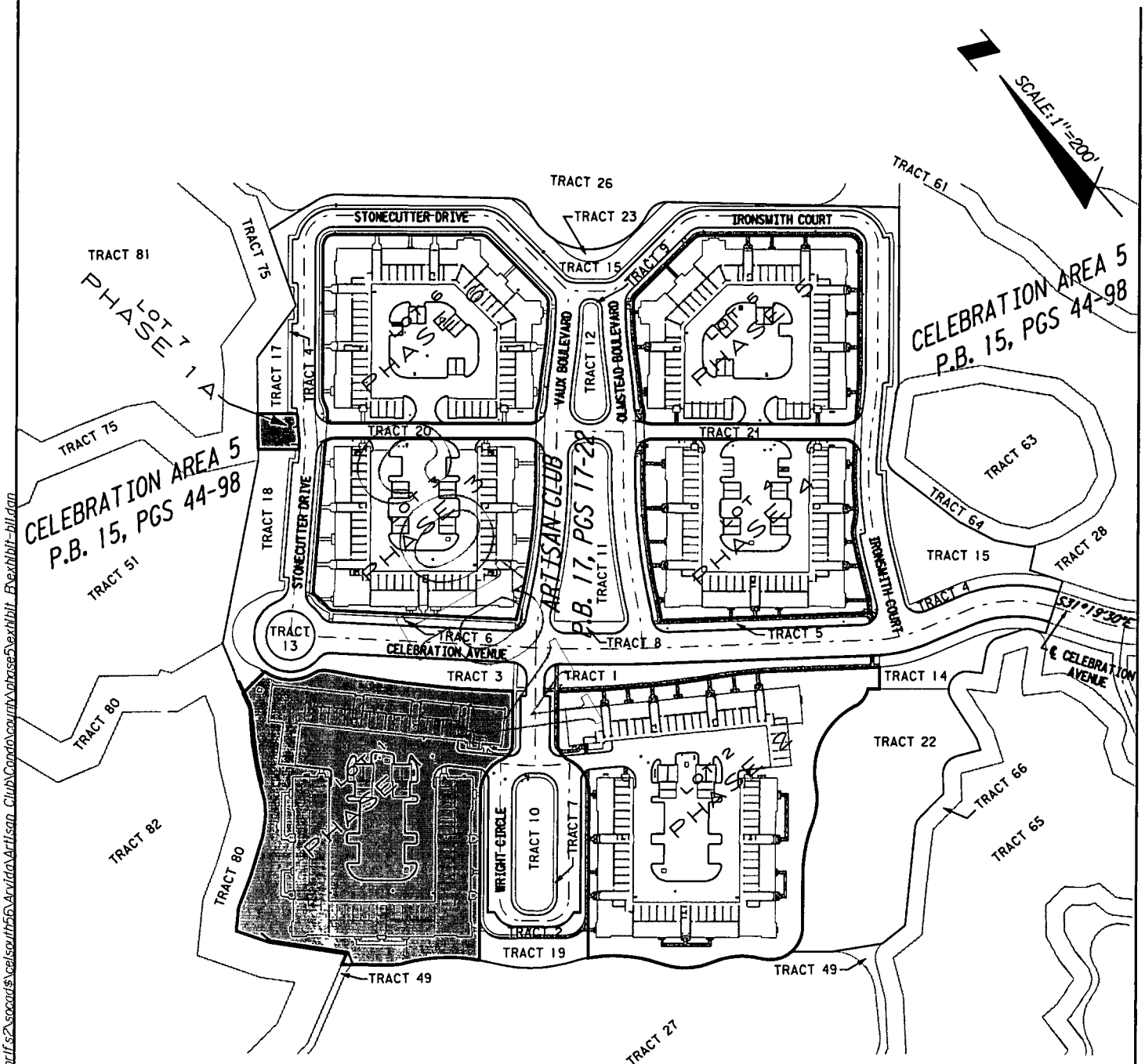
CB 11/13

CL 2006300234 OR 3366/499

# ARTISAN CLUB CONDOMINIUM
# PHASE 1 AND PHASE 1A
# LOCATION MAP





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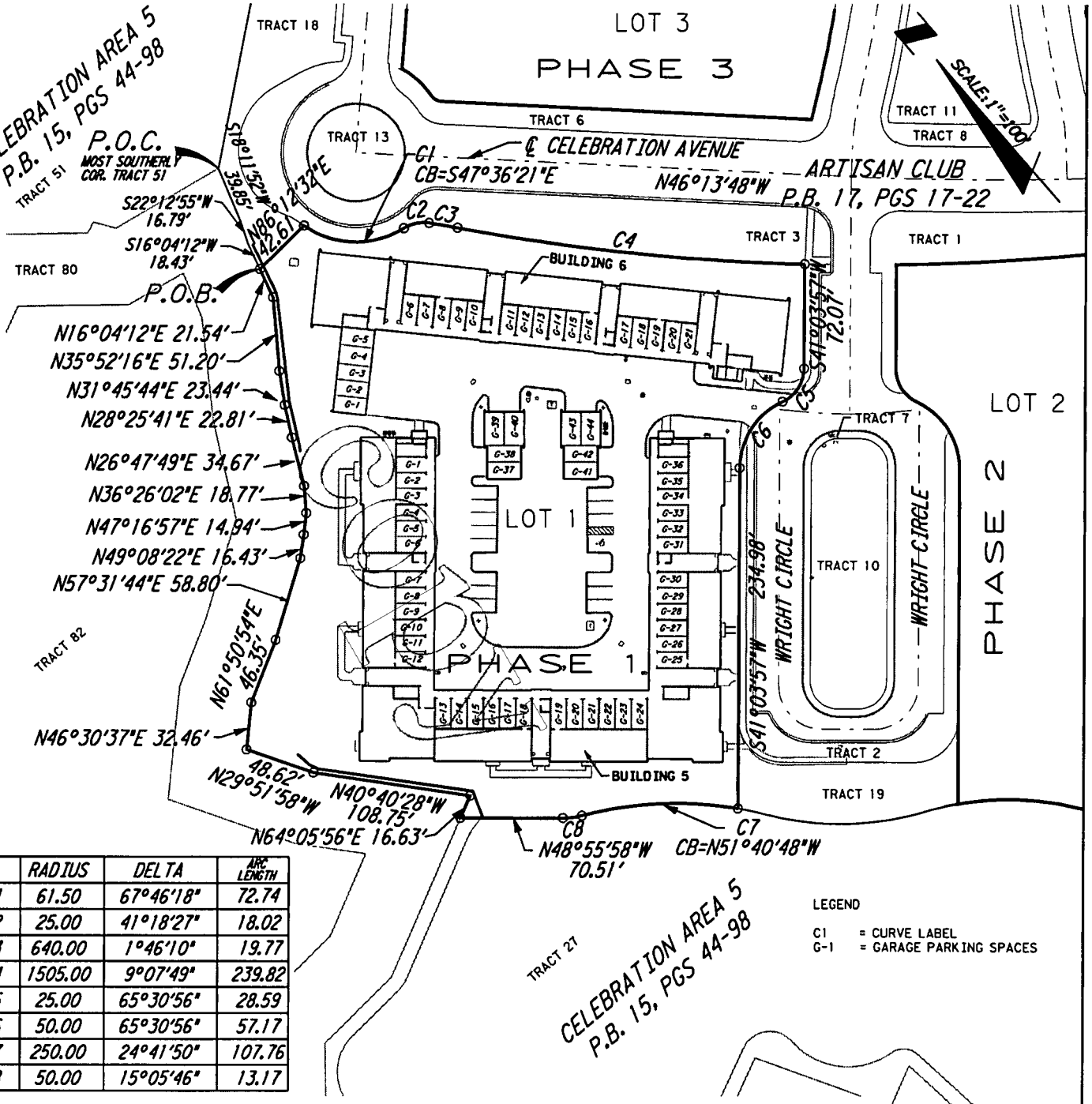
CL 2006300234

OR 3366/500

# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C1 | 61.50 | 67°46'18" | 72.74 |
| C2 | 25.00 | 41°18'27" | 18.02 |
| C3 | 640.00 | 1°46'10" | 19.77 |
| C4 | 1505.00 | 9°07'49" | 239.82 |
| C5 | 25.00 | 65°30'56" | 28.59 |
| C6 | 50.00 | 65°30'56" | 57.17 |
| C7 | 250.00 | 24°41'50" | 107.76 |
| C8 | 50.00 | 15°05'46" | 13.17 |

NOTES:

1. Field Work was completed on July 5, 2005.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the centerline of Celebration Avenue as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N46°13'48"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.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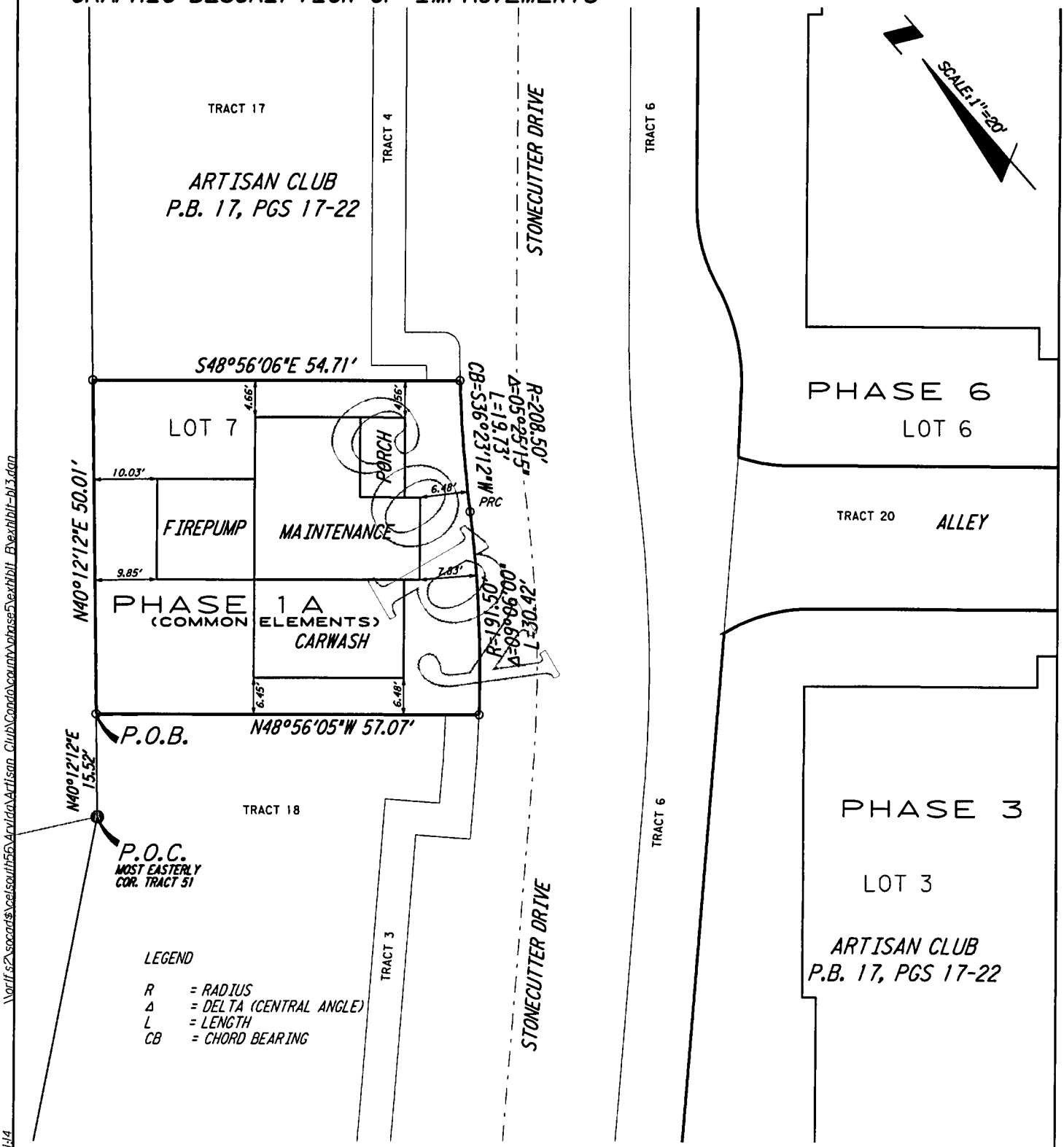
CL 2006300234 OR 3366/501

# ARTISAN CLUB, A CONDOMINIUM
# PHASE 1A
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS




LEGEND

R = RADIUS
Δ = DELTA (CENTRAL ANGLE)
L = LENGTH
CB = CHORD BEARING

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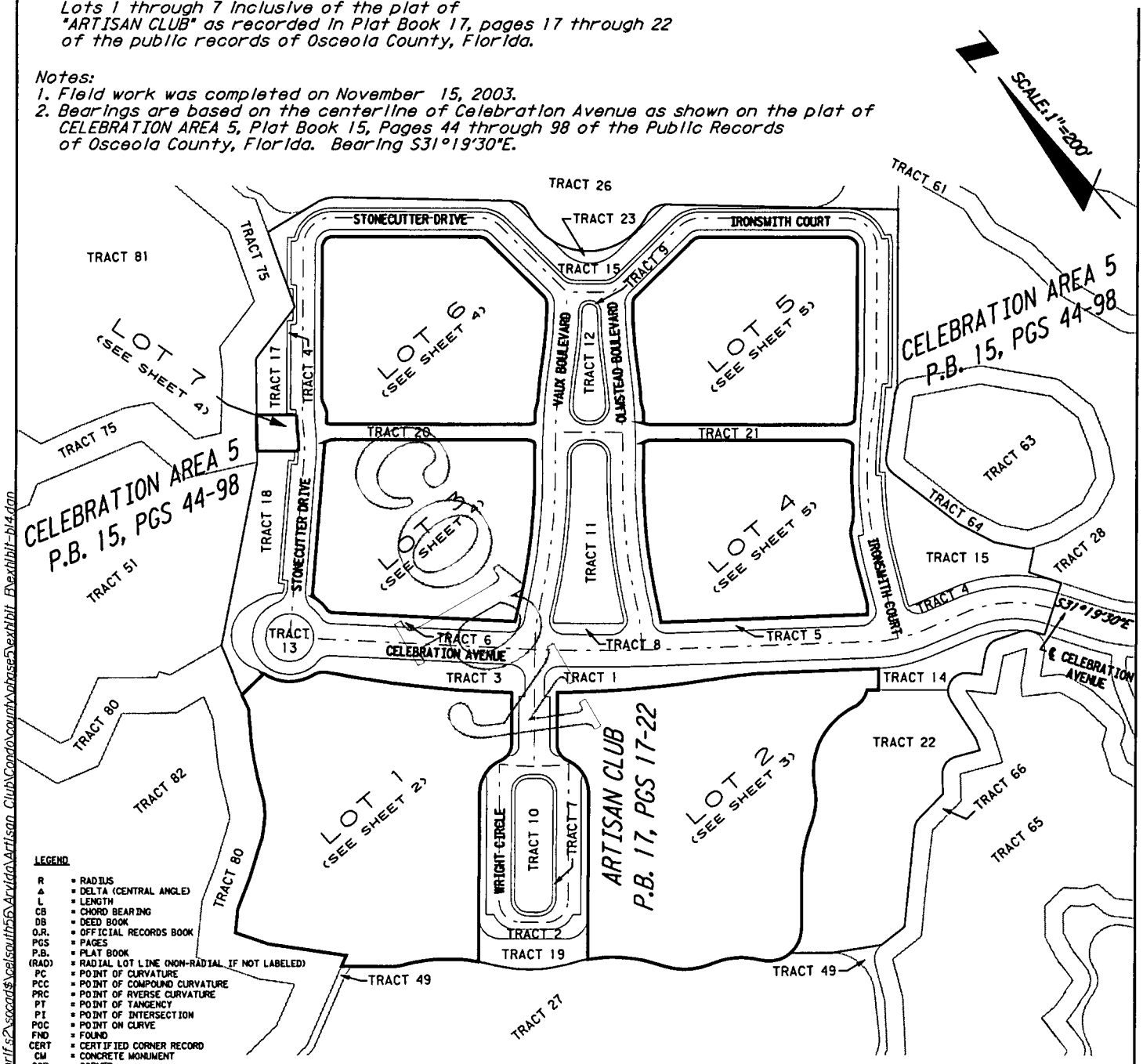
CL 2006300234 OR 3366/502

# ARTISAN CLUB, A CONDOMINIUM
# BOUNDARY SURVEY

LEGAL DESCRIPTION

Lots 1 through 7 inclusive of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, pages 17 through 22 of the public records of Osceola County, Florida.

Notes:
1. Field work was completed on November 15, 2003.
2. Bearings are based on the centerline of Celebration Avenue as shown on the plat of CELEBRATION AREA 5, Plat Book 15, Pages 44 through 98 of the Public Records of Osceola County, Florida. Bearing S31°19'30"E.




LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RVERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ◉ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC PCP PLS 3700" |
| ○ | = NO POINT SET |

Certification:

This survey meets the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers, Chapter 61G17-6, Florida Administrative Code.

Jack V. Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

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

JACK V. CARPER JR. REGISTERED LS 3598 STATE OF FLORIDA

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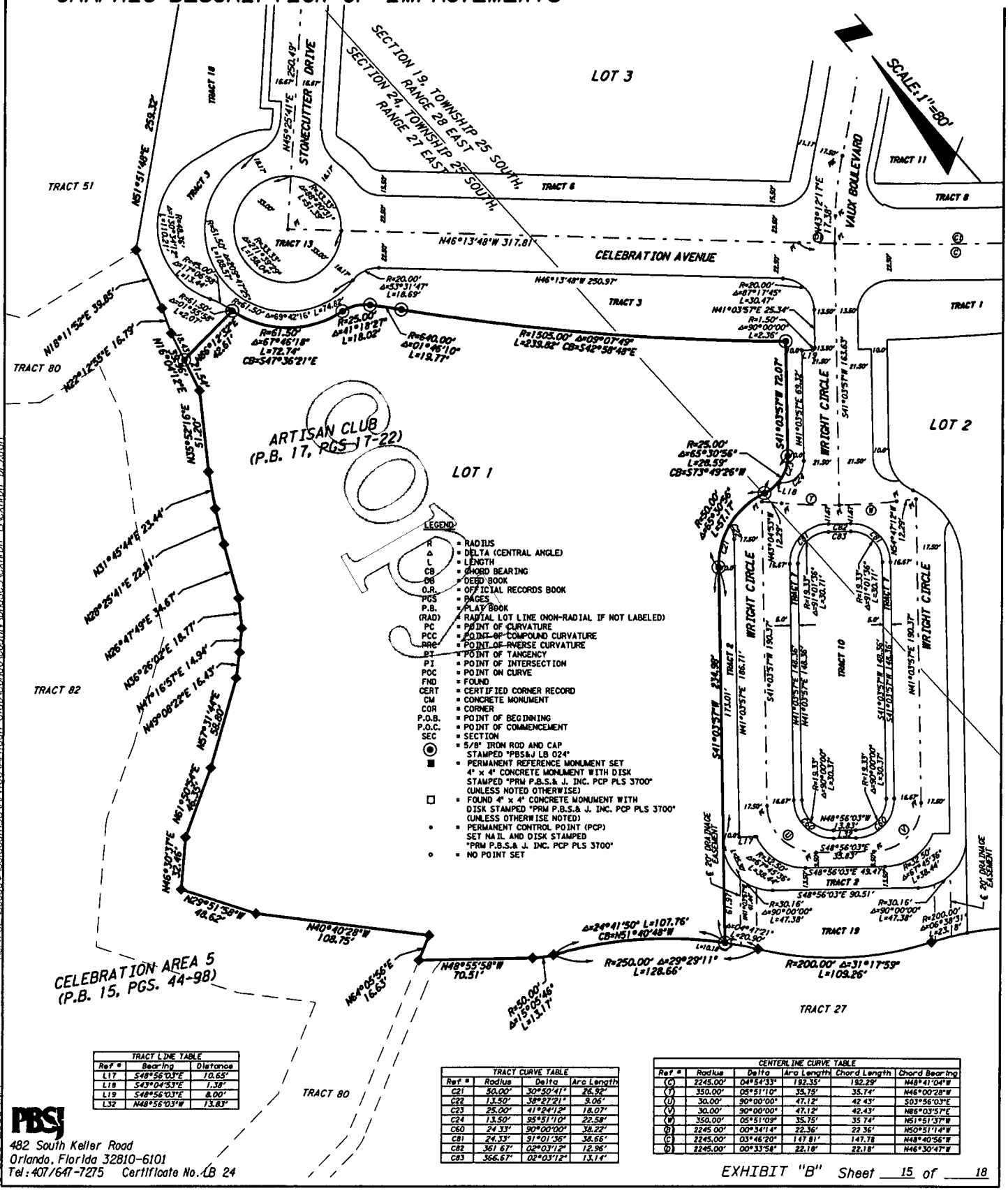
CB 11/13

CL 2006300234

OR 3366/503

# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS




| TRACT LINE TABLE | | |
|---|---|---|
| Ref # | Bearing | Distance |
| L17 | S48°56'03"E | 10.65' |
| L18 | S43°04'53"E | 1.38' |
| L19 | S48°56'03"E | 8.00' |
| L32 | N48°56'03"W | 13.83' |

| TRACT CURVE TABLE | | | |
|---|---|---|---|
| Ref # | Radius | Delta | Arc Length |
| C21 | 30.00' | 30°30'41" | 26.92' |
| C22 | 13.50' | 38°27'21" | 9.06' |
| C23 | 25.00' | 41°24'12" | 18.07' |
| C24 | 13.50' | 95°51'10" | 22.58' |
| C60 | 24.33' | 90°00'00" | 38.22' |
| C81 | 24.33' | 91°01'36" | 38.66' |
| C82 | 361.67' | 02°03'12" | 12.96' |
| C83 | 366.67' | 02°03'12" | 13.14' |

| CENTERLINE CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
| (C) | 2245.00' | 04°54'33" | 192.35' | 192.29' | N48°41'04"W |
| (T) | 350.00' | 05°51'10" | 35.75' | 35.74' | N46°00'28"W |
| (U) | 30.00' | 90°00'00" | 47.12' | 42.43' | S03°56'03"E |
| (V) | 30.00' | 90°00'00" | 47.12' | 42.43' | N86°03'57"E |
| (W) | 350.00' | 05°51'09" | 35.75' | 35.74' | N51°51'37"W |
| (X) | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| (Y) | 2245.00' | 03°46'20" | 147.81' | 147.78 | N48°40'56"W |
| (Z) | 2245.00' | 00°33'58" | 22.18' | 22.18' | N46°30'47"W |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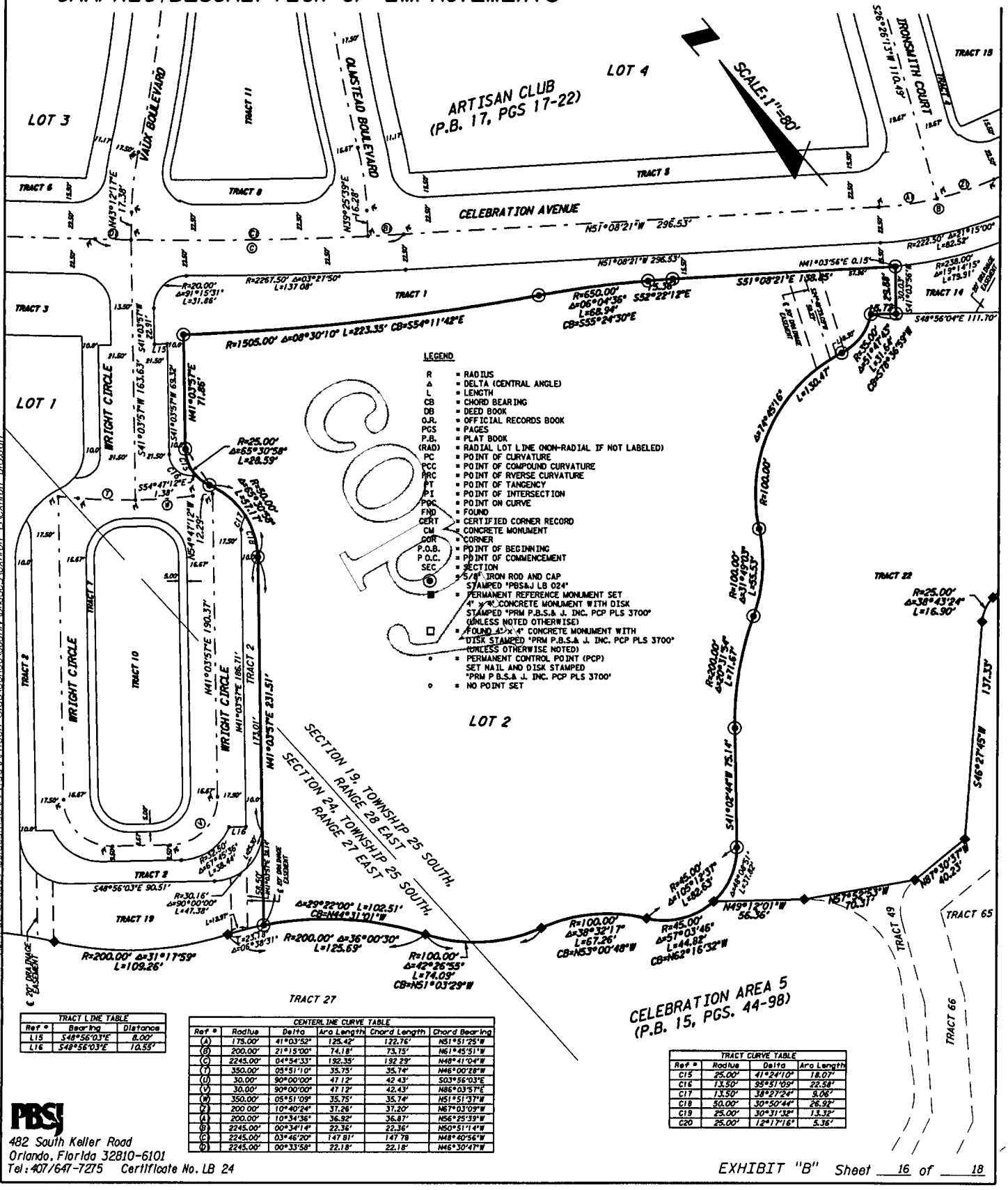
CB 4/13

CL 2006300234 OR 3366/504

# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS




| TRACT LINE TABLE | | |
|---|---|---|
| Ref # | Bearing | Distance |
| L15 | S48°56'03"E | 8.00' |
| L16 | S48°56'03"E | 10.55' |

| CENTERLINE CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
| (A) | 175.00' | 41°03'52" | 125.42' | 122.76' | N51°51'25"W |
| (B) | 200.00' | 21°15'00" | 74.18' | 73.75' | N61°45'51"W |
| (C) | 2245.00' | 04°54'33" | 192.35' | 192.29' | N48°41'04"W |
| (D) | 350.00' | 05°51'10" | 35.75' | 35.74' | N46°00'28"W |
| (E) | 30.00' | 90°00'00" | 47.12' | 42.43' | S03°56'03"E |
| (F) | 30.00' | 90°00'00" | 47.12' | 42.43' | N86°03'57"E |
| (G) | 350.00' | 05°51'09" | 35.75' | 35.74' | N51°51'37"W |
| (H) | 200.00' | 10°40'24" | 37.26' | 37.20' | N67°03'09"W |
| (I) | 200.00' | 10°34'36" | 36.92' | 36.87' | N56°25'39"W |
| (J) | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| (K) | 2245.00' | 03°46'20" | 147.81' | 147.78 | N48°40'56"W |
| (L) | 2245.00' | 00°33'58" | 22.18' | 22.18 | N46°30'47"W |

| TRACT CURVE TABLE | | | |
|---|---|---|---|
| Ref # | Radius | Delta | Arc Length |
| C15 | 25.00' | 41°24'10" | 18.07' |
| C16 | 13.50' | 95°51'09" | 22.58' |
| C17 | 13.50' | 38°27'24" | 9.06' |
| C18 | 50.00' | 30°50'44" | 26.92' |
| C19 | 25.00' | 30°31'32" | 13.32' |
| C20 | 25.00' | 12°17'16" | 5.36' |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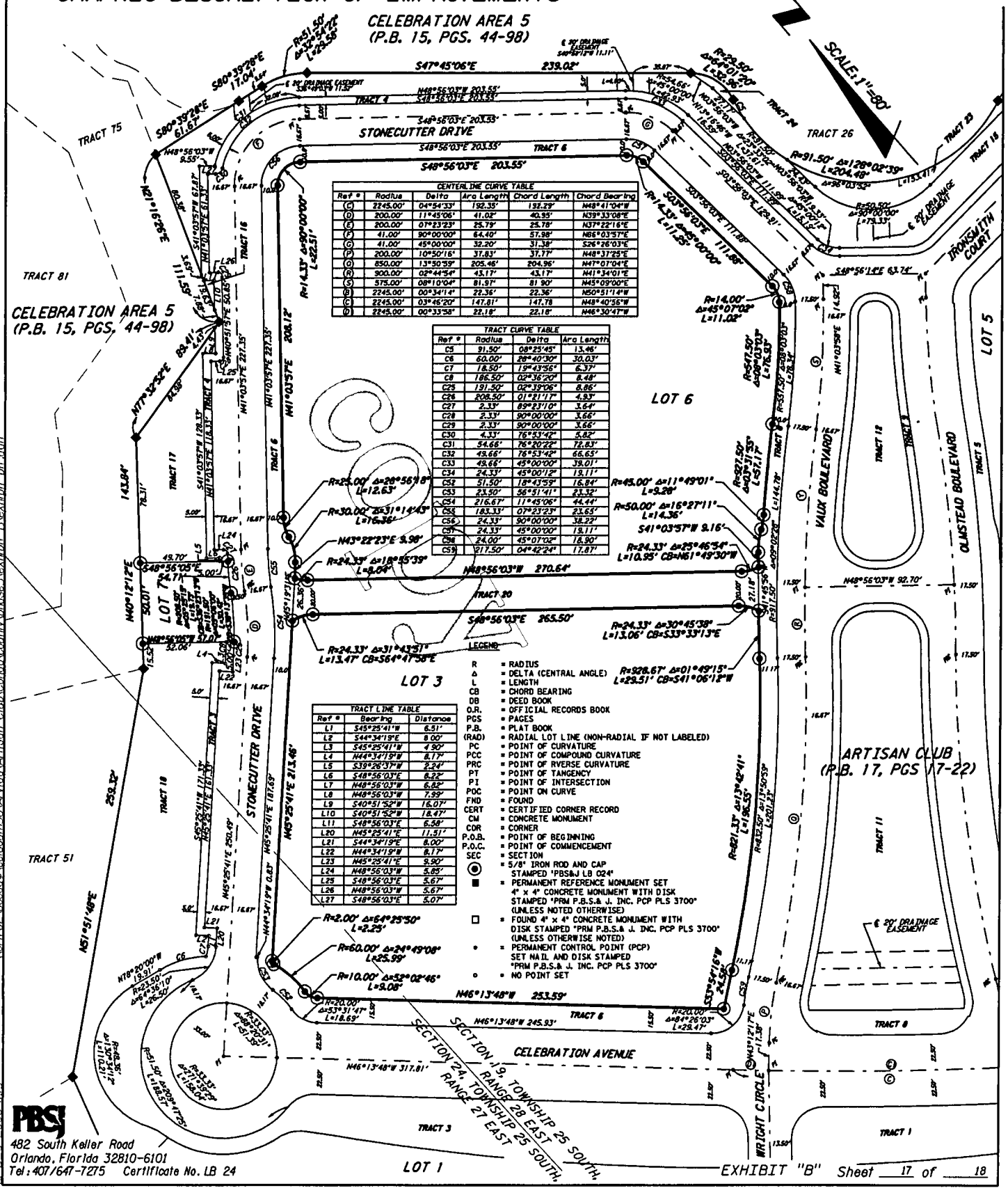
CB 11/13

