

RECORDED AND VERIFIED
Dee Steele
CLERK, CIRCUIT COURT
BREVARD COUNTY, FLA.

**MODIFICATION TO DECLARATION OF CONDOMINIUM
FOR THE RIDGEWOOD CLUB, A CONDOMINIUM**

W I T N E S S E T H:

WHEREAS, WICKHAM DEVELOPMENT CORPORATION, A Florida Corporation, did record the Declaration of Condominium for The Ridgewood Club, a Condominium, said Declaration of Condominium recorded in Official Records Book 2597, Pages 1449 through 1528, Public Records of Brevard County, Florida; and

WHEREAS, Wickham Development Corporation is desirous of modifying the Declaration of Condominium for The Ridgewood Club, as set forth hereinbelow.

NOW THEREFORE, in consideration of the covenants contained herein, the Declaration of Condominium for The Ridgewood Club, a Condominium, is hereby modified as follows:

1. Substitute Exhibit "A" attached hereto and by this reference incorporated herein for Exhibit 2 Sheet 2 of 16 of said Declaration of Condominium.

2. Except as expressly modified herein, all other terms, covenants and conditions of the Declaration of Condominium shall remain in full force and effect.

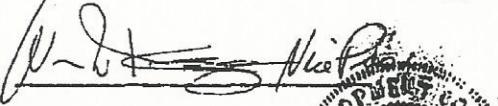
IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals to this document this 30th day of June, 1985.

13.00

WICKHAM DEVELOPMENT
CORPORATION, A Florida
Corporation

047680

1985 JUN 24 PM 2:35

By: 

Bridget G. Jusley

STATE OF FLORIDA
COUNTY OF Brevard

BEFORE ME, the undersigned authority, personally appeared W. D. Steele, well known to me to be the Vice President of WICKHAM DEVELOPMENT CORPORATION, A Florida Corporation, and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

PREPARED BY & RETURN TO:
JACK B. SPIRA
Attorney at Law

1205 Babcock St. NE
Orlando, FL 32805

OFF. REC.

PAGE  2696

WITNESS my hand and official seal in the County and State
last aforesaid this 21st day of June, 1985.

Bridget S. Lindsey
NOTARY PUBLIC



My Commission Expires:

