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 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
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Prepared by and Return to:
 Julius J. Zschau, Esquire
 Pennington, Moore, Wilkinson, Bell & Dunbar, P.A.
 2701 N. Rocky Point Drive, Suite 930
 Tampa, FL 33607

DECLARATION OF CONDOMINIUM
OF
STONEBRIDGE LAKES,
A CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM is made as of the 12th day of July, 2004, (the "Declaration") by PULTE HOME CORPORATION, a Michigan corporation, having a mailing address of 4901 Vineland Road, Suite 5000, Orlando, FL 32811 (the "Developer"), for and on behalf of the Developer, its successor, assigns and grantees.

The Developer, being the owner of fee simple title of record to those certain lands located and situate in Orange County, Florida, being more particularly described in **Exhibit "A"** attached hereto, does hereby submit only the lands and improvements thereon designated as PHASE 1 to condominium ownership pursuant to the provisions of Chapter 718, of the Florida Statutes, hereinafter referred to as the "Condominium Act", as amended from time to time.

1. NAME

The name by which this condominium is to be identified is:

STONEBRIDGE LAKES, A CONDOMINIUM.

1.1 This Condominium shall be developed in phases pursuant to Chapter 718.403, Florida Statutes, with Phase 19 consisting of the real property legally described and the units in the buildings and other improvements as shown on **Exhibit "A-19"** attached hereto, being submitted to the Condominium form of ownership by this Declaration. The Units in Phase 19 of this Condominium shall own a fractional, undivided interest in the Common Elements and be responsible for a fractional share of the Common Expenses of this Condominium as set forth in **Exhibit "B"** attached hereto.

1.2 The impact, if any, which the completion of subsequent phases would have upon the initial phase would be to increase the number of residents in the general area, decrease the percentage ownership per Unit of the Common Elements and

percentage obligations of the Common Expenses and increase the size of Common Elements.

1.3 The remaining phases must be completed within seven (7) years of the date of the recording of this Declaration. In no event shall any phases be added or Units constructed seven (7) years after the date of recording of the first phase. All improvements in any subsequent phase must be substantially completed prior to annexation to the Condominium.

1.4 Should the Developer decide, in its sole and absolute discretion, to add any of the proposed additional phases to this Condominium pursuant to Section 718.403, Florida Statutes, then any such proposed additional phase shall consist of the real property legally described and the units in the buildings and other improvements as shown on Exhibits "A-1" through "A-29", exclusive of "A-19", attached hereto, subject to the Developer's right to make non-material changes to said legal descriptions as set forth in paragraph 1.5 below. Phase 19 and the other Phases, if added, will consist of the number of Units as described in paragraph 1.5 below.

1.5 The number, minimum, maximum and general size of Units to be included in each phase are as follows:

(a) Phase 1 shall consist of one (1) building consisting of six (6) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, three (3) bedrooms, and two and one-half (2.5) bathrooms.

(b) Phase 2 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1962 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(c) Phase 3 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(d) Phase 4 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(e) Phase 5 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square

feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(f) Phase 6 shall consist of one (1) building consisting of a maximum of six (6) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(g) Phase 7 shall consist of one (1) building consisting of a maximum of six (6) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(h) Phase 8 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(i) Phase 9 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(j) Phase 10 shall consist of one (1) building consisting of a maximum of six (6) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(k) Phase 11 shall consist of one (1) building consisting of a maximum of six (6) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(l) Phase 12 shall consist of one (1) building consisting of a maximum of six (6) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(m) Phase 13 shall consist of one (1) building consisting of a maximum of six (6) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(n) Phase 14 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(o) Phase 15 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(p) Phase 16 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(q) Phase 17 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(r) Phase 18 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(s) Phase 19 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(t) Phase 20 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973

square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(u) Phase 21 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(v) Phase 22 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(w) Phase 23 shall consist of one (1) building consisting of a maximum of six (6) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(x) Phase 24 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(y) Phase 25 shall consist of one (1) building consisting of a maximum of six (6) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(z) Phase 26 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(aa) Phase 27 shall consist of one (1) building consisting of a maximum of eight (8) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(bb) Phase 28 shall consist of one (1) building consisting of a maximum of four (4) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

(cc) Phase 29 shall consist of one (1) building consisting of a maximum of four (4) Units and a minimum of four (4) Units, which contain a maximum of 1973 square feet and a minimum of 1837 square feet, a maximum of three (3) bedrooms and a minimum of two (2) bedrooms, and a maximum and minimum of two and one-half (2.5) bathrooms.

The style, elevations and layouts of the buildings which may be added to the Condominium may be substantially different from the other buildings in the Condominium. The Developer reserves the right to modify the plot plans for Phases 2 through 29 to allow the Developer the flexibility of varying the type and size of floor plans to be used in each of the buildings of Phase 2 through Phase 29, including but not limited to varying the type, style, location and size of the buildings in such Phases. The Developer specifically reserves the right to make non-material changes to the legal description of each Phase, provided, however, that those items required to be included in the original Declaration shall be approved in accordance with that Section.

Such buildings and units may differ as follows:

- (i) Size of buildings and units.
- (ii) Location and configuration of buildings.
- (iii) Elevations of lands and buildings.
- (iv) Design of buildings and units.
- (v) Configuration of units within buildings.
- (vi) Building materials.
- (vii) Height of buildings.
- (viii) Number of units, number of units per building and number of buildings.
- (ix) Location of easements.
- (x) Changes in parking and landscaped areas.
- (xi) Price.
- (xii) Number of bathrooms and bedrooms in units.
- (xiii) Number of phases.
- (xiv) Unit type.
- (xv) Estimated completion date of each building provided the same complies with F.S. 718.403(1) (2002).

1.6 Each Unit's percentage ownership in the Common Elements shall be equal to all other Units. Each Unit shall own a percentage ownership in the Common

Elements, Common Surpluses and obligation for Common Expenses, represented by a fraction, the numerator of which shall be one (1) and the denominator of which shall be the total number of Units declared to Condominium ownership in the Condominium, as set forth on **Exhibit "B"** attached hereto.

1.7 Each Unit is entitled to one (1) vote in the Association. The ownership in the Association attributable to each Unit would be that Unit's percentage ownership, as set forth in paragraph 1.6. If any phase or phases are not developed and added as part of this Condominium, said percentage shall remain as provided in paragraph 1.6 for the phases built and submitted to the condominium form of ownership. If one or more phases are not built, the Units which are built are entitled to one hundred (100%) percent of ownership of all the Common Elements within the phases actually developed and added as part of the Condominium.

1.8 The Developer shall notify owners of existing Units of the commencement of, or decision not to add, one or more additional phases. Notice shall be by first class mail addressed to each owner at the address of the Unit or at their last known address.

1.9 The Developer is not required to convey any additional land or facilities to the Condominium after the completion of the first phase, nor is the Developer obligated to construct the subsequent phases.

1.10 Time share estates shall not be a part of this Condominium.

1.11 During the construction of this Condominium and any additional phase, the Developer, except for Units which have been conveyed to a Unit Owner, shall have the right to use any portion of the Condominium Property, including the Common Elements, for the construction, marketing and sale of Units.

1.12 Additional Phases may be added to this Condominium by the execution of an amendment to this Declaration by the Developer only, and such Amendment shall not require the execution or consent of any Unit Owners other than the Developer. Such phases may be added out of sequence.

1.13 No additional Phases may be added to the existing Condominium without the prior written consent of HUD, VA and FNMA, if applicable. Such consent will not be withheld if the Phase to be added substantially conforms to a plan of expansion which has been fully described in this Declaration.

1.14 Developer shall convey all Common Elements to the Unit Owners or the Association no later than the completion of the final phase to be added to this Declaration.

1.15 The Common Elements may not be subject to a lease between the Association and another party.

2. DEFINITIONS

The terms used in this Declaration and in its exhibits, including the Articles of Incorporation and Bylaws of the Association, shall be defined in accordance with the provisions of the Condominium Act, and as follows unless the context otherwise requires:

2.1 All other definitions except as set forth herein shall be determined by the definitions set forth in Florida Statute 718.103 as written as of the date of recording of this Declaration.

2.2 Assessment means a share of the funds which are required for the payment of Common Expenses, which from time to time is assessed against the Unit Owner.