CL 2006300234 OR 3366/505

# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS


CELEBRATION AREA 5
(P.B. 15, PGS. 44-98)
SCALE: 1"=80'
STONECUTTER DRIVE
CELEBRATION AVENUE
VALIX BOULEVARD
OLMSTEAD BOULEVARD
IRONSMITH COURT
WRIGHT CIRCLE
ARTISAN CLUB
(P.B. 17, PGS 17-22)
LOT 1
LOT 3
LOT 5
LOT 6
LOT 7
TRACT 3
TRACT 5
TRACT 6
TRACT 8
TRACT 11
TRACT 12
TRACT 15
TRACT 16
TRACT 17
TRACT 18
TRACT 20
TRACT 23
TRACT 24
TRACT 26
TRACT 51
TRACT 75
TRACT 81
SECTION 24 TOWNSHIP 25 SOUTH, RANGE 28 EAST
SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST
S47°45'06"E 239.02'
S48°56'03"E 203.55'
N48°56'03"W 203.55'
S48°58'03"E 203.33'
N48°56'03"W 270.64'
S48°56'03"E 265.50'
N46°13'48"W 253.59'
N46°13'48"W 245.93'
N46°13'48"W 317.81'
N48°56'03"W 92.70'
S48°56'1.4"E 63.74'
N51°51'48"E
S41°03'57"W 9.16'
N41°03'57"E 208.12'
N41°03'57"E 227.35'
N40°12'12"E 50.01'
S48°56'05"E 54.74'
N48°56'05"W 52.06'
S40°39'28"E 17.04'
S80°39'28"E 61.67'
N80°39'28"W 61.67'
N9°26'12"W 282.16'
N77°32'52"E 84.38'
S40°51'48"E 50.45'
N40°51'48"W 50.45'
S41°03'57"W 178.33'
N41°03'57"E 178.33'
N40°51'48"W 259.32'
S40°51'48"E 259.32'
N49°25'41"E 213.46'
S49°25'41"W 187.69'
N49°25'41"E 250.49'
S49°25'41"W 250.49'
N44°34'19"W 0.83'
S44°34'19"E 143.84'
N44°34'19"W 143.84'
S44°34'19"E 78.31'
N44°34'19"W 78.31'
S48°56'03"E 49.70'
N48°56'03"W 49.70'
S48°56'03"E 5.00'
N48°56'03"W 5.00'
S41°03'57"W 178.33'
N41°03'57"E 178.33'
S41°03'57"W 9.16'
N41°03'57"E 9.16'
S48°56'03"E 5.00'
N48°56'03"W 5.00'
S48°56'03"E 5.00'
N48°56'03"W 5.00'
S48°56'03"E 5.00'
N48°56'03"W 5.00

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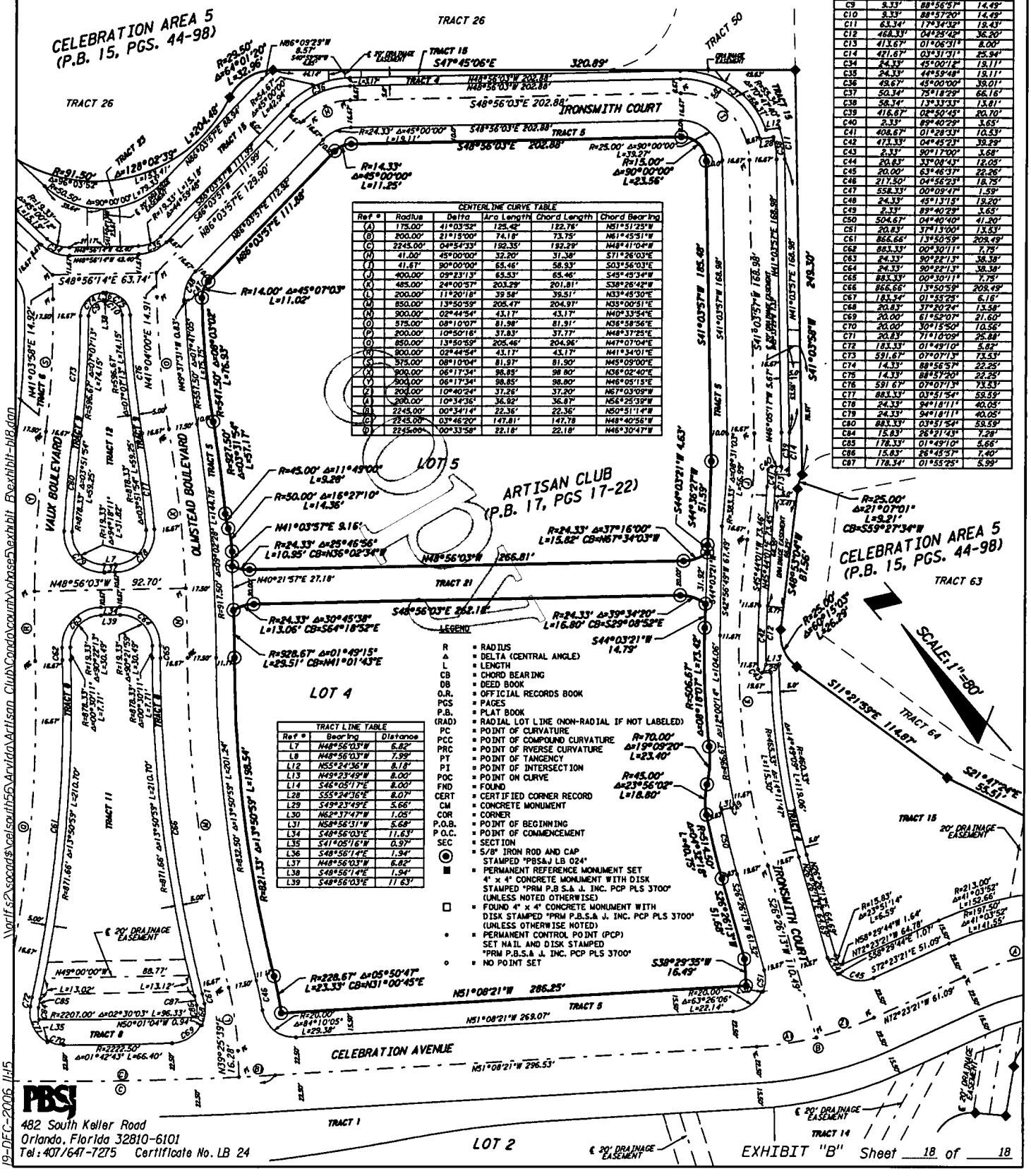
# ARTISAN CLUB, CONDOMINIUM
# BOUNDARY SURVEY
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS




| CENTERLINE CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Ref # | Radius | Delta | Arc Length | Chord Length | Chord Bearing |
| (A) | 175.00' | 41°03'52" | 125.42' | 122.76' | N61°51'25"W |
| (B) | 200.00' | 21°15'00" | 74.18' | 73.75' | N61°45'51"W |
| (C) | 2245.00' | 04°54'33" | 192.35' | 192.29' | N48°41'04"W |
| (H) | 41.00' | 45°00'00" | 32.20' | 31.38' | S71°26'03"E |
| (I) | 41.67' | 90°00'00" | 65.46' | 58.93' | S03°56'03"E |
| (J) | 400.00' | 09°23'13" | 65.53' | 65.46' | S45°45'34"W |
| (K) | 485.00' | 24°00'57" | 203.29' | 201.81' | S38°26'42"W |
| (L) | 200.00' | 11°20'18" | 39.58' | 39.51' | N33°45'30"E |
| (M) | 850.00' | 13°50'59" | 205.47' | 204.97' | N35°00'51"E |
| (N) | 900.00' | 02°44'54" | 43.17' | 43.17' | N40°33'54"E |
| (O) | 575.00' | 08°10'07" | 81.98' | 81.91' | N36°58'56"E |
| (P) | 200.00' | 10°50'16" | 37.83' | 37.77' | N48°37'25"E |
| (Q) | 850.00' | 13°50'59" | 205.46' | 204.96' | N47°07'04"E |
| (R) | 900.00' | 02°44'54" | 43.17' | 43.17' | N41°34'01"E |
| (S) | 575.00' | 08°10'04" | 81.97' | 81.90' | N45°09'00"E |
| (X) | 900.00' | 06°17'34" | 98.85' | 98.80' | N36°02'40"E |
| (Y) | 900.00' | 06°17'34" | 98.85' | 98.80' | N46°05'15"E |
| (Z) | 200.00' | 10°40'24" | 37.26' | 37.20' | N67°03'09"W |
| (A) | 200.00' | 10°34'36" | 36.92' | 36.87' | N56°25'39"W |
| (B) | 2245.00' | 00°34'14" | 22.36' | 22.36' | N50°51'14"W |
| (C) | 2245.00' | 03°46'20" | 147.81' | 147.78 | N48°40'56"W |
| (D) | 2245.00' | 00°33'58" | 22.18' | 22.18' | N46°30'47"W |

| TRACT CURVE TABLE | | | |
|---|---|---|---|
| Ref # | Radius | Delta | Arc Length |
| C9 | 9.33' | 88°56'57" | 14.49' |
| C10 | 9.33' | 88°57'20" | 14.49' |
| C11 | 63.34' | 17°34'32" | 19.43' |
| C12 | 468.33' | 04°28'42" | 36.20' |
| C13 | 413.67' | 01°06'31" | 8.00' |
| C14 | 421.67' | 03°31'31" | 25.94' |
| C34 | 24.33' | 45°00'12" | 19.11' |
| C35 | 24.33' | 44°59'48" | 19.11' |
| C36 | 49.67' | 45°00'00" | 39.01' |
| C37 | 50.34' | 75°18'29" | 66.16' |
| C38 | 58.34' | 13°33'33" | 13.81' |
| C39 | 416.67' | 02°50'45" | 20.70' |
| C40 | 2.33' | 89°40'29" | 3.65' |
| C41 | 408.67' | 01°28'33" | 10.53' |
| C42 | 473.33' | 04°45'23" | 39.29' |
| C43 | 2.33' | 90°17'00" | 3.68' |
| C44 | 20.83' | 33°08'43" | 12.05' |
| C45 | 20.00' | 63°46'37" | 22.26' |
| C46 | 217.50' | 04°56'23" | 18.75' |
| C47 | 558.33' | 00°09'47" | 1.59' |
| C48 | 24.33' | 45°13'15" | 19.20' |
| C49 | 2.33' | 89°40'29" | 3.65' |
| C50 | 504.67' | 04°40'40" | 41.20' |
| C51 | 20.83' | 37°13'00" | 13.53' |
| C61 | 866.66' | 13°50'59" | 209.49' |
| C62 | 883.33' | 00°30'11" | 7.75' |
| C63 | 24.33' | 90°22'13" | 38.38' |
| C64 | 24.33' | 90°22'13" | 38.38' |
| C65 | 883.33' | 00°30'11" | 7.75' |
| C66 | 866.66' | 13°50'59" | 209.49' |
| C67 | 183.34' | 01°55'25" | 6.16' |
| C68 | 20.83' | 37°20'24" | 13.58' |
| C69 | 20.00' | 61°52'07" | 21.60' |
| C70 | 20.00' | 30°15'50" | 10.56' |
| C71 | 20.83' | 71°10'09" | 25.88' |
| C72 | 183.33' | 01°49'10" | 5.82' |
| C73 | 591.67' | 07°07'13" | 73.53' |
| C74 | 14.33' | 88°56'57" | 22.25' |
| C75 | 14.33' | 88°57'20" | 22.25' |
| C76 | 591.67' | 07°07'13" | 73.53' |
| C77 | 883.33' | 03°51'54" | 59.59' |
| C78 | 24.33' | 94°18'11" | 40.05' |
| C79 | 24.33' | 94°18'11" | 40.05' |
| C80 | 883.33' | 03°51'54" | 59.59' |
| C84 | 15.83' | 26°21'43" | 7.29' |
| C85 | 178.33' | 01°49'10" | 5.66' |
| C86 | 15.83' | 26°45'57" | 7.40' |
| C87 | 178.34' | 01°55'25" | 5.99' |

| TRACT LINE TABLE | | |
|---|---|---|
| Ref # | Bearing | Distance |
| L7 | N48°56'03"W | 6.82' |
| L8 | N48°56'03"W | 7.99' |
| L12 | N55°24'36"W | 8.18' |
| L13 | N49°23'49"W | 8.00' |
| L14 | S46°05'17"E | 8.00' |
| L28 | S55°24'36"E | 8.07' |
| L29 | S49°23'49"E | 5.66' |
| L30 | N62°37'47"W | 1.05' |
| L31 | N58°56'31"W | 5.68' |
| L34 | S48°56'03"E | 11.63' |
| L35 | S41°05'16"W | 0.97' |
| L36 | S48°56'14"E | 1.94' |
| L37 | N48°56'03"W | 6.82' |
| L38 | S48°56'14"E | 1.94' |
| L39 | S48°56'03"E | 11.63' |

LEGEND

| | |
|---|---|
| R | = RADIUS |
| Δ | = DELTA (CENTRAL ANGLE) |
| L | = LENGTH |
| CB | = CHORD BEARING |
| DB | = DEED BOOK |
| O.R. | = OFFICIAL RECORDS BOOK |
| PGS | = PAGES |
| P.B. | = PLAT BOOK |
| (RAD) | = RADIAL LOT LINE (NON-RADIAL IF NOT LABELED) |
| PC | = POINT OF CURVATURE |
| PCC | = POINT OF COMPOUND CURVATURE |
| PRC | = POINT OF RVERSE CURVATURE |
| PT | = POINT OF TANGENCY |
| PI | = POINT OF INTERSECTION |
| POC | = POINT ON CURVE |
| FND | = FOUND |
| CERT | = CERTIFIED CORNER RECORD |
| CM | = CONCRETE MONUMENT |
| COR | = CORNER |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| SEC | = SECTION |
| ◉ | = 5/8" IRON ROD AND CAP STAMPED "PBS&J LB 024" |
| ■ | = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE) |
| □ | = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" (UNLESS OTHERWISE NOTED) |
| • | = PERMANENT CONTROL POINT (PCP) SET NAIL AND DISK STAMPED "PRM P.B.S.& J. INC. PCP PLS 3700" |
| ○ | = NO POINT SET |


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EXHIBIT "B" Sheet 18 of 18

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# EXHIBIT "C"

## Floor Plans

The floor plans for the Condominium are recorded in the public records of Osceola County, Florida, as follows:

| Buildings | Condominium Plan Book | Pages |
|---|---|---|
| Phase One, Buildings 5 and 6 | 7 | 168-174 |
| Phase Two, Buildings 1 and 2 | 10 | 48 - 55 |
| Phase Three, Building 7 | 8 | 38-44 |
| Phase Four, Building 3 | 10 | 166-172 |
| Phase Five, Building 4 | 11 | 13-20 |
| Phase Six, Building 8 | 9 | 84 - 91 |

At such time as the Declarant exercises its option to submit Additional Property containing Units to this Declaration pursuant to Paragraph 17(d) of this Declaration, the Declarant shall amend this exhibit to include a reference to the recording data for the floor plans of the Units so added.

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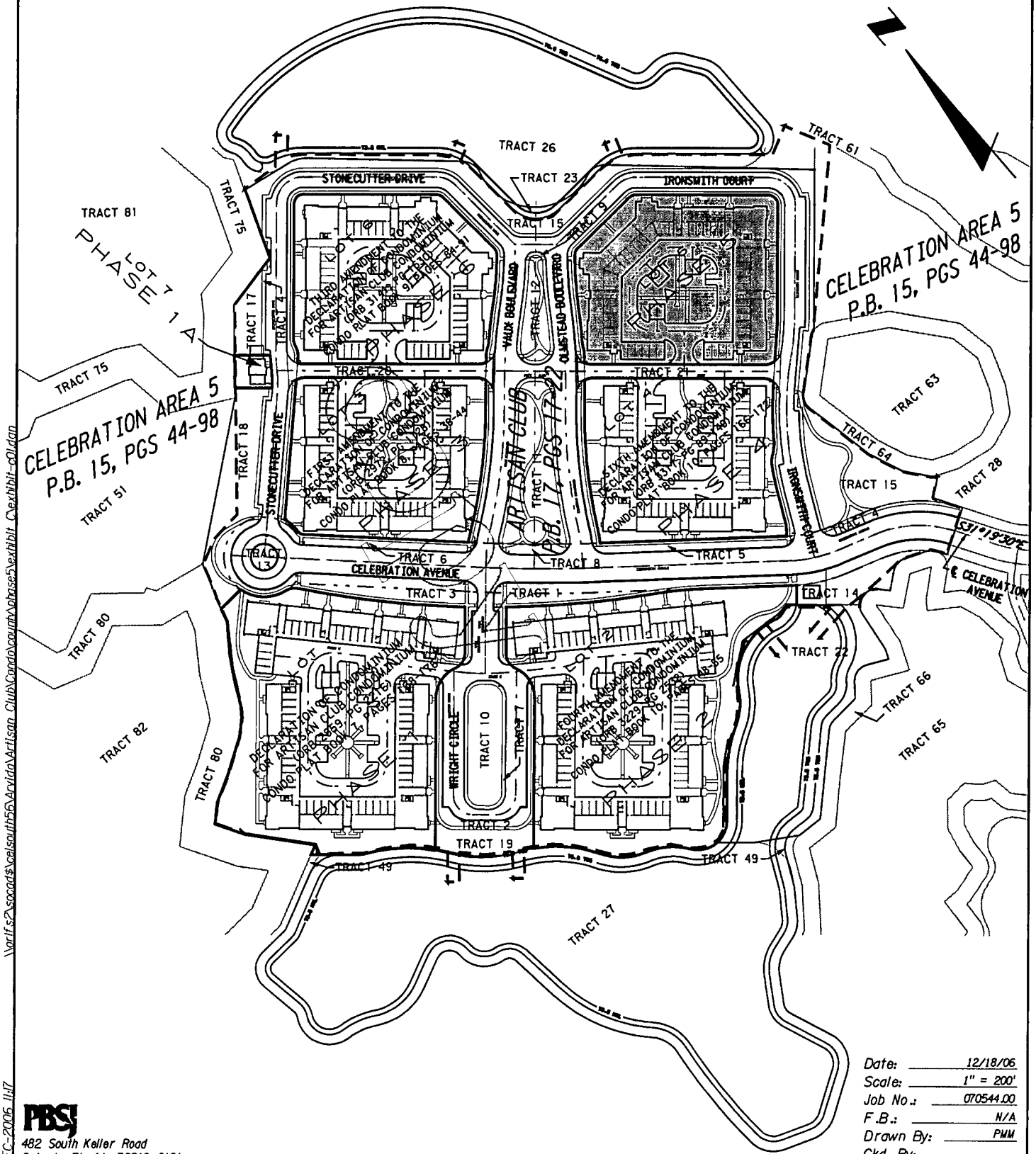
# ARTISAN CLUB CONDOMINIUM
## PHASE 5
## LOCATION MAP

C.B. 11, PG. 13-20




Date: 12/18/06
Scale: 1" = 200'
Job No.: 070544.00
F.B.: N/A
Drawn By: PMM
Ckd. By:

EXHIBIT "C" Sheet 1 of 28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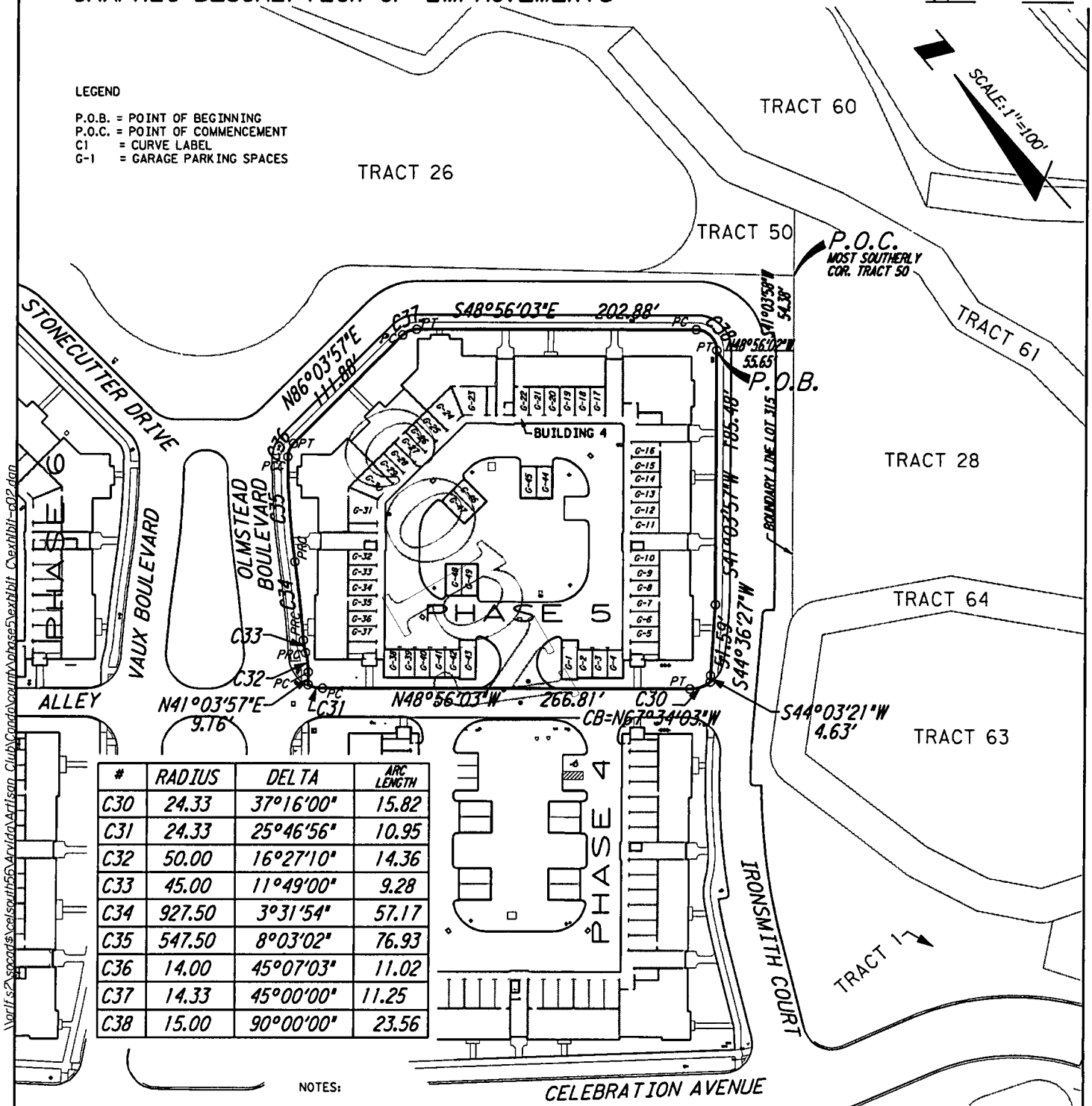
# ARTISAN CLUB CONDOMINIUM
# PHASE 5
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/509

C.B. 11 PG. 13-20




| # | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C30 | 24.33 | 37°16'00" | 15.82 |
| C31 | 24.33 | 25°46'56" | 10.95 |
| C32 | 50.00 | 16°27'10" | 14.36 |
| C33 | 45.00 | 11°49'00" | 9.28 |
| C34 | 927.50 | 3°31'54" | 57.17 |
| C35 | 547.50 | 8°03'02" | 76.93 |
| C36 | 14.00 | 45°07'03" | 11.02 |
| C37 | 14.33 | 45°00'00" | 11.25 |
| C38 | 15.00 | 90°00'00" | 23.56 |

NOTES:

1. Field Work was completed on December 15, 2006.

2. All land and other Improvements within the Condominium Property which are not included within the Dwelling Units are Common Elements, some of which are Limited Common Elements.

3. Bearings are based on the Walt Disney Datum and the South line of Lot 4 as shown on the plat of ARTISAN CLUB, Plat Book 17, Pages 17 through 22 of the Public Records of Osceola County, Florida. Bearing N51°08'21"W.

4. Building Ties shown are As-Built Locations to the outside of the concrete block walls at the Foundation level.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# ARTISAN CLUB CONDOMINIUM
# PHASE 5
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/510

C.B. 11 , PG. 13-20

LEGAL DESCRIPTION

Lot 5 of the plat of "ARTISAN CLUB" as recorded in Plat Book 17, Pages 17 through 22 of the public records of Osceola County, Florida, also described as follows:

LOT 5 (METES AND BOUNDS)

A part of Lot 315 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the most Southerly corner of Tract 50 of the plat of CELEBRATION AREA 5, as recorded in Plat Book 15, Pages 44 through 98, Public Records of Osceola County, Florida; thence S.41°03'58"W. along the Boundary line of Lot 315 of said plat for 54.38 feet; thence N.48°56'02"W. for 55.65 feet to the POINT OF BEGINNING; thence S.41°03'57"W. for 185.48 feet; thence S.44°36'27"W. for 51.59 feet; thence S.44°03'21"W. for 4.63 feet to a non-tangent curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 24.33 feet and a chord bearing of N.67°34'03"W., through a central angle of 37°16'00", for 15.82 feet to the point of tangency; thence N.48°56'03"W. for 266.81 feet to the point of curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 24.33 feet, through a central angle of 25°46'56", for 10.95 feet; thence N.41°03'57"E. for 9.16 feet to the point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 16°27'10", for 14.36 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 45.00 feet, through a central angle of 11°49'00", for 9.28 feet to the point of reverse curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 927.50 feet, through a central angle of 03°31'54", for 57.17 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 547.50 feet, through a central angle of 08°03'02", for 76.93 feet to the point of compound curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 14.00 feet, through a central angle of 45°07'03", for 11.02 feet to the point of tangency; thence N.86°03'57"E. for 111.88 feet to the point of curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 14.33 feet, through a central angle of 45°00'00", for 11.25 feet to the point of tangency; thence S.48°56'03"E. for 202.88 feet to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 15.00 feet, through a central angle of 90°00'00", for 23.56 feet to the POINT OF BEGINNING.

Containing 1.750 acres, more or less.

