

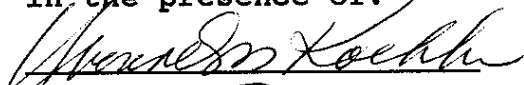



the Declaration of Condominium of Avonlea Commerce Center, a Condominium, and such Members unanimously approved the Second Amendment and directed that it be placed of record in the public records of Martin County, Florida.


NOW, THEREFORE, the Declaration is amended as set forth in this Second Amendment to Declaration of Condominium of Avonlea Commerce Center, a Condominium. Exhibit "2", Sheet A-5 to A-15, shall be revised as shown on said Exhibit attached hereto, showing the unit numbers for Building 1, Ground Floor and 2<sup>nd</sup> Floor, as Unit 101, Unit 102 and Unit 103; Building 2, Ground Floor and 2<sup>nd</sup> Floor, as Unit 201, 202 and 203; Building 3, Ground Floor and 2<sup>nd</sup> Floor, as Unit 301, 302, 303, 304 and 305; Building 4, Ground Floor and 2<sup>nd</sup> Floor, as Unit 401, 402, 403 and 404; Building 5, Ground Floor as Units Numbers 501, 502, 503, 504 and 505, 2<sup>nd</sup> Floor, as Units 506, 507, 508, 509, 510, 511 and 512; Building 6, as Unit 601, 602, and 603. (As set forth in First Amendment described herein.) All other terms of the Declaration not changed by this Second Amendment to Declaration are reaffirmed. It is the intent of the Developer and the Members of the Association that the terms of this Second Amendment to Declaration shall be effective as of, and relate back to the date of, the filing of the Declaration within the Public Records of Martin County, Florida.

IN WITNESS WHEREOF, the Developer and Members of the Association have caused this instrument to be executed in its name by the undersigned, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
  
As to Developer

DEVELOPER

  
FRANK A. WACHA, JR.,  
Individually and as Trustee

  
  
As to Members

ASSOCIATION MEMBERS

  
FRANK A. WACHA, JR.

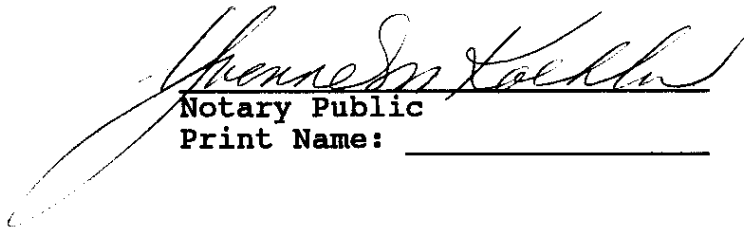
  
JANICE B. WACHA

STATE OF FLORIDA            )  
  ) ss  
COUNTY OF MARTIN        )

I HEREBY CERTIFY on this day, before me, an officer duly authorized to take acknowledgments, personally appeared FRANK A. WACHA, JR., as Developer, and FRANK A. WACHA, JR., and JANICE B.

WACHA, as sole Members of the Association as of this date, and they acknowledged before me that they executed the foregoing First Amendment to Declaration of Condominium of Avonlea Commerce Center, a Condominium, that they are known to me or furnished known to me as identification, on this 4th day of January, 2002.

(Seal)

  
Notary Public  
Print Name: \_\_\_\_\_

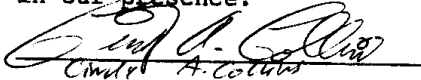


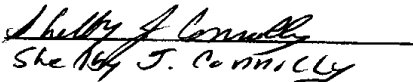
Yvonne M. Koehler  
MY COMMISSION # DD053871 EXPIRES  
September 29, 2005  
BONDED THRU TROY FARM INSURANCE, INC.

**JOINDER AND CONSENT TO SECOND AMENDMENT  
TO DECLARATION OF CONDOMINIUM OF  
AVONLEA COMMERCE CENTER, A CONDOMINIUM  
BY MORTGAGEE**

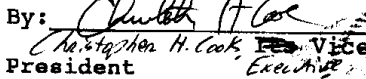
FIDELITY FEDERAL BANK AND TRUST, N.A., as Mortgagee, and the holder of a mortgage dated December 22, 2000, and recorded in Official Records Book 1523, page 931, and Mortgage Modification and Additional Advance thereto, dated March 23, 2001, and recorded in Official Records Book 1540, page 2034, Martin County, Florida, public records, does hereby join and consent to the filing of the foregoing Second Amendment to Declaration of Condominium of Avonlea Commerce Center, a Condominium.