2.3 Association means STONEBRIDGE LAKES CONDOMINIUM ASSOCIATION, INC., a corporation not for profit, and its successors, and as further defined in Florida Statute §718.103(2) (2002).

2.4 Association Property means that property, real and personal, which is owned or leased by, or is dedicated by a recorded plat to the Association for the use and benefit of its members.

2.5 Board of Administration means the Board of Directors or other representative body which is responsible for administration of the Association.

2.6 Bylaws means the Bylaws of the Association as they exist from time to time.

2.7 Committee means a group of Board members, Unit Owners, or Board members and Unit Owners appointed by the Board or a member of the Board to make recommendations to the Board regarding the Association budget or take action on behalf of the Board.

2.8 Common Elements shall include:

(a) All of those items stated in the Condominium Act at Florida Statute §718.108, (2002).

(b) Tangible personal property deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.

(c) All Condominium Property not included in the Units, including but not limited to the mitigation areas and surface water management system, if any.

2.9 Common Expenses shall include:

(a) Expenses of administration and management of the Association and of the Condominium Property.

(b) Expenses of maintenance, operation, repair or replacement of the Common Elements, Limited Common Elements, and of the portions of Units to be maintained by the Association.

(c) The costs of carrying out the powers and duties of the Association.

(d) Expenses declared Common Expenses by the provisions of this Declaration or by the Bylaws of the Association or the Condominium Act, or by Florida Statute.

(e) Any valid charge against the Condominium Property as a whole.

(f) Rentals, membership fees, operations, replacements, and other expenses of lands or possessory interests in lands purchased by the Association pursuant to Florida Statute 718.111 and Florida Statute 718.114 (2002).

(g) Assessments charged by the Community Association in connection with its operation.

2.10 Common Surplus means the excess of all receipts of the Association collected on behalf of a Condominium (including, but not limited to, assessments, rents, profits, and revenues on account of the common elements) over the Common Expenses.

2.11 Community Association means THE PROMENADES PROPERTY OWNER'S ASSOCIATION, INC., a corporation not for profit, and its successors.

2.12 Condominium Parcel is a Unit, together with the undivided share in the Common Elements which is appurtenant to the Unit.

2.13 Condominium Property means the lands, leaseholds, and personal property that are subjected to Condominium ownership, whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the condominium.

2.14 Conservation Area or Conservation Easement Areas shall mean and refer to all of such areas so designated upon the plan of METROWEST, and so described in the legal description of said property in **Exhibit "A"** attached hereto.

2.15 Developer means a person who creates a condominium or offers condominium parcels for sale or lease in the ordinary course of business, but does not include an owner or lessee of a Condominium Unit who has acquired his Unit for his own occupancy.

2.16 Institutional Mortgagee means a bank, life insurance company, savings and loan association, savings bank, real estate investment trust, and the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, or any institution under the conservatorship or receivership of the Resolution Trust Corporation or Federal Deposit Insurance Corporation or any such affiliate who shall have a first mortgage on the Condominium Parcel.

2.17 Limited Common Elements means and includes those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of other Units, as specified herein.

2.18 Master Association means METROWEST MASTER ASSOCIATION, INC., a corporation not for profit, and its successors.

2.19 Operation or Operation of the Condominium means and includes the administration and management of the Condominium Property.

2.20 Special Assessment means any assessment levied against Unit Owners other than the assessment required by a budget adopted annually.

2.21 Surface Water or Stormwater Management System means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges.

2.22 Transient Tenant shall mean and refer to any person or entity to which a Unit is rented or leased for a period of less than ninety (90) days.

2.23 Unit means a part of the Condominium Property which is subject to exclusive ownership.

2.24 Unit Owner or Owner of a Unit means the owner of a Condominium Parcel.

2.25 Utility Services shall include but not be limited to electric power, gas, water, telephone, air conditioning, garbage and trash disposal, sewers, and cable television, together with all other public service and convenience facilities. Each Unit Owner shall be responsible for the payment of its telephone, electric, water and sewer and cable services. All other utilities shall be the responsibility of the Association, and shall be a Common Expense.

2.26 Voting Certificate means a document which designates one of the record title owners, or the corporate, partnership, or entity representative, who is authorized to vote on behalf of a Condominium Unit that is owned by more than one owner or by any entity.

2.27 Voting Interest means the voting rights distributed to the Association members pursuant to Florida Statute 718.104(4)(j) (2002).

3. EXHIBITS

Exhibits attached to this Declaration of Condominium shall include the following:

3.1 **Exhibit "A"** - The legal description of the land owned by the Developer and proposed to be included in the Condominium form of ownership and a Survey of the land showing all existing easements and a graphic description of the improvements in which Units are located and a plot plan thereof which together with the Declaration are in sufficient detail to identify the Common Elements and each Unit and their relative locations and approximate dimensions, and identification of each Unit by number so that no Unit bears the same designation as any other Unit.

(a) **Exhibit "A-19"** - The legal description of the land described as Phase 19 and submitted by this Declaration to the Condominium form of ownership and a Survey of the land showing all existing easements and a graphic description of the improvements in which Units are located and a plot plan thereof which together with the Declaration are in sufficient detail to identify the Common Elements and each Unit and their relative locations and approximate dimensions, and identification of each Unit by number so that no Unit bears the same designation as any other Unit.

(b) **Exhibit "A-1" through "A-29"** - The legal descriptions for the balance of the phases which may be dedicated by subsequent amendments and identified as Phases 1 through Phase 29, exclusive of Phase 19, together with a Survey of the land showing all existing easements and a graphic description of the improvements in which Units are located and a plot plan thereof which together with the Declaration are in sufficient detail to identify the Common Elements and each Unit and their relative locations

and approximate dimensions, and identification of each Unit by number so that no Unit bears the same designation as any other Unit.

3.2 **Exhibit "B"** - The percentage ownership schedule of the Common Elements and Common Surplus and obligation for Common Expenses.

3.3 **Exhibit "C"** - The Articles of Incorporation of the Association.

3.4 **Exhibit "D"** - The Bylaws of the Association.

3.5 **Exhibit "E"** - The SFWMD Permit.

4. **EASEMENTS AND RESERVATIONS**

Easements are expressly provided for and reserved in favor of the Unit Owners, their lessees, their guests and invitees, and the Association, its successors and assigns, as follows:

4.1 **Utilities.** Easements are reserved through the Condominium Property as may be required for utility service (including but not limited to cable TV) in order to serve the specific Condominium Property and Condominium Parcel; however, such easements shall be only in accordance with the plans and specifications for the building and improvements, or as the building or improvements are actually constructed, unless approved in writing by the Board of Administration and the affected Unit Owners.

4.2 **Encroachments.** In the event that any Unit shall encroach upon any of the Common Elements or upon any other Unit for any reason other than the intentional or negligent act of the Unit Owner, or in the event any Common Element shall encroach upon any Unit, then an easement shall exist to the extent of such an encroachment so long as the same shall exist.

4.3 **Traffic.** A non-exclusive easement shall exist for pedestrian traffic over, through and across sidewalks, paths, walks, halls, lobbies, center cores, and other portions of the Common Elements as may be from time to time intended and designated for such purpose and use; and for vehicular and pedestrian traffic over, through and across such portions of the Common Elements as may from time to time be paved and or otherwise intended for purposes of ingress, egress and access to the public ways and for such other purposes as are commensurate with need, and such easement or easements shall be for the use and benefit of the Unit Owners of the Condominium Property, and those claiming by, through or under the aforesaid Unit Owners; provided, however, nothing herein shall be construed to give or create in any person the right to park upon any portion of the Condominium Property except to the extent that space may be specifically designated and assigned for parking purposes.