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# ARTISAN CLUB CONDOMINIUM
# PHASE 5
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

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C.B. 11 , PG. 13-20

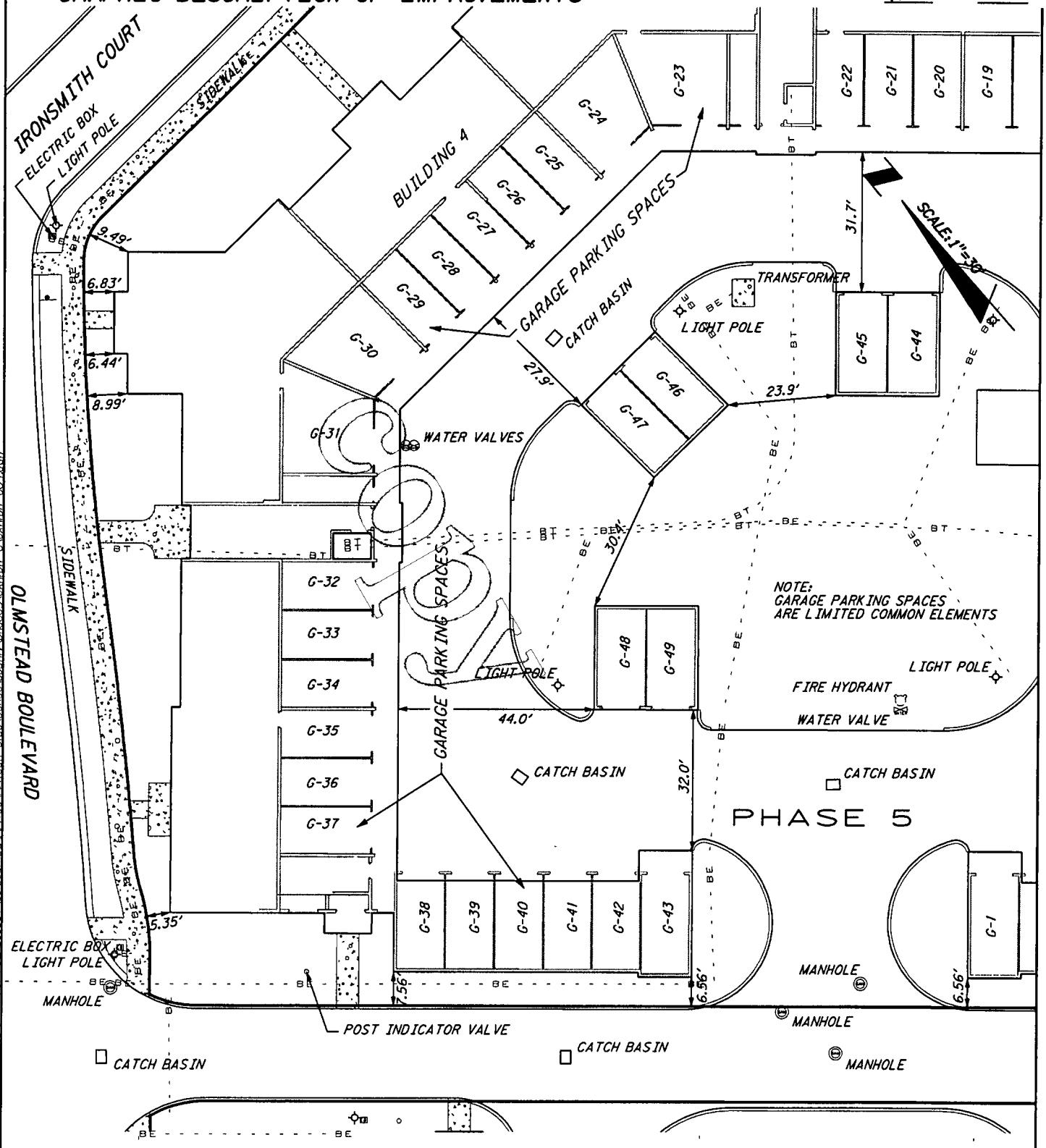



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EXHIBIT "C" Sheet 4 of 28


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# ARTISAN CLUB CONDOMINIUM
# PHASE 5
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/512

C.B. 11 , PG. 13-20

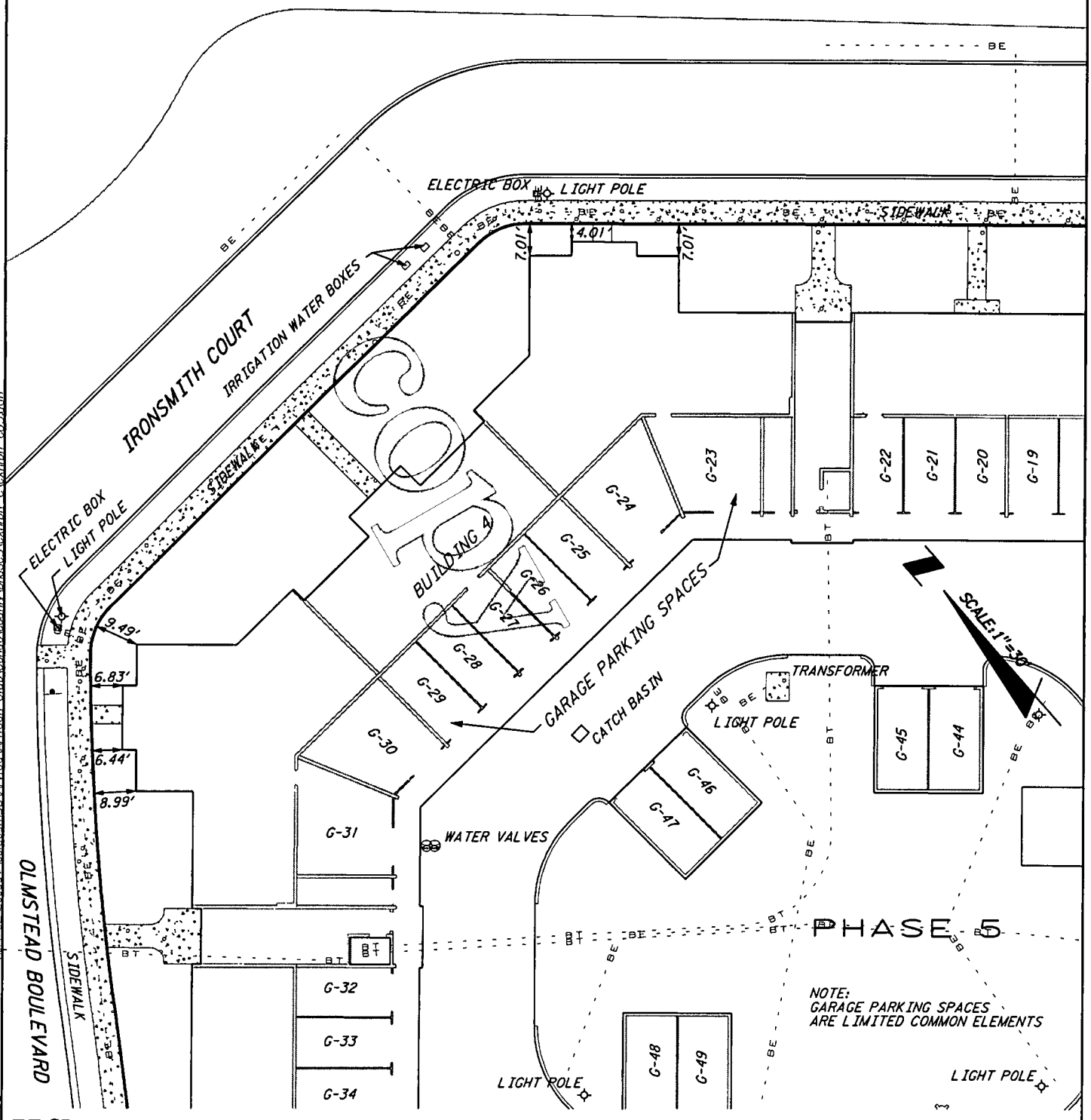



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EXHIBIT "C" Sheet 5 of 28

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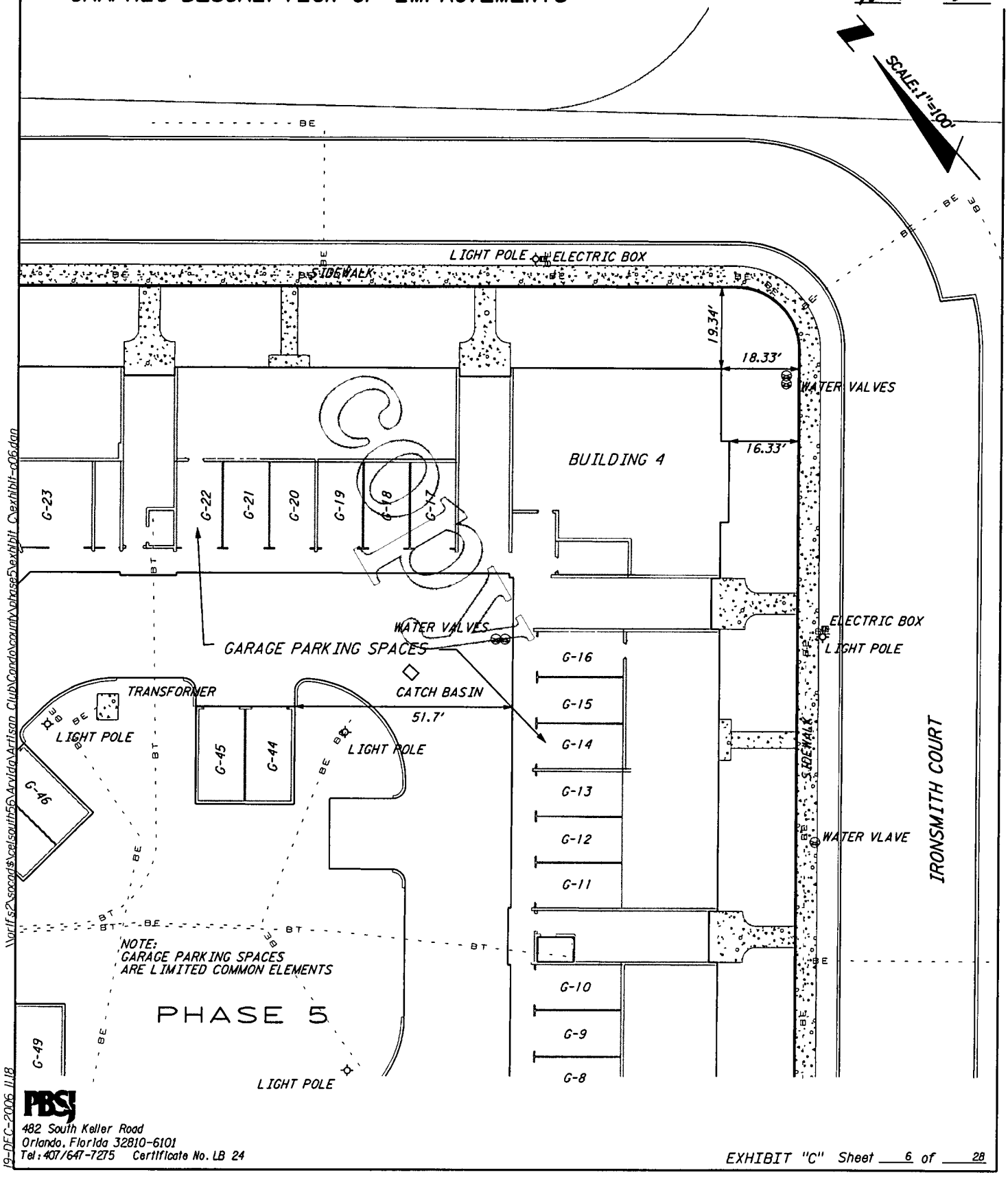
# ARTISAN CLUB CONDOMINIUM
# PHASE 5
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/513

C.B. // ,PG. 13-20

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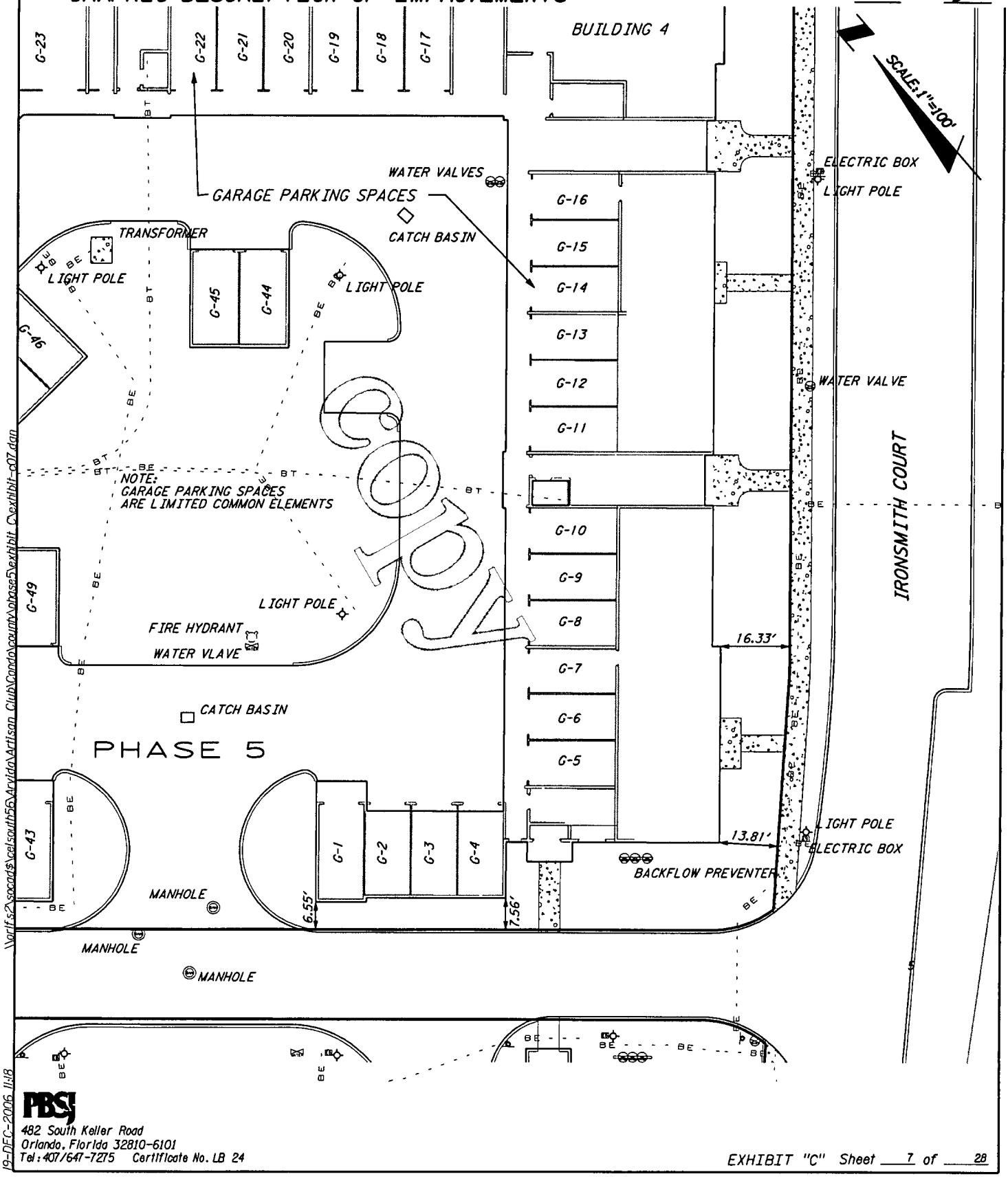
# ARTISAN CLUB CONDOMINIUM
# PHASE 5
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/514

C.B. 11 ,PG. 13-20

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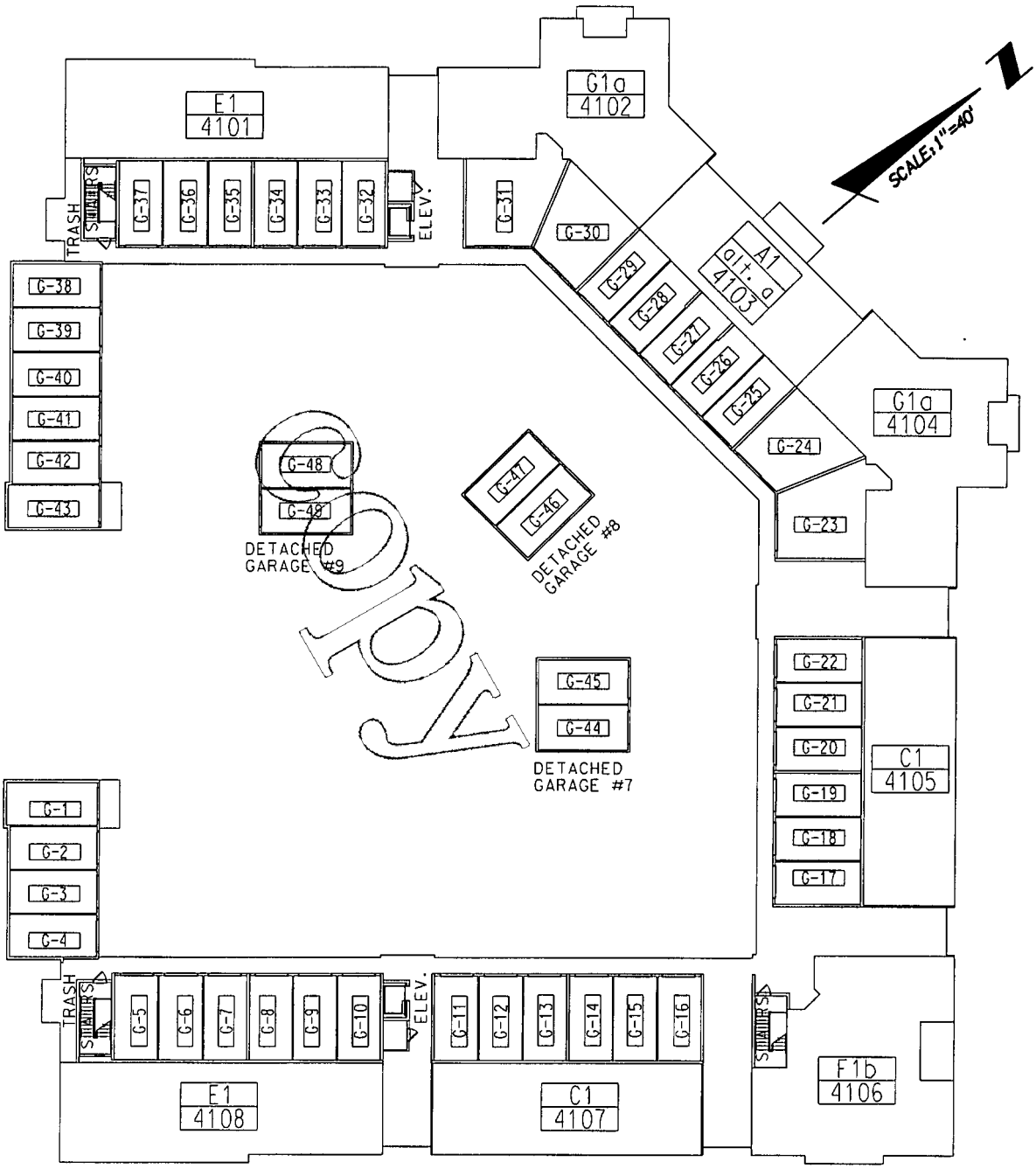
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, BUILDING 4, 1ST FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/515

C.B. 11 , PG. 13-20

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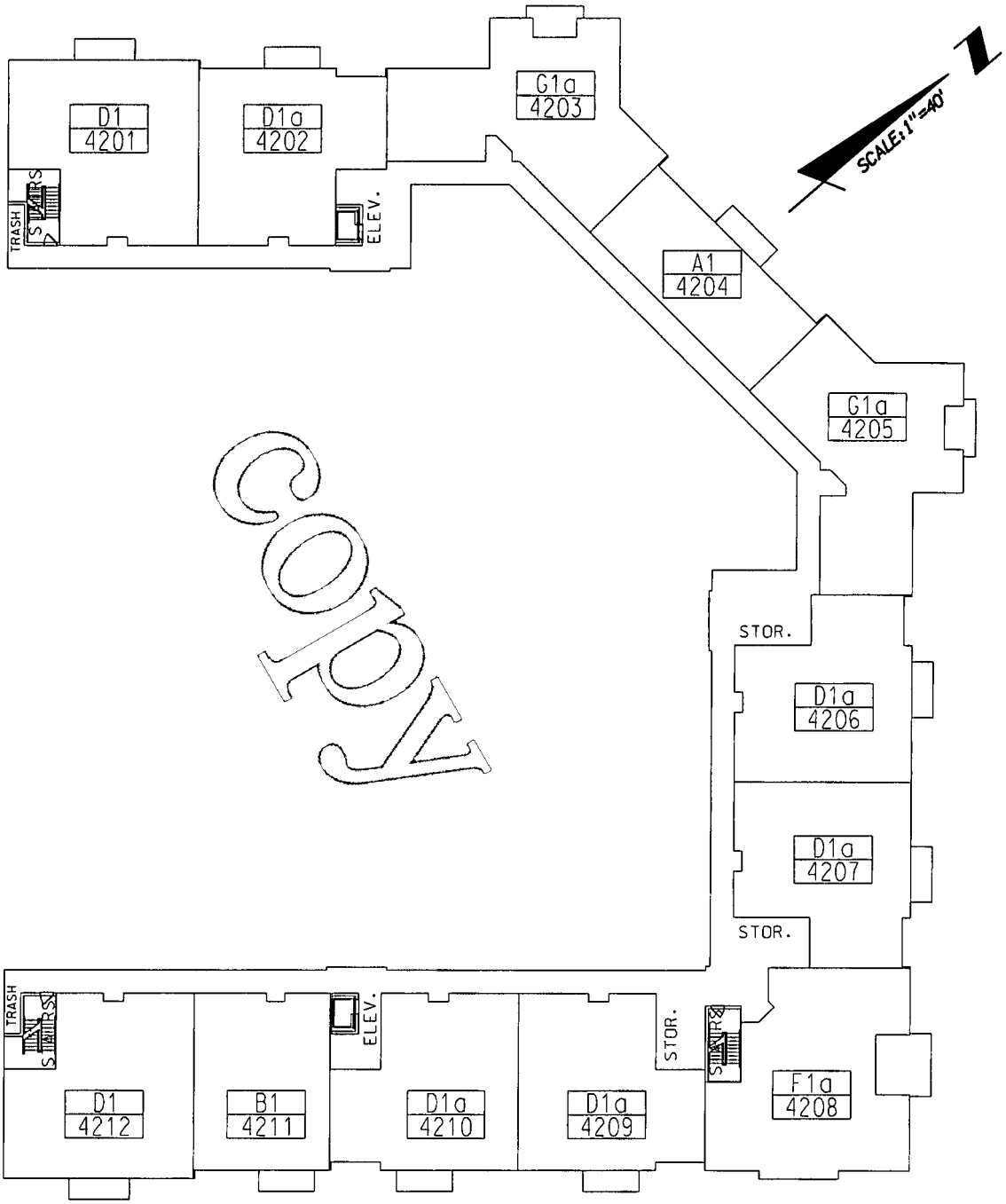
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, BUILDING 4, 2ND FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/516

C.B. 11 ,PG. 13-20

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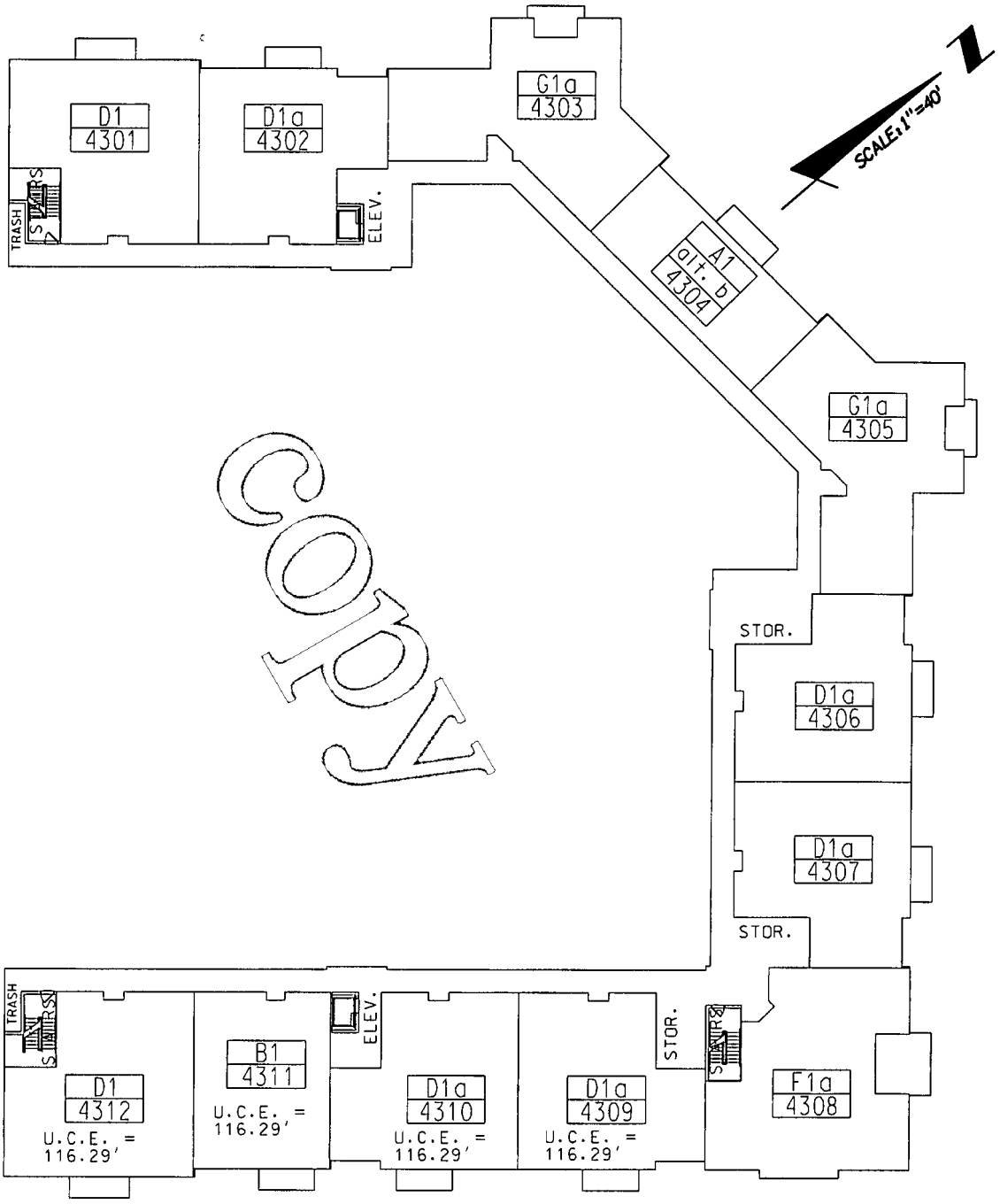
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, BUILDING 4, 3RD FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/517

C.B. 11 , PG. 13-20

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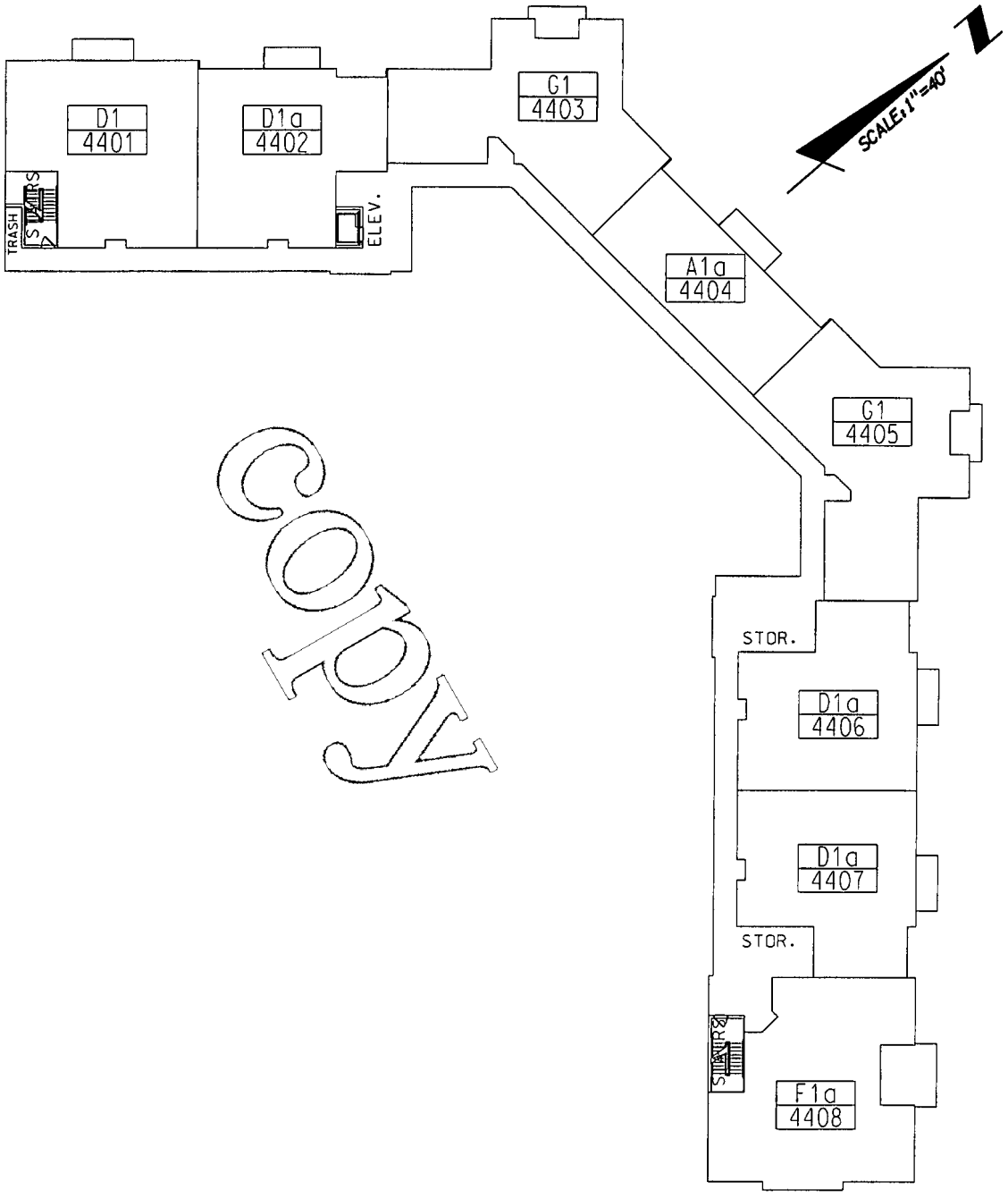
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, BUILDING 4, 4TH FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/518

C.B. 11 , PG. 13-20

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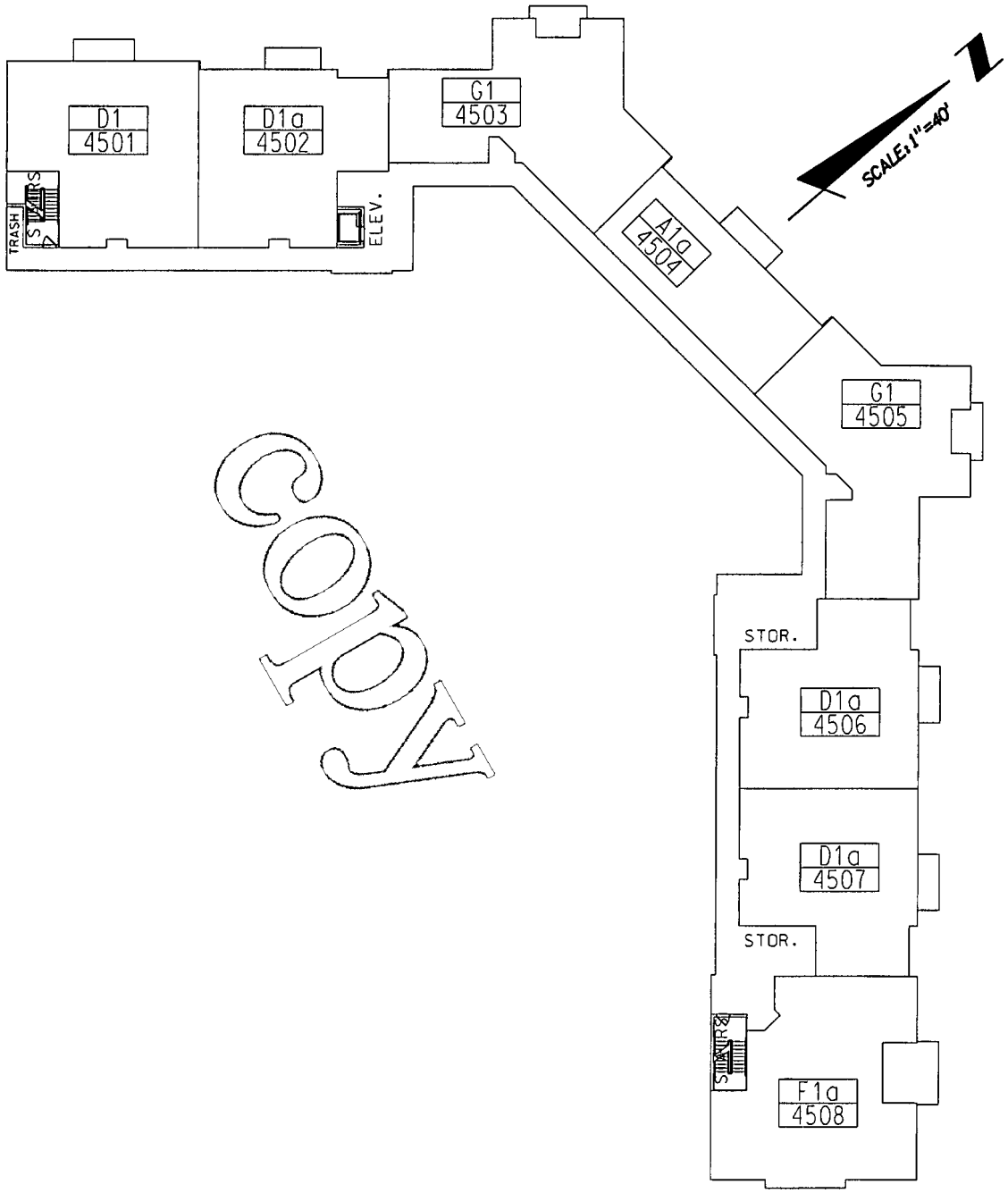
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, BUILDING 4, 5TH FLOOR
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/519