Signed, sealed and delivered  
in our presence:

  
Cindy A. Collins

  
Shelby J. Connolly

FIDELITY FEDERAL BANK AND TRUST, N.A. "MORTGAGEE"

By:   
Christopher H. Cook, Executive Vice President

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss

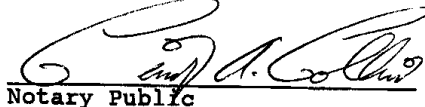
(Corp. Seal)

The foregoing instrument was acknowledged before me, this 4<sup>th</sup> day of January, 2002, by Christopher H. Cook, Executive Vice President of FIDELITY FEDERAL BANK AND TRUST, N.A., on behalf of the corporation, the Mortgagee herein, for the Corporation, and who is personally known to me or who furnished \_\_\_\_\_ as identification.

(Seal)



Cindy A. Collins  
Commission # CC 948820  
Expires July 25, 2004  
Bonded Thru  
Atlantic Bonding Co., Inc.

  
Notary Public

Print Name: Cindy A. Collins

**SURVEYOR'S CERTIFICATION:**

STATE OF FLORIDA )  
 )  
 ) SS  
ST. LUCIE COUNTY )

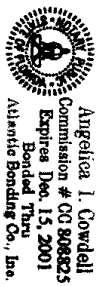
BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS IN THE STATE OF FLORIDA, PERSONALLY APPEARED ROBERT F. KEMERSON, PSM, VICE PRESIDENT OF VELCON GROUP, INC., WHO, AFTER FIRST BEING DULY SWORN, DEPOSES AND SAYS AS FOLLOWS:

1. THAT HE IS A DULY LICENSED SURVEYOR AND MAPPER UNDER THE LAWS OF THE STATE OF FLORIDA, AND;
2. AFFIANT HEREBY CERTIFIES THAT THE CONSTRUCTION OF BUILDINGS 1, 2, & 6 ARE SUBSTANTIALLY COMPLETE AND BUILDINGS 3, 4, & 5 ARE NOT SUBSTANTIALLY COMPLETE AT AVONLEA CONDOMINIUMS, ATTACHED HERETO IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

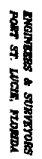
FURTHER AFFIANT SAYETH NAUGHT:  
BY: Robert F. Kemerson  
ROBERT F. KEMERSON, PSM  
FLORIDA CERTIFICATE NUMBER: 6285

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December A.D. 2001 BY ROBERT F. KEMERSON. HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

Angelica I. Cowdell  
ANGELICA I. COWDELL  
NOTARY PUBLIC, STATE OF FLORIDA



VELCON GROUP, INC.