4.4 Easements and Reservations for Developer for Ingress, Egress and Utilities. There is reserved in the Developer, its successors and assigns, the right to create utility easements and to install utilities and to use same over and across the land declared to Condominium ownership hereunder for the benefit of the Developer, its successors and assigns. Such right to create and install and use utilities shall not encumber or encroach upon any Unit or impair the exclusive use and ownership of any Unit. Such use of the lands for utilities shall be established as five feet (5') on either side of the actual installed improvement. In addition, the Board of Administration by a vote of a majority of all of the Directors shall have the power and authority to move, grant, terminate or convey easements to appropriate authorities, entities or persons, public or private, for such utilities. There is reserved in the Developer the right of ingress and egress over all of the Condominium

4.5 Reservation in the Developer to Use Facilities for Sale, Marketing, and Advertising of Units. It is contemplated that the Developer will construct and market all Units. There is hereby reserved in the Developer, its successors and assigns, the right to use the Units and all Common Elements for the marketing, sale, and advertising of all Units constructed. This reservation is made notwithstanding the use restrictions set forth in Paragraph 12, and such reservation is intended insofar as the Developer, its successors and assigns, to be superior to such use restriction in Paragraph 12. Such reservation shall continue for so long as the Developer, its successors and assigns, shall own Units held for sale to the public.

4.6 Easement through Interior Walls. The Association and adjoining Unit Owners shall have easements in and through all interior walls as necessary for the installation, maintenance and repair of pipes, wires and other conduits within said walls, as required to provide utilities services to Units in the Condominium. Any damage to a wall in gaining access to any such conduit shall be repaired by the person or entity responsible for repairing the conduit in question.

4.7 Permits, Licenses and Easements over Common Elements. The Association shall have the right to grant permits, licenses and easements over the Common Elements for utilities, roads and other purposes necessary for the operation of the Condominium.

4.8 Easement for Access and Drainage over the Surface Water or Stormwater Management System. The Community Association shall have a perpetual non-exclusive easement over all areas of the Surface Water or Stormwater Management System for access to operate, maintain or repair the system. By this easement, the Community Association shall have the right to enter upon any portion of the Condominium Property which is a part of the Surface Water or Stormwater Management System, at a reasonable time and in a reasonable manner, to operate, maintain or repair the Surface Water or Stormwater Management System as required by the South Florida Water Management District permit (the "SFWMD Permit") attached hereto and made a part hereof as **Exhibit "E"**. Additionally, the Community

Association shall have a perpetual non-exclusive easement for drainage over the entire Surface Water or Stormwater Management System. No person shall alter the drainage flow of the Surface Water or Stormwater Management System, including buffer areas or swales, without the prior written approval of the South Florida Water Management District. Such easements, dedications and restrictions may not be removed by subsequent Owners unless the grantee consents.

5. UNIT BOUNDARIES

Each Unit shall include that part of the structure containing the Unit that lies within the boundaries of the Unit, which boundaries are as follows:

5.1 The Upper and Lower Boundaries of the Unit shall be the following boundaries extended to an intersection with the parametrical boundaries:

(a) Upper Boundaries - The lowest surface of the unfinished ceilings of the Unit.

(b) Lower Boundaries - The highest surface of the unfinished floors of the Unit.

5.2 The Parametrical Boundaries of the Unit shall be the vertical planes established by the unfinished interior of the walls, doors and windows bounding the Unit extending to the intersections with each other and with the upper and lower boundaries; and where there is attached to the Unit a patio or balcony and so designated on the Plat, it shall not be considered a part of the Unit to which it is attached and shall be considered a Limited Common Element for the exclusive use of the Unit to which it is attached.

5.3 Each Unit shall be identified by the use of a letter, number, or any combination thereof, all of which are graphically described in **Exhibit "A"** attached hereto and made a part hereof.

6. APPURTENANCES TO UNITS

6.1 The Owner of each Unit shall own an undivided share and interest in the Condominium Property, which shall include an undivided share in the Common Elements and Common Surplus, the exclusive right to use the portion of the Common Elements as provided herein, the easements herein provided, and the right of exclusive use of his Unit subject to the rights of the Association, which his Unit is a part, which share and interest shall be appurtenant to the Unit, said undivided interest in the Condominium Property and the Common Elements and Common Surplus being as designated and set forth in **Exhibit "B"** attached hereto and made a part hereof.

6.2 Limited Common Elements

(a) Driveway. The driveways appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.

(b) Air Conditioning and Heating Units. That portion of the air conditioning and heating unit appurtenant to, but located outside of a Unit is a Limited Common Element of the Unit.

(c) Covered Patios, Lanais and/or Balconies. The patios, lanais and balconies appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.

6.3 Air Space. An easement for the use of the air space appurtenant to a Unit as it exists at any particular time and as the Unit may lawfully be altered from time to time.

7. MAINTENANCE, ALTERATION AND IMPROVEMENT

Responsibility for the maintenance of the Condominium Property, and restrictions upon its alteration and improvement shall be as follows:

7.1 Units

(a) By The Association. The Association shall maintain, repair and replace at the Association's expense:

(1) All Common Elements and Limited Common Elements, except as provided in paragraph (b)(1).

(2) All portions of a Unit contributing to the support of the building, except interior surfaces, which portions shall include but not be limited to load-bearing columns, load-bearing walls and roofs.

(3) All conduits, ducts, plumbing, wiring, and other facilities for the furnishing of utility services contained in the Unit.

(4) All incidental damage caused to a Unit by reason of maintenance, repair and replacement accomplished pursuant to the provisions of 7.1(a) (1), (2), and (3) above.

(5) The Association shall periodically clean the exterior windows and repair any leaks which are not accessible to the Unit Owner.

(b) By The Unit Owner. The responsibility of the Unit Owner for maintenance, repair and replacement shall be as follows:

(1) To maintain, repair and replace at the Unit Owner's expense all portions of the Unit, including but not limited to, the water heater, air handlers and the air conditioning and heating unit which services the Unit Owner's Unit, including, but not limited to, that portion of the air conditioning and heating unit which is designated as a Limited Common Element. Included within the responsibility of the Unit Owner shall be all windows, screens, screen enclosures over patio and doors opening into or onto the Unit, sliding glass doors opening into or onto the Unit, carpeting, electrical fixtures and appliances in the Units, non-supporting walls and partitions, all contents of the Unit and built-in cabinets in the Units and the garage door belonging to the Unit; provided, however the Board of Directors shall determine by majority vote if a replacement garage door is necessary at the Unit Owner's expense. All such maintenance, repair and replacement shall be done without disturbing the rights of other Unit Owners and shall be of a design, quality specification and decor consistent with the Condominium Property.

(2) A Unit Owner shall not modify, alter, or otherwise decorate or change the appearance, decor or demeanor of any portion of the Condominium Property, windows, window and door coverings, doors, or screens, nor shall any Unit Owner attach any thing or fixture to the Condominium Property or exterior of the Unit, without the prior approval of the owners of record of seventy-five percent (75%) of the Units, and the prior approval of seventy-five percent (75%) of the Board of Directors of the Association.

(3) To promptly report to the Association any defect or need for repairs for which the Association is responsible.

7.2 Parking Spaces. The driveway areas shall be a Limited Common Element appurtenant to the Unit which they abut. Parking shall be permitted in garages and driveway areas. Street parking is not permitted except for temporary parking for vendors and deliveries.

7.3 Alteration and Improvement. After the completion of the improvements included in the Condominium Property which are contemplated in this Declaration, there shall be no material alteration or substantial additions to the Common Elements or to the real property which is Association property without the prior approval of seventy-five (75%) percent of the total voting interests of the Association. The cost of such alteration or improvement shall be a Common Expense and so assessed. Any such alteration or improvement shall not interfere with the rights of any Unit Owner respecting the use of his Unit without his consent.

7.4 Hurricane Shutters; Balcony Enclosure. The Board shall establish and adopt specifications for the installation, maintenance, repair and replacement of

hurricane shutters, balcony enclosures and such other alterations as it deems appropriate. As such alterations are made by a Unit Owner, they must be in accordance with such specifications. The maintenance, repair and replacement of such alterations shall be the responsibility of the Unit Owner, including the obligation to insure.

7.5 Window Treatment. All window treatments must have an exterior appearance of white when viewed from the exterior of the building.

8. ASSESSMENTS AND COMMON EXPENSES

8.1 Common Expenses. Each Unit Owner shall be liable for the share of the Common Expenses in the same percentage as is shown on **Exhibit "B"**.

