

**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 13<sup>th</sup> day of June, 1985.

WICKHAM DEVELOPMENT  
CORPORATION, A Florida  
Corporation

By: [Signature]

Bridgett L. Husley  
STATE OF FLORIDA  
COUNTY OF Brevard

BEFORE ME, the undersigned authority, personally appeared Dillon Klinghouse 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  
Palm Bay, FL 32905

OFF. REC.

(PAGE)

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

Bridgett L. Vinscent  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires 06/30/1988



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2610

2

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2697



WICKHAM ROAD 80' 1/2" W

S 00° 49' 12" W  
65.07'



# PLOT PLAN

S 00° 49' 12" W

395.65'

331.00'

N 88° 11' 30" E

946.21'

615.77'

N 88° 11' 30" E

N 00° 45' 03" E

460.69'

W 00° 11' 30" S

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

2698  
[PAGE]

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

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
SCALE: 1" = 100'	SURVEYED BY: BEVILLE S. OUTLAW JR.
DWN. BY: CH'D. BY:	REG. LAND SURVEYOR, FLA. CERT. No. 941
PROJECT No. S155A-1	<input type="checkbox"/> - DENOTES CONCRETE MONUMENT SET <input type="checkbox"/> - DENOTES IRON MARKER SET <input type="checkbox"/> - DENOTES IRON MARKER SET FOUND

## 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 CLUB  
(A CONDOMINIUM)

OUTLAW ENGINEERING ASSOCIATES INC.  
CONSULTING ENGINEERS • PLANNERS • SURVEYORS

122 NORTH HAZEN CITY BLVD.  
TALLAHASSEE, FLA. 32301

122 NORTH HAZEN CITY BLVD.  
TALLAHASSEE, FLA. 32301

OUTLAW PRESS

WWW.FLORIDADOCS.COM - 1000's of Condominium Documents in Florida Available Online

RECORDED AND VERIFIED  
*[Signature]*  
CLERK, CIRCUIT COURT  
BREVARD COUNTY, FLA.

NOT FILED 25.00  
RECEIVED  
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, 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:

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,  
Return To.

JACK B. SMITH  
Attorney at Law  
5205 Babcock St. NE  
Palm Bay, FL 32906

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2803

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1142

346179

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:

THE WICKHAM DEVELOPMENT CORP.,  
A Florida Corporation

Vernon J. Jorgensen

By: [Signature]  
President

Bridgett S. Jinsley

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXX~~

STATE OF FLORIDA  
COUNTY OF BROWARD

On this day personally appeared before me the undersigned  
authority, and STUART FEINER, the  
President ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 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.

Bridgett S. Jinsley  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires June 1st, 1988  
Issued June 1st, 1987 - Tallahassee, FL

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## 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  $41^{\circ}-19'-53''$  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.

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RECORDED

## EXHIBIT A

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 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 N/A		SURVEYED BY: BEVILLE S. OUTLAW JR.		PREPARED FOR: <b>THE RIDGEWOOD CLUB</b> (A CONDOMINIUM)	
DWN BY	CH'D BY	REG. LAND SURVEYOR, FLA. CERT. No. 941		OUTLAW ENGINEERING ASSOCIATES INC.	
		<input type="checkbox"/> - DENOTES CONCRETE MONUMENT SET <input type="checkbox"/> - DENOTES IRON MARKER SET <input type="checkbox"/> - FOUND <input type="checkbox"/> - FOUND		CONSULTING ENGINEERS, PLANNERS, SURVEYORS 1225 NORTH HARBOR CITY BLVD. MIAMI, FLA. 33136	
PROJECT: CONDO DOCS.COM 1000's of Condominium Documents in Florida Available Online		S 1559-1			