C.B. 11 ,PG. 13-20

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# ARTISAN CLUB CONDOMINIUM
# PHASE 5, BUILDING DIMENSIONS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/520

C.B. 11 ,PG. 13-20

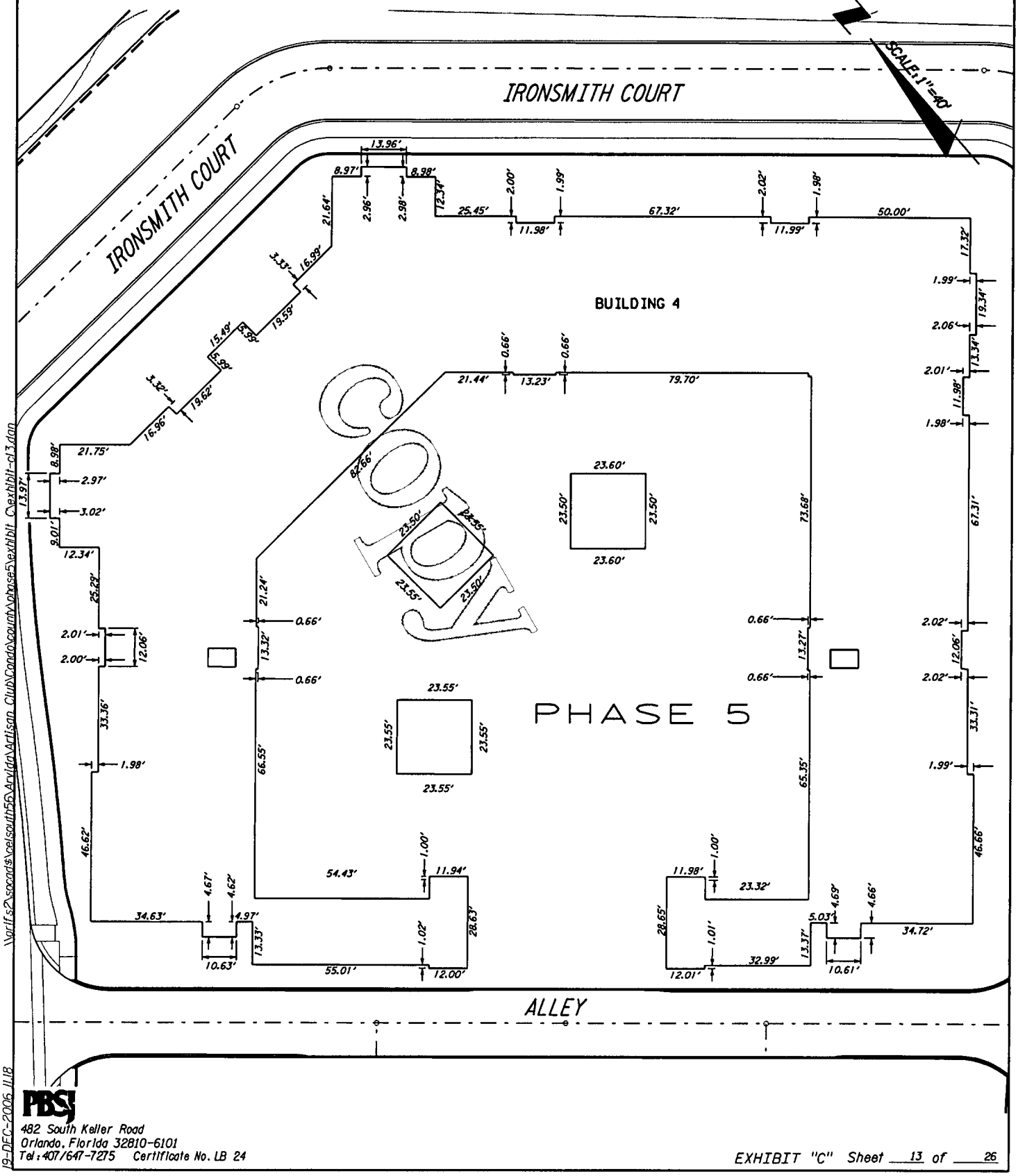


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EXHIBIT "C" Sheet 13 of 26

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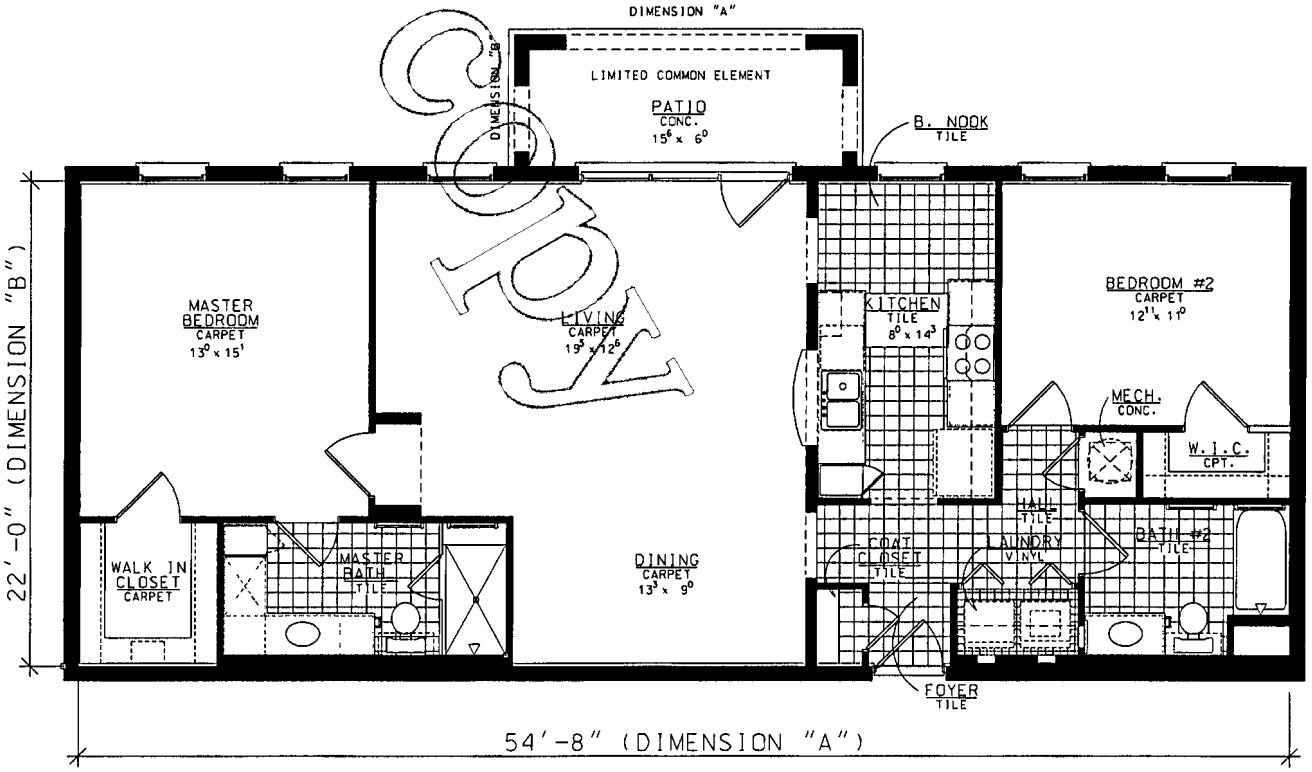
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/521

C.B. 11 , PG. 13-20

A1 Two Bedroom / Two Bath
1,291 Net Square Feet
1,384 Gross Square Feet




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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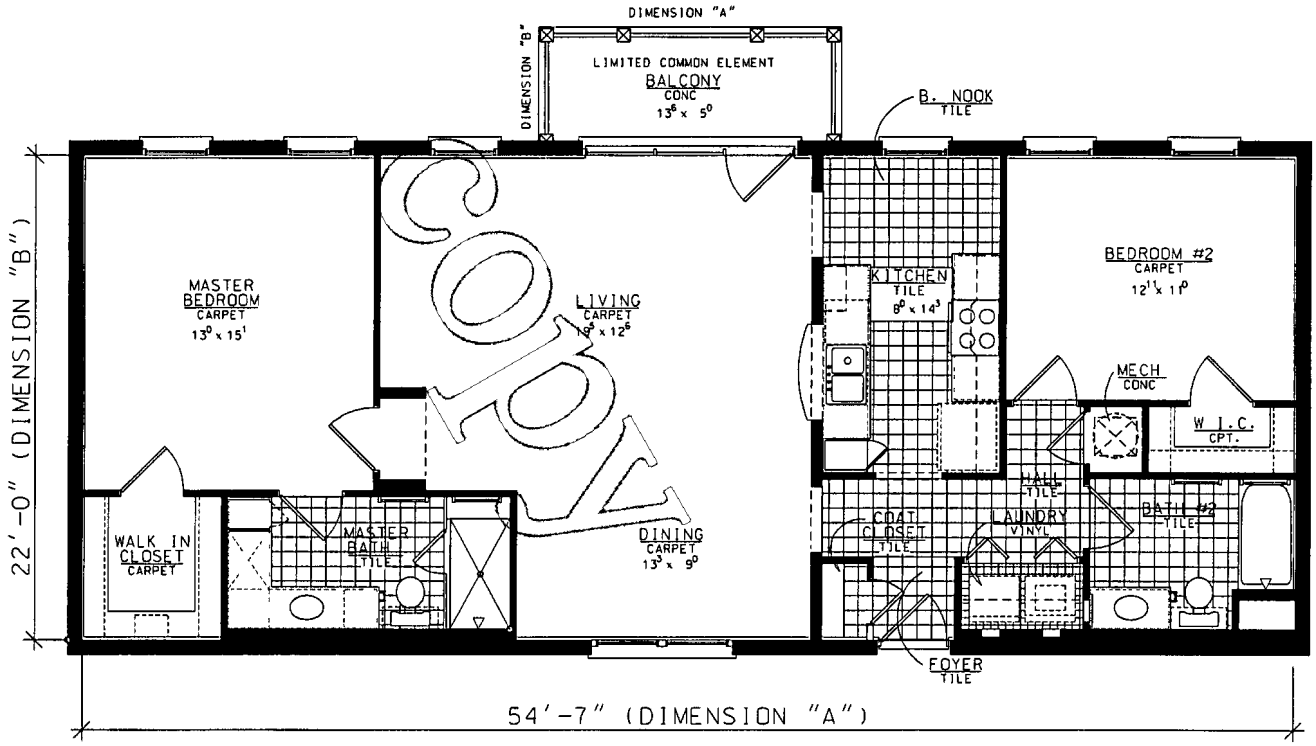
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/522

C.B. 11 , PG. 13-20

A1a Two Bedroom / Two Bath
1,291 Net Sqaure Feet
1,358 Gross Sqaure Feet




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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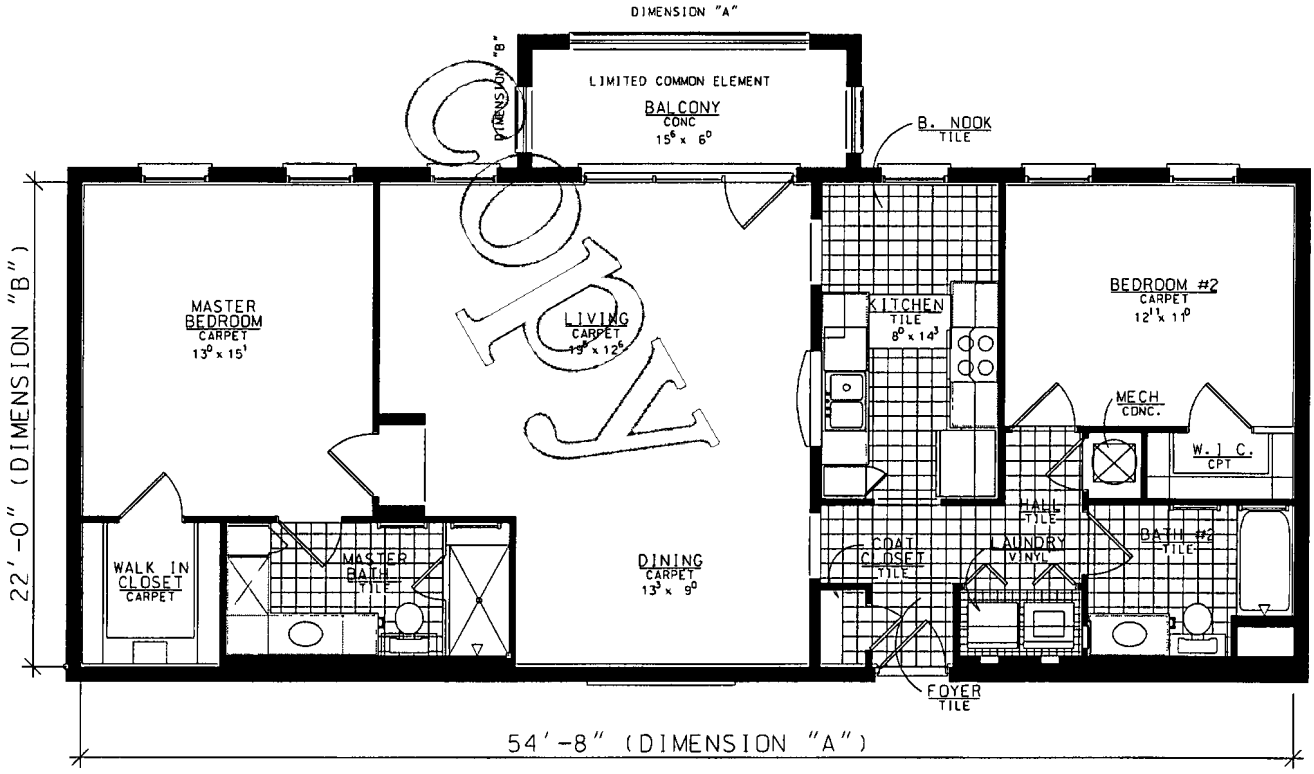
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/523

C.B. 11 ,PG. 13-20

A1 Two Bedroom / Two Bath
1,291 Net Square Feet
1,384 Gross Square Feet
Alternate "A"

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NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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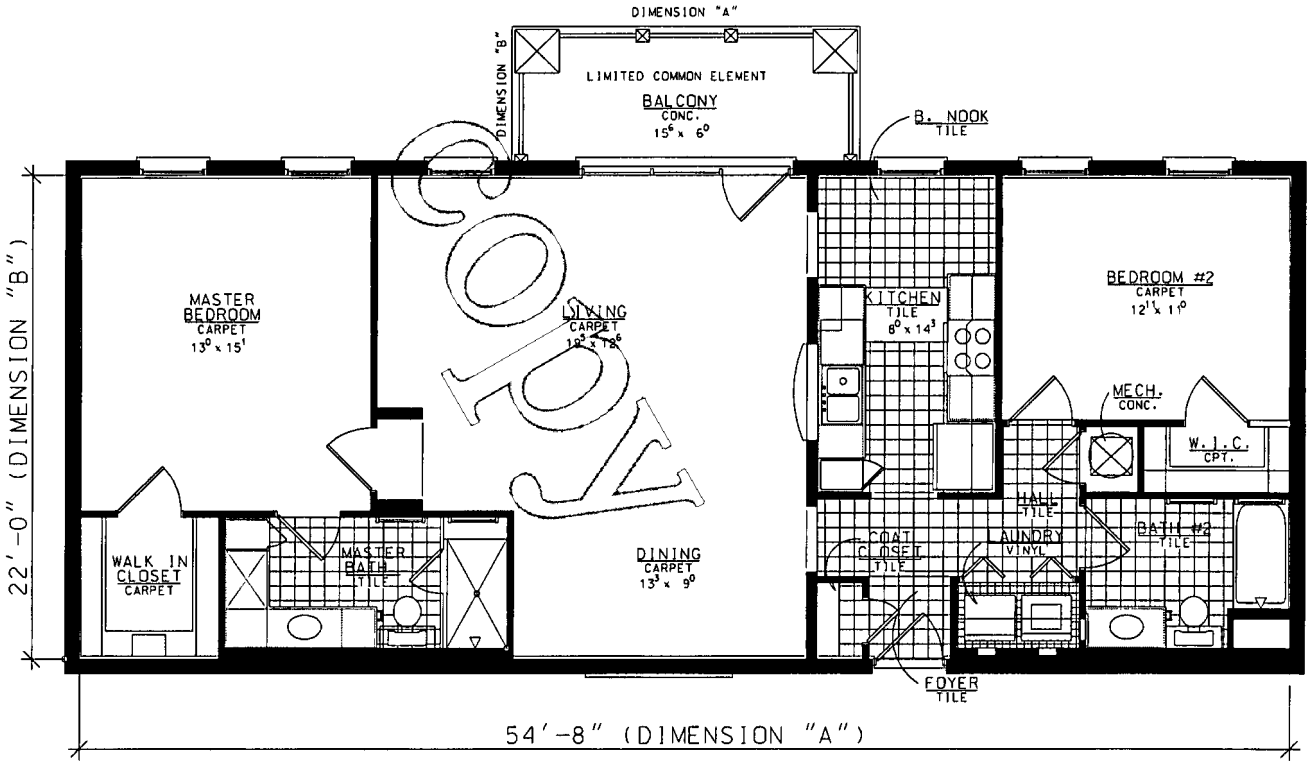
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/524

C.B. 11 ,PG. 13-20

A1 Two Bedroom / Two Bath
1,291 Net Square Feet
1,384 Gross Square Feet
Alternate "B"

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NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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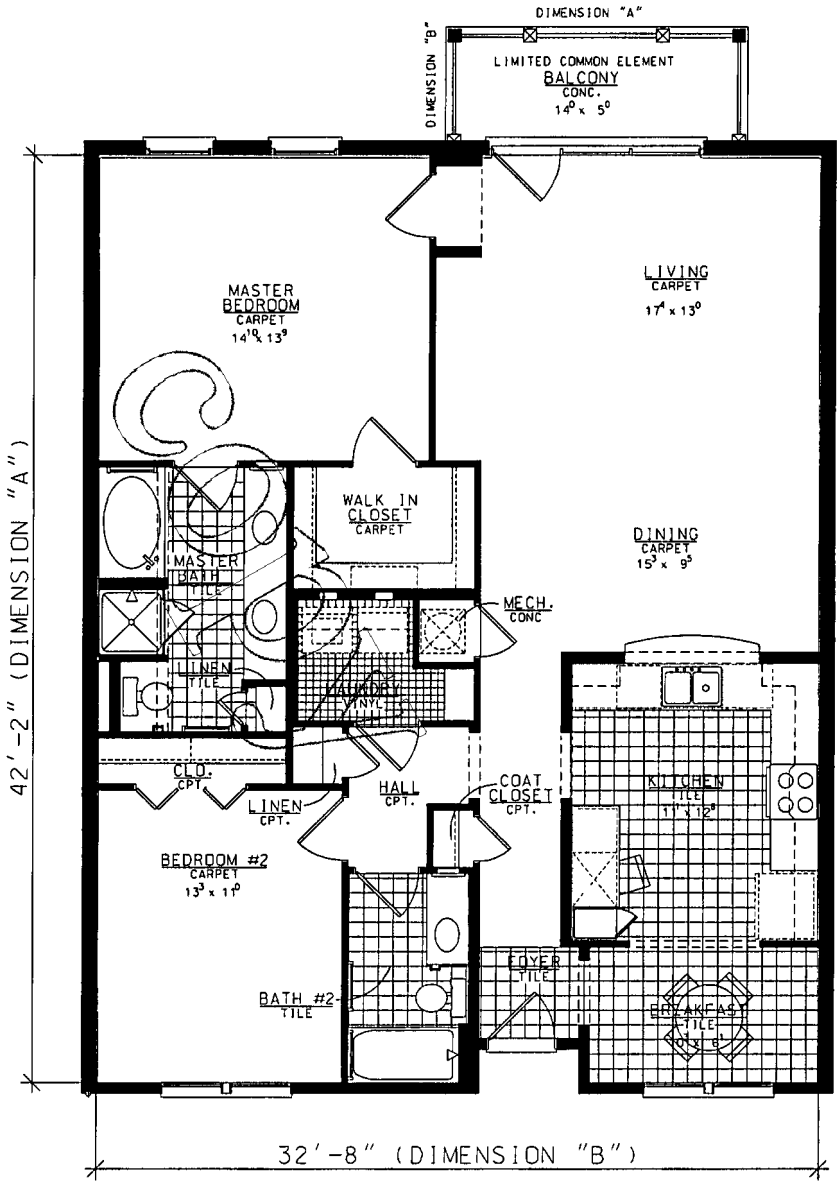
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/525

C.B. 11 , PG. 13-20

B 1 Two Bedroom / Two Bath
1,435 Net Sqaure Feet
1,505 Gross Sqaure Feet




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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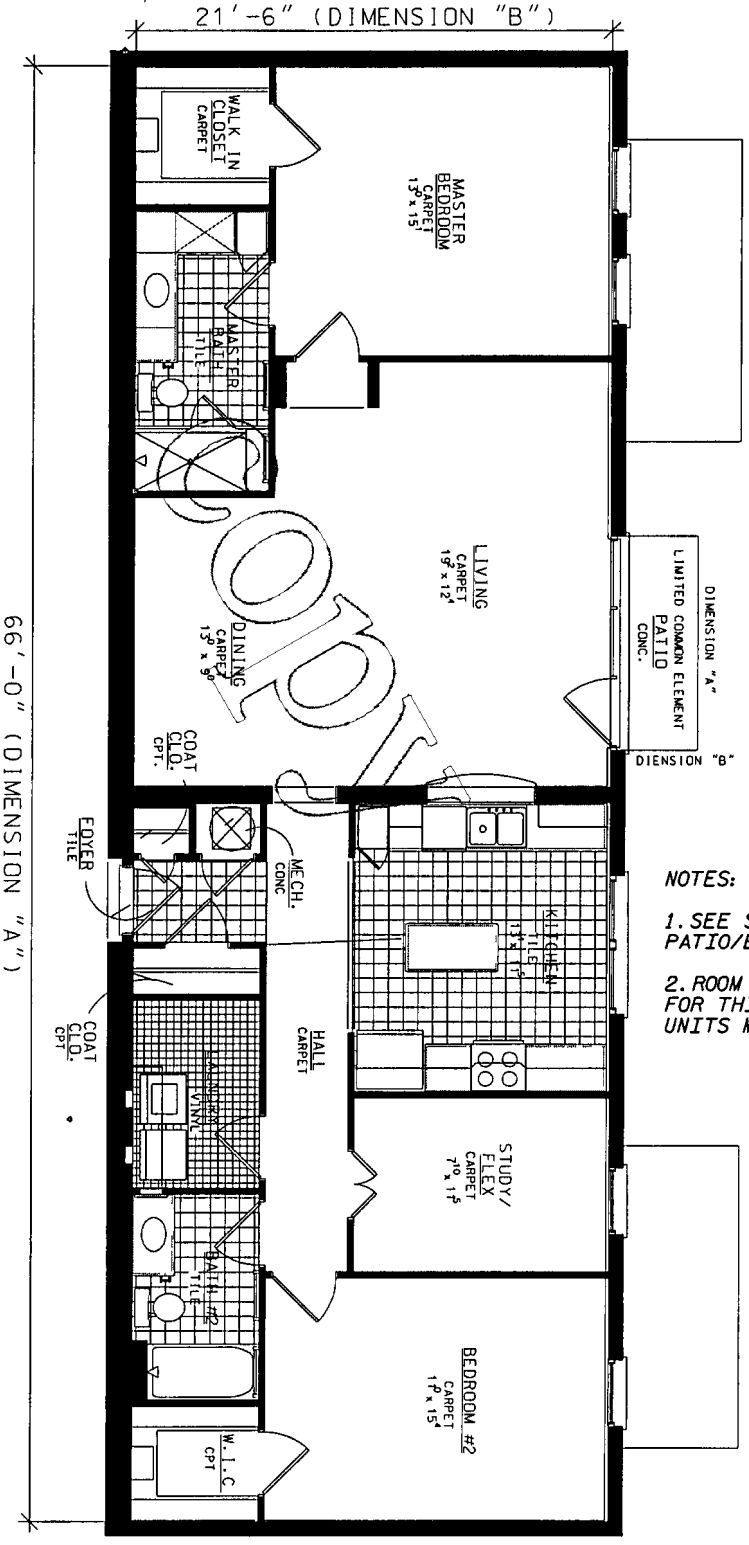
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/526

C.B. 11 ,PG. 13-20

C 1 Two Bedroom / Two Bath w/ Flex
1,511 Net Sqaure Feet
1,511 Gross Sqaure Feet




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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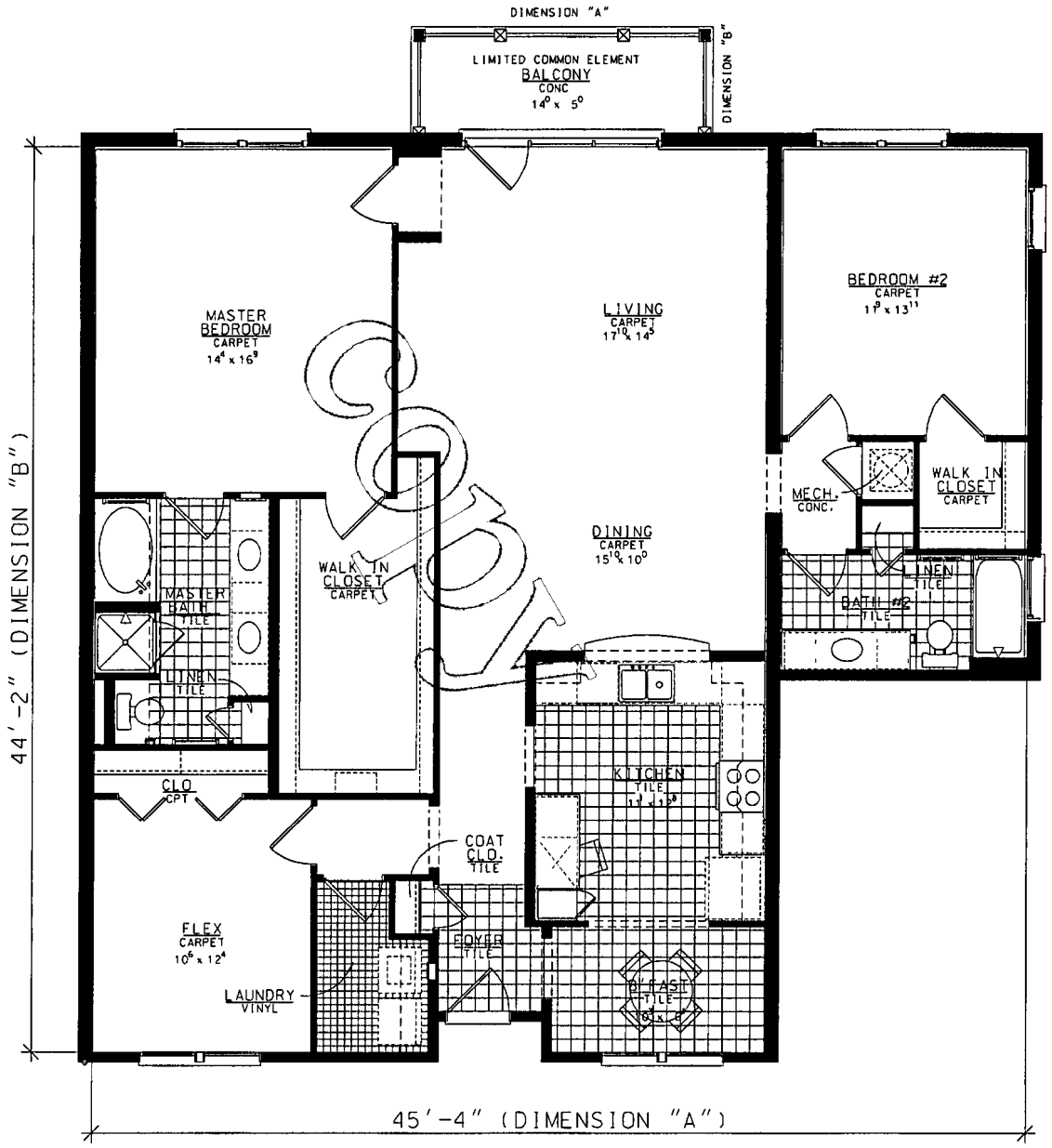
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/527