8.2 Assessments. The making and collection of Assessments against each Unit Owner for Common Expenses, and for reserves as may from time to time be established by the Association, shall be pursuant to the Bylaws of the Association, subject to the following provisions:

(a) Interest and Late Charge; Application of Payments. Assessments and installments on such Assessments paid on or before the date when due, shall not bear interest, but all sums not paid on or before the date when due shall bear interest at the rate of eighteen (18%) percent per annum from the date when due until paid and there shall also be assessed as an administrative late fee in an amount not to exceed the greater of \$25.00 or 5% of each installment of the Assessment for each delinquent installment that the payment is late. All payments on accounts shall be first applied to interest accrued by the Association, then to any administrative late fee, then to costs and attorney's fees, and then to the delinquent Assessment payment first due.

(b) Lien For Assessments. The Association shall have a lien against each Condominium Parcel for any unpaid Assessments, including interest, costs and reasonable attorney's fees incurred by the Association incident to the collection of such Assessment or enforcement of such lien, whether or not legal proceedings are initiated. The said liens may be recorded among the Public Records of the County where located by filing a claim therein which states the description of the Condominium Parcel, the name of the record owner, the name and the address of the Association, the amount due and the due dates, and said lien shall continue in effect until all sums secured by the lien shall have been paid or one (1) year from the recording of said lien, whichever shall first occur, unless within the one (1) year period an action to enforce the lien is commenced in a court of competent jurisdiction. Such claims of lien shall be executed and acknowledged by an officer of the Association, or by an authorized agent of the Association. Upon full payment, the party making payment shall be entitled to a recordable satisfaction of lien. A Unit Owner, regardless of how his title has been acquired, including a purchaser at a judicial sale, is liable for all Assessments which come due while he is the Unit Owner. The grantee is jointly and severally liable with the

grantor for all unpaid Assessments against the grantor for his share of the Common Expenses up to the time of transfer of title, without prejudice to any right the grantee may have to recover from the grantor the amounts paid by the grantee. A first mortgagee who acquires title to the Unit by foreclosure or by deed in lieu of foreclosure is liable for the unpaid assessments in accordance with Florida Statutes §718.116 as amended, from time to time.

8.3 Collection. Assessments shall be due and payable upon conveyance of the first Unit from the Developer to its purchaser. The Association shall have the power and authority to charge, assess and collect all fees, charges and Assessments allowed by this Declaration, Florida law, and the Articles or Bylaws from Unit Owners and shall be entitled to use such remedies for collection as are allowed by this Declaration, Articles, Bylaws and the laws of the State of Florida. All Units shall be allocated full Assessments no later than sixty (60) days after the first Unit is conveyed.

8.4 Lien for Easements. The obligation for the care, replacement, maintenance and repair of any easement which is a part of the Condominium Property or appurtenant to the Condominium Property shall be a Common Expense shared by the Unit Owners in the same proportion as a Common Expense for which there shall be a lien established in accordance with paragraph 8.2(a) and (b) herein.

8.5 Subordination of Lien. Any lien for delinquent Common Expense Assessments or other charges that the Association has on a Unit will be subordinate to a first mortgage on the Unit, if the mortgage was recorded before the delinquent Assessment was due.

9. ASSOCIATION

The operation of the Condominium shall be by the Association, which shall fulfill its functions pursuant to the following provisions:

9.1 Membership and Voting Rights in Association. Membership of each Unit Owner in the Association is mandatory and shall be acquired pursuant to the provisions of the Articles of Incorporation and Bylaws of the Association. The interest of each Unit Owner in the funds and assets held by the Association shall be in the same proportion as the liability of each such Owner for Common Expenses. Each Unit shall be entitled to one vote in the Association.

9.2 Articles of Incorporation. A copy of the Articles of Incorporation of the Association, which sets forth its powers and duties, is attached as **Exhibit "C"** and made a part hereof.

9.3 Bylaws. A copy of the Bylaws of the Association is attached as **Exhibit "D"** and made a part hereof.

9.4 Restraint upon assignment of shares and assets. The Unit Owner's share in the funds and assets of the Association cannot and shall not be assigned, hypothecated or transferred in any manner except as an appurtenance to his Unit.

9.5 Association Name. The Association shall be named as provided in Paragraph 2.3 herein and shall be a corporation not for profit.

9.6 Purchase or Lease of Properties. The Association shall have the power and authority to purchase real estate, leaseholds or possessory interest therein, including memberships pursuant to Florida Statute §718.111 and §718.114, (2002).

9.7 Association's Access to Units. The Association shall at all times have the right to enter the Condominium Units and Limited Common Elements at reasonable times for the purposes of gaining access to the Common Elements and Limited Common Elements for the maintenance, repair or replacement of the Condominium Property other than the Units, or to abate emergency situations which threaten damage to the Condominium Property other than the Unit entered. Each Unit Owner shall be required to keep on file with the Association, a key or keys that will allow access to the Unit in the event of emergency. Said keys shall be accessible only by designated individuals in an emergency situation.

9.8 Right of Action. The Association and any aggrieved Unit Owner has the right of action against Unit Owners who fail to comply with the provisions of the Condominium's documents or the decisions made by the Association.

10. INSURANCE

The insurance other than title insurance that shall be carried upon the Condominium Property and the property of the Unit Owners shall be governed by the following provisions:

10.1 Authority to purchase; named insured. All insurance policies upon the Condominium Property shall be purchased by the Association. The named insured shall be the Association individually and as agent for the Unit Owners, without naming them, and as agent for their mortgagees. Provisions shall be made for the issuance of the mortgagee endorsements and memoranda of insurance to the mortgagees of Unit Owners. Such policies shall provide that payments by the insurer for losses shall be made to the Association or the insurance trustee designated below, and all policies and their endorsements shall be deposited with the Association or the insurance trustee as set forth herein.

10.2 Personal Property of Unit Owner. Unit Owners should obtain coverage at their own expense upon their personal property and improvements within their Unit not covered by the Association and for their personal liability and living expense and such insurance shall not be the responsibility of the Association.

10.3 Coverage

(a) Casualty. All buildings and improvements upon the Condominium Property shall be insured in an amount equal to the insurable replacement value, excluding foundation and excavation costs, and all personal property included in the Common Elements shall be insured for its value, all as shall be determined annually by the Board of Directors of the Association. Coverage shall afford protection against:

(1) Loss or damage by fire and other hazards covered by a standard extended coverage endorsement;

(2) Such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location and use as the buildings on the land, including but not limited to vandalism and malicious mischief; and

(3) Hazard policies issued to protect condominium buildings shall provide that the word "building", wherever used in the policy, shall include, but shall not necessarily be limited to fixtures, installations or additions comprising that part of the building within the unfurnished interior surfaces of the perimeter walls, floors and ceilings of the individual Units initially installed or replacements thereof, of like kind and quality, in accordance with the original plans and specifications or as existed at the time the Unit was initially conveyed if the original plans and specifications are not available. However, the word "building" shall not include Unit floor coverings, wall coverings or ceiling coverings, and shall not include electrical fixtures, appliances, air conditioning and heating equipment, water heaters or built in cabinets required to be replaced or repaired by the Unit Owner. With respect to the coverage provided by this paragraph, the Unit Owner shall be considered as an additional insured under the policy.

(b) Public Liability in such amounts and with such coverage as shall be required by the Board of Directors of the Association, including but not limited to hired vehicles, owned, and non-owned vehicle coverage, and with cross liability endorsements to cover liabilities of the Unit Owners as a group to a Unit Owner.

(c) Worker's Compensation insurance to meet the requirements of law.

(d) Flood Insurance where required by federal or other regulatory authority.

(e) Liability Insurance for its officers and directors or persons who are in control or disburse funds of the Association.

(f) Such other insurance that Board of Directors of the Association shall determine from time to time to be desirable.

10.4 Premiums upon insurance policies purchased by the Association shall be paid by the Association as a Common Expense.

10.5 Insurance Trustee; Share of Proceeds. All insurance policies purchased by the Association shall be for the benefit of the Association and the Unit Owners and their mortgagees as their interests may appear, and shall provide that all proceeds covering property losses shall be paid to the Association or a named Insurance Trustee (hereinafter referred to as the "Insurance Trustee"), as trustee, or to such trustee in Florida with trust powers as may be designated as Insurance Trustee from time to time by the Board of Directors of the Association when required by this Declaration. The selection of the Insurance Trustee is subject to the approval of the institutional mortgagee holding the greatest dollar amount of first mortgages against the Units in the Condominium. The Insurance Trustee shall not be liable for payment of premiums nor for the failure to collect any insurance proceeds. The duty of the Insurance Trustee shall be to receive such proceeds as are paid and hold the proceeds in trust for the purposes stated herein for the benefit of the Unit Owners and their mortgagees in the following shares; provided, however, such shares need not be set forth on the records of the Insurance Trustee.