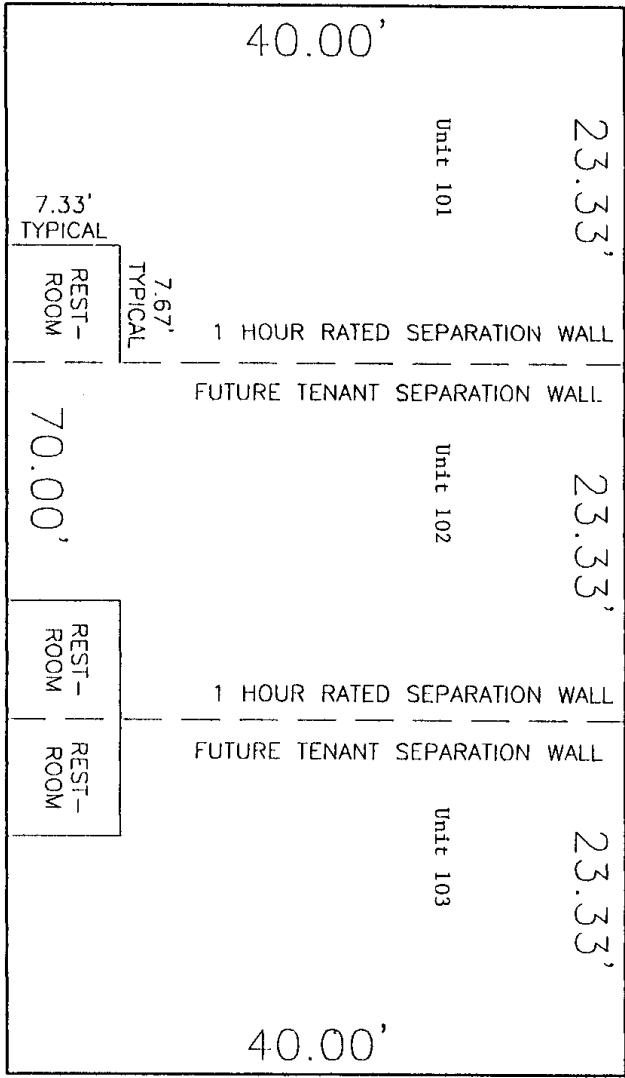
SHEET A-1

PHASE 1

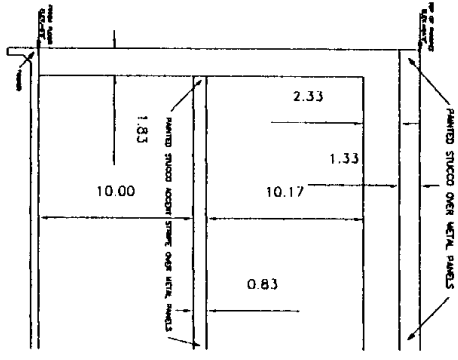
EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF AVONLEA, A CONDOMINIUM



# BUILDING PLAN GROUND FLOOR



SCALE: 1" = 10'



SCALE: 1" = 10'

BUILDING 1  
1 STORY  
24'-8" BUILDING HEIGHT  
2800 SQUARE FEET

VELCON GROUP, INC.