Notary Public, State of Florida
My Commission Expires June 15, 1988

OFFREC#

2

PAGE#

2610

2697

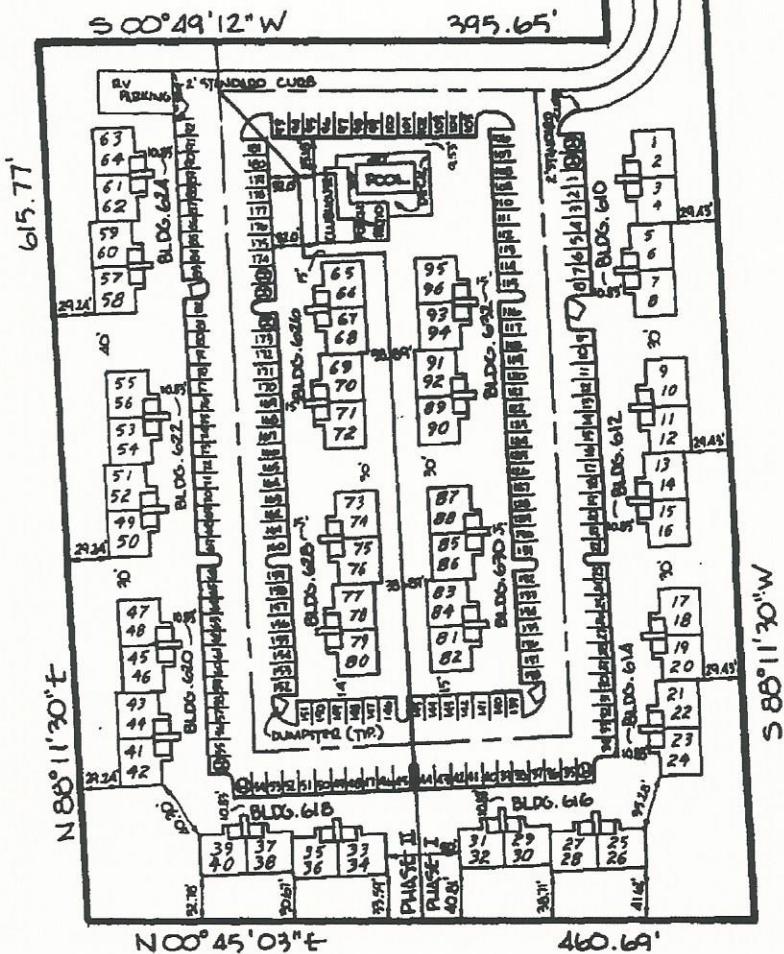
WICKHAM ROAD 80' 12/W

500° 49' 12" W
65.07

PLOT PLAN

NOTE: ODD NUMBERS DENOTE FIRST FLOOR UNITS
EVEN NUMBERS DENOTE SECOND FLOOR UNITS
REF: REC

8698
[30/2]



REVISION "B": UNIT NUMBERS ADDED 6-20-85 JTW
REVISION "A": BUILDING TLES REVISED 9-18-84: JJC

DATE: AUGUST 14, 1984	I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON WAS MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF		THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED IN THE TITLE BLOCK AND IT'S CONTENTS ARE NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM	
SCALE: 1" = 100'	SURVEYED BY: BEVILLE S. OUTLAW JR.		PREPARED FOR:	
DWN. BY:  CH'D. BY: 			THE RIDGEWOOD CLUB (A CONDOMINIUM)	
PROJECT NO. S1559-1	REG. LAND SURVEYOR, FLA. CERT. No. 041		OUTLAW ENGINEERING ASSOCIATES INC. CONSULTING ENGINEERS • PLANNERS • SURVEYORS 1220 NORTH BAYARD CITY DRIVE MELBOURNE, FLA. 32932	
<input type="checkbox"/> - DENOTES CONCRETE MONUMENT SET <input checked="" type="checkbox"/> - FOUND <input type="checkbox"/> - DENOTES IRON MARKER SET				

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RECORDED AND VERIFIED
Rec'd - 1-12-78
CLERK, CIRCUIT COURT
BREVARD COUNTY, FLA.

NET FEE \$ 50.00 DUE PAYMENT AS
BAL. \$1.00
NET FEE \$ 1.00 DUE PAYMENT AS
BAL. \$0.00
NET FEE \$ 0.00 DUE PAYMENT AS
BAL. \$0.00
NET FEE \$ 0.00 DUE PAYMENT AS
BAL. \$0.00
Our check has been cashed and forwarded.

MODIFICATION

MODIFICATION of Declaration of Condominium for The Ridgewood Club, a Condominium.

W I T N E S S E S E T H:

WHEREAS, on May 6, 1985, The Wickham Development Corporation as the Developer, recorded a Declaration of Condominium for The Ridgewood Club, a Condominium, said Declaration recorded in Official Records Book 2597, page 1449, Public Records of Brevard County, Florida; and

WHEREAS, paragraph 26 of said Declaration of Condominium sets forth a Planned Phase Development; and

WHEREAS, The Wickham Development Corporation as the Developer is desirous of dedicating Phase 2 of The Ridgewood Club, a Condominium, to a condominium form of ownership in accordance with Florida Statutes 718.403.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, it is hereby agreed as follows:

2803

1. Developer hereby dedicates the land as shown on Exhibit "A" attached hereto to the condominium form of ownership as Phase II of The Ridgewood Club, a Condominium.
2. Set forth on Exhibit "B" attached hereto is an identification by letter of each unit within said Phase II.
3. Set forth on Exhibit "C" attached hereto is a survey of the additional land and a graphic description of the improvements in which units are located.
4. The undivided share of the common elements of those 96 units in Phase I and Phase II of The Ridgewood Club, a Condominium, shall be 1/96 each. The portion or percentage of the common expenses shall be 1/96 each.

EXCEPT AS EXPRESSLY MODIFIED HEREIN, ALL OTHER TERMS AND
CONDITIONS OF THE DECLARATION OF CONDOMINIUM OF THE RIDGEWOOD
CLUB, A CONDOMINIUM, SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE WICKHAM DEVELOPMENT CORPORATION, A

Prepared By, **JACK B. SPINA**
& Return To, Attorney at Law
5205 Babcock St. N.E.
Palm Bay, FL 32905

611945

87 MAY 19 PM 2:23

Florida Corporation, has caused this Modification to be signed in its name by its officers on the 17th day of February, 1987.