(a) Proceeds on account of damage to Common Elements and Limited Common Elements. An undivided share for each Unit Owner, such share being the same as the undivided share in the Common Elements and Limited Common Elements appurtenant to the Unit as set forth on **Exhibit "B"** attached hereto.

(b) Units. Proceeds on account of damage to Units shall be held in the following undivided shares:

(1) When the building is to be restored: For the Owners of damaged Units in proportion to the cost of repairing the damage suffered by each Unit Owner, said cost to be determined by the Association.

(2) When the building is not to be restored: An undivided share for each Unit Owner, such share being the same as the undivided share in the Common Elements appurtenant to his Unit.

(c) Mortgagees. In the event a mortgagee endorsement has been issued to a Unit, the share of the Unit Owner shall be held in trust for the mortgagee and the Unit Owner as their interests may appear; provided, however, that no mortgagee shall have any right to determine or participate in the determination as to whether any damaged property shall be reconstructed or repaired, and no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds except distributions of such proceeds made to the Unit Owner and mortgagee pursuant to the provisions of this Declaration. Notwithstanding the foregoing, the mortgagee shall have the right to apply or have applied to the reduction

of its mortgage debt any or all sums of insurance proceeds applicable to its mortgaged Unit in any of the following events:

(1) Its mortgage is not in good standing and is in default.

(2) Insurance proceeds are insufficient to restore or repair the building to the condition existing prior to the loss and additional monies are not available for such purpose.

(d) Insurance Trustee. An insurance trustee need not be appointed until there exists a major damage as defined at paragraph 11.1(b)(2) and 11.6(b)(2) or until there shall have been a request by a first mortgagee for such appointment.

10.6 Distribution of proceeds. Proceeds of insurance policies received by the Insurance Trustee shall be distributed to or for the benefit of the beneficial Owners in the following manner:

(a) All expenses of the Insurance Trustee shall be paid first or provisions made for such payment.

(b) If the damage for which the proceeds are paid is to be repaired or reconstructed the proceeds shall be paid to defray the cost thereof as provided herein. Any proceeds remaining after defraying such cost shall be distributed to the beneficial Owners, remittances to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of, and may be enforced by, any mortgagee of a Unit.

(c) If it is determined in the manner provided herein that the damage for which proceeds are paid shall not be reconstructed or repaired, the proceeds shall be distributed to the beneficial Owners, remittances to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of, and may be enforced by, the mortgagee of a Unit.

(d) In making distribution to Unit Owners and their mortgagees, the Insurance Trustee may rely upon a Certificate of the Association made by its President and Secretary as to the names of the Unit Owners and their respective shares of the distribution.

10.7 Association as Agent. The Association is hereby irrevocably appointed Agent for each Unit Owner and for each Owner of any other interest in the Condominium Property to adjust all claims arising under the insurance policies purchased by the Association and to execute and deliver releases upon the payment of a claim.

10.8 Fidelity bonds. Fidelity Bonds shall be required by the Board of Directors for all persons including officers and Directors controlling or disbursing funds of the association in accordance with Florida Statutes Section 718.111(11)(d), (2002). The premiums on such bonds shall be paid by the Association.

11. RECONSTRUCTION OR REPAIR AFTER CASUALTY

11.1 Determination to Reconstruct or Repair. If any part of the Condominium Property shall be damaged by casualty, whether or not it shall be reconstructed or repaired shall be determined in the following manner:

(a) Common Elements and Limited Common Elements. If the damaged improvement is a Common Element and/or Limited Common Element then the damaged property shall be reconstructed or repaired, unless it is determined that the Condominium shall be terminated.

(b) Damage.

(1) Lesser damage. If the damaged improvement is a building, and if the Units to which sixty (60%) percent of the Common Elements are appurtenant are found by the Board of Directors of the Association to be tenantable, the damaged property shall be reconstructed or repaired, unless within sixty (60) days after the casualty, it is determined by agreement that the Condominium shall be terminated.

(2) Major damage. If the damaged improvement is a building, and if Units to which sixty (60%) percent of the Common Elements are appurtenant are found by the Board of Directors to be not tenantable, then the damaged property will not be reconstructed or repaired, and the Condominium will be terminated without agreement, unless within one hundred sixty (160) days after the casualty, the Owners of eighty (80%) percent of the Common Elements agree in writing to such reconstruction or repair.

(c) Certificate. The Insurance Trustee may rely upon a Certificate of the Association made by its President and attested by its Secretary as to whether or not the damaged property is to be reconstructed or repaired.

11.2 Plans and Specifications. Any reconstruction or repairs must be substantially in accordance with the plans and specifications for the original building, or in lieu thereof, according to the plans and specifications approved by the Board of Directors of the Association, and if the damaged property is in a building and reconstruction is not substantially in accordance with the original plans and specifications, then, approval by the Owners of not less than eighty (80%) percent of the Common Elements, including the Owners of all damaged Units, together with the approval of the institutional mortgagees holding first mortgages upon all damaged Units, shall be required which approval shall not be unreasonably withheld.

11.3 Responsibility. If the damage is only to those parts of one Unit for which the responsibility of maintenance and repair is that of the Unit Owner, then the Owner shall be responsible for reconstruction and repair after casualty. In all other instances the responsibility of reconstruction and repair after casualty shall be that of the Association.

11.4 Estimates of cost. Immediately after a determination is made to rebuild or repair damage to property for which the Association has the responsibility of reconstruction and repair, the Association shall obtain reliable and detailed estimates of the cost to rebuild or repair.

11.5 Assessments. If it is determined that reconstruction and repair should occur and if the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair by the Association, or if at any time during reconstruction and repair, or upon completion of reconstruction and repair, the funds for the payment of the costs of reconstruction and repair are insufficient, assessments shall be made against all Unit Owners in the case of damage to Common Elements, in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to Common Elements shall be in proportion to the Unit Owner's obligation for Common Expenses.

11.6 Construction Funds. The funds for payment of costs of reconstruction and repair after casualty, which shall consist of proceeds of insurance held by the Association or the Insurance Trustee and funds collected by the Association from Assessments against Unit Owners, shall be disbursed in payment of such costs in the following manner:

(a) Association. If the total of assessments made by the Association in order to provide funds for the payment of costs of reconstruction and repair that is the responsibility of the Association is more than \$500,000.00, then the sums paid upon such assessments shall be deposited by the Association with the Insurance Trustee. In all other cases the Association shall hold the sums paid upon such assessments and disburse them in payment of the costs of reconstruction and repair.

(b) Insurance Trustee. The proceeds of insurance collected on account of casualty, and the sums deposited with the Insurance Trustee by the Association from collections of assessments against Unit Owners on account of such casualty shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the following manner and order:

(1) Association - Lesser damage. If the amount of the estimated costs of reconstruction and repair that is the responsibility of the Association is less than \$500,000.00, then the construction fund shall be disbursed in payment of such costs upon the order of the Board of Directors of the Association, provided

however, that upon request by a mortgagee that is a beneficiary of an insurance policy the proceeds of which are included in the construction fund, such fund shall be disbursed in the manner provided for the reconstruction and repair of major damage.

(2) Association - Major damage. If the amount of the estimated costs of reconstruction and repair that is the responsibility of the Association is more than \$500,000.00, then the construction fund shall be disbursed in payment of such costs in the manner required by the Board of Directors of the Association.

(3) Unit Owner. The portion of insurance proceeds representing damage for which the responsibility of reconstruction and repair lies with a Unit Owner shall be paid to the Owner, or if there is a mortgagee endorsement as to the Unit, then to the Owner thereof and the mortgagee jointly, who may use such proceeds as they may agree.