ENGINEERS & ARCHITECTS  
PO BOX 57 LACON, IOWA

SHEET A-5

## PHASE 1

### EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF AVONLEA, A CONDOMINIUM, BUILDING 1

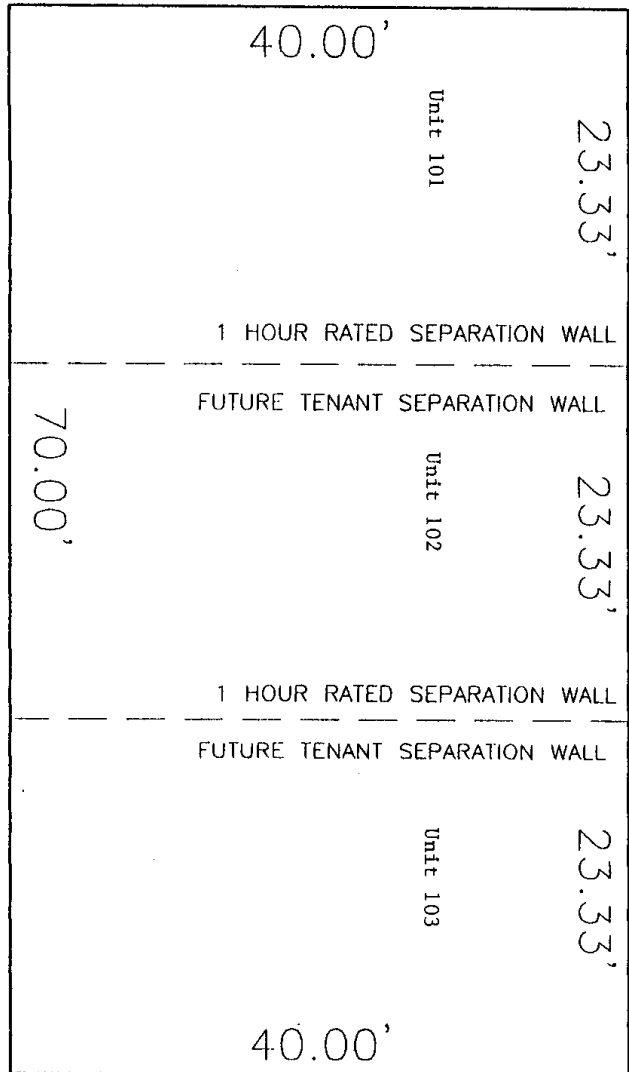
SHEET

5

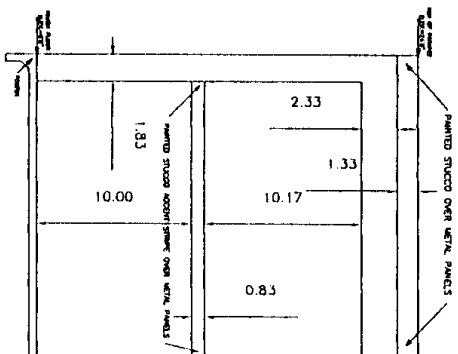
15



# BUILDING PLAN 2ND FLOOR



SCALE: 1"=10'



SCALE: 1"=10'

BUILDING 1  
1 STORY  
24'-8" BUILDING HEIGHT  
2800 SQUARE FEET

ENCLOSURE & STRUCTURES  
PART OF LATELIFE RESIDUAL



VELCON GROUP, INC.

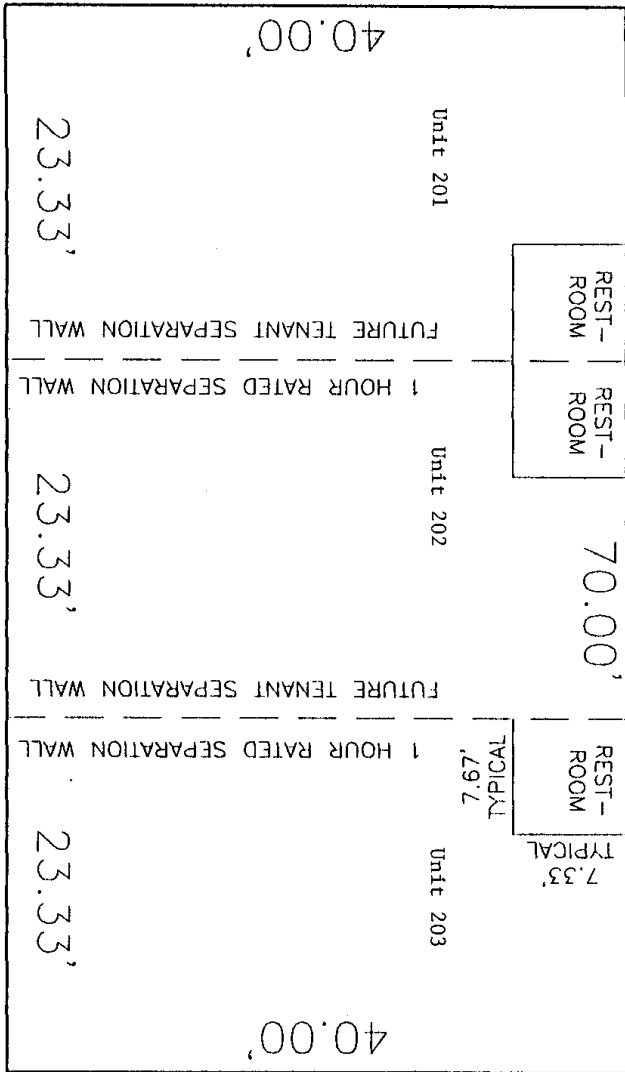
SHEET A-6

PHASE 1

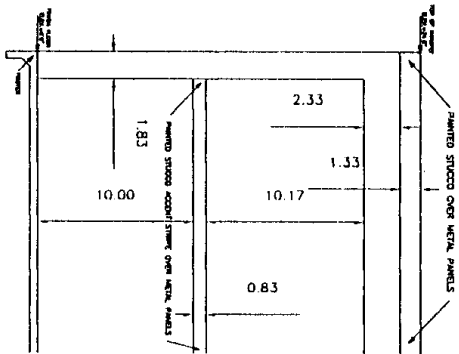
SHEET  
6  
15

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF  
AVONLEA, A CONDOMINIUM, BUILDING 1

# BUILDING PLAN GROUND FLOOR



SCALE: 1"=10'



SCALE: 1"=10'

BUILDING 2  
1 STORY  
24-8" BUILDING HEIGHT  
2800 SQUARE FEET

ENGINEERS & ARCHITECTS  
PHYS. ST. LICENS. NO. 00000000



VELICON GROUP, INC.