WITNESSES:

Vernon Siegfried

THE WICKHAM DEVELOPMENT CORP.,
A Florida Corporation

By: President

Bridget S. Jinsley

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

STATE OF FLORIDA
COUNTY OF BROWARD

On this day personally appeared before me the undersigned authority, and STUART FEINER, the President ~~and Vice President~~ of THE WICKHAM DEVELOPMENT CORPORATION, A Florida Corporation, and acknowledged before me that they executed the foregoing document and that the foregoing instrument is the act and deed of THE RIDGEWOOD CLUB.

WITNESS my hand and official seal this 17th day of February 1987.

Bridget S. Jinsley
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida
My Commission expires June 1988
Bridget S. Jinsley, Notary Public, MS.

OFF. REC.
2803

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1143

EXHIBIT "A"

DESCRIPTION: Phase II (By Surveyor)

A parcel of land lying in the east $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of Section 24, Township 27, South, Range 36 East, Brevard County, Florida, being more particularly described as follows: From the northwest corner of the east $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of said Section 24, run South $00^{\circ}45'03''$ West along the west line of said east $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of Section 24, a distance of 1272.63 feet to the POINT-OF-BEGINNING of the herein described parcel; thence continue South $00^{\circ}45'03''$ West along said west line of the east $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of Section 24, a distance of 230.25 feet; thence North $88^{\circ}11'30''$ East, a distance of 472.28 feet; thence North $00^{\circ}48'30''$ West, a distance of 50.11 feet; thence North $88^{\circ}11'30''$ East, a distance of 58.00 feet; thence North $41^{\circ}19'39''$ East, a distance of 82.23 feet; thence North $88^{\circ}11'30''$ East, a distance of 34.04 feet; thence North $00^{\circ}49'12''$ East, a distance of 120.03 feet; thence South $88^{\circ}11'30''$ West, a distance of 615.77 feet to the POINT-OF-BEGINNING. Containing 3.00 acres of land, more or less.

PAGE
14

OFF. REC.
2803

DATE:
AUGUST 14, 1984

HEREBY CERTIFY THAT THE SURVEY AS SHOWN
HEREON WAS MADE UNDER MY DIRECTION AND IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

DATE
N/A

SURVEYED BY: DEVILLE 5.00 LAW

DOWN BY: G.H.D. B.

REG. LAND SURVEYOR, FLA. CERT. NO. 94

HOMEOWNER CONDO DOCS.COM
O-DENOTES

1000's of Condoms
FOUND
O-DENITES IRON MARKER SEEDOMI

EXHIBIT A

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED IN THE TITLE BLOCK AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

PREPARED FOR:
THE RIDGEWOOD CHURCH

THE LIBERTYWOOD CLUB

THE CONDOMINIUM

OUTLAW ENGINEERING ASSOCIATES INC.