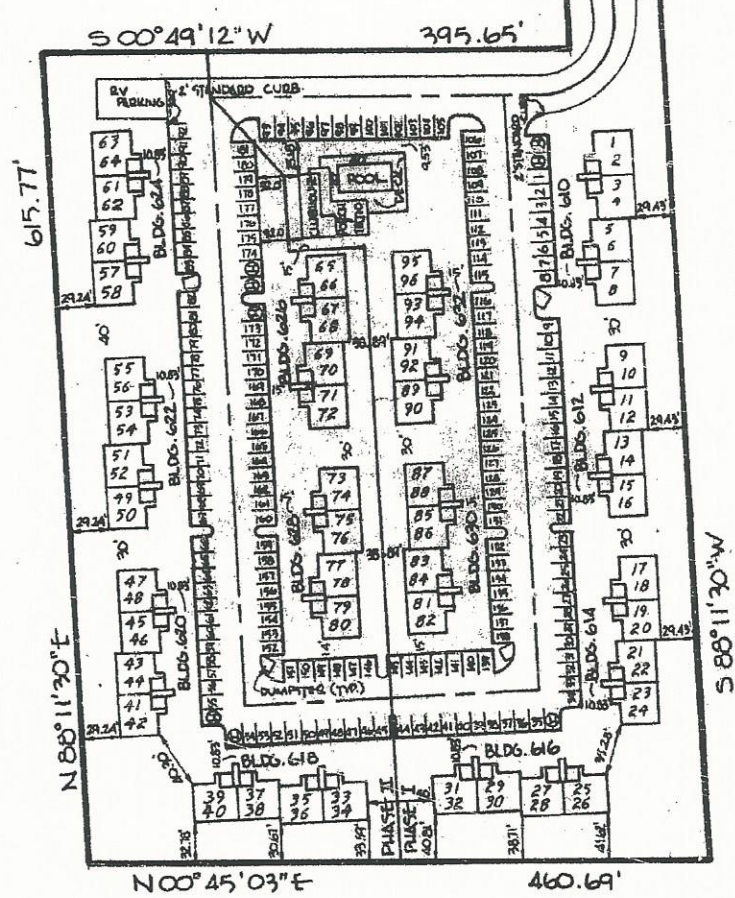


WICKHAM ROAD 80' R/W

PLOT PLAN

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

2882



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OFF. REC. 2803

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

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.	
SCALE: 1" = 100'		SURVEYED BY: BEVILLE S. OUTLAW JR.	
DWN. BY: JHC	CH'D. BY:	REG. LAND SURVEYOR, FLA. CERT. No. 941	
PROJECT No. S1559-1		<input type="checkbox"/> - DENOTES CONCRETE MONUMENT SET <input type="checkbox"/> - DENOTES IRON MARKER SET <input type="checkbox"/> - FOUND <input type="checkbox"/> - FOUND	

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 CLUB**  
(A CONDOMINIUM)

**OUTLAW ENGINEERING ASSOCIATES INC.**  
CONSULTING ENGINEERS • PLANNERS • SURVEYORS  
1277 NORTH HARBOUR CITY BLVD. GAINESVILLE, FLA. 32609







# THE RIDGEWOOD 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.*  
Beville S. Outlaw, Jr.  
Florida Professional Land Surveyor No. 941

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## BUILDING ELEVATIONS

## ALL BUILDINGS

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

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2803

DATE:  
AUGUST 14, 1984SCALE:  
N/A

DWN. BY: CH'D. BY:

JIC

JECT NO.  
511559

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.

SURVEYED BY: BEVILLE S. OUTLAW JR.

*Beville S. Outlaw, Jr.*  
REG. LAND SURVEYOR, FLA. CERT. No. 941

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

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE  
PERSON, PERSONS OR ORGANIZATION IDENTIFIED IN THE TITLE BLOCK  
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REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

PREPARED FOR:  
THE RIDGEWOOD CLUB  
(A CONDOMINIUM)

OUTLAW ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
1222 NORTH HANCOCK CITY BLVD.  
ATLANTA, GA 30309

9.00

REC'D	9.00	PAID	9.00
DATE		DATE	
NO.		NO.	
BY		BY	
FOR		FOR	
1.00			

Don't forget to pay your bill

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

Septe Lavier

Bridgett A. Tinsley  
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JACK SPIRG  
52P5 Babcock st  
PAM Bay, N. 32905-

08194E

87 MAY 19 PM 2:23



STATE OF FLORIDA  
COUNTY OF BROWARD

On this day personally appeared before me the undersigned authority, and STUART FEINER, the President ~~and Secretary, Treasurer, and~~ 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.

Bridgett D. Sisley  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires June 10, 1988  
Bonded thru May 1988 - Hartsch, Inc.

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