C.B. 11 , PG. 13-20

D 1 Two Bedroom / Two Bath w/ Flex
1,854 Net Sqaure Feet
1,924 Gross Sqaure Feet




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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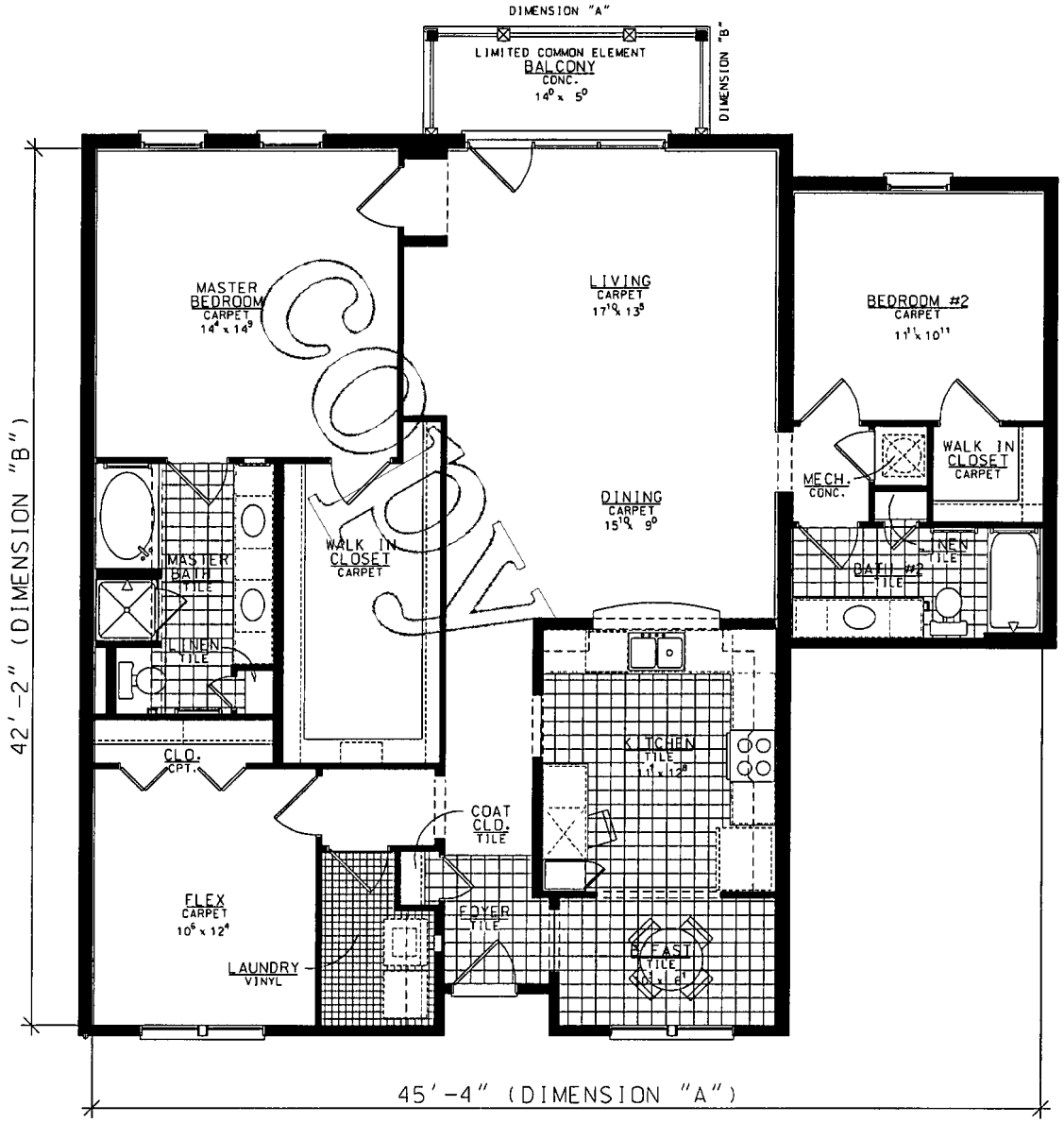
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/528

C.B. 11 , PG. 13-20

## D1a Two Bedroom / Two Bath w/ Flex
1,736 Net Square Feet
1,806 Gross Square Feet




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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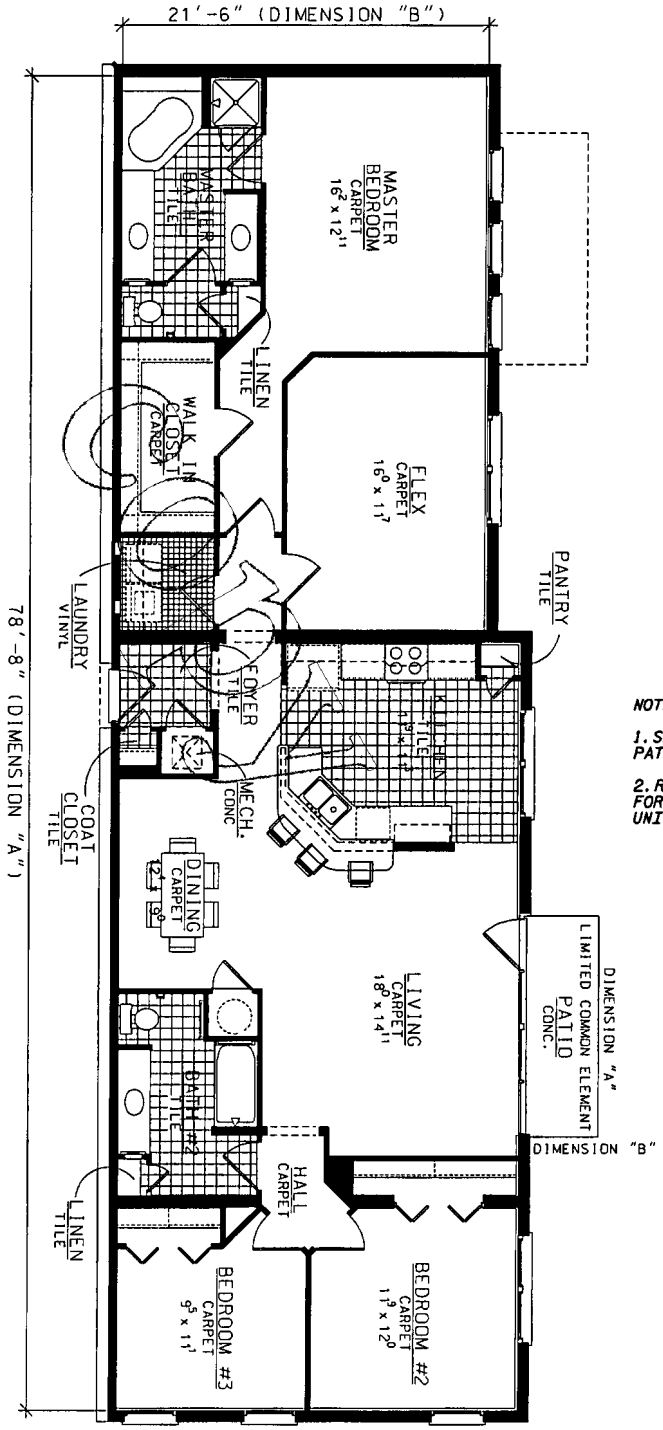
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/529

C.B. 11 ,PG. 13-20

E 1 Three Bedroom / Two Bath w/ Flex
1,907 Net Square Feet
1,907 Gross Square Feet
Option "A"




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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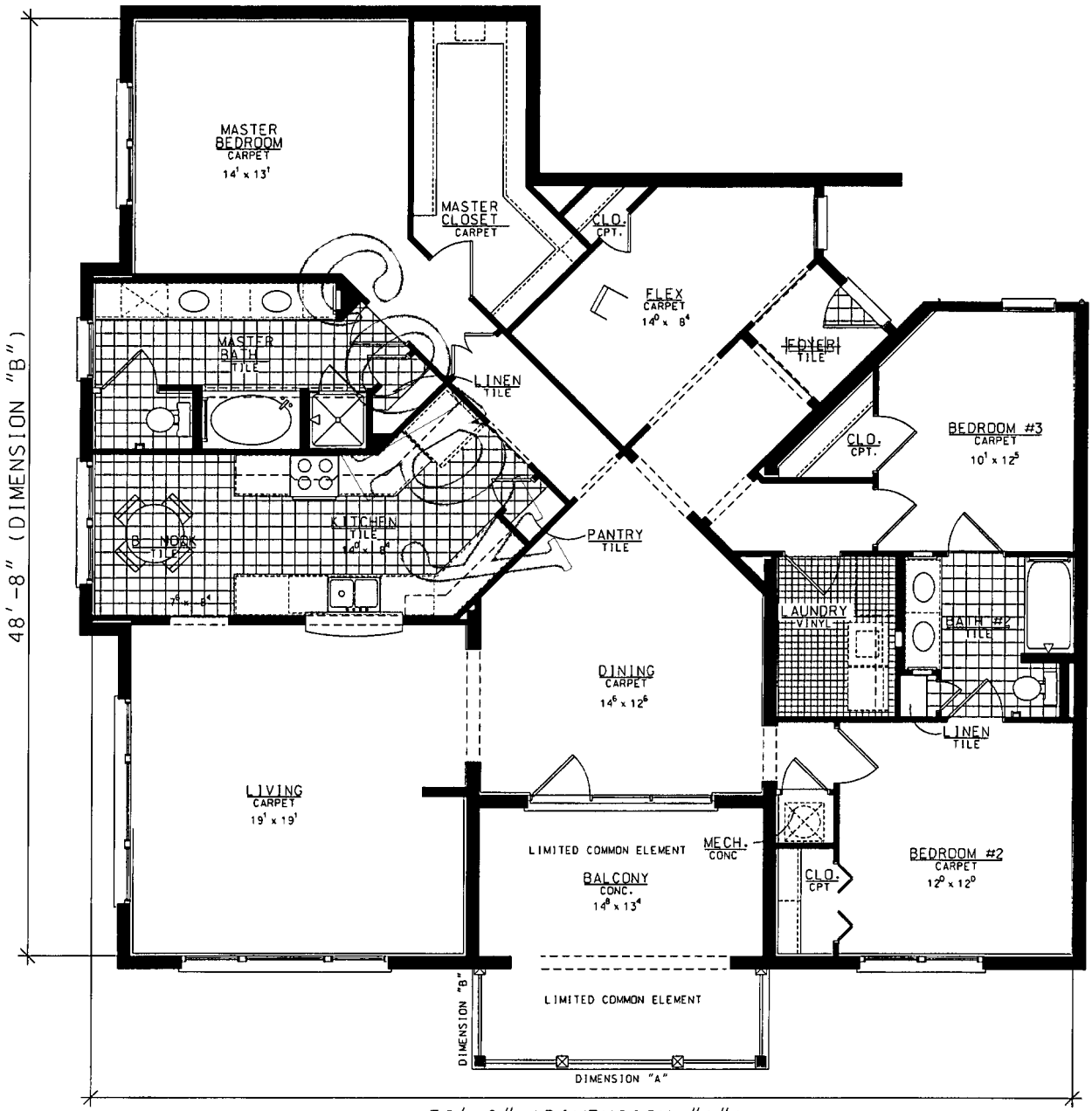
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/530

C.B. 11 , PG. 13-20

F1a Three Bedroom / Two Bath w/ Flex
2,069 Net Square Feet
2,261 Gross Square Feet




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)
2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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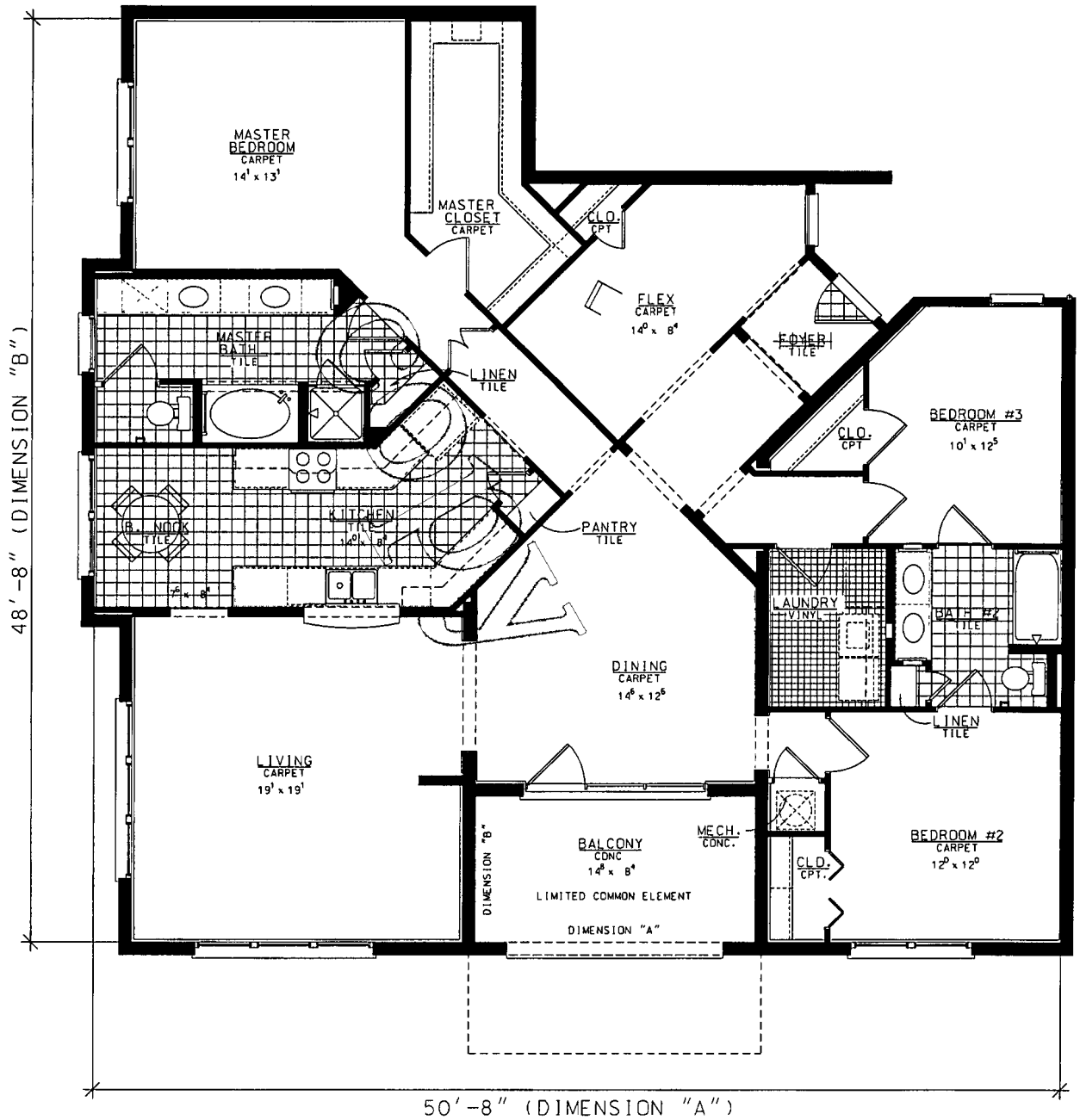
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/531

C.B. 11 , PG. 13-20

F1b Three Bedroom / Two Bath w/ Flex
2,069 Net Square Feet
2,191 Gross Square Feet




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.

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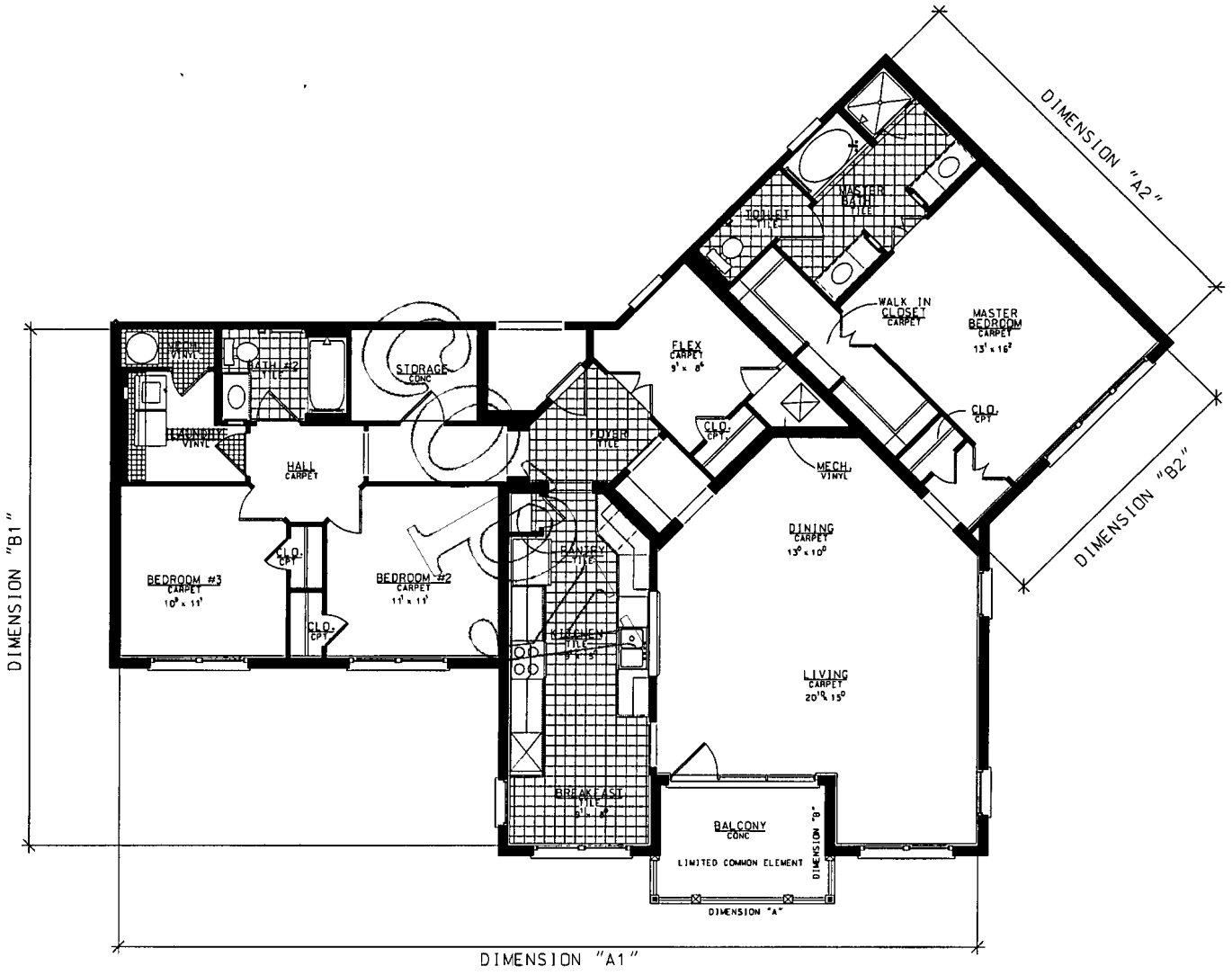
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/532

C.B. 11 ,PG. 13-20

G 1 Three Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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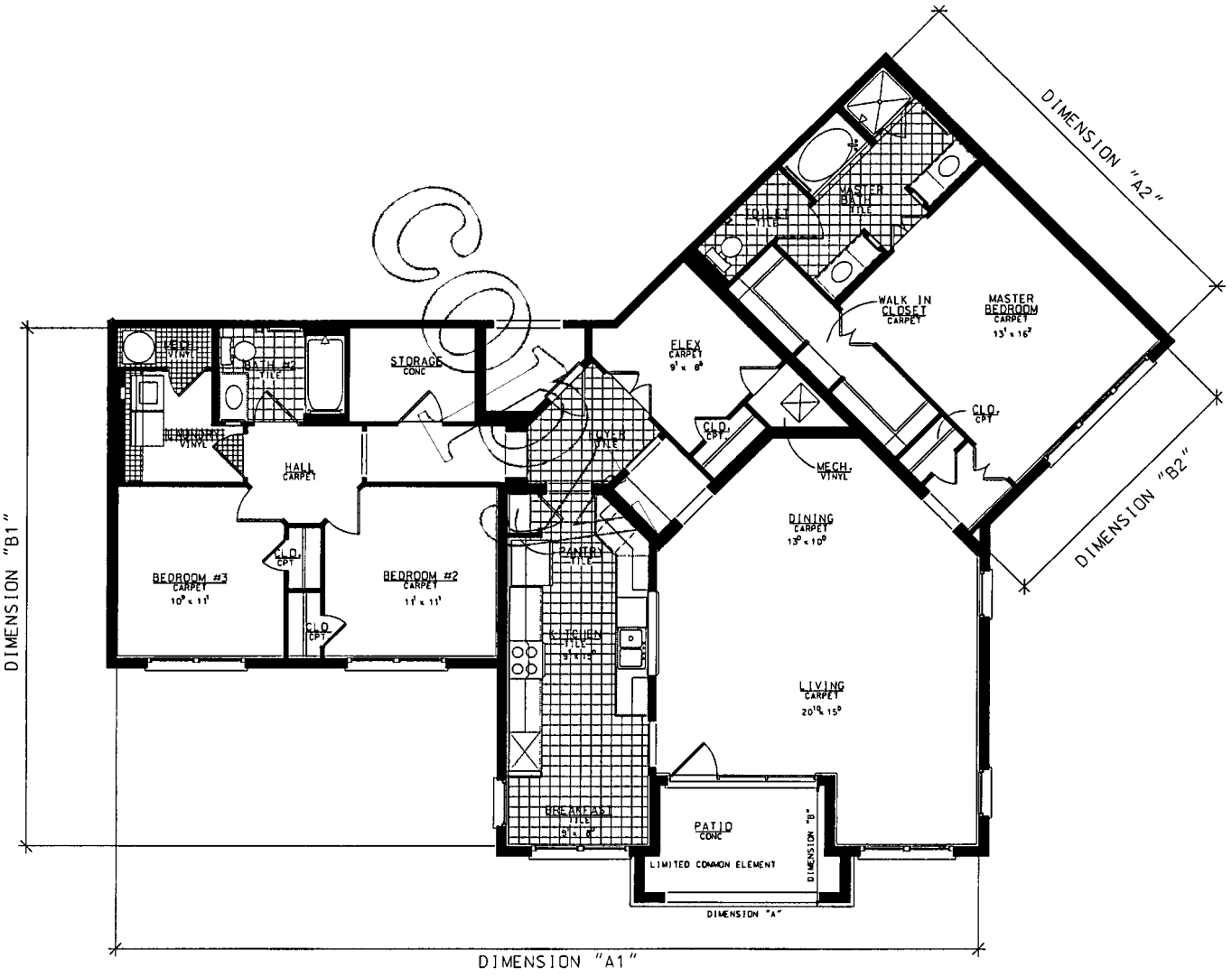
# ARTISAN CLUB CONDOMINIUM
# PHASE 5, UNIT DETAILS
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/533

C.B. 11 , PG. 13-20

G1a Three Bedroom / Two Bath w/ Flex




NOTES:

1. SEE SHEET 27 FOR UNIT AND PATIO/BALCONY DIMENSIONS (A&B)

2. ROOM SIZES SHOWN ARE APPROXIMATE FOR THIS MODEL. ACTUAL ROOM SIZES FOR UNITS MAY VARY.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# ARTISAN CLUB CONDOMINIUM
# PHASE 5
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/534

C.B. 11 ,PG. 13-20

| Phase | Building | Unit | Model | As-Built Unfinished Floor Elevation | As-Built Unfinished Ceiling Elevation | As-Built Unit Dimension "A" (A1) | As-Built Unit Dimension "A2" | As-Built Unit Dimension "B" (B1) | As-Built Unit Dimension "B2" | As-Built Balcony Dimension "A" | As-Built Balcony Dimension "B" |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 4 | 4101 | E1 | 84.50 | 94.53 | 78.67 | n/a | 22.03 | n/a | 13.00 | 4.75 |
| 5 | 4 | 4102 | G1A | 84.52 | 94.57 | 56.06 | 25.41 | 33.91 | 17.51 | 12.76 | 7.73 |
| 5 | 4 | 4103 | A1 ALT A | 84.52 | 94.66 | 54.73 | n/a | 22.03 | n/a | 15.50 | 5.97 |
| 5 | 4 | 4104 | G1A | 84.52 | 94.63 | 56.12 | 25.7 | 33.93 | 17.52 | 12.67 | 7.71 |
| 5 | 4 | 4105 | C1 | 84.44 | 94.56 | 66.06 | n/a | 22.05 | n/a | 9.67 | 3.27 |
| 5 | 4 | 4106 | F1B | 84.52 | 94.64 | 50.71 | n/a | 48.67 | n/a | 14.74 | 7.65 |
| 5 | 4 | 4107 | C1 | 84.49 | 94.59 | 66.06 | n/a | 22.11 | n/a | 9.68 | 3.30 |
| 5 | 4 | 4108 | E1 | 84.49 | 94.54 | 78.69 | n/a | 22.09 | n/a | 12.98 | 4.77 |
| 5 | 4 | 4201 | D1 | 95.63 | 105.45 | 45.37 | n/a | 44.19 | n/a | 15.32 | 5.67 |
| 5 | 4 | 4202 | D1A | 95.66 | 105.48 | 45.41 | n/a | 42.18 | n/a | 14.33 | 5.69 |
| 5 | 4 | 4203 | G1A | 95.69 | 105.49 | 55.99 | 25.45 | 33.93 | 17.57 | 12.77 | 7.68 |
| 5 | 4 | 4204 | A1 | 95.68 | 105.48 | 54.75 | n/a | 22.17 | n/a | 15.55 | 6.00 |
| 5 | 4 | 4205 | G1A | 95.71 | 105.47 | 56.10 | 25.45 | 33.88 | 17.5 | 12.71 | 7.67 |
| 5 | 4 | 4206 | D1A | 95.66 | 105.45 | 45.34 | n/a | 42.19 | n/a | 14.34 | 5.70 |
| 5 | 4 | 4207 | D1A | 95.62 | 105.40 | 45.31 | n/a | 42.19 | n/a | 14.35 | 5.69 |
| 5 | 4 | 4208 | F1A | 95.65 | 105.44 | 50.70 | n/a | 48.69 | n/a | 15.88 | 5.73 |
| 5 | 4 | 4209 | D1A | 95.61 | 105.48 | 45.40 | n/a | 42.16 | n/a | 14.33 | 5.69 |
| 5 | 4 | 4210 | D1A | 95.63 | 105.45 | 45.35 | n/a | 42.21 | n/a | 14.31 | 5.68 |
| 5 | 4 | 4211 | B1 | 95.61 | 105.45 | 42.23 | n/a | 32.66 | n/a | 14.28 | 5.70 |
| 5 | 4 | 4212 | D1 | 95.63 | 105.42 | 45.44 | n/a | 44.27 | n/a | 15.34 | 5.70 |
| 5 | 4 | 4301 | D1 | 106.49 | 116.29 | 45.39 | n/a | 44.19 | n/a | 15.39 | 5.71 |
| 5 | 4 | 4302 | D1A | 106.49 | 116.28 | 45.42 | n/a | 42.18 | n/a | 14.60 | 5.78 |
| 5 | 4 | 4303 | G1A | 106.58 | 116.35 | 56.01 | 25.38 | 34.32 | 17.53 | 14.00 | 7.68 |
| 5 | 4 | 4304 | A1 ALT B | 106.61 | 116.29 | 54.70 | n/a | 22.14 | n/a | 15.75 | 6.07 |
| 5 | 4 | 4305 | G1A | 106.58 | 116.34 | 56.09 | 25.36 | 34.01 | 17.57 | 14.00 | 7.64 |
| 5 | 4 | 4306 | D1A | 106.44 | 116.22 | 45.31 | n/a | 42.19 | n/a | 14.50 | 5.76 |
| 5 | 4 | 4307 | D1A | 106.44 | 116.27 | 45.35 | n/a | 42.24 | n/a | 14.54 | 5.80 |
| 5 | 4 | 4308 | F1A | 106.42 | 116.27 | 50.76 | n/a | 48.73 | n/a | 16.14 | 5.79 |
| 5 | 4 | 4309 | D1A | 106.50 | 116.20 | 45.39 | n/a | 42.19 | n/a | 14.49 | 5.76 |
| 5 | 4 | 4310 | D1A | 106.50 | 116.17 | 45.32 | n/a | 42.18 | n/a | 14.54 | 5.76 |
| 5 | 4 | 4311 | B1 | 106.44 | 116.16 | 42.19 | n/a | 32.67 | n/a | 14.45 | 5.71 |
| 5 | 4 | 4312 | D1 | 106.42 | 116.19 | 45.46 | n/a | 44.21 | n/a | 15.50 | 5.82 |
| 5 | 4 | 4401 | D1 | 117.36 | 127.03 | 45.39 | n/a | 44.21 | n/a | 15.53 | 5.73 |
| 5 | 4 | 4402 | D1A | 117.31 | 127.09 | 45.44 | n/a | 42.2 | n/a | 14.57 | 5.77 |
| 5 | 4 | 4403 | G1 | 117.36 | 127.15 | 55.98 | 25.36 | 34.19 | 17.59 | 14.25 | 7.80 |
| 5 | 4 | 4404 | A1A | 117.29 | 127.11 | 54.69 | n/a | 22.15 | n/a | 15.60 | 6.10 |
| 5 | 4 | 4405 | G1 | 117.29 | 127.15 | 55.99 | 25.38 | 33.9 | 17.55 | 14.15 | 7.80 |
| 5 | 4 | 4406 | D1A | 117.23 | 127.07 | 45.28 | n/a | 42.09 | n/a | 14.50 | 5.74 |
| 5 | 4 | 4407 | D1A | 117.22 | 127.06 | 45.34 | n/a | 42.25 | n/a | 14.68 | 5.80 |
| 5 | 4 | 4408 | F1A | 117.23 | 127.11 | 50.60 | n/a | 48.54 | n/a | 16.20 | 5.79 |
| 5 | 4 | 4501 | D1 | 128.09 | 137.87 | 45.38 | n/a | 44.12 | n/a | 15.60 | 5.89 |
| 5 | 4 | 4502 | D1A | 128.09 | 137.86 | 45.42 | n/a | 42.14 | n/a | 14.54 | 5.80 |
| 5 | 4 | 4503 | G1 | 128.09 | 139.83 | 55.89 | 25.41 | 34.19 | 17.57 | 14.40 | 7.77 |
| 5 | 4 | 4504 | A1A | 128.05 | 139.88 | 54.72 | n/a | 22.07 | n/a | 15.64 | 6.08 |
| 5 | 4 | 4505 | G1 | 128.14 | 139.85 | 56.10 | 25.39 | 33.8 | 17.66 | 14.26 | 7.69 |
| 5 | 4 | 4506 | D1A | 128.07 | 137.88 | 45.30 | n/a | 42.12 | n/a | 14.52 | 5.80 |
| 5 | 4 | 4507 | D1A | 128.05 | 137.90 | 45.37 | n/a | 42.08 | n/a | 14.52 | 5.80 |
| 5 | 4 | 4508 | F1A | 128.15 | 137.85 | 50.78 | n/a | 48.71 | n/a | 16.33 | 5.90 |

PBSJ
482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24



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# ARTISAN CLUB CONDOMINIUM
# PHASE 5
# PLOT PLAN AND
# GRAPHIC DESCRIPTION OF IMPROVEMENTS

CL 2006300234 OR 3366/535

C.B. 11 ,PG. 13-20

## NOTES TO SURVEY

1. Description of Units

Each Unit shall consist of that part of the building containing such which lies within the boundaries of the Unit, which boundaries are as follows:

A. Upper Boundaries

The upper horizontal boundary of each Unit is the plane formed by the uppermost, unexposed surface of the plaster, wallboard, or other material comprising the ceiling in the uppermost story of the Unit.

B. Lower Boundaries

The lower horizontal boundary of each Unit is the plane formed by the uppermost, finished surface of the concrete slab or the uppermost surface of the subflooring, as applicable, forming the floor of the lowermost story of the Unit.

C. Vertical (Perimetric or Lateral) Boundaries

The vertical boundaries of each Unit are the planes formed by the outermost, unexposed surface of the plaster, wallboard, or other material comprising the interior surface of the perimeter walls enclosing the Unit.