(4) Surplus. It shall be presumed that the first monies disbursed in payment of costs of reconstruction and repair shall be from insurance proceeds. If there is a balance in a construction fund after payment of all costs of the reconstruction and repair for which the fund is established, such balance shall be distributed to the beneficial Owners of the fund; except, however, that only those portions of a distribution to the beneficial Owners in excess of assessments paid by a Unit Owner to the construction fund shall be made payable to any mortgagee.

(5) Certificate. Notwithstanding the provisions of this instrument, the Insurance Trustee shall not be required to determine whether sums paid by the Unit Owners upon assessments shall be deposited by the Association with the Insurance Trustee, nor to determine whether the disbursements from the construction fund are to be upon the order of the Association or approval of an architect or otherwise, nor whether a disbursement is to be made from the construction fund nor to determine the payee nor the amount to be paid. Instead, the Insurance Trustee may rely upon a Certificate of the Association made by its President and Secretary as to any or all of such matters and stating that the sums to be paid are due and properly payable and stating the name of the payee and the amount to be paid; provided, that when a mortgagee is required in this instrument to be named payee, the Insurance Trustee shall also name the mortgagee as a payee of any distribution of insurance proceeds to a Unit Owner; and further, provided, that when the Association, or a mortgagee that is the beneficiary of an insurance policy whose proceeds are included in the construction fund, so requires, the approval of an architect named by the Association shall be first obtained by the Association prior to the disbursements in payment of costs of reconstruction and repair.

12. USE RESTRICTIONS

The use of the Condominium Property shall be in accordance with the following provisions as long as the Condominium exists upon the land:

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12.1 Units. This is a residential Condominium, and therefore, each of the Units shall be occupied only as a single family residential private dwelling by no more than four (4) persons in a two bedroom unit and six (6) persons in a three bedroom unit at any one time. No Unit may be divided or subdivided into a smaller Unit. No garage may be altered in such a way as to provide additional living space and/or preclude the parking of a vehicle within the garage. Subject to the provisions of the Rules and Regulations, a maximum of 2 household pets, not to exceed 50 lbs. each at full maturity, may be kept by Unit Owners within the Units. Such pets may not be kept, bred or maintained for any commercial purpose or in numbers deemed unreasonable by the Board of Directors.

12.2 Common Elements and Limited Common Elements. The Common Elements and Limited Common Elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the Units.

12.3 Nuisances. No nuisance shall be allowed upon the Condominium Property or within a Unit, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the Condominium Property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No Unit Owner shall permit any use of his Unit or make any use of the Common Elements that will increase the cost of insurance upon the Condominium Property.

12.4 Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or a Unit, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the Condominium Property or a Unit shall be the same as the responsibility for the maintenance and repair of the property concerned.

12.5 Leasing of Units. Entire Units may be rented provided the occupancy is only by the lessee, his family and guests. No rooms may be rented. A Unit may not be leased or rented by the respective Unit Owner thereof to Transient Tenants. No lease shall be for a period of less than one (1) year, and a Unit Owner may not have more than two (2) leases per year. The lease of any Unit shall not release or discharge the Owner from compliance with any of his obligations and duties as a Unit Owner. Any such lease shall be in writing and provide that all of the provisions of this Declaration, and Bylaws, and the Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Unit to the same extent as against a Unit Owner, and a covenant shall exist upon the part of each such tenant or occupant to abide by the Rules and Regulations of the Association, the terms and provisions of the Declaration of Condominium and Bylaws, and

designating the Association as the Unit Owner's agent for the purpose of and with the authority to terminate any such lease agreement in the event of violations by the tenant of such covenant, which covenant shall be an essential element of any such lease or tenancy agreement. In the event a Unit is occupied by a person or persons other than the Unit Owner, such Unit Owner shall not be entitled to utilize the recreation facilities of the Condominium during the period of such occupancy.

12.6 Signs. No signs shall be displayed from a Unit or from the Condominium Property.

12.7 Prohibited Vehicles. No commercial trucks or vans or other commercial vehicles shall be permitted, except such temporary parking as provided for such purpose as may be necessary to effectuate deliveries to the Condominium, the Association, Unit Owners, or residents. It is acknowledged that there are pickup trucks and vans that are not used for commercial purposes, but are family vehicles. It is not intended that such noncommercial, family vehicles be prohibited. A commercial vehicle is one with lettering or display on it or is used in a trade or business. No campers, recreation vehicles, boats or boat trailers, personal watercraft or similar items, may be parked on the Condominium Property, unless wholly contained in a Unit's garage at all times. Motorcycles may be parked on the Condominium Property only with the written consent of the Board of Directors of the Association.

12.8 Regulations. Reasonable Rules and Regulations concerning the use and operation of Condominium Property may be made and amended from time to time by the Board of Directors in the manner provided by its Articles of incorporation and Bylaws. Copies of such Rules and Regulations and amendments shall be furnished by the Association to all Unit Owners and residents of the Condominium.

12.9 Proviso. Until the Developer has completed all of the contemplated improvements and closed the sale of all of the Units of the Condominium, neither the Unit Owners nor the Association, nor the use of the Condominium Property shall interfere with the completion of the contemplated improvements and the sale of the Units. Developer may make such use of the unsold Units, and Common Elements, as may facilitate such completion and sale, including, but not limited to, maintenance of a sales office, showing of the property, and the display of signs.

12.10 Children. Children shall be allowed.

12.11 Alteration of Exterior Appearance. No reflective film or other type of window treatment shall be placed or installed on the inside or the outside of any Unit without the prior written consent of the Board of Directors. All such window treatments, if approved, shall have an exterior appearance of white. Any alterations, decorations, repairs or replacements which have an effect on the exterior appearance must be first approved by the Board of Directors.

12.12 Use of Property. No articles shall be hung or shaken from the doors, windows, or balconies, no articles shall be placed upon the outside window sills, or outside of balcony railings of the Units. Balconies are not to be used for storage.

12.13 Charcoal Broilers, etc. Charcoal broilers or small open flame burners, electric grills or gas grills are not permitted to be used on balconies or any of the Common Elements.

12.14 Storage Areas. All storage must be kept inside the Unit. Fire regulations prohibit the storage of gasoline, paint, or any combustible items presenting a fire hazard. Common Elements cannot be used for storage purposes.

12.15 Refuse. All refuse shall be disposed of with care and in containers intended for such purpose. All trash must be contained in plastic trash bags and secured and placed in trash containers. Trash bags are to be placed in the proper location for pick-up on designated pick up days.

12.16 Garage. Garage doors must remain in the down position at all times, unless entering or exiting the garage. Owners' vehicles shall be parked in the garage or driveway. No vehicles of any nature shall be parked on any portion of the Condominium Property except on surfaced parking area. Except for emergency vehicles or Service Vehicles, no street parking shall be permitted on any part of the Condominium Property. Owners' guests shall park in the Owner's driveway or garage or in designated parking areas. No garage shall be converted into a general living area. Garage doors must remain closed except when vehicular or pedestrian access is required. Garages must be kept free and clear of debris and shall at all times be capable of storing at least one (1) vehicle.

In addition to these specific rules and regulations, the Board of Directors may establish reasonable rules and regulations on its own motion and vote which will govern the use, maintenance, and operation of the Common Elements. Such rules and regulations shall be reasonable and shall be consistent with the maintenance of a high standard and quality use and maintenance of the Common Elements. Such rules and regulations made by the Board of Directors may, in addition to new rules and regulations, clarify these existing rules and regulations. The rules and regulations recited herein may not be amended except by an appropriate vote of the membership.

13. MAINTENANCE OF COMMUNITY INTERESTS

In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the Units, the transfer and leasing of Units by an Owner other than the Developer shall be subject to the following provisions as long as the Condominium exists upon the land:

13.1 Leases subject to approval. No Unit Owner may lease its Unit without the written consent of the Association except as hereinafter provided.

(a) Approval by Association. The written approval of the Association that is required for the leasing of a Unit shall be obtained in the following manner:

(1) Notice to Association. A Unit Owner intending to make a bona fide lease of his Unit or any interest therein shall give to the Association notice of such intention, together with the name and address of the intended lessee, such other information concerning the intended lessee as the Association may reasonably require and an executed copy of the proposed lease.

