

**THIS INSTRUMENT WAS PREPARED BY:**

Stephen R. Dye, Esquire  
Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul, PLLC  
1206 Manatee Avenue West  
Bradenton, Florida 34205  
Phone: (941)748-4411  
sdye@dyeharrison.com

**AMENDMENT # 18**  
**TO**  
**DECLARATION OF CONDOMINIUM**  
**FOR**  
**PALMA SOLA BAY CLUB, A CONDOMINIUM**  
**(Submitting Phase 19B Bldg. 4)**

This Amendment (the "Amendment") is made as of the 21<sup>st</sup> day of March, 2019, by **PALMA SOLA BAY DEVELOPMENT, INC.**, a Florida corporation (the "Developer"), for itself, and its successors, grantees and assigns.

**WITNESSETH:**

**WHEREAS**, Developer previously established Palma Sola Bay Club, a condominium, pursuant to Declaration of Condominium for Palma Sola Bay Club, a condominium, recorded in Official Records Book 2521, Page 3036, of the Public Records, as same may have been amended (the "Declaration"); and

**WHEREAS**, the Condominium is a phase condominium as authorized by the Condominium Act, and as more fully described in the Declaration; and

**WHEREAS**, Developer wishes to amend the Declaration to submit the Phase described and designated in this Amendment as part of the Condominium pursuant to the Declaration;

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

1. **Recitals and Definitions.** The recitals contained hereinabove are true and correct and are incorporated herein by reference. Capitalized terms used in this Amendment, unless otherwise expressly defined herein, shall have the meanings given them in the Declaration, unless the context shall otherwise clearly require.

2. **Submission of Phase.** The Developer, for itself, its successors, grantees and assigns, hereby submits to the condominium form of ownership pursuant to the Condominium Act and the Declaration, as amended hereby (a) that property described on the Plat and designated thereon as **Phase 19B**, (b) together with all Improvements erected or to be erected thereon, and (c) all easements, rights and appurtenances belonging thereto, including the Submitted Easements over the Subsequent Phase Lands described in Section 7.2 of the Declaration excluding from such submitted property, any and all installations, facilities and devices for Utilities which may be owned by the utility furnishing services to the Condominium. The property hereby submitted is known as **Phase 19B**, and shall become a part of the Condominium Property upon this Amendment being recorded among the Public Records.

3. **Supplemental Plat.** If and to the extent any supplemental and/or replacement sheet(s) of the Plat (including but not limited to a certificate of a surveyor in conformance with the Condominium Act, whether contained within a supplement or replacement sheet of the Plat or by separate instrument), is/are attached hereto as **Exhibit "A"** (a "Supplemental Plat"), then such Supplemental Plat is made a part hereof and of the Declaration, and the Declaration and the Plat are amended, modified and supplemented by adding the Supplemental Plat thereto. In the event of any conflict between the Plat as

attached to the Declaration and the Supplemental Plat, the provisions of the Supplemental Plat shall control. Hereafter the term Plat shall include the Supplemental Plat, if one is attached hereto. The Plat reflects the legal description of **Phase 19B**. The Plat (as amended and supplemented hereby) includes a survey of the Phase submitted hereby, a graphic description of the improvements in which any Units are located, and plot plans thereof, and either includes a certificate of surveyor in conformance with the Condominium Act, or a separate certificate will be filed by a separate amendment.

**4. Undivided Share in Common Elements.** As provided in Article 4 and Section 5.8 of the Declaration, each Owner shall at all times own an equal fractional interest in the Common Elements then forming a part of the Condominium Property. Effective upon the addition of the Phase(s) submitted hereby, the undivided ownership in the Common Elements appurtenant to each Unit now within the Condominium, and the appurtenant ownership of the Common Surplus, is equal to one (1) divided by the total number of Units in all Phases now a part of the Condominium Property.

**5. Common Expenses.** As provided in Section 10.2 of the Declaration, the Owner of each Unit is liable for a share of the Common Expenses of the Association equal to his share of ownership of the Common Elements and the Common Surplus, as set forth in Article 4 of the Declaration and Paragraph 4 of this Amendment.