D. Items Included Within the Unit Boundaries

Except where provisions of the Declaration of Condominium for Artisan Club Condominium otherwise specify, all air spaces, interior walls and partitions, floors separating levels of the Unit, and other fixtures and improvements within the foregoing boundaries are a part of the Unit. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, and any other materials constituting any part of the finished surfaces of walls or ceilings shall be deemed to be within the boundaries of the Unit.

Notwithstanding the description of the boundaries set forth above, the Units shall be deemed to include the following: all portions of the plumbing, heating, electrical, and air conditioning systems (including furnaces, compressors, components, pipes, wires, conduits, ducts, and the like) serving only that Unit, even if located outside the boundaries of the Unit; all windows (including window frames), glass surfaces, and doors (including door frames) serving the Unit; and all window screens.

E. Interpretation of Deeds, Plats, Plans, and Floor Plans

In interpreting deeds, plat plans, and floor plans, the existing physical boundaries of a Unit as originally constructed, or as reconstructed in substantial accordance with the original Plats and Plans, shall be conclusively presumed to be its boundaries regardless of minor variances between the actual boundaries and the boundaries shown on the Plat and Plans or described in a deed.

2. Description of Common Elements

A. All land and other improvements within the Condominium Property which are not included within the Unit are Common Elements, some of which are Limited Common Elements.

B. The Limited Common Elements and the Unit(s) to which they are assigned are as follows:

(i) any mailbox designated for use by the occupants of a particular Unit is assigned as a Limited Common Element of the Unit for which it is so designated;

(ii) any stairway, hallway, doorstep, or stoop providing access to a Unit, or from a Unit to a deck, patio, or balcony, is assigned as a Limited Common Element of the Unit or Units to or from which it provides access;

(iii) any deck, patio, porch, or balcony serving a Unit, including any perimeter screening, railing, or other exterior portion of such area, is assigned as a Limited Common Element of the Unit(s) having direct access to such deck, patio, porch, or balcony;

(iv) that portion of the Common Elements on which there is located any part of the air conditioning or heating system exclusively serving a particular Unit or Units is assigned as a Limited Common Element of the Unit or Units so served;

(v) any gas, electric, or water meter which serves only one Unit is assigned as a Limited Common Element of the Unit so served;

(vi) awnings over windows or doors, and exterior shutters, window boxes, and other exterior window trim, are assigned as Limited Common Elements of the Unit of which the door or window is a part; and

(vii) any parking space identified on Exhibit "E" to the Declaration of Condominium for Artisan Club Condominium is assigned as the Limited Common Element of the particular Unit specified on such Exhibit "E," as it may be amended. Artisan Park, LLC, as the Declarant under the Declaration of Condominium for Artisan Club Condominium may amend Exhibit "E" to assign any interior parking space not previously assigned on Exhibit "E" as the Limited Common Element of a Unit which Declarant designates; provided, interior parking spaces may be assigned as Limited Common Elements only of Units located within the same building as such parking space.

The definitions set forth in the Declaration of Condominium for Artisan Club Condominium are incorporated herein.

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# EXHIBIT "D"

## Percentage Share of Undivided Interest in Common Elements and Liability for Common Expenses

| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 1 | 1101 | .331% |
| 1 | 1102 | .331% |
| 1 | 1103 | .331% |
| 1 | 1104 | 331% |
| 1 | 1105 | .331% |
| 1 | 1106 | .331% |
| 1 | 1107 | .331% |
| 1 | 1108 | .331% |
| 1 | 1201 | .331% |
| 1 | 1202 | 331% |
| 1 | 1203 | .331% |
| 1 | 1204 | .331% |
| 1 | 1205 | .331% |
| 1 | 1206 | 331% |
| 1 | 1207 | .331% |
| 1 | 1208 | .331% |
| 1 | 1209 | .331% |
| 1 | 1210 | .331% |
| 1 | 1211 | .331% |
| 1 | 1212 | .331% |
| 1 | 1213 | .331% |
| 1 | 1214 | .331% |
| 1 | 1301 | .331% |
| 1 | 1302 | .331% |
| 1 | 1303 | .331% |
| 1 | 1304 | .331% |
| 1 | 1305 | .331% |
| 1 | 1306 | .331% |
| 1 | 1307 | .331% |
| 1 | 1308 | .331% |
| 1 | 1309 | .331% |
| 1 | 1310 | .331% |
| 2 | 2101 | .331% |
| 2 | 2102 | .331% |
| 2 | 2103 | .331% |
| 2 | 2104 | .331% |
| 2 | 2105 | .331% |
| 2 | 2201 | .331% |
| 2 | 2202 | .331% |



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CB 11/13

| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 2 | 2203 | .331% |
| 2 | 2204 | .331% |
| 2 | 2205 | .331% |
| 2 | 2206 | .331% |
| 2 | 2207 | .331% |
| 2 | 2208 | .331% |
| 2 | 2301 | .331% |
| 2 | 2302 | .331% |
| 2 | 2303 | 331% |
| 2 | 2304 | .331% |
| 2 | 2305 | .331% |
| 2 | 2306 | .331% |
| 2 | 2307 | .331% |
| 2 | 2308 | .331% |
| 2 | 2401 | .331% |
| 2 | 2402 | .331% |
| 2 | 2403 | .331% |
| 2 | 2404 | .331% |
| 2 | 2405 | .331% |
| 2 | 2406 | .331% |
| 2 | 2407 | .331% |
| 2 | 2408 | .331% |
| 3 | 3101 | .331% |
| 3 | 3102 | .331% |
| 3 | 3103 | .331% |
| 3 | 3104 | .331% |
| 3 | 3105 | .331% |
| 3 | 3106 | .331% |
| 3 | 3107 | .331% |
| 3 | 3108 | .331% |
| 3 | 3201 | .331% |
| 3 | 3202 | .331% |
| 3 | 3203 | .331% |
| 3 | 3204 | .331% |
| 3 | 3205 | .331% |
| 3 | 3206 | .331% |
| 3 | 3207 | .331% |
| 3 | 3208 | .331% |
| 3 | 3209 | .331% |
| 3 | 3210 | .331% |
| 3 | 3211 | .331% |
| 3 | 3212 | .331% |
| 3 | 3213 | 331% |
| 3 | 3214 | .331% |
| 3 | 3301 | .331% |
| 3 | 3302 | .331% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 3 | 3303 | .331% |
| 3 | 3304 | .331% |
| 3 | 3305 | .331% |
| 3 | 3306 | .331% |
| 3 | 3307 | .331% |
| 3 | 3308 | .331% |
| 3 | 3309 | .331% |
| 3 | 3310 | .331% |
| 3 | 3311 | .331% |
| 3 | 3312 | .331% |
| 3 | 3313 | .331% |
| 3 | 3314 | .331% |
| 3 | 3401 | .331% |
| 3 | 3402 | .331% |
| 3 | 3403 | .331% |
| 3 | 3404 | .331% |
| 3 | 3405 | .331% |
| 3 | 3406 | .331% |
| 4 | 4101 | .331% |
| 4 | 4102 | .331% |
| 4 | 4103 | .331% |
| 4 | 4104 | .331% |
| 4 | 4105 | .331% |
| 4 | 4106 | .331% |
| 4 | 4107 | .331% |
| 4 | 4108 | .331% |
| 4 | 4201 | .331% |
| 4 | 4202 | .331% |
| 4 | 4203 | .331% |
| 4 | 4204 | .331% |
| 4 | 4205 | .331% |
| 4 | 4206 | .331% |
| 4 | 4207 | .331% |
| 4 | 4208 | .331% |
| 4 | 4209 | .331% |
| 4 | 4210 | .331% |
| 4 | 4211 | .331% |
| 4 | 4212 | .331% |
| 4 | 4301 | .331% |
| 4 | 4302 | .331% |
| 4 | 4303 | .331% |
| 4 | 4304 | .331% |
| 4 | 4305 | .331% |
| 4 | 4306 | .331% |
| 4 | 4307 | .331% |
| 4 | 4308 | .331% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 4 | 4309 | .331% |
| 4 | 4310 | .331% |
| 4 | 4311 | .331% |
| 4 | 4312 | .331% |
| 4 | 4401 | .331% |
| 4 | 4402 | .331% |
| 4 | 4403 | .331% |
| 4 | 4404 | .331% |
| 4 | 4405 | .331% |
| 4 | 4406 | .331% |
| 4 | 4407 | .331% |
| 4 | 4408 | .331% |
| 4 | 4501 | .331% |
| 4 | 4502 | .331% |
| 4 | 4503 | .331% |
| 4 | 4504 | .331% |
| 4 | 4505 | .331% |
| 4 | 4506 | .331% |
| 4 | 4507 | .331% |
| 4 | 4508 | .331% |
| 5 | 5101 | .331% |
| 5 | 5102 | .331% |
| 5 | 5103 | .331% |
| 5 | 5104 | .331% |
| 5 | 5105 | .331% |
| 5 | 5106 | .331% |
| 5 | 5107 | .331% |
| 5 | 5108 | .331% |
| 5 | 5201 | .331% |
| 5 | 5202 | .331% |
| 5 | 5203 | 331% |
| 5 | 5204 | .331% |
| 5 | 5205 | .331% |
| 5 | 5206 | 331% |
| 5 | 5207 | .331% |
| 5 | 5208 | .331% |
| 5 | 5209 | .331% |
| 5 | 5210 | .331% |
| 5 | 5211 | .331% |
| 5 | 5212 | .331% |
| 5 | 5213 | .331% |
| 5 | 5214 | .331% |
| 5 | 5301 | 331% |
| 5 | 5302 | .331% |
| 5 | 5303 | .331% |
| 5 | 5304 | .331% |



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| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 5 | 5305 | .331% |
| 5 | 5306 | .331% |
| 5 | 5307 | .331% |
| 5 | 5308 | .331% |
| 5 | 5309 | .331% |
| 5 | 5310 | .331% |
| 6 | 6101 | .331% |
| 6 | 6102 | .331% |
| 6 | 6103 | .331% |
| 6 | 6104 | .331% |
| 6 | 6105 | .331% |
| 6 | 6201 | .331% |
| 6 | 6202 | .331% |
| 6 | 6203 | 331% |
| 6 | 6204 | .331% |
| 6 | 6205 | .331% |
| 6 | 6206 | .331% |
| 6 | 6207 | .331% |
| 6 | 6208 | .331% |
| 6 | 6301 | .331% |
| 6 | 6302 | .331% |
| 6 | 6303 | .331% |
| 6 | 6304 | .331% |
| 6 | 6305 | .331% |
| 6 | 6306 | .331% |
| 6 | 6307 | .331% |
| 6 | 6308 | .331% |
| 6 | 6401 | .331% |
| 6 | 6402 | .331% |
| 6 | 6403 | .331% |
| 6 | 6404 | .331% |
| 6 | 6405 | .331% |
| 6 | 6406 | .331% |
| 6 | 6407 | .331% |
| 6 | 6408 | .331% |
| 7 | 7101 | .331% |
| 7 | 7102 | .331% |
| 7 | 7103 | .331% |
| 7 | 7104 | .331% |
| 7 | 7105 | .331% |
| 7 | 7106 | .331% |
| 7 | 7107 | .331% |
| 7 | 7108 | .331% |
| 7 | 7201 | .331% |
| 7 | 7202 | .331% |
| 7 | 7203 | 331% |



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CB 11/13

| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 7 | 7204 | .331% |
| 7 | 7205 | .331% |
| 7 | 7206 | .331% |
| 7 | 7207 | .331% |
| 7 | 7208 | .331% |
| 7 | 7209 | .331% |
| 7 | 7210 | .331% |
| 7 | 7211 | .331% |
| 7 | 7212 | .331% |
| 7 | 7213 | .331% |
| 7 | 7214 | .331% |
| 7 | 7301 | .331% |
| 7 | 7302 | .331% |
| 7 | 7303 | .331% |
| 7 | 7304 | 331% |
| 7 | 7305 | .331% |
| 7 | 7306 | .331% |
| 7 | 7307 | .331% |
| 7 | 7308 | .331% |
| 7 | 7309 | .331% |
| 7 | 7310 | .331% |
| 7 | 7311 | .331% |
| 7 | 7312 | .331% |
| 7 | 7313 | .331% |
| 7 | 7314 | .331% |
| 7 | 7401 | .331% |
| 7 | 7402 | .331% |
| 7 | 7403 | .331% |
| 7 | 7404 | .331% |
| 7 | 7405 | .331% |
| 7 | 7406 | .331% |
| 8 | 8101 | .331% |
| 8 | 8102 | .331% |
| 8 | 8103 | 331% |
| 8 | 8104 | .331% |
| 8 | 8105 | .331% |
| 8 | 8106 | 331% |
| 8 | 8107 | .331% |
| 8 | 8108 | .331% |
| 8 | 8201 | .331% |
| 8 | 8202 | .331% |
| 8 | 8203 | .331% |
| 8 | 8204 | .331% |
| 8 | 8205 | .331% |
| 8 | 8206 | .331% |
| 8 | 8207 | .331% |



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CB 11/13

| Building Number | Unit Designation | Percentage of Undivided Interest in Common Elements and Liability for Common Expenses |
|---|---|---|
| 8 | 8208 | .331% |
| 8 | 8209 | .331% |
| 8 | 8210 | .331% |
| 8 | 8211 | .331% |
| 8 | 8212 | .331% |
| 8 | 8301 | .331% |
| 8 | 8302 | .331% |
| 8 | 8303 | .331% |
| 8 | 8304 | .331% |
| 8 | 8305 | .331% |
| 8 | 8306 | .331% |
| 8 | 8307 | .331% |
| 8 | 8308 | .331% |
| 8 | 8309 | 331% |
| 8 | 8310 | .331% |
| 8 | 8311 | .331% |
| 8 | 8312 | .331% |
| 8 | 8401 | .331% |
| 8 | 8402 | .331% |
| 8 | 8403 | .331% |
| 8 | 8404 | .331% |
| 8 | 8405 | .331% |
| 8 | 8406 | .331% |
| 8 | 8407 | .331% |
| 8 | 8408 | .331% |
| 8 | 8501 | .331% |
| 8 | 8502 | .331% |
| 8 | 8503 | .331% |
| 8 | 8504 | .331% |
| 8 | 8505 | .331% |
| 8 | 8506 | .331% |
| 8 | 8507 | .331% |
| 8 | 8508 | .331% |
| **Total** | **302 Units** | **100%** |



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# EXHIBIT "E"

## Assignment of Certain Limited Common Elements

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 1101 |
| N/A | 1102 |
| N/A | 1103 |
| N/A | 1104 |
| N/A | 1105 |
| N/A | 1106 |
| N/A | 1107 |
| N/A | 1108 |
| S-1A | 1201 |
| S-1B | 1202 |
| S-2A | 1203 |
| S-2B | 1204 |
| S-2D | 1205 |
| S-2C | 1206 |
| S-3A | 1207 |
| S-3B | 1208 |
| S-3C | 1209 |
| S-4D | 1210 |
| S-4B | 1211 |
| S-4C | 1212 |
| S-5A | 1213 |
| S-5B | 1214 |
| S-6A | 1301 |
| S-6B | 1302 |
| S-6C | 1303 |
| S-7A | 1304 |
| S-7B | 1305 |
| S-7D | 1306 |
| S-7C | 1307 |
| S-8A | 1308 |
| S-8B | 1309 |
| S-8C | 1310 |
| N/A | 2101 |
| N/A | 2102 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 34 | 1101 |
| 28 | 1102 |
| 24 | 1103 |
| 22 | 1104 |
| 15 | 1105 |
| 13 | 1106 |
| 9 | 1107 |
| 3 | 1108 |
| 31 | 1201 |
| 35 | 1202 |
| 29 | 1203 |
| 27 | 1204 |
| 30 | 1205 |
| 33 | 1206 |
| 32 | 1207 |
| 10 | 1208 |
| 14 | 1209 |
| 8 | 1210 |
| 21 | 1211 |
| 20 | 1212 |
| 26 | 1213 |
| 1 | 1214 |
| 7 | 1301 |
| 12 | 1302 |
| 11 | 1303 |
| 5 | 1304 |
| 4 | 1305 |
| 6 | 1306 |
| 19 | 1307 |
| 16 | 1308 |
| 25 | 1309 |
| 2 | 1310 |
| 21 | 2101 |
| 20 | 2102 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 2103 |
| N/A | 2104 |
| N/A | 2105 |
| S-1 C | 2201 |
| S-1 A | 2202 |
| S-1 B | 2203 |
| S-1 D | 2204 |
| S-1 E | 2205 |
| S-2 A | 2206 |
| S-2 B | 2207 |
| S-2 C | 2208 |
| S-3 C | 2301 |
| S-3 A | 2302 |
| S-3 B | 2303 |
| S-3 D | 2304 |
| S-3 E | 2305 |
| S-4 A | 2306 |
| S-4 B | 2307 |
| S-4 C | 2308 |
| 2-5 C | 2401 |
| S-5 A | 2402 |
| S-5 B | 2403 |
| S-5 D | 2404 |
| S-5 E | 2405 |
| S-6 A | 2406 |
| S-6 B | 2407 |
| S-6 C | 2408 |
| N/A | 3101 |
| N/A | 3102 |
| N/A | 3103 |
| N/A | 3104 |
| N/A | 3105 |
| N/A | 3106 |
| N/A | 3107 |
| N/A | 3108 |
| S-1 A | 3201 |
| S-1 B | 3202 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 13 | 2103 |
| 7 | 2104 |
| 5 | 2105 |
| 8 | 2201 |
| 38 | 2202 |
| 37 | 2203 |
| 19 | 2204 |
| 18 | 2205 |
| 42 | 2206 |
| 41 | 2207 |
| 14 | 2208 |
| 9 | 2301 |
| 39 | 2302 |
| 40 | 2303 |
| 17 | 2304 |
| 6 | 2305 |
| 43 | 2306 |
| 44 | 2307 |
| 12 | 2308 |
| 10 | 2401 |
| 2 | 2402 |
| 1 | 2403 |
| 16 | 2404 |
| 15 | 2405 |
| 4 | 2406 |
| 3 | 2407 |
| 11 | 2408 |
| 34 | 3101 |
| 28 | 3102 |
| 24 | 3103 |
| 22 | 3104 |
| 15 | 3105 |
| 13 | 3106 |
| 9 | 3107 |
| 3 | 3108 |
| 25 | 3201 |
| 40 | 3202 |



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CB 11/13

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| S-2 A | 3203 |
| S-2 B | 3204 |
| S-2 D | 3205 |
| S-2 C | 3206 |
| S-3 B | 3207 |
| S-3 C | 3208 |
| S-3 A | 3209 |
| S-4 D | 3210 |
| S-4 A | 3211 |
| S-4 B | 3212 |
| S-5 A | 3213 |
| S-5 B | 3214 |
| S-6 C | 3301 |
| S-6 A | 3302 |
| S-6 B | 3303 |
| S-7 A | 3304 |
| S-7 D | 3305 |
| S-7 B | 3306 |
| S-7 C | 3307 |
| S-8 B | 3308 |
| S-4 C | 3309 |
| S-8 A | 3310 |
| S-9 A | 3311 |
| S-9 B | 3312 |
| S-10 A | 3313 |
| S-10 B | 3314 |
| S-11 A | 3401 |
| S-8 C | 3402 |
| S-11 C | 3403 |
| S-9 C | 3404 |
| S-9 B | 3405 |
| S-11 B | 3406 |
| N/A | 4101 |
| N/A | 4102 |
| N/A | 4103 |
| N/A | 4104 |
| N/A | 4105 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 29 | 3203 |
| 30 | 3204 |
| 23 | 3205 |
| 38 | 3206 |
| 39 | 3207 |
| 36 | 3208 |
| 43 | 3209 |
| 8 | 3210 |
| 11 | 3211 |
| 2 | 3212 |
| 44 | 3213 |
| 5 | 3214 |
| 16 | 3301 |
| 31 | 3302 |
| 27 | 3303 |
| 26 | 3304 |
| 21 | 3305 |
| 37 | 3306 |
| 41 | 3307 |
| 12 | 3308 |
| 42 | 3309 |
| 7 | 3310 |
| 10 | 3311 |
| 4 | 3312 |
| 1 | 3313 |
| 6 | 3314 |
| 19 | 3401 |
| 32 | 3402 |
| 33 | 3403 |
| 14 | 3404 |
| 35 | 3405 |
| 20 | 3406 |
| 35 | 4101 |
| 21 | 4102 |
| 26 | 4103 |
| 23 | 4104 |
| 19 | 4105 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 4106 |
| N/A | 4107 |
| N/A | 4108 |
| S-1 A | 4201 |
| S-1 B | 4202 |
| S-2 C | 4203 |
| S-2 B | 4204 |
| S-2 A | 4205 |
| S-3 A | 4206 |
| S-3 B | 4207 |
| S-3 D | 4208 |
| S-4 A | 4209 |
| S-4 B | 4210 |
| S-5 A | 4211 |
| S-5 B | 4212 |
| S-6 A | 4301 |
| S-6 B | 4302 |
| S-7 B | 4303 |
| S-7 A | 4304 |
| S-7 C | 4305 |
| S-8 A | 4306 |
| S-8 B | 4307 |
| S-8 D | 4308 |
| S-9 A | 4309 |
| S-9 B | 4310 |
| S-10 A | 4311 |
| S-10 B | 4312 |
| S-11 A | 4401 |
| S-11 B | 4402 |
| S-12 B | 4403 |
| S-12 C | 4404 |
| S-12 A | 4405 |
| S-13 A | 4406 |
| S-13 B | 4407 |
| S-13 D | 4408 |
| S-14 A | 4501 |
| S-14 B | 4502 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 17 | 4106 |
| 13 | 4107 |
| 7 | 4108 |
| 43 | 4201 |
| 15 | 4202 |
| 36 | 4203 |
| 49 | 4204 |
| 38 | 4205 |
| 4 | 4206 |
| 3 | 4207 |
| 12 | 4208 |
| 2 | 4209 |
| 1 | 4210 |
| 45 | 4211 |
| 9 | 4212 |
| 42 | 4301 |
| 16 | 4302 |
| 28 | 4303 |
| 48 | 4304 |
| 37 | 4305 |
| 14 | 4306 |
| 5 | 4307 |
| 11 | 4308 |
| 8 | 4309 |
| 6 | 4310 |
| 44 | 4311 |
| 10 | 4312 |
| 40 | 4401 |
| 18 | 4402 |
| 29 | 4403 |
| 46 | 4404 |
| 27 | 4405 |
| 21 | 4406 |
| 20 | 4407 |
| 32 | 4408 |
| 39 | 4501 |
| 22 | 4502 |

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CB 4/13

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| S-15 B | 4503 |
| S-15 C | 4504 |
| S-15 A | 4505 |
| S-16 A | 4506 |
| S-16 B | 4507 |
| S-16 D | 4508 |
| N/A | 5101 |
| N/A | 5102 |
| N/A | 5103 |
| N/A | 5104 |
| N/A | 5105 |
| N/A | 5106 |
| N/A | 5107 |
| N/A | 5108 |
| 1A | 5201 |
| 1B | 5202 |
| 2A | 5203 |
| 2B | 5204 |
| 2D | 5205 |
| 2C | 5206 |
| 3C | 5207 |
| 3B | 5208 |
| 3A | 5209 |
| 4D | 5210 |
| 4C | 5211 |
| 4B | 5212 |
| 5A | 5213 |
| 5B | 5214 |
| 6A | 5301 |
| 6B | 5302 |
| 6C | 5303 |
| 7C | 5304 |
| 7D | 5305 |
| 7B | 5306 |
| 7A | 5307 |
| 8C | 5308 |
| 8B | 5309 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 33 | 4503 |
| 47 | 4504 |
| 34 | 4505 |
| 25 | 4506 |
| 41 | 4507 |
| 30 HC | 4508 |
| 34 | 5101 |
| 28 | 5102 |
| 24 | 5103 |
| 22 | 5104 |
| 15 | 5105 |
| 13 | 5106 |
| 9 | 5107 |
| 3 | 5108 |
| 33 | 5201 |
| 18 | 5202 |
| 25 | 5203 |
| 23 | 5204 |
| 6 | 5205 |
| 4 | 5206 |
| 12 | 5207 |
| 10 | 5208 |
| 11 | 5209 |
| 7 | 5210 |
| 8 | 5211 |
| 5 | 5212 |
| 2 | 5213 |
| 1 | 5214 |
| 32 | 5301 |
| 16 | 5302 |
| 26 | 5303 |
| 27 | 5304 |
| 31 | 5305 |
| 35 | 5306 |
| 29 | 5307 |
| 21 | 5308 |
| 17 | 5309 |



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CB 11/13

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 8A | 5310 |
| N/A | 6101 |
| N/A | 6102 |
| N/A | 6103 |
| N/A | 6104 |
| N/A | 6105 |
| 2C | 6201 |
| 2B | 6202 |
| 2A | 6203 |
| 1E | 6204 |
| 1D | 6205 |
| 1B | 6206 |
| 1A | 6207 |
| 1C | 6208 |
| 4C | 6301 |
| 4B | 6302 |
| 4A | 6303 |
| 3E | 6304 |
| 3D | 6305 |
| 3B | 6306 |
| 3A | 6307 |
| 3C | 6308 |
| 6C | 6401 |
| 6B | 6402 |
| 6A | 6403 |
| 5E | 6404 |
| 5D | 6405 |
| 5B | 6406 |
| 5A | 6407 |
| 5C | 6408 |
| N/A | 7101 |
| N/A | 7102 |
| N/A | 7103 |
| N/A | 7104 |
| N/A | 7105 |
| N/A | 7106 |
| N/A | 7107 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 30 | 5310 |
| 5 | 6101 |
| 7 | 6102 |
| 13 | 6103 |
| 20 | 6104 |
| 21 | 6105 |
| 8 | 6201 |
| 38 | 6202 |
| 37 | 6203 |
| 19 | 6204 |
| 18 | 6205 |
| 42 | 6206 |
| 41 | 6207 |
| 14 | 6208 |
| 9 | 6301 |
| 39 | 6302 |
| 40 | 6303 |
| 17 | 6304 |
| 6 | 6305 |
| 43 | 6306 |
| 44 | 6307 |
| 12 | 6308 |
| 10 | 6401 |
| 2 | 6402 |
| 1 | 6403 |
| 16 | 6404 |
| 15 | 6405 |
| 4 | 6406 |
| 3 | 6407 |
| 11 | 6408 |
| 34 | 7101 |
| 28 | 7102 |
| 24 | 7103 |
| 22 | 7104 |
| 15 | 7105 |
| 13 | 7106 |
| 9 | 7107 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 7108 |
| 1A | 7201 |
| 1B | 7202 |
| 1C | 7203 |
| 2A | 7204 |
| 2D | 7205 |
| 2B | 7206 |
| 2C | 7207 |
| 3A | 7208 |
| 3B | 7209 |
| 4D | 7210 |
| 4C | 7211 |
| 4B | 7212 |
| 5A | 7213 |
| 5B | 7214 |
| 6A | 7301 |
| 6B | 7302 |
| 6C | 7303 |
| 7A | 7304 |
| 7D | 7305 |
| 7B | 7306 |
| 7C | 7307 |
| 8A | 7308 |
| 8B | 7309 |
| 9D | 7310 |
| 4A | 7311 |
| 10C | 7312 |
| 10B | 7313 |
| 10A | 7314 |
| 11A | 7401 |
| 11C | 7402 |
| 9A | 7403 |
| 9B | 7404 |
| 9C | 7405 |
| 11B | 7406 |
| N/A | 8101 |
| N/A | 8102 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 3 | 7108 |
| 23 | 7201 |
| 31 | 7202 |
| 27 | 7203 |
| 29 | 7204 |
| 21 | 7205 |
| 33 | 7206 |
| 18 | 7207 |
| 42 | 7208 |
| 8 | 7209 |
| 7 | 7210 |
| 5 | 7211 |
| 4 | 7212 |
| 2 | 7213 |
| 1 | 7214 |
| 19 | 7301 |
| 32 | 7302 |
| 14 | 7303 |
| 30 | 7304 |
| 16 | 7305 |
| 17 | 7306 |
| 36 | 7307 |
| 41 | 7308 |
| 43 | 7309 |
| 6 | 7310 |
| 39 | 7311 |
| 38 | 7312 |
| 40 | 7313 |
| 44 | 7314 |
| 20 | 7401 |
| 26 | 7402 |
| 25 | 7403 |
| 12 | 7404 |
| 11 | 7405 |
| 10 | 7406 |
| 7 | 8101 |
| 13 | 8102 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 8103 |
| N/A | 8104 |
| N/A | 8105 |
| N/A | 8106 |
| N/A | 8107 |
| N/A | 8108 |
| (S-1) D | 8201 |
| (S-1) A | 8202 |
| (S-1) B | 8203 |
| (S-1) C | 8204 |
| (S-2) D | 8205 |
| (S-2) C | 8206 |
| (S-2) B | 8207 |
| (S-2) A | 8208 |
| (S-3) A | 8209 |
| (S-3) B | 8210 |
| (S-3) C | 8211 |
| (S-4) B | 8212 |
| (S-5) D | 8301 |
| (S-5) A | 8302 |
| (S-5) B | 8303 |
| (S-5) C | 8304 |
| (S-6) D | 8305 |
| (S-6) C | 8306 |
| (S-6) B | 8307 |
| (S-6) A | 8308 |
| (S-7) A | 8309 |
| (S-7) B | 8310 |
| (S-7) C | 8311 |
| (S-8) B | 8312 |
| (S-9) D | 8401 |
| (S-9) A | 8402 |
| (S-9) B | 8403 |
| (S-10)A | 8404 |
| (S-10) B | 8405 |
| (S-10) C | 8406 |
| (S-11) A | 8407 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 17 | 8103 |
| 19 | 8104 |
| 23 | 8105 |
| 26 | 8106 |
| 31 | 8107 |
| 35 | 8108 |
| 5 | 8201 |
| 45 | 8202 |
| 2 | 8203 |
| 1 | 8204 |
| 10 | 8205 |
| 3 | 8206 |
| 16 | 8207 |
| 28 | 8208 |
| 46 | 8209 |
| 38 | 8210 |
| 49 | 8211 |
| 18 | 8212 |
| 9 | 8301 |
| 44 | 8302 |
| 8 | 8303 |
| 6 | 8304 |
| 11 | 8305 |
| 4 | 8306 |
| 43 | 8307 |
| 36 | 8308 |
| 47 | 8309 |
| 27 | 8310 |
| 12 | 8311 |
| 42 | 8312 |
| 33 | 8401 |
| 20 | 8402 |
| 21 | 8403 |
| 29 | 8404 |
| 48 | 8405 |
| 37 | 8406 |
| 24 | 8407 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| (S-11) B | 8408 |
| (S-12) D | 8501 |
| (S-12) A | 8502 |
| (S-12) B | 8503 |
| (S-13) A | 8504 |
| (S-13) B | 8505 |
| (S-13) C | 8506 |
| (S-14) A | 8507 |
| (S-14) B | 8508 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 41 | 8408 |
| 30 | 8501 |
| 39 | 8502 |
| 40 | 8503 |
| 32 | 8504 |
| 15 | 8505 |
| 34 | 8506 |
| 22 | 8507 |
| 25 | 8508 |

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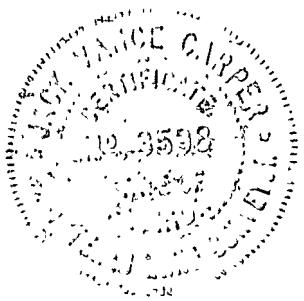
# EXHIBIT "H"
# SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

The construction of the improvements for PHASE 5 of ARTISAN CLUB, A CONDOMINIUM, is substantially complete, so that the Declaration of Condominium, together with Exhibits thereto, is an accurate representation of the location and dimensions of the improvements comprising PHASE 5 of ARTISAN CLUB, A CONDOMINIUM, and so that the indentification, location and dimensions of the common elements and of each unit can be determined from these materials. This certification is made in compliance with Section 718.104(4)(e), Florida Statues.