## PHASE 1

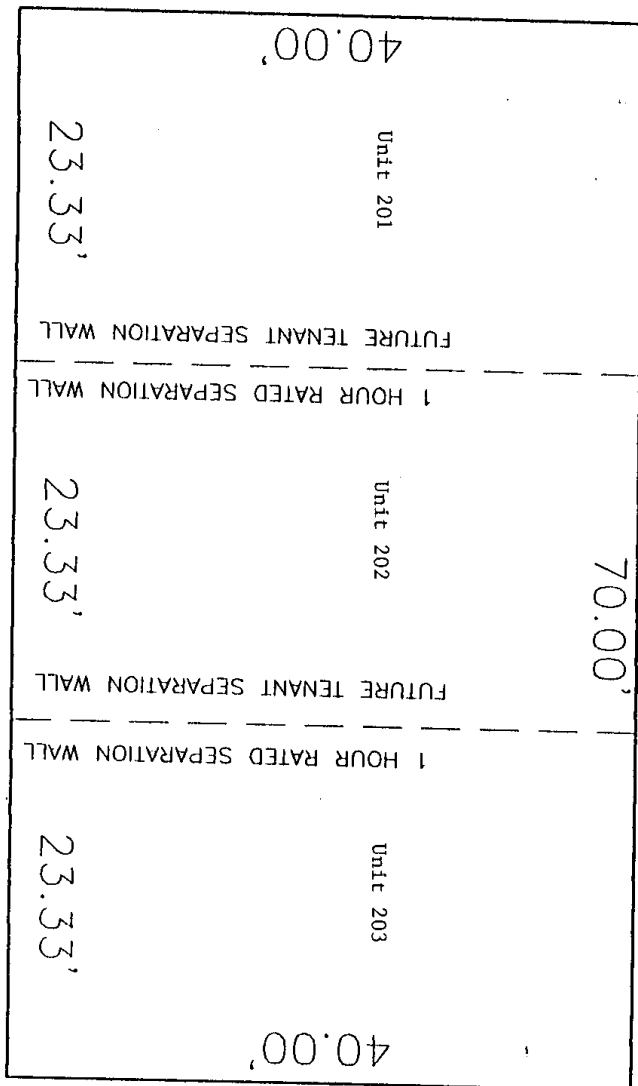
SHEET A-7

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF  
AVONLEA, A CONDOMINIUM, BUILDING 2

SHEET  
7  
15



# BUILDING PLAN 2ND FLOOR



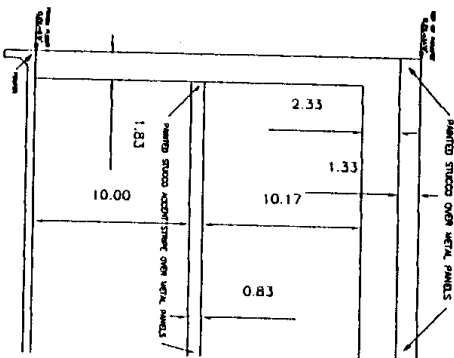
SCALE: 1"=10'

VELCON GROUP, INC.

ENGINEERS & SURVEYORS  
FORT ST. LAZARE, FLORIDA



BUILDING 2  
1 STORY  
24'-8" BUILDING HEIGHT  
2800 SQUARE FEET



SCALE: 1"=10'

## PHASE 1

SHEET A-8

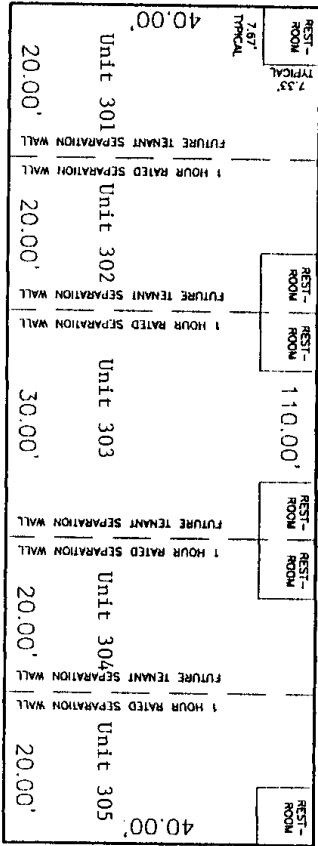
EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF  
AVONLEA, A CONDOMINIUM, BUILDING 2