Florida's Vital
Documents in Florida Available Online

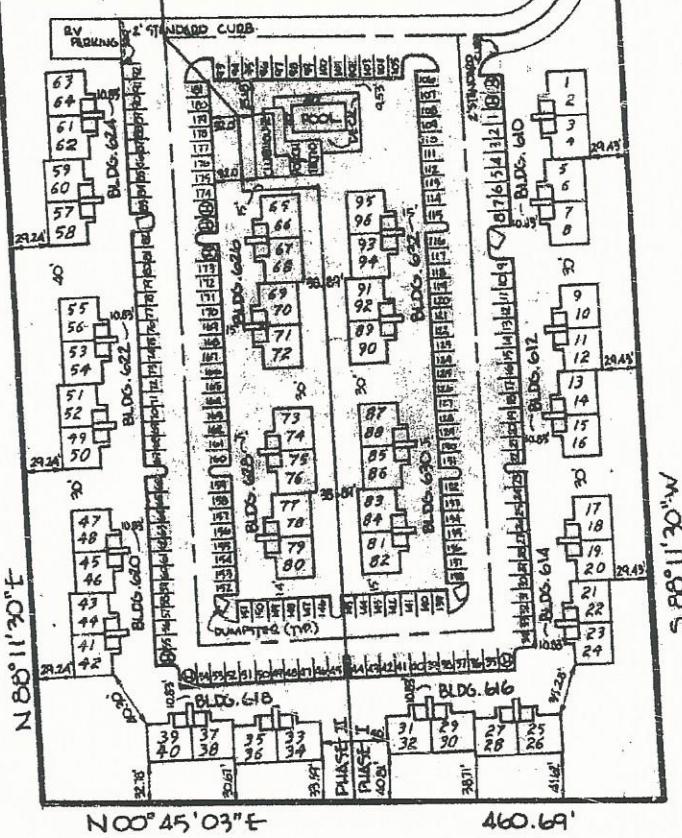
THE SAVANNAH CLOTHING CO. 1000 BROADWAY, NEW YORK CITY

WICKHAM ROAD 80' R/W

S 00° 49' 12" W
65.07'PLOT PLAN

S 00° 49' 12" W 395.65'

615.77'



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OFF. REC.
2803

NOTE: ODD NUMBERS DENOTE FIRST FLOOR UNITS
EVEN NUMBERS DENOTE SECOND FLOOR UNITS
REFERS TO

8692
EATONREVISION "B": UNIT NUMBERS ADDED 6-20-85 JTW
REVISION "A": BUILDING TITLES REVISED 9-18-84DATE:
AUGUST 14, 1984

SURVEYED BY: BEVILLE S. OUTLAW JR.

REG. LAND SURVEYOR, FLA. CERT. NO. 941

 - DENOTES CONCRETE MONUMENT SET FOUND - DENOTES IRON MARKER SET FOUND - FOUND

OWN. BY: CH'D. BY:

AIC

PROJECT No.

S1559-1

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED IN THE TITLE BLOCK AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THE FIRM.

PREPARED FOR:

THE RIDGEWOOD CLUB
(A CONDOMINIUM)

OUTLAW ENGINEERING ASSOCIATES, INC.

CONSULTING ENGINEERS • PLANNERS • SURVYORS

1277 NORTH HARBOR CITY RD.

EXHIBIT "C"

WICKHAM ROAD 80' R/W

N 00° 49' 12" E
65.00' *WEST R/W LINE
WICKHAM ROAD*

PLAT OF SURVEY

SEE SEPARATE SHEET FOR LEGAL DESCRIPTION

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PHASE II

CONTAINING 3.00 ACRES ±

N 88° 11' 30" E 340.42'
N 41° 19' 59" E 82.23'
N 88° 11' 30" E 58.00'
N 0° 48' 30" N 58.00'
N 88° 11' 30" E 472.28'

120.03' 275.62' 395.65'

1272.63' P.O.B. 230.25' 230.44'

5 88° 11' 30" W 5 00° 45' 03" W 460.69'

615.77' 331.00' 946.21'

PHASE I

CONTAINING 4.00 ACRES ±

N 88° 11' 30" E

*WEST LINE OF E 1/2 OF S.E. 1/4
OF SECTION 24*

Note: Use only property corners to locate boundaries for const. of fences or other improvements.

DATE: AUGUST 14, 1984	I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON WAS MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.	THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE INDIVIDUAL PERSON OR ORGANIZATION IDENTIFIED IN THE TITLE BLOCK AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.
SCALE: 1" = 100'	SURVEYED BY: BEVILLE S. OUTLAW, JR. <i>Beville S. Outlaw, Jr.</i> REG. LAND SURVEYOR, FLA. CERT. NO. 921	PREPARED FOR: THE RIDGEWOOD CLUB (A CONDOMINIUM)
DWY. BY: <i>J. Bowden</i>	CH'D. BY:	OUTLAW ENGINEERING ASSOCIATES INC. CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROJECT NO. 51550-1	1222 NORTH HARBOR CITY BLVD. MELBOURNE, FLA. 32934	

EXHIBIT "C" CONTINUED

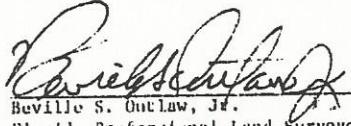
THE DIDGEWOOD CLUB

"A CONDOMINIUM"

SURVEYORS CERTIFICATE

I hereby certify that the data contained in Exhibit A, Sheets 1 through 20, including a survey of the land, a plot plan and graphic description of the proposed improvements, together with the declaration, are in sufficient detail to identify the common elements and each unit and their relative locations and approximate dimensions. The plot plan and graphic description show the intended location and dimensions of proposed structure and improvements. Construction is not complete.