12/22/06

J. Vance Carper, Jr. PSM DATE:
Professional Surveyor and Mapper
Florida Certificate No. 3598

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

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CFN 2007035233
Bk 03414 Pgs 0375 - 391; (17pgs)
DATE: 02/21/2007 11:29:47 AM
LARRY WHALEY, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES 146.00

Upon recording return to:

Meredith H. Pickens, Esq.
The St. Joe Company
211 Spalding Way
DeLand, Florida 32724

ABOVE THIS LINE FOR RECORDER'S USE

**Reference: Book 2859, Page 2216**

STATE OF FLORIDA

COUNTY OF OSCEOLA

**EIGHTH AMENDMENT TO THE**

**DECLARATION OF CONDOMINIUM**

**FOR ARTISAN CLUB CONDOMINIUM**

THIS EIGHTH AMENDMENT is made this 8th day of February, 2007 by Artisan Club Condominium Association, Inc., a Florida not-for-profit corporation (the "**Association**").

**WITNESSETH**

WHEREAS, that certain Declaration of Condominium for Artisan Club Condominium was recorded on August 3, 2005, in Official Records Book 2859, Page 2216, *et seq.*, in the public records of Osceola County, Florida, which Declaration of Condominium has been amended by that First Amendment to the Declaration of Condominium for Artisan Club Condominium recorded November 11, 2005 in Book 2972, Page 1128, *et seq.*, aforesaid records; that Second Amendment to the Declaration of Condominium for Artisan Club Condominium recorded April 20, 2006 in Book 3141, Page 1478, *et seq.*, aforesaid records; that Third Amendment to the Declaration of Condominium for Artisan Club Condominium recorded April 20, 2006 in Book 3141, Page 1530, *et seq.*; that Fourth Amendment to the Declaration of Condominium for Artisan Club Condominium recorded July 27, 2006 in Book 3229, Page 2532, *et seq.*, aforesaid records; that Fifth Amendment to Declaration of Condominium for Artisan Club Condominium recorded September 15, 2006 in Book 3278, Page 819, *et seq.*, aforesaid records; that Sixth Amendment to Declaration of Condominium for Artisan Club Condominium recorded October 27, 2006 in Book 3317, Page 89, *et seq.*; and that Seventh Amendment to Declaration of Condominium for Artisan Club Condominium recorded December 22, 2006 in Book 3366, Page 479, *et seq.*, aforesaid records (collectively, as they may be amended from time to time, the "**Declaration**"); and

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WHEREAS, pursuant to Paragraph 5(b) of the Declaration, any Limited Common Element not previously assigned may be assigned to a Unit and any Limited Common Element previously assigned may be reassigned by the Board of Directors of the Association with the consent of the Owner(s) of the affected Units; and

WHEREAS, the Owners of Units 3208, 3209, 3402, 3405, 4102, 4205, 4405, and 4508 have requested such assignments or reassignments; and

WHEREAS, the assignment and reassignment of parking spaces and storage spaces as Limited Common Elements set forth herein has been approved by the Owners of the affected Units and at least a majority of the directors on the Board of Directors of the Association;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1.

The assignment of storage space S-3C to Unit 3208 is hereby stricken, and storage space S-3A is assigned as a Limited Common Element to Unit 3208.

2.

The assignment of storage space S-3A to Unit 3209 is hereby stricken, and storage space S-1C is assigned as a Limited Common Element to Unit 3209.

3.

The assignment of storage space S-8C to Unit 3402 is hereby stricken, and storage space S-10C is assigned as a Limited Common Element to Unit 3402.

4.

The assignment of storage space S-9B to Unit 3405 is hereby stricken, and storage space S-9D is assigned as a Limited Common Element to Unit 3405.

5.

The assignment of parking space 21 to Unit 4102 is hereby stricken, and parking space 31 is assigned as a Limited Common Element to Unit 4102.

6.

The assignment of parking space 38 to Unit 4205 is hereby stricken, and parking space 24 is assigned as a Limited Common Element to Unit 4205.

7.

The assignment of parking space 27 to Unit 4405 is hereby stricken, and parking space 30 is assigned as a Limited Common Element to Unit 4405.



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8.

The assignment of parking space 30 HC to Unit 4508 is hereby stricken, and parking space 38 is assigned as a Limited Common Element to Unit 4508.

9.

Exhibit "E" to the Declaration is hereby amended by striking that Exhibit and substituting in its place Exhibit "E" attached hereto.

IN WITNESS WHEREOF, the Association hereby executes this Eighth Amendment by and through its representatives as of the date and year first above written.

**ASSOCIATION:** **ARTISAN CLUB CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation

By: _____
Name: Michael T Dick
Its: President

[Seal]

Attest: _____
Name: Jeffrey Gersh
Its: Secretary

Witnessed By:
By: _____
Print Name: Amanda P. Sands

By: _____
Print Name: A. Murray

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 6th day of February, 2007, by Michael T. Dick, President, and Jeffrey Gersh, Secretary, of Artisan Club Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the company. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: _____
Name: Amanda P. Sands
Title: Notary Public
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009

[NOTARIAL SEAL]

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
(407) 398-0153 Florida Notary Service.com



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IN WITNESS WHEREOF, the undersigned Owners of Unit 3208 hereby consent, on behalf of themselves and their successors and assigns, to the striking of a Limited Common Element and to the assignment of a Limited Common Element to Unit 3208, as set forth in this Eighth Amendment to the Declaration of Condominium for Artisan Club Condominium.

**OWNERS OF UNIT 3208:**

William T. Shields

Nancy A. Shields

Witnessed By:
By: Amanda P Sands
Print Name: Amanda P. Sands

By: Cary D Miller
Print Name: Cary D Miller

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 2nd day of February, 2007, by William T. Shields and Nancy A. Shields. He/she is personally known to me or has produced VA Drivers' Licenses as identification and did (did not) take an oath.

By: Amanda P Sands
Name: Amanda P. Sands
Title: Notary Public
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009

[NOTARIAL SEAL]

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
(407) 398-0153 Florida Notary Service.com

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IN WITNESS WHEREOF, the undersigned Owner of Units 3209, 3402, 3405, and 4508 hereby consents, on behalf of itself and its successors and assigns, to the striking of Limited Common Elements and to the assignment of Limited Common Elements to such Units, as set forth in this Eighth Amendment to the Declaration of Condominium for Artisan Club Condominium.

**OWNER OF UNITS 3209, 3402, 3405, and 4508:**

**ARTISAN PARK, L.L.C.**, a Delaware limited liability company

By: St. Joe Towns & Resorts, L.P., a Delaware limited partnership, its authorized agent

By: St. Joe/Arvida Company, Inc., a Florida corporation, its general partner

By: _____
Name: Jeffrey Gersh
Its: VP & Auth. Rep.

Witnessed By:
By: Amanda P Sands
Print Name: Amanda P. Sands

By: Shelia R Ellison
Print Name: Shelia L. Ellison

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 8th day of February, 2007 by Jeffrey S. Gersh, VP & Auth. Rep. of Artisan Park, L.L.C., a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: Amanda P Sands
Name: Amanda P. Sands
Title: Notary Public
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009

[NOTARIAL SEAL]

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
(407) 398-0153 Florida Notary Service.com

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IN WITNESS WHEREOF, the undersigned Owners of Unit 4102 hereby consent, on behalf of themselves and their successors and assigns, to the striking of a Limited Common Element and to the assignment of a Limited Common Element to Unit 4102, as set forth in this Eighth Amendment to the Declaration of Condominium for Artisan Club Condominium.

**OWNERS OF UNIT 4102:**

Jose Esteves

Janet Esteves

Witnessed By:
By: _____
Print Name: _____

By: _____
Print Name: _____

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 6 day of FEB, 2007, by Jose Esteves and Janet Esteves. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

By: Marion V. Cathcart
Name: MARION V. CATHCART
Title: Notary Public
Serial Number, if any: DD 606633
My Commission Expires: _____

[NOTARIAL SEAL]

MARION V. CATHCART
Notary Public - State of Florida
My Commission Expires Oct 28, 2010
Commission # DD 606633
Bonded Through National Notary Assn.

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IN WITNESS WHEREOF, the undersigned Owners of Unit 4205 hereby consent, on behalf of themselves and their successors and assigns, to the striking of a Limited Common Element and to the assignment of a Limited Common Element to Unit 4205, as set forth in this Eighth Amendment to the Declaration of Condominium for Artisan Club Condominium.

**OWNERS OF UNIT 4205:**

Ory Schiesel

Jan Schiesel

Witnessed By:
By: Nancy Zimmerman
Print Name: NANCY ZIMMERMAN

By: Amanda P Sands
Print Name: Amanda P. Sands

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 2nd day of February 2007, by Ory Schiesel and Jan Schiesel. He/she is personally known to me or has produced Michigan Drivers' License & Florida ID Card as identification and did (did not) take an oath.

By: Amanda P Sands
Name: Amanda P Sands
Title: Notary Public
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009

[NOTARIAL SEAL]

AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
(407) 398-0153 Florida Notary Service.com

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IN WITNESS WHEREOF, the undersigned Owner of Unit 4405 hereby consents, on behalf of himself and his successors and assigns, to the striking of a Limited Common Element and to the assignment of a Limited Common Element to Unit 4405, as set forth in this Eighth Amendment to the Declaration of Condominium for Artisan Club Condominium.

**OWNER OF UNIT 4405:**

William D. Brown

Witnessed By:
By: Amanda P Sands
Print Name: Amanda P. Sands

By: Sheila L Ellison
Print Name: Sheila L. Ellison

State of Florida )
) ss
County of Osceola)

The foregoing instrument was acknowledged before me this 2nd day of February, 2007 by William D. Brown. He is personally known to me or has produced FL Drivers' License as identification and did (did not) take an oath.

By: Amanda P Sands
Name: Amanda P. Sands
Title: Notary Public
Serial Number, if any: DD484862
My Commission Expires: 10/23/2009

[NOTARIAL SEAL]
NOTARY PUBLIC STATE OF FLORIDA
AMANDA P. SANDS
MY COMMISSION # DD484862
EXPIRES: Oct. 23, 2009
(407) 398-0153 Florida Notary Service.com

529729/Condominium-Artisan Club/CADocs/Eighth Amdt-revise storage assign-013107-jlb

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**EXHIBIT "E"**

**Assignment of Certain Limited Common Elements**

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 1101 |
| N/A | 1102 |
| N/A | 1103 |
| N/A | 1104 |
| N/A | 1105 |
| N/A | 1106 |
| N/A | 1107 |
| N/A | 1108 |
| S-1A | 1201 |
| S-1B | 1202 |
| S-2A | 1203 |
| S-2B | 1204 |
| S-2D | 1205 |
| S-2C | 1206 |
| S-3A | 1207 |
| S-3B | 1208 |
| S-3C | 1209 |
| S-4D | 1210 |
| S-4B | 1211 |
| S-4C | 1212 |
| S-5A | 1213 |
| S-5B | 1214 |
| S-6A | 1301 |
| S-6B | 1302 |
| S-6C | 1303 |
| S-7A | 1304 |
| S-7B | 1305 |
| S-7D | 1306 |
| S-7C | 1307 |
| S-8A | 1308 |
| S-8B | 1309 |
| S-8C | 1310 |
| N/A | 2101 |
| N/A | 2102 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 34 | 1101 |
| 28 | 1102 |
| 24 | 1103 |
| 22 | 1104 |
| 15 | 1105 |
| 13 | 1106 |
| 9 | 1107 |
| 3 | 1108 |
| 31 | 1201 |
| 35 | 1202 |
| 29 | 1203 |
| 27 | 1204 |
| 30 | 1205 |
| 33 | 1206 |
| 32 | 1207 |
| 10 | 1208 |
| 14 | 1209 |
| 8 | 1210 |
| 21 | 1211 |
| 20 | 1212 |
| 26 | 1213 |
| 1 | 1214 |
| 7 | 1301 |
| 12 | 1302 |
| 11 | 1303 |
| 5 | 1304 |
| 4 | 1305 |
| 6 | 1306 |
| 19 | 1307 |
| 16 | 1308 |
| 25 | 1309 |
| 2 | 1310 |
| 21 | 2101 |
| 20 | 2102 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 2103 |
| N/A | 2104 |
| N/A | 2105 |
| S-1 C | 2201 |
| S-1 A | 2202 |
| S-1 B | 2203 |
| S-1 D | 2204 |
| S-1 E | 2205 |
| S-2 A | 2206 |
| S-2 B | 2207 |
| S-2 C | 2208 |
| S-3 C | 2301 |
| S-3 A | 2302 |
| S-3 B | 2303 |
| S-3 D | 2304 |
| S-3 E | 2305 |
| S-4 A | 2306 |
| S-4 B | 2307 |
| S-4 C | 2308 |
| 2-5 C | 2401 |
| S-5 A | 2402 |
| S-5 B | 2403 |
| S-5 D | 2404 |
| S-5 E | 2405 |
| S-6 A | 2406 |
| S-6 B | 2407 |
| S-6 C | 2408 |
| N/A | 3101 |
| N/A | 3102 |
| N/A | 3103 |
| N/A | 3104 |
| N/A | 3105 |
| N/A | 3106 |
| N/A | 3107 |
| N/A | 3108 |
| S-1 A | 3201 |
| S-1 B | 3202 |
| S-2 A | 3203 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 13 | 2103 |
| 7 | 2104 |
| 5 | 2105 |
| 8 | 2201 |
| 38 | 2202 |
| 37 | 2203 |
| 19 | 2204 |
| 18 | 2205 |
| 42 | 2206 |
| 41 | 2207 |
| 14 | 2208 |
| 9 | 2301 |
| 39 | 2302 |
| 40 | 2303 |
| 17 | 2304 |
| 6 | 2305 |
| 43 | 2306 |
| 44 | 2307 |
| 12 | 2308 |
| 10 | 2401 |
| 2 | 2402 |
| 1 | 2403 |
| 16 | 2404 |
| 15 | 2405 |
| 4 | 2406 |
| 3 | 2407 |
| 11 | 2408 |
| 34 | 3101 |
| 28 | 3102 |
| 24 | 3103 |
| 22 | 3104 |
| 15 | 3105 |
| 13 | 3106 |
| 9 | 3107 |
| 3 | 3108 |
| 25 | 3201 |
| 40 | 3202 |
| 29 | 3203 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| S-2 B | 3204 |
| S-2 D | 3205 |
| S-2 C | 3206 |
| S-3 B | 3207 |
| S-3A | 3208 |
| S-1C | 3209 |
| S-4 D | 3210 |
| S-4 A | 3211 |
| S-4 B | 3212 |
| S-5 A | 3213 |
| S-5 B | 3214 |
| S-6 C | 3301 |
| S-6 A | 3302 |
| S-6 B | 3303 |
| S-7 A | 3304 |
| S-7 D | 3305 |
| S-7 B | 3306 |
| S-7 C | 3307 |
| S-8 B | 3308 |
| S-4 C | 3309 |
| S-8 A | 3310 |
| S-9 A | 3311 |
| S-9 B | 3312 |
| S-10 A | 3313 |
| S-10 B | 3314 |
| S-11 A | 3401 |
| S-10C | 3402 |
| S-11 C | 3403 |
| S-9 C | 3404 |
| S-9D | 3405 |
| S-11 B | 3406 |
| N/A | 4101 |
| N/A | 4102 |
| N/A | 4103 |
| N/A | 4104 |
| N/A | 4105 |
| N/A | 4106 |
| N/A | 4107 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 30 | 3204 |
| 23 | 3205 |
| 38 | 3206 |
| 39 | 3207 |
| 36 | 3208 |
| 43 | 3209 |
| 8 | 3210 |
| 11 | 3211 |
| 2 | 3212 |
| 44 | 3213 |
| 5 | 3214 |
| 16 | 3301 |
| 31 | 3302 |
| 27 | 3303 |
| 26 | 3304 |
| 21 | 3305 |
| 37 | 3306 |
| 41 | 3307 |
| 12 | 3308 |
| 42 | 3309 |
| 7 | 3310 |
| 10 | 3311 |
| 4 | 3312 |
| 1 | 3313 |
| 6 | 3314 |
| 19 | 3401 |
| 32 | 3402 |
| 33 | 3403 |
| 14 | 3404 |
| 35 | 3405 |
| 20 | 3406 |
| 35 | 4101 |
| 31 | 4102 |
| 26 | 4103 |
| 23 | 4104 |
| 19 | 4105 |
| 17 | 4106 |
| 13 | 4107 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 4108 |
| S-1 A | 4201 |
| S-1 B | 4202 |
| S-2 C | 4203 |
| S-2 B | 4204 |
| S-2 A | 4205 |
| S-3 A | 4206 |
| S-3 B | 4207 |
| S-3 D | 4208 |
| S-4 A | 4209 |
| S-4 B | 4210 |
| S-5 A | 4211 |
| S-5 B | 4212 |
| S-6 A | 4301 |
| S-6 B | 4302 |
| S-7 B | 4303 |
| S-7 A | 4304 |
| S-7 C | 4305 |
| S-8 A | 4306 |
| S-8 B | 4307 |
| S-8 D | 4308 |
| S-9 A | 4309 |
| S-9 B | 4310 |
| S-10 A | 4311 |
| S-10 B | 4312 |
| S-11 A | 4401 |
| S-11 B | 4402 |
| S-12 B | 4403 |
| S-12 C | 4404 |
| S-12 A | 4405 |
| S-13 A | 4406 |
| S-13 B | 4407 |
| S-13 D | 4408 |
| S-14 A | 4501 |
| S-14 B | 4502 |
| S-15 B | 4503 |
| S-15 C | 4504 |
| S-15 A | 4505 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 7 | 4108 |
| 43 | 4201 |
| 15 | 4202 |
| 36 | 4203 |
| 49 | 4204 |
| 24 | 4205 |
| 4 | 4206 |
| 3 | 4207 |
| 12 | 4208 |
| 2 | 4209 |
| 1 | 4210 |
| 45 | 4211 |
| 9 | 4212 |
| 42 | 4301 |
| 16 | 4302 |
| 28 | 4303 |
| 48 | 4304 |
| 37 | 4305 |
| 14 | 4306 |
| 5 | 4307 |
| 11 | 4308 |
| 8 | 4309 |
| 6 | 4310 |
| 44 | 4311 |
| 10 | 4312 |
| 40 | 4401 |
| 18 | 4402 |
| 29 | 4403 |
| 46 | 4404 |
| 30 | 4405 |
| 21 | 4406 |
| 20 | 4407 |
| 32 | 4408 |
| 39 | 4501 |
| 22 | 4502 |
| 33 | 4503 |
| 47 | 4504 |
| 34 | 4505 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| S-16 A | 4506 |
| S-16 B | 4507 |
| S-16 D | 4508 |
| N/A | 5101 |
| N/A | 5102 |
| N/A | 5103 |
| N/A | 5104 |
| N/A | 5105 |
| N/A | 5106 |
| N/A | 5107 |
| N/A | 5108 |
| 1A | 5201 |
| 1B | 5202 |
| 2A | 5203 |
| 2B | 5204 |
| 2D | 5205 |
| 2C | 5206 |
| 3C | 5207 |
| 3B | 5208 |
| 3A | 5209 |
| 4D | 5210 |
| 4C | 5211 |
| 4B | 5212 |
| 5A | 5213 |
| 5B | 5214 |
| 6A | 5301 |
| 6B | 5302 |
| 6C | 5303 |
| 7C | 5304 |
| 7D | 5305 |
| 7B | 5306 |
| 7A | 5307 |
| 8C | 5308 |
| 8B | 5309 |
| 8A | 5310 |
| N/A | 6101 |
| N/A | 6102 |
| N/A | 6103 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 25 | 4506 |
| 41 | 4507 |
| 38 | 4508 |
| 34 | 5101 |
| 28 | 5102 |
| 24 | 5103 |
| 22 | 5104 |
| 15 | 5105 |
| 13 | 5106 |
| 9 | 5107 |
| 3 | 5108 |
| 33 | 5201 |
| 18 | 5202 |
| 25 | 5203 |
| 23 | 5204 |
| 6 | 5205 |
| 4 | 5206 |
| 12 | 5207 |
| 10 | 5208 |
| 11 | 5209 |
| 7 | 5210 |
| 8 | 5211 |
| 5 | 5212 |
| 2 | 5213 |
| 1 | 5214 |
| 32 | 5301 |
| 16 | 5302 |
| 26 | 5303 |
| 27 | 5304 |
| 31 | 5305 |
| 35 | 5306 |
| 29 | 5307 |
| 21 | 5308 |
| 17 | 5309 |
| 30 | 5310 |
| 5 | 6101 |
| 7 | 6102 |
| 13 | 6103 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| N/A | 6104 |
| N/A | 6105 |
| 2C | 6201 |
| 2B | 6202 |
| 2A | 6203 |
| 1E | 6204 |
| 1D | 6205 |
| 1B | 6206 |
| 1A | 6207 |
| 1C | 6208 |
| 4C | 6301 |
| 4B | 6302 |
| 4A | 6303 |
| 3E | 6304 |
| 3D | 6305 |
| 3B | 6306 |
| 3A | 6307 |
| 3C | 6308 |
| 6C | 6401 |
| 6B | 6402 |
| 6A | 6403 |
| 5E | 6404 |
| 5D | 6405 |
| 5B | 6406 |
| 5A | 6407 |
| 5C | 6408 |
| N/A | 7101 |
| N/A | 7102 |
| N/A | 7103 |
| N/A | 7104 |
| N/A | 7105 |
| N/A | 7106 |
| N/A | 7107 |
| N/A | 7108 |
| 1A | 7201 |
| 1B | 7202 |
| 1C | 7203 |
| 2A | 7204 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 20 | 6104 |
| 21 | 6105 |
| 8 | 6201 |
| 38 | 6202 |
| 37 | 6203 |
| 19 | 6204 |
| 18 | 6205 |
| 42 | 6206 |
| 41 | 6207 |
| 14 | 6208 |
| 9 | 6301 |
| 39 | 6302 |
| 40 | 6303 |
| 17 | 6304 |
| 6 | 6305 |
| 43 | 6306 |
| 44 | 6307 |
| 12 | 6308 |
| 10 | 6401 |
| 2 | 6402 |
| 1 | 6403 |
| 16 | 6404 |
| 15 | 6405 |
| 4 | 6406 |
| 3 | 6407 |
| 11 | 6408 |
| 34 | 7101 |
| 28 | 7102 |
| 24 | 7103 |
| 22 | 7104 |
| 15 | 7105 |
| 13 | 7106 |
| 9 | 7107 |
| 3 | 7108 |
| 23 | 7201 |
| 31 | 7202 |
| 27 | 7203 |
| 29 | 7204 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| 2D | 7205 |
| 2B | 7206 |
| 2C | 7207 |
| 3A | 7208 |
| 3B | 7209 |
| 4D | 7210 |
| 4C | 7211 |
| 4B | 7212 |
| 5A | 7213 |
| 5B | 7214 |
| 6A | 7301 |
| 6B | 7302 |
| 6C | 7303 |
| 7A | 7304 |
| 7D | 7305 |
| 7B | 7306 |
| 7C | 7307 |
| 8A | 7308 |
| 8B | 7309 |
| 9D | 7310 |
| 4A | 7311 |
| 10C | 7312 |
| 10B | 7313 |
| 10A | 7314 |
| 11A | 7401 |
| 11C | 7402 |
| 9A | 7403 |
| 9B | 7404 |
| 9C | 7405 |
| 11B | 7406 |
| N/A | 8101 |
| N/A | 8102 |
| N/A | 8103 |
| N/A | 8104 |
| N/A | 8105 |
| N/A | 8106 |
| N/A | 8107 |
| N/A | 8108 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 21 | 7205 |
| 33 | 7206 |
| 18 | 7207 |
| 42 | 7208 |
| 8 | 7209 |
| 7 | 7210 |
| 5 | 7211 |
| 4 | 7212 |
| 2 | 7213 |
| 1 | 7214 |
| 19 | 7301 |
| 32 | 7302 |
| 14 | 7303 |
| 30 | 7304 |
| 16 | 7305 |
| 17 | 7306 |
| 36 | 7307 |
| 41 | 7308 |
| 43 | 7309 |
| 6 | 7310 |
| 39 | 7311 |
| 38 | 7312 |
| 40 | 7313 |
| 44 | 7314 |
| 20 | 7401 |
| 26 | 7402 |
| 25 | 7403 |
| 12 | 7404 |
| 11 | 7405 |
| 10 | 7406 |
| 7 | 8101 |
| 13 | 8102 |
| 17 | 8103 |
| 19 | 8104 |
| 23 | 8105 |
| 26 | 8106 |
| 31 | 8107 |
| 35 | 8108 |



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| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| (S-1) D | 8201 |
| (S-1) A | 8202 |
| (S-1) B | 8203 |
| (S-1) C | 8204 |
| (S-2) D | 8205 |
| (S-2) C | 8206 |
| (S-2) B | 8207 |
| (S-2) A | 8208 |
| (S-3) A | 8209 |
| (S-3) B | 8210 |
| (S-3) C | 8211 |
| (S-4) B | 8212 |
| (S-5) D | 8301 |
| (S-5) A | 8302 |
| (S-5) B | 8303 |
| (S-5) C | 8304 |
| (S-6) D | 8305 |
| (S-6) C | 8306 |
| (S-6) B | 8307 |
| (S-6) A | 8308 |
| (S-7) A | 8309 |
| (S-7) B | 8310 |
| (S-7) C | 8311 |
| (S-8) B | 8312 |
| (S-9) D | 8401 |
| (S-9) A | 8402 |
| (S-9) B | 8403 |
| (S-10)A | 8404 |
| (S-10) B | 8405 |
| (S-10) C | 8406 |
| (S-11) A | 8407 |
| (S-11) B | 8408 |
| (S-12) D | 8501 |
| (S-12) A | 8502 |
| (S-12) B | 8503 |
| (S-13) A | 8504 |
| (S-13) B | 8505 |
| (S-13) C | 8506 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 5 | 8201 |
| 45 | 8202 |
| 2 | 8203 |
| 1 | 8204 |
| 10 | 8205 |
| 3 | 8206 |
| 16 | 8207 |
| 28 | 8208 |
| 46 | 8209 |
| 38 | 8210 |
| 49 | 8211 |
| 18 | 8212 |
| 9 | 8301 |
| 44 | 8302 |
| 8 | 8303 |
| 6 | 8304 |
| 11 | 8305 |
| 4 | 8306 |
| 43 | 8307 |
| 36 | 8308 |
| 47 | 8309 |
| 27 | 8310 |
| 12 | 8311 |
| 42 | 8312 |
| 33 | 8401 |
| 20 | 8402 |
| 21 | 8403 |
| 29 | 8404 |
| 48 | 8405 |
| 37 | 8406 |
| 24 | 8407 |
| 41 | 8408 |
| 30 | 8501 |
| 39 | 8502 |
| 40 | 8503 |
| 32 | 8504 |
| 15 | 8505 |
| 34 | 8506 |



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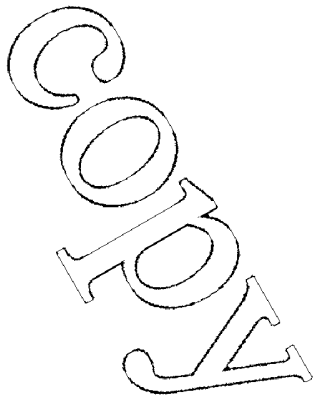
| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Storage Space # | |
| (S-14) A | 8507 |
| (S-14) B | 8508 |

| Description and Identification of Limited Common Element | Limited Common Element Assigned to Unit # |
|---|---|
| Parking Space # | |
| 22 | 8507 |
| 25 | 8508 |



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**Rules and Regulations**
**For**
**Artisan Club Condominium Association**

***Purpose:***

- ***Establish a policy to provide unit owners with guidance in choosing replacement entry way door hardware, and for installing additional door hardware items.***

**Policy:**

1. Door hardware must be brushed/satin nickel in color.
2. Door hardware is defined as locks, door handles, peep holes and door hinges.
3. Door locksets must be lever type only. Door locks can be of the conventional keyed type, or key-less (access code) type. (see examples)
   This door hardware policy applies to the unit main entry door only. The locks used on balcony doors must be the lever-type, similar in design to the original locks installed by the builder, and must be brushed/satin nickel.
4. Wireless door chimes are permitted providing the door bell button is attached to the lock-side door jamb with double sided adhesive tape, and the button unit must be white or painted to match the entry way door frame color (see sample). "Hard-wired" door bells must be approved by the Board.

***Purpose:***

- ***To define and clarify rules and regulations.***

**Policy:**

1. Except for door mats, decorative door hangings of reasonable size as determined by the Board and a small pot/planter that does not encroach on the walkway, the walkways, entrances, halls, corridors, and stairways shall not be obstructed or used for any purpose other than ingress and egress to and from the building(s) and the other portions of the Condominium. Any door mats or hangings are subject to review by the Board.

2. Patios and Balconies; Patio furniture and planters are permitted on patios and balconies, small planters can be hung on the balcony railings (installation must be safely secured). Small wind chimes will be allowed as long as they do not create a noise nuisance to neighbors. Except for a reasonable number of holiday or religious decorations that may be displayed on a unit for up to thirty days prior to the holiday or religious observance and up to fourteen days thereafter; no other articles shall be placed upon or hung from the outside windowsills or balcony railings of the units, including plants, planters, decorative flags or banners, without prior written approval by the Condominium Board. American Flags are allowed, but must be of a reasonable size and safely secured, and cannot extend beyond the limited common area.