8  
SHEET  
15

SCALE: 1"=20'

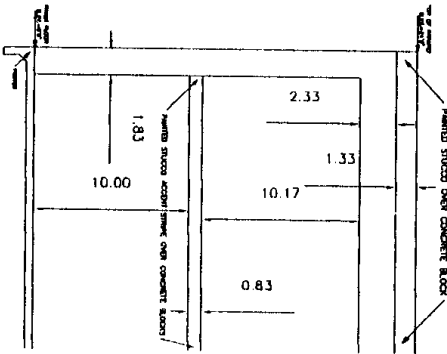


BUILDING PLAN  
GROUND FLOOR



BUILDING 3  
1 STORY  
24-8" BUILDING HEIGHT  
4400 SQUARE FEET

SCALE: 1"=10'



VELCON GROUP, INC.  
ENGINEERS & SURVEYORS  
FORT ST. LUCIE, FLORIDA

SHEET A-9

PHASE 1

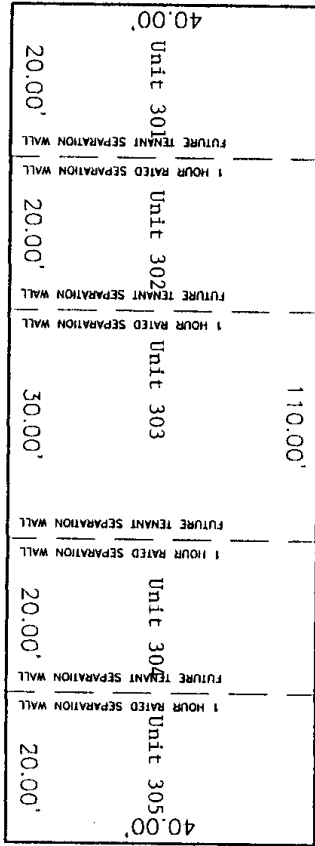
EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF  
AVONLEA, A CONDOMINIUM, BUILDING 3

9 SHEET  
15

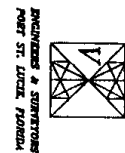
SCALE: 1"=20'



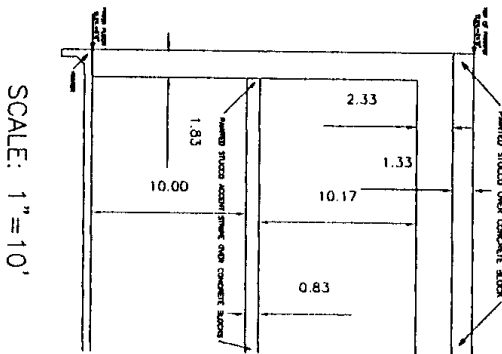
BUILDING PLAN  
2ND FLOOR



BUILDING 3  
1 STORY  
24'-8" BUILDING HEIGHT  
4400 SQUARE FEET



VECON GROUP, INC.



SCALE: 1"=10'

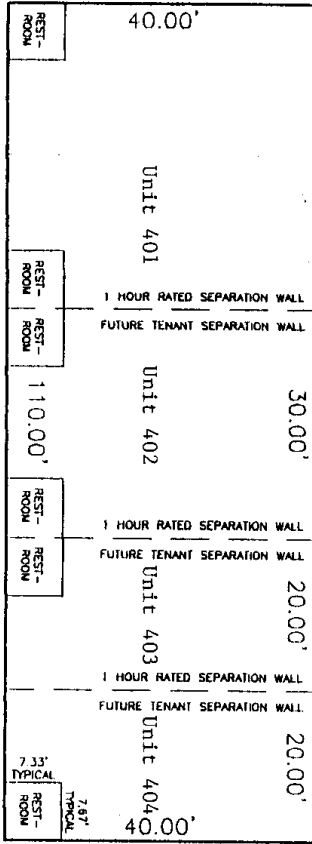
SHEET A-10

PHASE 1

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF  
AVONLEA, A CONDOMINIUM, BUILDING 3