**6. Ratification.** The Declaration, as heretofore and hereby amended, is hereby ratified and confirmed. Developer represents that it has not transferred control of the Association.

**IN WITNESS WHEREOF**, the Developer has caused this Amendment to be executed in its name by its officers thereunto duly authorized as of the day and year first above written.

Marie Sablan  
Print Name: Marie Sablan

Jonas Brugg  
Print Name: Jonas Brugg

**PALMA SOLA BAY DEVELOPMENT, INC.,**  
a Florida corporation

By: Mark C. Filburn  
Mark C. Filburn, its President

STATE OF FLORIDA  
COUNTY OF Suwannee

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2019, by Mark C. Filburn, as President of Palma Sola Bay Development, Inc., a Florida corporation, on behalf of the corporation, who  is personally known to me or  produced \_\_\_\_\_ as identification.

Marie Sablan  
Notary Public  
My Commission Expires: \_\_\_\_\_



MARIE SABLAN  
Commission # GG 145331  
Expires September 24, 2021  
Bonded Thru Budget Notary Services



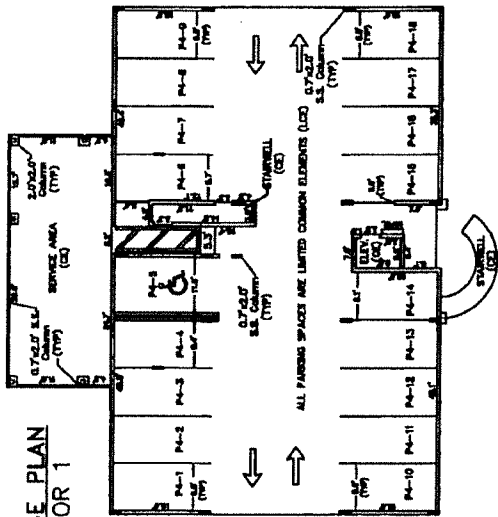
PLAT BOOK PAGE SHEET 23 OF 23

# PALMA SOLA BAY CLUB-AMENDED A CONDOMINIUM

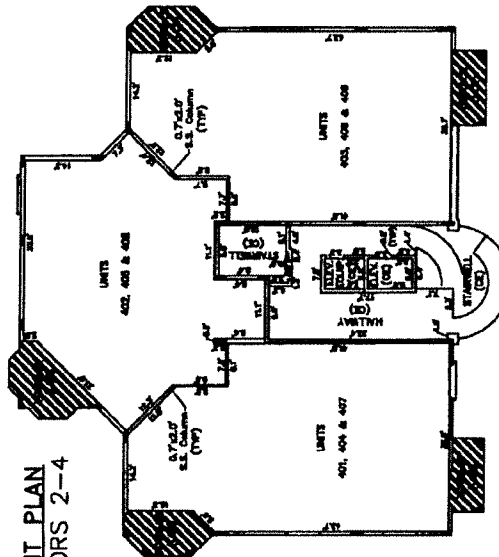
IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E.  
 MANATEE COUNTY, FLORIDA

1. All elevations shall be based on the datum of 1988.
2. The floor levels shown on this plan are based on the datum of 1988.
3. The roof levels shown on this plan are based on the datum of 1988.
4. The parking spaces shown on this plan are based on the datum of 1988.
5. The common elements shown on this plan are based on the datum of 1988.
6. The limited common elements shown on this plan are based on the datum of 1988.
7. The typical cross sections shown on this plan are based on the datum of 1988.
8. The unit numbering shown on this plan is based on the datum of 1988.
9. The elevator shafts shown on this plan are based on the datum of 1988.
10. The stairwells shown on this plan are based on the datum of 1988.
11. The roof common elements shown on this plan are based on the datum of 1988.
12. The roof common elements shown on this plan are based on the datum of 1988.
13. The roof common elements shown on this plan are based on the datum of 1988.
14. The roof common elements shown on this plan are based on the datum of 1988.
15. The roof common elements shown on this plan are based on the datum of 1988.
16. The roof common elements shown on this plan are based on the datum of 1988.
17. The roof common elements shown on this plan are based on the datum of 1988.
18. The roof common elements shown on this plan are based on the datum of 1988.
19. The roof common elements shown on this plan are based on the datum of 1988.
20. The roof common elements shown on this plan are based on the datum of 1988.