(2) Certificate of Approval. Within fifteen (15) days after receipt of such notice and information, the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be by a certificate in a non-recordable form executed by the Association. The Association shall have the right to use as grounds for disapproval of any lease the fact that the Unit Owner is currently delinquent in the payment of an assessment at the time the approval is sought. If no action is taken within fifteen (15) days by the Association, the lease is deemed approved.

(3) Screening Fees. The Association shall require the deposit of a reasonable screening fee simultaneously with the giving of notice of intention to lease for the purpose of defraying the Association's expenses and providing for the time involved in determining whether to approve or disapprove the lease, said screening fee shall be a reasonable fee to be set from time to time by the Association, which shall not exceed the maximum fee allowed by law.

(4) Unauthorized Leases. Any lease not authorized pursuant to the terms of this Declaration shall be voidable unless subsequently approved by the Association or otherwise cured by the terms of this Declaration.

(5) Whenever in this section an approval is required of the Association in connection with the leasing of any Unit, and such approval shall not have been obtained pursuant to the provisions hereof, failure upon the part of the Association to object in writing to such leasing within ninety (90) days after the date of such event, or within thirty (30) days of the date upon which the lessee shall take possession of the premises, whichever date shall be later, shall constitute a waiver by the Association of the right to object and the leasing of such Unit shall be then considered valid and enforceable as having complied with this paragraph 13.

(6) Disapproval by Association. If the Association shall disapprove a lease, the Unit Owner shall be advised of the disapproval in writing, and the lease shall not be made.

13.2 Notice to Association of Purchase, Gift, Devise, Inheritance, or Other Transfers. A Unit Owner who has obtained his title by purchase, gift, devise or inheritance, or by any other manner not previously specified, shall give to the Association notice of the acquiring of his title, together with such information concerning the Unit Owner as the Association may reasonably require, and a certified copy of the instrument evidencing the Owner's title.

13.3 Exceptions. The foregoing provisions of this section entitled "Maintenance of Community Interests" shall not apply to a transfer to or purchase by a bank, life insurance company, savings and loan association, real estate investment trust, or other institution or any institutional lender that acquires its title as the result of owning a mortgage upon the Unit concerned, and this shall be so whether the title is acquired by deed from the mortgagor, his successors or assigns, or through foreclosure proceedings; nor shall such provision apply to a transfer, sale or lease by a bank, life insurance company, savings and loan association, real estate investment trust, or other institution or institutional lender that so acquires its title. Neither shall such provisions require the approval of a purchaser who acquires the title to a Unit at a duly advertised public sale with open bidding provided by law, such as but not limited to, execution sale, foreclosure sale, judicial sale or tax sale.

13.4 Notice of Lien or Suit.

(a) A Unit Owner shall give notice, in writing, to the Association of every lien upon his Unit other than for authorized mortgages, taxes and special assessments within five (5) days after the attaching of the lien.

(b) Notice of Suit. A Unit Owner shall give notice, in writing, to the Association of every suit or other proceeding which may affect the title to his Unit, such notice to be given within five (5) days after the Unit Owner shall receive knowledge or notice thereof.

(c) Failure to Comply. Failure to comply with this subsection concerning liens will not affect the validity of any judicial sale.

14. PURCHASE OF UNITS BY ASSOCIATION

The Association shall have the power to purchase Units subject to the following provisions:

14.1 Decision. The decision of the Association to purchase a Unit shall be made by its directors, without the necessity of approval by its members except as is hereinafter expressly provided.

14.2 Limitation. If at any time the Association shall be the Owner or agreed purchaser of five (5) or more Units, it may not purchase any additional Units without the

prior written approval of seventy-five percent (75%) of the Unit Owners; provided, however, that the limitations hereof shall not apply to Units to be purchased at public sale resulting from a foreclosure of the Association's lien for delinquent assessments where the bid of the Association does not exceed the aggregate of the amounts due by virtue of any and all senior or superior liens against the Unit plus the money due the Association, nor shall the limitation of this Paragraph apply to Units to be acquired by the Association in lieu of foreclosure of such liens if the consideration therefor does not exceed the cancellation of such lien.

15. COMPLIANCE AND DEFAULT

Each Unit Owner shall be governed by and shall comply with the terms of the Declaration of Condominium, Articles of Incorporation and Bylaws and the Rules and Regulations adopted pursuant to those documents, as they may be amended from time to time. Failure of a Unit Owner to comply with such documents and regulations shall entitle the Association or other Unit Owners to the following relief in addition to the remedies provided by the Condominium Act:

15.1 Negligence. A Unit Owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his negligence or by that of any member of his family or his or their guests, employees, agents, or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association.

15.2 Costs and Attorneys' Fees. In any proceeding arising because of an alleged failure of a Unit Owner or the Association to comply with the terms of the Declaration, Articles of Incorporation of the Association, the Bylaws, or the Rules and Regulations adopted pursuant to them, and the documents and regulations as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding, and recover such reasonable attorneys' fees as may be awarded by any Court, at trial or appellate levels and administrative hearings.

15.3 No Waiver of Rights. The failure of the Association or any Unit Owner to enforce any covenant, restriction or other provision of the Condominium Act, this Declaration, the Articles of Incorporation of the Association, the Bylaws or the Rules and Regulations shall not constitute a waiver of the right to do so thereafter.

16. AMENDMENTS

Except as provided herein, this Declaration of Condominium and the Articles and Bylaws of the Association, may be amended in the following manner:

16.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

16.2 A resolution for the adoption of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

16.3 A resolution for the adoption of a proposed amendment may be proposed by the Board of Directors of the Association or by the Unit Owners of the Association. Unit Owners may propose such an amendment by instrument in writing directed to the President or Secretary of the Board signed by not less than twenty percent (20%) of the Unit Owners. Amendments may be proposed by the Board of Directors by action of a majority of the Board at any regularly constituted meeting thereof. Upon an amendment being proposed as herein provided, the President, or, in the event of his refusal or failure to act, the Board of Directors, shall call a meeting of the Unit Owners to be held not sooner than fifteen (15) days nor later than sixty (60) days thereafter for the purpose of considering said amendment. Directors and Unit Owners not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, provided such approval or disapproval is delivered to the Secretary at or prior to the meeting; provided, further, such approval or disapproval submitted by a Director that did not attend the meeting shall not be counted as a vote for or against such action and shall not be used for the purposes of creating a quorum. Except as provided herein, such approvals must be either by:

(1) Not less than sixty-six and two-thirds percent (66-2/3%) of the entire membership of the Board of Directors and not less than sixty-six and two-thirds percent (66-2/3%) of the Voting Interest of the Association; or

(2) Not less than sixty-six and two-thirds percent (66-2/3%) of the votes of the entire Unit Owners of the Association; or

(3) In the alternative, an amendment may be made by an agreement signed and acknowledged by 4/5ths of the voting interests in the manner required for the execution of a deed.

16.4 Proviso. Provided, however, that no amendment shall discriminate against any Unit Owner nor against any Unit or class or group of Units, unless the Unit Owners so affected shall consent; and no amendment shall change any Unit nor the share in the Common Elements appurtenant to it nor increase the Owner's share of the Common Expenses, unless the record Owner of the Unit concerned and all record owners of liens on such Unit shall join in the execution of the amendment and unless all the record Owners of all other Units approve the amendment. Any vote to amend the Declaration of Condominium relating to a change in percentage of ownership in the Common Elements or sharing of the Common Expense shall be conducted by secret ballot. Nor shall any amendment make any change which would in any way affect any

of the rights, privileges, powers and/or options herein provided in favor of or reserved to the Developer, or any person who is an officer, stockholder or director of the Developer, or any corporation having some or all of its directors, officers or stockholders in common with the Developer, unless the Developer or any limited partner or general partner shall join in the execution of such amendment.

16.5 Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted, and the certificate shall be executed by the President of the Association and attested by the Secretary with the formalities of a deed, and shall be effective upon recordation thereof in the Public Records of the County and State in which the land is situate.

16.6 Surface Water Management System. Any amendment of this Declaration which affect the Surface Water or Stormwater Management System, beyond maintenance in its original condition, including the water management portions of the Common Areas, must have the prior written approval of the South Florida Water Management District. The South Florida Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Covenants and Restrictions which relate to the maintenance, operation and repair of the Surface Water or Stormwater Management System.