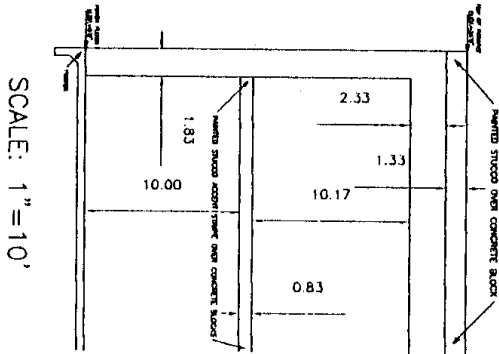
SHEET  
10  
15

SCALE: 1"=20'



BUILDING PLAN  
GROUND FLOOR

BUILDING 4  
1 STORY  
24-8" BUILDING HEIGHT  
4400 SQUARE FEET



SCALE: 1"=10'

VELCON GROUP, INC.

ENGINEERS & ARCHITECTS  
PORT ST. LUCIE, FLORIDA



PHASE 1

SHEET A-11

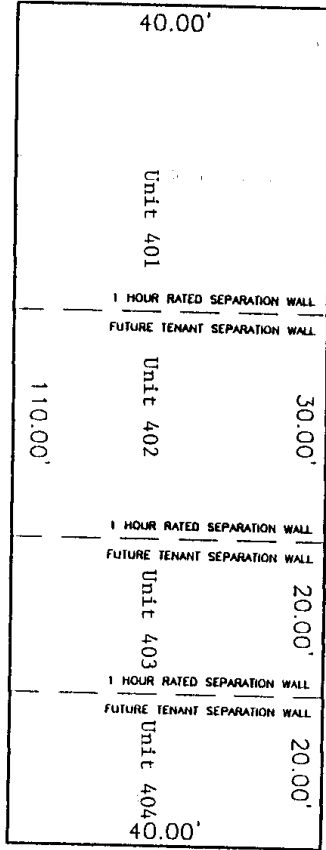
EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF  
AVONLEA, A CONDOMINIUM, BUILDING 4

SHEET  
11  
15

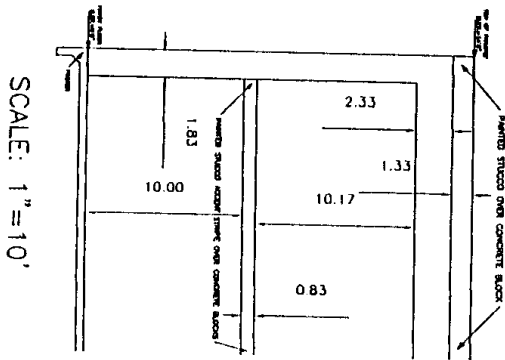
SCALE: 1"=20'



BUILDING PLAN  
2ND FLOOR



BUILDING 4  
1 STORY  
24-8" BUILDING HEIGHT  
4400 SQUARE FEET



SCALE: 1"=10'

VELCON GROUP, INC.

ARCHITECTS & ENGINEERS  
1001 ST. JOHN, PORTLAND

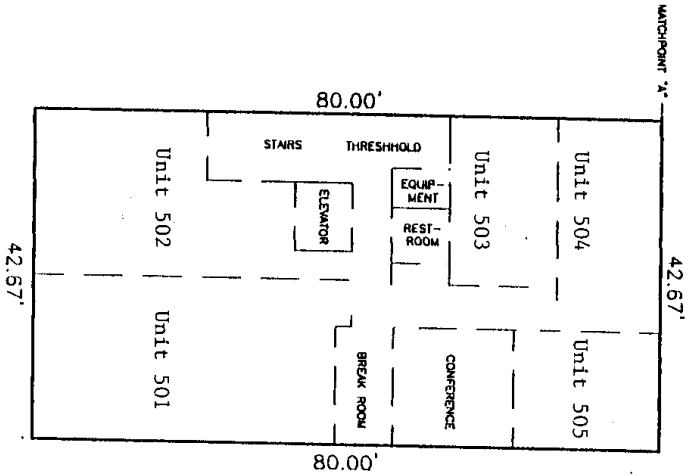
SHEET A-12

PHASE 1

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF  
AVONLEA, A CONDOMINIUM, BUILDING 4

12	SHEET
15	

BUILDING PLAN  
GROUND FLOOR



SCALE: 1"=20'



FUTURE BUILDING 5  
2 STORY  
XXXXX BUILDING HEIGHT  
3413.6 SQUARE FEET

REGISTERED ARCHITECTS  
PLANT 37, AVONlea, OREGON



VELCON GROUP, INC.