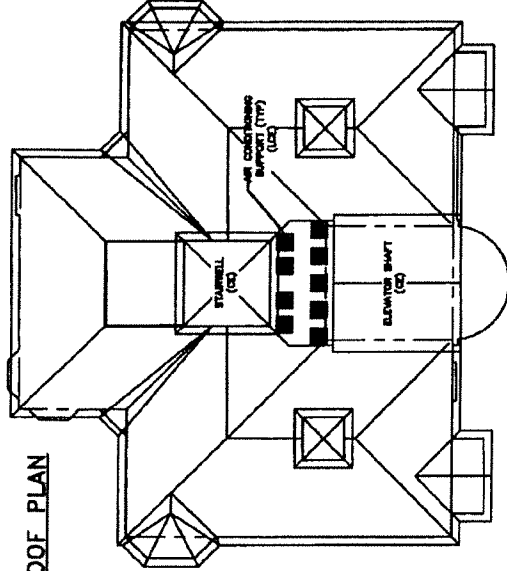
**GARAGE PLAN  
 FLOOR 1**



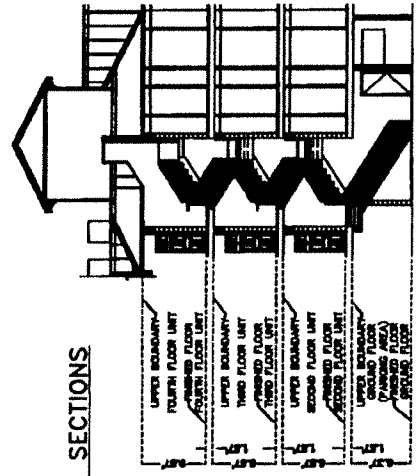
**UNIT PLAN  
 FLOORS 2-4**



**ROOF PLAN**



**TYPICAL CROSS SECTIONS**



**UNIT NUMBERING**

BUILDING	FLOOR LEVEL	UNITS
4	2ND FLOOR	401, 402 & 403
4	3RD FLOOR	404, 405 & 406
4	4TH FLOOR	407, 408 & 409

**ELEVATION TABLE**

BUILDING	FLOOR	UNIT NUMBER	UNIT AREA (SQ. FT.)
4	2ND FLOOR	401, 402 & 403	11,817
4	3RD FLOOR	404, 405 & 406	28,771
4	4TH FLOOR	407, 408 & 409	37,435
			78,023

- NOTES:**
1. COMMON ELEMENTS (CE) SHOWN ON THIS PLAN INCLUDE STAIRWELLS, ELEVATOR SHAFTS, AND SERVICE AREAS FOR THE BUILDING. LIMITED COMMON ELEMENTS (LUC) TO THE UNIT TO WHICH THEY ARE ASSIGNED INCLUDE TERRACES AND PARKING SPACES.
  2. FLOOR LAYOUT IS IDENTICAL FOR FLOORS 2 THROUGH 4.
  3. ROOF COMMON ELEMENTS (CE) INCLUDE THE STAIRWELLS AND ELEVATOR SHAFTS. AIR CONDITIONING SUPPORTS LOCATED ON THE ROOF ARE SHOWN AS LIMITED COMMON ELEMENTS (LUC) TO THE UNIT TO WHICH THEY ARE ASSIGNED.
  4. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
  5. LUC PARKING SPACES REFER TO BUILDING AND THE SPACE IN THAT BUILDING.

- LEGEND:**
- EQP - EQUIPMENT STORAGE ROOM
  - ELEV - ELEVATOR
  - LUC - LIMITED COMMON ELEMENT
  - CE - COMMON ELEMENT
  - TYP - TYPICAL
  - PR-4 - PHASE 4, AMENDED PLAN



**FOLEY / KOLARIK, INC.**  
 Consulting Engineers, Surveyors and Planners  
 609 9th Avenue West • Palmetto, Florida 34221 • (813) 722-4081  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 2241

**AMENDED PHASE 19B UNIT PLAN, ROOF PLAN & ELEVATIONS**  
**BUILDING 4**  
**EXHIBIT A**