

THIS INSTRUMENT WAS PREPARED BY:

Stephen R. Dye, Esquire
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Bradenton, FL 34205
(941) 748-4411

AMENDMENT # 7
TO
DECLARATION OF CONDOMINIUM
FOR
PALMA SOLA BAY CLUB, A CONDOMINIUM
(Submitting Phase 12)

This Amendment (the "Amendment") is made as of the 8th day of September, 2016, 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 12**, (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 12**, 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

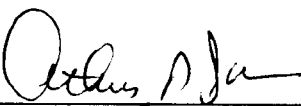
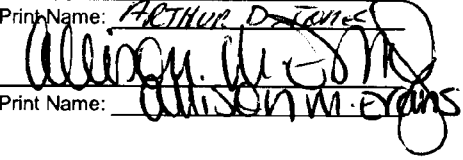
Act, whether contained within a supplement or replacement sheet of the Plat or by separate instrument), is/are attached hereto as **Exhibit A** (a "Supplemental Plat"), then such Supplemental Plat is made a part hereof and of the Declaration, and the Declaration and the Plat are amended, modified and 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 12**. 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.

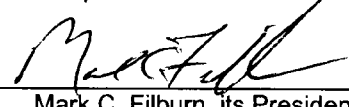
4. Undivided Share in Common Elements. As provided in Article 4 and Section 5.8 of the Declaration, each Owner shall at all times own an equal fractional interest in the Common Elements then forming a part of the Condominium Property. Effective upon the addition of the Phase(s) submitted hereby, the 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.

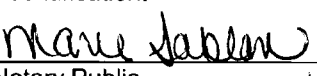
IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed in its name by its officers thereunto duly authorized as of the day and year first above written.


Print Name: ARTHUR D. JONES

Print Name: ALLISON M. EVANS

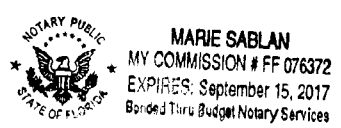
PALMA SOLA BAY DEVELOPMENT, INC.,
a Florida corporation
By: 
Mark C. Filburn, its President

STATE OF FLORIDA
COUNTY OF Florida

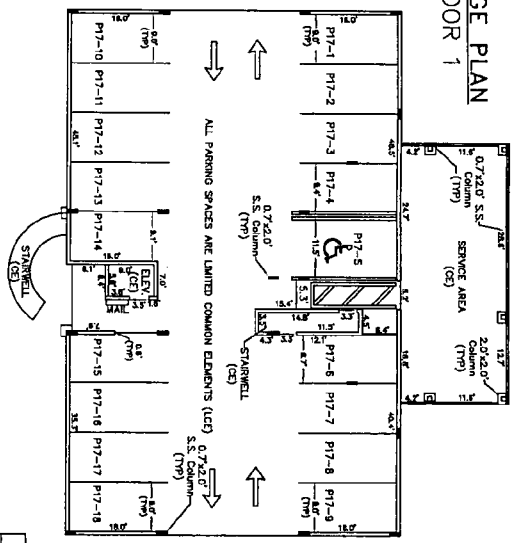
The foregoing instrument was acknowledged before me this 8th day of September, 2016, by Mark C. Filburn, as President of Palma Sola Bay Development, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or produced _____ as identification.


Notary Public
My Commission Expires: 9/15/17

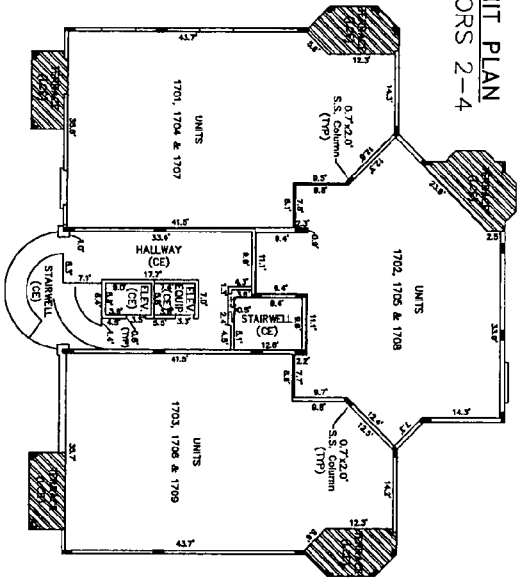
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**GARAGE PLAN
FLOOR 1**



**UNIT PLAN
FLOORS 2-4**



- NOTES**
- COMMON ELEMENTS (CE) SERVING THE BUILDING INCLUDE STAIRWELLS, ELEVATOR, HALLWAYS AND SERVICE ROOMS FOR THE BUILDING. LIMITED COMMON ELEMENTS SPECIFIC TO THE UNIT TO WHICH THEY ARE ASSIGNED INCLUDE TERRACES AND PARKING SPACES.
 - ROOF LANDSCAPE IS IDENTICAL FOR FLOORS 2 THROUGH 4.
 - ELEVATOR SHAFTS (E.S.) INCLUDE THE STAIRWELLS AND ON THE ROOF ARE LIMITED COMMON ELEMENTS (LCE) TO THE UNIT WHICH THEY SERVE.
 - ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
 - LCE PARKING SPACES REFER TO BUILDING AND THE SPACE IN THAT BUILDING.