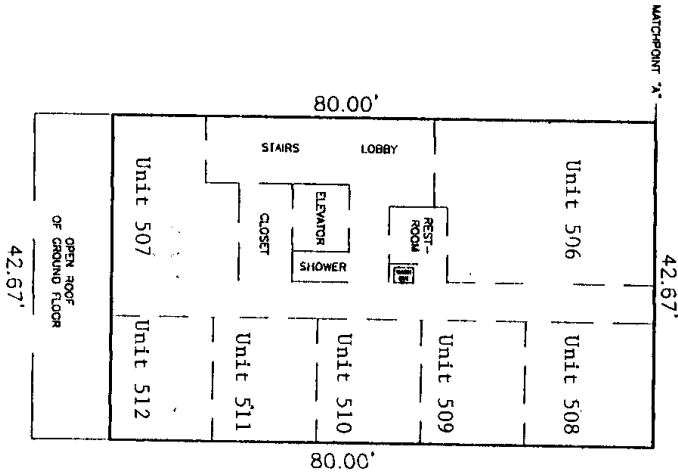
SHEET A-13

PHASE 1

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF  
AVONLEA, A CONDOMINIUM, BUILDING 5

SHEET	13
	15


BUILDING PLAN  
2ND FLOOR



SCALE: 1"=20'



FUTURE BUILDING 5  
2 STORY  
XXXXX BUILDING HEIGHT  
3413.6 SQUARE FEET

VELCON GROUP, INC.  
  
 ENGINEERS & SURVEYORS  
 POINT ST. LUCE, FLORIDA

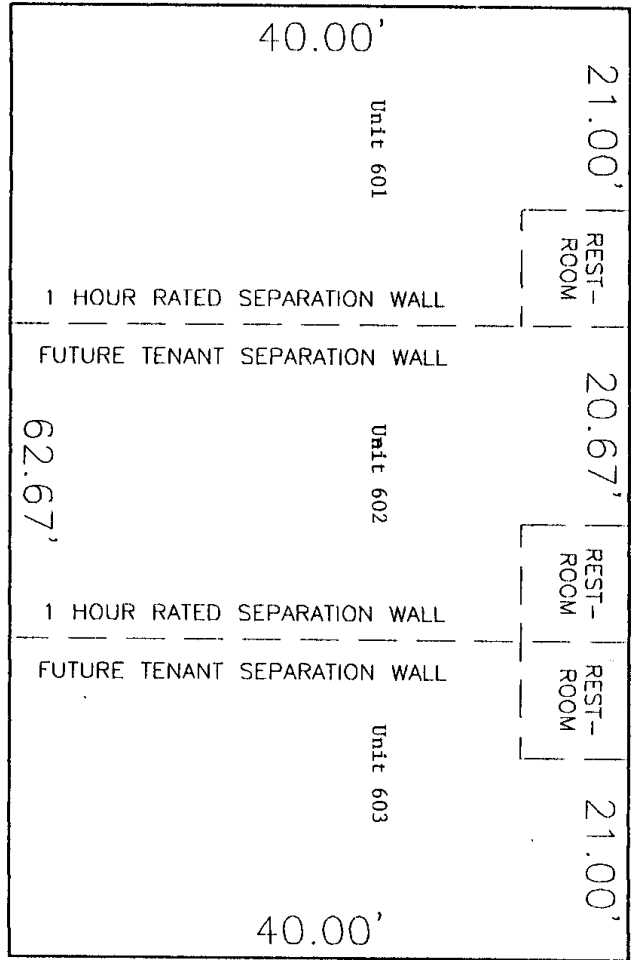
SHEET A-14

PHASE 1

SHEET	14
	15

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF  
AVONLEA, A CONDOMINIUM, BUILDING 5

# BUILDING PLAN GROUND FLOOR



SCALE: 1"=10'



BUILDING 6  
1 STORY  
16'0" BUILDING HEIGHT  
2500 SQUARE FEET

VELCON GROUP, INC.

ENGINEERS & SURVEYORS  
PORT ST. LUCIE, FLORIDA



## PHASE 1

SHEET A-15

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF  
AVONLEA, A CONDOMINIUM, BUILDING 6

SHEET  
15  
15