3. Except as specified above the exterior of the Dwelling Units and all other areas adjacent to a Dwelling Unit shall not be painted, decorated or modified by any Dwelling Unit Owner in any manner without the prior written consent of the Condominium Association by its Condominium Board, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Condominium Board.

4. Each Dwelling Unit Owner shall keep his Dwelling Unit in a good state of preservation and cleanliness and shall not sweep or throw from doors, windows, or balconies any dirt or other substance.

5. Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by removing all furniture, potted plants and other movable objects from his balcony, or make arrangements for a third party to be responsible to remove items should the need arise.

6. All garbage, trash, refuse or rubbish to be collected shall be placed totally inside a dumpster and not placed on the ground near the dumpster. No clothing or other household items shall be hung, dried or aired in such a way as to be visible from within the Condominium Property.

***Purpose:***

- ***Establish a policy governing the use of the exterior water faucets within the Artisan Park Condominiums.***

**Policy:**

Artisan Park Condominium residents are prohibited from using the exterior water faucets for any purpose without the written consent of the Association Manager or Board of Directors. This includes using the exterior faucets to wash vehicles, walkways, water plants, or for any other purpose.

***Purpose:***

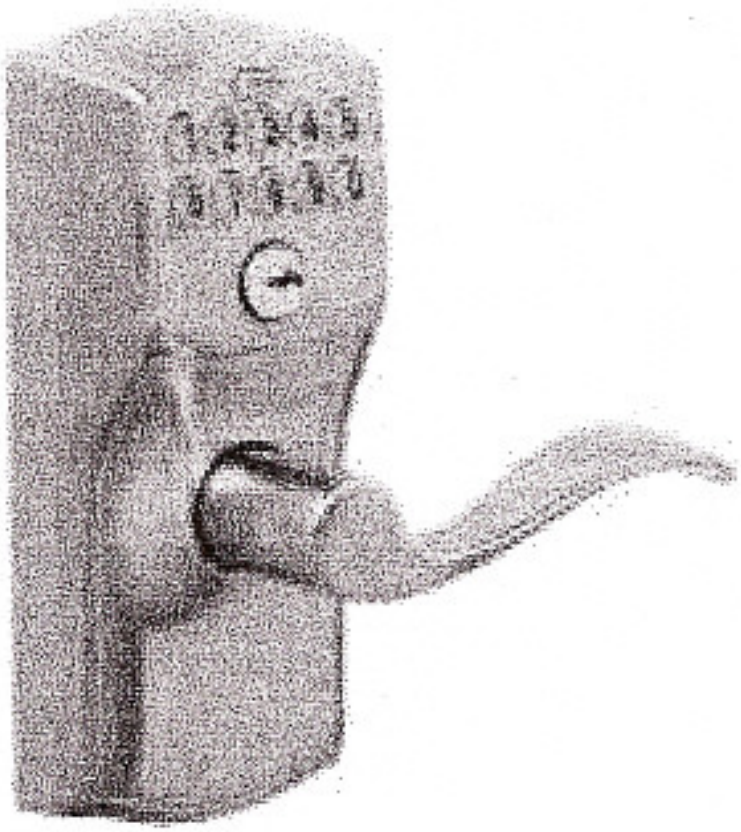
- ***Establish a policy governing the use of the exterior electrical outlets within the Artisan Park Condominiums.***

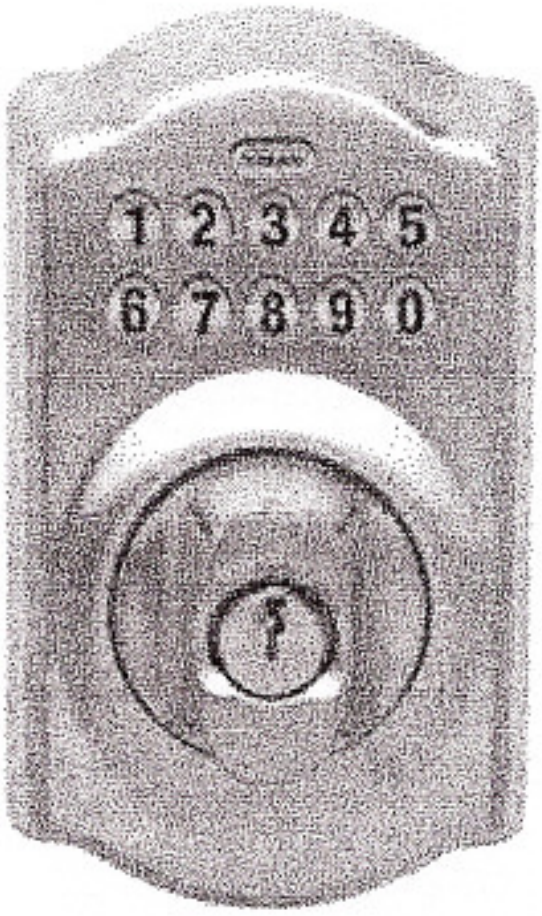
**Policy:**

Artisan Park Condominium residents are prohibited from using the exterior electrical outlets in the common area for any purpose without the written consent of the Association Manager or Board of Directors. This includes using the exterior electrical outlets to charge electrical vehicles, power cleaning appliances or for any other purpose.

By exhibit C: "By-Laws of Artisan club Condominium Association, Inc., Section 12, Powers and Duties
(f) making and amending rules relating to the Condominium Property.

These Rules and Regulations are hereby adopted by Resolution of the Board of Directors of the Artisan Club Condominium Association, Inc. at a meeting of the Board held on May13, 2008.

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**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

**Artisan Club Condominium Association, Inc.** **As of October 16, 2009**

**Q: What are my voting rights in the condominium association?**
**A:** One (1) vote per Unit. See Paragraph 8 of the Declaration of Condominium for Artisan Club Condominium.

**Q: What restrictions exist in the condominium documents on my right to use my unit?**
**A:** General: Units may be used for residential and limited, ancillary non-residential purposes only. In addition, the Declaration of the Condominium contains restrictions on keeping pets in Units, use of the Condominium's common elements, parking, posting of signs, erecting of television or radio antennae, the use of window and floor coverings, and other general restrictions relating to conduct which affects people in other Units. Subdividing a Unit is prohibited, as is the use of a Unit for timeshare purposes. See Paragraph 14 of the Declaration of Condominium for a more complete listing of restrictions on the use of Units. **Alterations:** Owners may make any improvements, renovations, or alterations within Units that do not materially impair the structural integrity of any structure or otherwise materially lessen the support of any portion of the condominium. Any other proposed improvements are subject to the prior approval of the Artisan Club Condominium Association's board of directors. In addition, approval in accordance with the Declaration of Covenants, Conditions, and Restrictions for Celebration Residential Properties also may be required. See Paragraph 15 of the Declaration of Condominium for further details.

**Q: What restrictions exist in the condominium documents on the leasing of my unit?**
**A:** Units may be leased only in their entirety; no fraction or portion of the entire Unit may be leased. All leases shall provide for an initial term of at least six months. No prior approval is necessary to lease a Unit. The Artisan Club Condominium Association's board of directors may adopt rules requiring written notice of any lease and payment of a security deposit, in an amount not to exceed the equivalent of one month's rent, which will be held in an escrow account maintained by the association to protect against damage to the common elements or association property. The occupancy and use of any leased Unit shall be subject to the Declaration of Condominium, By-Laws of the Artisan Club Condominium Association, Inc. and the Association's rules, including the restrictions referred to above. The owner of any leased Unit shall make available to his or her tenant copies of the foregoing documents. See Sections 14 ® and (s) of the Declaration of Condominium.

**Q: How much are my assessments to the condominium association for my unit type and when are they due?**
**A:** The current quarterly assessment to the Artisan Condominium Association for all condominium units is $1,198.68. The assessments are due on the first day of each quarter (January 1, April 1, July 1 and October 1) and are payable directly to the Association. The annual budget is approved by the Board of Directors each fall for the next year's assessment rate per unit per quarter.

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**Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?**
**A:** Yes. All Unit Owners also shall be members of the Celebration Residential Owners Association, Inc. ("CROA"), which administers the Celebration residential community. In addition, all Units are contained within the Artisan Park Service Area, which is a part of the Celebration residential community and also administered by CROA. Each unit is entitled to one (1) vote for each Unit owned for the Master Association and one (1) vote for each Unit owned, either directly, or through a voting representative, for CROA. Please refer to Article VI of the Bylaws of the Master Association and to Article 6 of the Articles of Incorporation of CROA for further discussion of voting rights. The current quarterly Base Assessment to CROA for all Units is $206.00 per quarter. The current quarterly Service Area Assessment to CROA for all Units is $315. Please refer to the CROA general budget and the Artisan Park Service Area budget.

**Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**
**A:** No.

**Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of $100,000? If so, identify each case.**
**A:** The condominium association has instituted litigation against its developer and the general contractor for construction defects. If the association loses the litigation, a possibility exists that the court may award attorney's fees and costs to the defendants that may exceed $100,000.00. There are, however, no claims asserted by the defendants against the association in this litigation.

**The foregoing is not intended to present a complete summary of all provisions of the various documents referred to herein, but does contain a fair summary of certain provisions. Statements made to the provisions of such documents are qualified in all respects by the content of the documents. Prospective buyers should refer to the Condominium Documents.**

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***CONDOMINIUM***
***GOVERNANCE FORM***

**DEPARTMENT OF**
**BUSINESS AND PROFESSIONAL REGULATION**
**Division of Florida Condominiums, Timeshares,**
**and Mobile Homes**
1940 North Monroe Street
Tallahassee, Florida 32399-1030
Telephone: (850) 488-1122
Facsimile: (850) 488-7149
Toll Free: (800) 226-9101 (in Florida only)

Web Address:
www.MyFlorida.com/dbpr/

**This publication is intended as an informal educational overview of condominium governance. In the event of a conflict, the provisions of chapter 718, Florida Statutes, rules adopted by the Division of Florida Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation, the provisions of the condominium documents, and reasonable rules adopted by the condominium association's board of administration prevail over the contents of this publication.**

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# Role of the Board of Directors

**General**

1. The board of directors has a fiduciary duty to the unit owners and has the responsibility to act with the highest degree of good faith and to place the interests of the unit owners above the personal interests of the directors.
2. The board must abide by the condominium documents, the condominium laws and regulations and the rules of the association.
3. The board manages the day to day affairs of the association.
4. The board has the authority to levy assessments, and maintain, repair and replace the common elements or association property.
5. The board of directors may hire a property management firm subject to its own primary responsibility for such management.
6. Provide a substantive written response to an inquiry submitted to the board by certified mail. The response must be sent within 30 days, or within 60 days if the board requests a legal opinion, or within 10 days of receiving the division's advice, if the board requests advice from the division.
7. The association must make its records available for unit owner inspection within five working days after receiving a written request.

**Meetings and Notices**

1. Associations must provide at least 48 hours notice of board and committee meetings, posted conspicuously on the association property.
2. Notice of the annual meeting, the budget meeting, and any meetings at which the board will vote on a special assessment or changes to rules concerning unit use must be mailed or delivered to unit owners and posted on the condominium property at least 14 continuous days in advance of the meeting.
3. Written notification of any special assessment must state the specific purpose of the special assessment.
4. A copy of the proposed annual budget must be mailed or delivered to each unit owner.
5. The association must provide notice of any legal action by which the association may be exposed to liability in excess of insurance coverage so that unit owners may intervene and defend on their own behalf.
6. Board must allow unit owners or their designated representatives to speak at board and committee meetings subject to reasonable restrictions.
7. Associations must provide notification of a hearing before a committee of other unit owners before the board can levy a fine against a unit owner, if the documents provide that the association may impose a fine against a unit owner.

**Elections**

1. The association must provide by mail or personal delivery, a first notice of an election no less than 60 days prior to the election.
2. The association must provide a second notice of the election, along with a ballot, an inner envelope, an outer envelope, candidate certification form and copies of any timely submitted candidate information sheets, no less than 14 days prior to the election.

**Association Finances**

1. Unless the governing documents provide otherwise, the board of directors has the authority to levy assessments, including special assessments.



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2. The board must prepare an annual budget of the revenues and expenses and send a copy to the unit owners at least 14 days prior to the budget meeting. The budget must include all estimated revenues and expenses and reserves for certain deferred maintenance and capital expenditures projects.
3. Within 90 days after the end of the fiscal year, or annually on a date provided in the bylaws, the association must prepare a financial report for the preceding fiscal year. No later than 120 days after the end of the fiscal year or other date as provided in the bylaws, the association must mail to each unit owner at the address last furnished to the association by the unit owner, or hand deliver to each unit owner, a copy of the financial report or a notice that a copy of the financial report will be mailed or hand delivered to the unit owner, without charge, upon receipt of a written request from the unit owner. The report must be prepared as follows:
   a. If the association consists of 50 units or fewer, or has revenues of less than $100,000, it must prepare a financial report of actual receipts and expenditures.
   b. If the association consists of more than 50 units and has revenues of at least $100,000, it must prepare a compiled, reviewed or audited financial statements, prepared in accordance with generally accepted accounting principles.

## Role of the Unit owners

**General**

1. Each unit owner who is offering the unit for sale must provide to each person who has entered into a contract for the purchase of the condominium unit a copy of this governance form, a current copy of the declaration of condominium, articles of incorporation, bylaws and rules of the association, a copy of the latest annual financial report, and the document entitled "Frequently Asked Questions and Answers" that may be obtained from the association.
2. Unit owners must abide by the condominium documents, the condominium laws and regulations and the rules of the association.
3. Unit owners must pay their share of the common expenses. Failure to do so may result in liens or possible foreclosure by the association.
4. Unit owners may use the common elements in a manner that will not hinder or infringe on the rights of the other unit owners.
5. Unit owners must provide proof of the hazard and liability policy for their unit upon request by the association. A unit owner's failure to provide proof of insurance may result in the association purchasing a policy, and the cost of the policy, or the cost of any reconstruction undertaken by the association in the absence of such a policy, may become a lien on the unit.
6. Unit owners must provide the association access to their units during reasonable hours for the following purposes:
   a. To maintain, repair or replace any common elements;
   b. To prevent damage to the common elements or other units;
   c. To maintain the unit as required by the declaration of condominium; or
   d. To prevent damage to the common elements or to a unit or units.
7. Unit owners may not make any alterations to their units that would adversely affect the safety or soundness of the common elements or any portion of the association or condominium property the association maintains.

**Unit Owners Rights**

1. Unit owners may attend and participate in board and committee meetings except for meetings between the board or a committee and the association's attorney with respect to proposed or



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pending litigation when the meeting is held for the purpose of seeking or rendering legal advice.
2. Petition the association board to address an item of business at the next regular or special meeting of the board, if 20% of the voting interests petition the board.
3. Unit owners may record board, committee or unit owner meetings subject to reasonable restrictions.
4. Exclusive ownership and possession of their condominium unit.
5. Membership in the association and full voting rights as provided in the declaration of condominium.
6. Use the common elements and association property without paying a use fee unless provided for in the declaration of condominium, approved by a majority vote of the association, or unless the charges relate to expenses incurred by an owner having exclusive use of the common element or association property.
7. Use the condominium's common elements, common areas and recreation facilities together with their invited guests, in accordance with the condominium documents and properly adopted rules and regulations of the association.
8. Inspect the association's official records subject to the reasonable rules adopted by the association. Unit owners may make or obtain copies at the reasonable expense, if any, of the unit owner.
9. Attend and participate in unit owner meetings.
10. Vote on issues presented for a unit owner vote and elections.
11. Bring any concerns or problems to the board of directors' attention.
12. Apply to the circuit court of the county in which the condominium is located for a receiver if the association fails to fill vacancies on the board sufficient to constitute a quorum.
13. Participate in the voluntary mediation or mandatory, non-binding arbitration processes to resolve certain disputes.
14. Vote to cancel any grant or reservation made by a declaration, lease, or other document, and any contract made by an association prior to turnover of control to the unit owners other than the developer.
15. Bring action for damages or injunctive relief or both against the association, another unit owner, a tenant or invitee.

**Elections, Voting**

1. Unit owners may submit a notice of their intent to be a candidate for election to the board no less than 40 days prior to the election.
2. Submit candidate information sheet no less than 35 days prior to the election.
3. Vote for the board by written, secret ballot or voting machine if there are more candidates than vacancies. Associations with 10 or fewer units may opt out of the statutory election procedures and hold elections as provided in their bylaws.
4. Unit owners may vote in person or by limited proxy for all matters (other than election of directors) in which the law provides that a vote of the unit owners must be taken. Examples of these issues include, but are not limited to: amending the governing documents, waiving reserves and altering the common elements.
5. Unit owners may vote at a meeting or by written agreement with a majority of all unit owners to recall any board member.

**Association Budget**

1. Unit owners may vote for an alternate budget if the developer controls the board and the adopted budget provides for assessments in excess of 115 percent of assessments for the prior fiscal year.



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2. Petition the board for a special meeting of the owners to consider an alternate budget if a unit owner controlled board adopts a budget providing for assessments in excess of 115 percent of the previous year's assessments. Upon written application by 10 percent of the voting interests received within 21 days following the adoption of the budget the board shall call the special meeting of the association.

You should refer to the specific statutory section or rule for each cited provision. You may visit **www.MyFlorida.com/dbpr/** or contact the Division at the address on this brochure to obtain a copy of the statute or the administrative rules.

***Revised 11/08***



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# Income_Statement_w_Annual_Budget
## 2227 ARTISAN CLUB CONDOMINIUM ASSN INC
## 12/31/2008

THE CONTINENTAL GROUP, INC.
C/O THE CONTINENTAL GROUP, INC
Altamonte Springs FL 32714-3325

| Account | Description | Dec Actual | Dec Budget | Dec Variance | YTD Actual | YTD Budget | Variance | Year Budget |
|---|---|---|---|---|---|---|---|---|
| **REVENUE | | | | | | | | |
| 40000 | Owner Assessments | 112,747 | 112,749 | (2) | 1,352,960 | 1,352,966 | (6) | 1,352,966 |
| 40011 | Late Fee Income | (30) | 0 | (30) | 6,453 | 0 | 6,453 | 0 |
| 40014 | Legal Fee Income | 0 | 0 | 0 | 508 | 0 | 508 | 0 |
| 40017 | Intent to Lien | 0 | 0 | 0 | 302 | 0 | 302 | 0 |
| 40059 | Garage Rent | 0 | 0 | 0 | 3,060 | 0 | 3,060 | 0 |
| 40080 | Operating Interes | 16 | 0 | 16 | 401 | 0 | 401 | 0 |
| 40081 | Reserve Interest | 254 | 0 | 254 | 6,821 | 0 | 6,821 | 0 |
| 40083 | Allocate Reserve | (254) | 0 | (254) | (6,821) | 0 | (6,821) | 0 |
| 40093 | Initial Contribut | 0 | 0 | 0 | 6,000 | 0 | 6,000 | 0 |
| 41010 | House Charges | 0 | 0 | 0 | 972 | 0 | 972 | 0 |
| **TOTAL REVENUE | | $112,732 | $112,749 | ($17) | $1,370,657 | $1,352,966 | $17,691 | $1,352,966 |
| EXPENSES | | | | | | | | |
| **ADMINISTRATIVE | | | | | | | | |
| 50005 | Accounting Fees | 4,250 | 337 | (3,913) | 4,500 | 4,000 | (500) | 4,000 |
| 50012 00 | Bad Debts | 2,613 | 2,617 | 4 | 31,356 | 31,360 | 4 | 31,360 |
| 50015 | Statements/Bank C | 0 | 96 | 96 | 317 | 1,218 | 901 | 1,218 |
| 50045 00 | Legal Fees | 4,365 | 337 | (4,028) | 17,368 | 4,000 | (13,368) | 4,000 |
| 50045 01 | Legal Fees Associ | (145) | 0 | 145 | 0 | 0 | 0 | 0 |
| 50045 04 | Legal Fees Collec | (426) | 0 | 426 | 0 | 0 | 0 | 0 |
| 50045 05 | Legal Fees Prior | (4,250) | 0 | 4,250 | 0 | 0 | 0 | 0 |
| 50048 | Annual Condo Fees | 61 | 97 | 36 | 1,413 | 1,208 | (205) | 1,208 |
| 50080 | Postage | 32 | 138 | 106 | 831 | 1,700 | 869 | 1,700 |
| 50085 | Copies, Printing | 314 | 212 | (102) | 2,428 | 2,500 | 72 | 2,500 |
| 50104 | Income Taxes | 0 | 0 | 0 | 1,567 | 0 | (1,567) | 0 |
| 50110 | Miscellaneous Exp | 115 | 335 | 220 | 9,698 | 4,020 | (5,678) | 4,020 |
| **TOTAL ADMINISTRATIVE | | $6,929 | $4,169 | ($2,760) | $69,477 | $50,006 | ($19,471) | $50,006 |
| **PROPERTY INSURANCE | | | | | | | | |
| 52031 | Property & Liabil | 24,813 | 33,388 | 8,575 | 335,740 | 400,700 | 64,960 | 400,700 |
| 52035 | Directors & Offic | 0 | 138 | 138 | 0 | 1,700 | 1,700 | 1,700 |
| **TOTAL PROPERTY INSURANCE | | $24,813 | $33,526 | $8,713 | $335,740 | $402,400 | $66,660 | $402,400 |
| **UTILITIES | | | | | | | | |
| 54050 00 | Electricity | 3,679 | 4,413 | 734 | 37,384 | 53,000 | 15,616 | 53,000 |
| 54070 00 | Water & Sewer | 8,754 | 16,663 | 7,909 | 144,786 | 200,000 | 55,214 | 200,000 |
| 54080 | Gas/Fuel Oil | 72 | 87 | 15 | 589 | 1,000 | 411 | 1,000 |
| 54095 | Trash | 4,250 | 5,000 | 750 | 73,189 | 60,000 | (13,189) | 60,000 |
| **TOTAL UTILITIES | | $16,755 | $26,163 | $9,408 | $255,947 | $314,000 | $58,053 | $314,000 |
| **CONTRACTS | | | | | | | | |
| 60035 | Elevator Monitori | 1,516 | 2,000 | 484 | 20,914 | 24,000 | 3,086 | 24,000 |
| 60040 | Elevator Inspecti | 0 | 740 | 740 | 4,944 | 8,880 | 3,936 | 8,880 |
| 60050 | Fire Systems Insp | 2,900 | 622 | (2,278) | 8,035 | 7,475 | (560) | 7,475 |
| 60051 | Fire Extinguisher | 605 | 63 | (542) | 739 | 800 | 61 | 800 |
| 60075 | Janitorial Servic | 11,823 | 11,663 | (160) | 138,902 | 140,000 | 1,098 | 140,000 |
| 60090 | Lawn Maintenance | 6,327 | 9,250 | 2,923 | 78,038 | 111,000 | 32,962 | 111,000 |
| 61000 | Management Servic | 3,020 | 2,772 | (248) | 33,220 | 33,220 | 0 | 33,220 |
| 61010 | Pest Control | 453 | 500 | 47 | 5,436 | 6,000 | 564 | 6,000 |

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# Income_Statement_w_Annual_Budget
## 2227 ARTISAN CLUB CONDOMINIUM ASSN INC
12/31/2008

THE CONTINENTAL GROUP, INC.
C/O THE CONTINENTAL GROUP, INC
Altamonte Springs FL 32714-3325

| Account | Description | Dec Actual | Dec Budget | Dec Variance | YTD Actual | YTD Budget | Variance | Year Budget |
|---|---|---|---|---|---|---|---|---|
| **TOTAL CONTRACTS | | $26,644 | $27,610 | $966 | $290,229 | $331,375 | $41,146 | $331,375 |
| **REPAIRS/MAINTENANCE | | | | | | | | |
| 70040 | R&M-Elevator | 3,927 | 3,869 | (58) | 44,531 | 46,450 | 1,919 | 46,450 |
| 70060 | R&M General | 1,634 | 1,877 | 243 | 16,461 | 22,535 | 6,074 | 22,535 |
| 70076 | Maintenance Suppl | 90 | 413 | 323 | 1,453 | 5,000 | 3,547 | 5,000 |
| **TOTAL REPAIR/MAINTENANCE | | $5,652 | $6,159 | $507 | $62,444 | $73,985 | $11,541 | $73,985 |
| **RESERVE TRANSFERS | | | | | | | | |
| 80000 00 | Reserve Transfers | 65,100 | 15,100 | (50,000) | 231,200 | 181,200 | (50,000) | 181,200 |
| **TOTAL RESERVE TRANSFER | | $65,100 | $15,100 | ($50,000) | $231,200 | $181,200 | ($50,000) | $181,200 |
| **TOTAL EXPENSES | | $145,893 | $112,727 | ($33,166) | $1,245,038 | $1,352,966 | $107,928 | $1,352,966 |
| NET INCOME/(LOSS) | | ($33,160) | $22 | ($33,182) | $125,619 | $0 | $125,619 | $0 |

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# Standard_Balance_Sheet
## 2227 ARTISAN CLUB CONDOMINIUM ASSN INC
## 09/30/2009

THE CONTINENTAL GROUP, INC.
C/O THE CONTINENTAL GROUP, INC
Altamonte Springs FL 32714-3325

| Account | Description | As of Sep | Prior Month | Inc/(Dec) |
|---|---|---|---|---|
| ASSETS | | | | |
| **CURRENT ASSETS | | | | |
| 10010 229 | Cash-Operating CNL Bank | 362,776 | 321,117 | 41,659 |
| 10017 229 | Cash-Working Capital CNL | 79,274 | 79,209 | 65 |
| 10300 | Accounts Receivable | 322,593 | 340,463 | (17,871) |
| 10390 00 | Allowance for Bad Debt | (227,874) | (213,041) | (14,833) |
| 10500 | Prepaid Insurance | 116,693 | 132,322 | (15,629) |
| 10505 | Prepaid Expenses | 23,227 | 7,296 | 15,931 |
| 10532 | CPA Prepaid Insurance | (261,358) | (261,358) | 0 |
| 10005 | Petty Cash | 250 | 250 | 0 |
| **TOTAL CURRENT ASSETS | | $415,581 | $406,259 | $9,322 |
| **RESTRICTED FUNDS | | | | |
| 12010 229a | Cash-Reserves CNL Bank | 241,286 | 220,125 | 21,161 |
| 12015 | CD#0375 3.69% 06/10-BB&T | 225,000 | 225,000 | 0 |
| 12030 00 | CD#6321 2.96% 01/11-RBC B | 225,000 | 225,000 | 0 |
| **TOTAL RESTRICTED FUNDS | | $691,286 | $670,125 | $21,161 |
| **OTHER ASSETS | | | | |
| 19010 | Utility Deposits | 8,304 | 8,304 | 0 |
| 19030 | Other Deposits | 23,041 | 23,041 | 0 |
| **TOTAL OTHER ASSETS | | $31,345 | $31,345 | $0 |
| **FIXED ASSETS | | | | |
| 16013 | Utility Cart | 4,737 | 4,737 | 0 |
| 16090 | Accumulated Depr | (2,767) | (2,767) | 0 |
| **TOTAL FIXED ASSETS | | $1,970 | $1,970 | $0 |
| **TOTAL ASSETS | | $1,140,182 | $1,109,698 | $30,483 |
| LIABILITIES | | | | |
| **CURRENT LIABILITIES | | | | |
| 20000 | Accounts Payable | 0 | 8,705 | (8,705) |
| 20005 | Collection Fees Due | 2,672 | 3,047 | (375) |
| 20010 | Accrued Expenses | 25,274 | 30,947 | (5,672) |
| 20030 | Insurance Payable | 102,963 | 120,100 | (17,137) |
| 20034 | CPA Insurance Payable | (252,006) | (252,006) | 0 |
| 20040 | Taxes Payable | 761 | 761 | 0 |
| 20080 | Deposits-Garage/Storage | 200 | 200 | 0 |
| 20100 | Prepaid Assessments | 170,001 | 49,188 | 120,813 |
| 20150 | Deferred Assessments | 0 | 99,725 | (99,725) |
| 20151 | Deferred Reserve Income | 0 | 20,942 | (20,942) |
| 20410 | Due (From)/To Developer | 4,233 | 4,233 | 0 |
| **TOTAL CURRENT LIABILITIES | | $54,099 | $85,842 | ($31,743) |
| **RESERVE LIABILITIES | | | | |
| 30000 00 | Reserves | 678,138 | 657,196 | 20,942 |

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Standard_Balance_Sheet
2227 ARTISAN CLUB CONDOMINIUM ASSN INC
09/30/2009

THE CONTINENTAL GROUP, INC.
C/O THE CONTINENTAL GROUP, INC
Altamonte Springs FL 32714-3325

| Account | Description | As of Sep | Prior Month | Inc/(Dec) |
|---|---|---|---|---|
| 30080 | Reserves - Interest | 13,268 | 13,049 | 219 |
| **TOTAL RESERVE LIABILITIES | | $691,406 | $670,245 | $21,161 |
| **TOTAL LIABILITIES | | $745,504 | $756,086 | ($10,582) |
| EQUITY | | | | |
| **MEMBERS EQUITY | | | | |
| 38010 | Capital Contribution | 120,800 | 120,800 | 0 |
| 38015 | Capital Contribution Inte | 6,238 | 6,173 | 65 |
| 38020 | Prior Year Adjustment | (18,498) | (18,498) | 0 |
| 38880 | Fund Balance | 124,747 | 124,747 | 0 |
| Current Year Net Income/(Loss) | | $161,391 | $120,391 | $41,000 |
| **TOTAL MEMBERS EQUITY | | $394,678 | $353,612 | $41,065 |
| **TOTAL LIABILITIES & EQUITY | | $1,140,182 | $1,109,698 | $30,483 |

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# DISCLAIMER

**Charlie Eldredge provides this document for reference purposes only.
I have made every effort to include all the forms necessary to comply with the disclosure requirements of Florida Law, but**

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**USE OF THIS DOCUMENT IN CONNECTION TO A REAL ESTATE TRANSACTION IS**

## AT YOUR OWN RISK.

**By using this document, you agree to indemnify Charlie Eldredge against any claim for loss in relation to the use of this document.**

**Items known to be missing from this package.**

- ☒ None known to be missing*
- ❑ Declaration of Condominium,
- ❑ Articles of Incorporation of the Association,
- ❑ Bylaws
- ❑ Rules of the Association
- ❑ Most-recent year-end Financial Information
- ❑ Frequently Asked Questions and Answers
- ❑ Optional State Governance Form

***This does not mean that all items are present in this package!**
**You must confirm the contents of this package before using it in a real estate transaction!**

**PLEASE CONTACT THE CONDO ASSOCIATION
TO OBTAIN ANY MISSING ITEMS!!**

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