LEGEND

- EQUR - EQUIPMENT STORAGE ROOM
- ELEV - ELEVATOR
- LCE - LIMITED COMMON ELEMENT
- CC - COMMON ELEMENT
- PT-# - TYPICAL PARKING SPACE ASSIGNMENT NUMBER

1. Unit boundaries. Each Unit shall include and part of the building it includes the Unit boundary and the entire building boundary.
2. Upper and Lower Boundaries. The upper and lower boundaries of the Unit shall be the common walls, ceiling and floor of the unit and the common walls, ceiling and floor of the common area immediately above and below the unit, respectively.
3. Unit Boundaries. The upper and lower boundaries of the unit shall be the common walls, ceiling and floor of the unit and the common walls, ceiling and floor of the common area immediately above and below the unit, respectively.
4. Common Elements. Common elements are defined as the common walls, ceiling and floor of the common area immediately above and below the unit, respectively.
5. Limited Common Elements. Limited common elements are defined as the common walls, ceiling and floor of the common area immediately above and below the unit, respectively.
6. Stairwells. Stairwells are defined as the common walls, ceiling and floor of the common area immediately above and below the unit, respectively.
7. Elevator Shafts. Elevator shafts are defined as the common walls, ceiling and floor of the common area immediately above and below the unit, respectively.
8. Service Areas. Service areas are defined as the common walls, ceiling and floor of the common area immediately above and below the unit, respectively.
9. Common Areas. Common areas are defined as the common walls, ceiling and floor of the common area immediately above and below the unit, respectively.
10. Limited Common Areas. Limited common areas are defined as the common walls, ceiling and floor of the common area immediately above and below the unit, respectively.

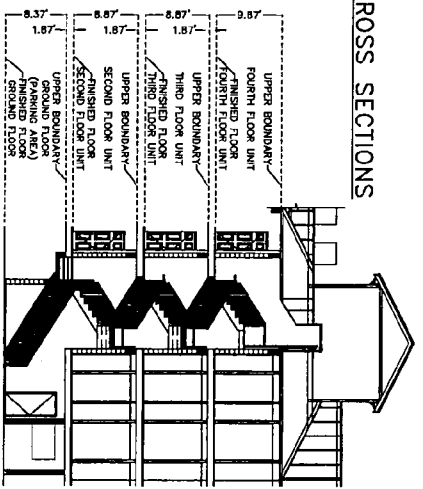
UNIT NUMBERING

BUILDING	FLOOR LEVEL	UNITS
17	2ND FLOOR	1701, 1702 & 1703
17	3RD FLOOR	1704, 1705 & 1706
17	4TH FLOOR	1707, 1708 & 1709

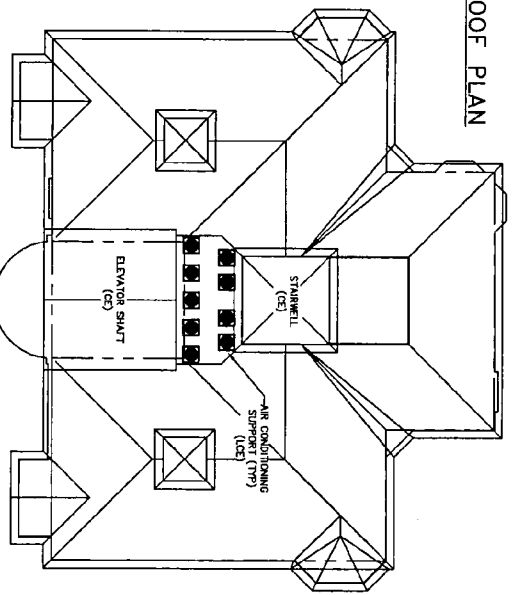
ELEVATION TABLE

BUILDING	FLOOR LEVEL	UPPER BOUNDARY FINISHED ELEVATION	UPPER BOUNDARY FINISHED ELEVATION
17	2ND FLOOR	8.10	14.47
17	3RD FLOOR	16.34	22.21
17	4TH FLOOR	27.08	35.93
17	4TH FLOOR	37.82	47.89

TYPICAL CROSS SECTIONS



ROOF PLAN



**PALMA SOLA BAY CLUB
A CONDOMINIUM**
 IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E.
 MANATEE COUNTY, FLORIDA

LOMBARDO, FOLEY & KOLARIK, INC.
 Consulting Engineers, Surveyors & Planners
 P.O. Box 198 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4991
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 2241

PHASE 12 UNIT PLAN, ROOF PLAN & ELEVATIONS
 BUILDING 17
 EXHIBIT A