BY:


Beville S. Outlaw, Jr.
Florida Professional Land Surveyor No. 941

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BUILDING ELEVATIONS

OFF. REC.
2597

ALL BUILDINGS

1st Floor Elevation - 28.00
Ceiling Elevation - 35.96
2nd Floor Elevation - 36.58
Ceiling Elevation - 44.55

OFF. REC.
2803

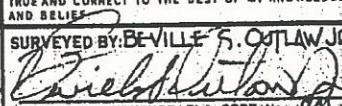
PAGE
11479

DATE:
AUGUST 14, 1984

I HEREBY CERTIFY THAT THE SURVEY AS SHOWN
HEREON WAS MADE UNDER MY DIRECTION AND IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE
PERSON, PERSONS, OR ORGANIZATION IDENTIFIED IN THE TITLE BLOCK
AND IT'S CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF
TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A
REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

SCALE:
N/A

SURVEYED BY: BEVILLE S. OUTLAW, JR.

REG. LAND SURVEYOR, FLA. CERT. NO. 941

DRAWN BY: CH'D. BY:

PROJECT NO:
51559

- DENOTES CONCRETE MONUMENT SET.
 - FOUND
 - DENOTES IRON MARKER SET.
 - FOUND

PREPARED FOR:

THE DIDGEWOOD CLUB
(A CONDOMINIUM)

OUTLAW ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS • PLANNERS • SURVEYORS
1222 NORTHLAND CITY DRIVE
ORLAND PARK, ILLINOIS 60462

RECORDED AND VERIFIED
Debra M. Jones
CLERK, CIRCUIT COURT
BREVARD COUNTY, FLA.

MODIFICATION

MODIFICATION of Declaration of Condominium for The Ridgewood

Club, a Condominium.

W I T N E S S E T H:

WHEREAS, on May 6, 1985, The Wickham Development Corporation as the Developer, recorded a Declaration of Condominium for The Ridgewood Club, a Condominium, said Declaration recorded in Official Records Book 2597, page 1449, Public Records of Brevard County, Florida; and

WHEREAS, Exhibit 3 to said Declaration sets forth the percentage of ownership of each unit; and

WHEREAS, Developer is desirous of modifying said Exhibit 3.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, it is hereby agreed as follows:

1. Exhibit 3 is hereby modified to reflect the percentage of ownership as follows:

Phase 1.

Owners of units in Phase 1 will each have a 1/48th share of the total number of units in Phase 1.

(Total units 48)

Phase 2.

At such time as Phase 2 is dedicated to a condominium form of ownership, the owners of the units in Phase 1 and Phase 2 will each have a 1/96th share.

(Total units are 96 in Phases 1 and 2)

EXCEPT AS EXPRESSLY MODIFIED HEREIN, ALL OTHER TERMS AND
CONDITIONS OF THE DECLARATION OF CONDOMINIUM FOR THE RIDGEWOOD
CLUB, A CONDOMINIUM, SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE WICKHAM DEVELOPMENT CORPORATION, A
Florida Corporation, has caused this Modification to be signed in
its name by its officers on the 17th day of February, 1987.

WITNESSES:

THE WICKHAM DEVELOPMENT CORP.
A Florida Corporation

By: President

Bridgett S. Sinsley
OFF REC

OFF. REC.

PAGE SECRETARY

2803

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1148

2803 11.2

2003 1148

STATE OF FLORIDA
COUNTY OF BROWARD

On this day personally appeared before me the undersigned authority, and STUART FEINER, the President ~~and Vice President~~ of THE WICKHAM DEVELOPMENT CORPORATION, A Florida Corporation, and acknowledged before me that they executed the foregoing document and that the foregoing instrument is the act and deed of THE RIDGEWOOD CLUB.

WITNESS my hand and official seal this 17th day of February 1987.

Elizabeth D. Sinsley
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida
My Commission Expires June 10, 1988
Bureau of Motor Vehicles, Tallahassee, Fla.

OFF. REC.
2803

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