16.7 Scrivener's Errors. Prior to the majority election meeting, Developer may amend this Declaration and any exhibits thereto in order to correct a scrivener's error or other defect or omission without the consent of the Owners or the Board of Directors, provided that such amendment does not materially and adversely affect the rights of Unit Owners, lienors or mortgagees. This amendment shall be signed by Developer only and need not be approved by the Association, Unit Owners, lienors or mortgagees, whether or not elsewhere required for amendment, and a copy of the amendment shall be furnished to each Unit Owner, the Association and all listed mortgagees as soon after recordation thereof among the Public Records of the County and State in which the land is situate as is practicable. After the majority election meeting, amendments for the correction of scrivener's errors or other non-material changes may be made by the affirmative vote of two-thirds (2/3) of the Board of Directors and without the consent of the Unit Owners or their mortgagees or lienors.

17. TERMINATION

The condominium may be terminated in the following manners, in addition to the manner provided by the Condominium Act, so long as prior to termination or merger of the condominium or the association notice of said termination or merger is provided to the Division of Florida Lands Sales, Condominiums and Mobile Homes pursuant to Florida Statutes Section 718.117, (2002).

17.1 Destruction. If it is determined as provided herein that the building shall not be reconstructed because of major damage, the Condominium plan of ownership

shall be terminated by the agreement of Owners who represent at least sixty-seven percent (67%) of the total allocated votes in the Association and by eligible mortgage holders who represent at least fifty-one percent (51%) of the votes of Units subject to mortgages held by eligible holders. "Eligible mortgage holder" shall mean those who hold a first mortgage on a Unit and who have requested notice, in writing, stating their name, address and the unit number of the mortgaged Unit.

17.2 Agreement. The Condominium may be terminated at any time by the approval in writing of all record Owners of Units and all record owners of liens on Units. Notice of a meeting at which the proposed termination is to be considered shall be given not less than thirty (30) days prior to the date of such meeting. Provided that the approval of Owners of not less than seventy-five percent (75%) of the Common Elements, and the approval of all record Owners of liens upon the Units, are obtained at the meeting or within thirty (30) days thereafter, then the approving Owners shall have an option to buy all of the Units of the Owners not approving of termination, said option to continue for a period of sixty (60) days from the date of such meeting. Approval by a Unit Owner of a Unit, or of a lien encumbering a Unit, shall be irrevocable until expiration of the above-recited option to purchase the Unit of Owners not so approving, and if the option to purchase such Unit is exercised, then such approval shall be irrevocable. The option to purchase the Units not approving of termination shall be exercised upon the following terms:

(a) Exercise of Option. The option shall be exercised by delivery or mailing by registered mail to each of the record Owners of the Units to be purchased an agreement to purchase signed by the record Owners of Units who will participate in the purchase. Such agreement shall indicate which Units will be purchased by each participating Owner and shall require the purchase of all Units owned by Owners not approving the termination, but the agreement shall effect a separate contract between each seller and his purchaser.

(b) Price. The sale price for each Unit shall be the fair market value determined by agreement between the seller and the purchaser within thirty (30) days from the delivery or mailing of such agreement, and in the absence of agreement as to price, it shall be determined by arbitration in accordance with the then existing rules of the American Arbitration Association by appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the Unit; and a judgment of specific performance of the sale upon the award rendered by the arbitrators may be entered in any Court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser. In any such action for specific performance the prevailing party shall also be entitled to his reasonable attorneys' fees and costs incurred in connection therewith.

(c) Payment. The purchase price shall be paid in cash, provided, in the event there shall be a pre-existing first mortgage on the Unit, then the purchaser shall have the option of assuming the remaining principal obligation thereof, and that

portion of the purchase price which is in excess of such mortgage shall be payable in cash at closing.

(d) Closing. The sale shall be closed within thirty (30) days following determination of the sale price.

17.3 Certificate. Termination of the Condominium in either of the foregoing manners shall be evidenced by a certificate of the Association executed by its President and Secretary certifying to the facts effecting the termination, said certificate to become effective upon being recorded in the Public Records of the County and State in which the land is situate.

17.4 Shares of Owners after Termination. After termination of the Condominium, the Unit Owners shall own the Condominium Property and all assets of the Association as tenants in common in undivided shares that shall be the same as the undivided shares in the Common Elements appurtenant to the Owners' Units prior to the termination.

17.5 Surface Water or Stormwater Management System. In the event of termination, dissolution or final liquidation of the Community Association, the responsibility for the operation and maintenance of the Surface Water or Stormwater Management System must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the South Florida Water Management District prior to such termination, dissolution or liquidation.

18. DEVELOPER'S RESPONSIBILITY FOR ASSESSMENTS

18.1 The Developer guarantees that the assessment for Common Expenses for each Unit of the Condominium which is owned by persons other than Developer shall not increase over the sum of \$159.00 per month beginning on the date of recording of the Declaration and continuing until the end of the first calendar year from the date of the recording of the Declaration, or upon transfer of control of the Condominium Association to Unit Owners other than Developer, whichever occurs first. Developer, at its sole discretion, shall have the option of renewing its guarantee period on an annual basis for not more than five (5) years from the end of the first calendar year from the date of the recording of the Declaration. Developer shall exercise its option by providing written notice to the Association of its intent to renew the guarantee period at least ninety (90) days prior to the expiration of the initial guarantee period and subsequent guarantee periods. During the guarantee period, Developer is excused from any obligation to pay the share of Common Expenses which would have been assessed against Units owned by Developer during such guarantee period, provided Developer shall be responsible for paying the difference between the Condominium Association's expenses of operation otherwise to be funded by annual assessments

and the amount received from Unit Owners, other than the Developer, in payment of the annual assessments levied against their Units.

18.2 Prior to turnover of control of the Association by the Developer, the Developer reserves the right to waive the reserves or reduce the funding of reserves for the first two (2) years of the Association's operation, beginning with the fiscal year in which the initial Declaration is recorded, pursuant to Florida Statutes section 718.112(2)(f)(2). (2001)

19. SEVERABILITY

The invalidity in whole or in part of any covenant or restriction, or any section, sub-section, sentence, clause, phrase or word, or other provision of this Declaration of Condominium and the Articles of Incorporation, Bylaws and Rules and Regulations of the Association shall not affect the validity of the remaining portions.

20. SUCCESSOR TO DEVELOPER'S INTERESTS

For purposes of this Declaration of Condominium, the term "Developer" shall include the person or entity declaring the property to condominium ownership and any person or entity, including the construction mortgagee, who shall succeed to the Developer's interest in title and ownership, whether by purchase, foreclosure or deed in lieu of foreclosure and such successor shall have all of the rights and privileges of the Developer.

21. RULE AGAINST PERPETUITIES

The rule against perpetuities shall not defeat a right given any person or entity by the Declaration of Condominium for the purpose of allowing Unit Owners to retain reasonable control over the use, occupancy and transfer of Units.

22. JOINDER AND CONSENTS

A person who joins in or consents to the execution of this Declaration of Condominium subjects his interest in the condominium property to the provisions of the Declaration.

23. ENFORCEABILITY

All provisions of this Declaration of Condominium are enforceable equitable servitudes, run with the land and are effective until the Condominium is terminated.

24. PARTITION

The undivided share and the Common Elements which is appurtenant to a Unit shall not be separated from it and shall pass with the title to the Unit, whether or not separately described; the share and the Common Elements appurtenant to a Unit cannot be conveyed or encumbered except together with the Units; shares and the Common Elements appurtenant to Units are undivided, and no action for Partition of the Common Elements shall lie.

25. REQUIREMENTS OF FNMA, FHLMC AND HUD

Notwithstanding anything herein to the contrary set forth in this Declaration of Condominium and its attached Exhibits, the following shall prevail and be binding on all Unit Owners, the Developer, and anyone having an interest in the Condominium Property where a lender holds a mortgage upon a Unit in this Condominium and is subject to the Federal Home Loan Mortgage Corp. ("FHLMC"), Federal National Mortgage Association ("FNMA"), U.S. Department of Housing and Urban Development ("HUD"), and/or Veterans Administration ("VA") regulations:

25.1 Any "right of first refusal" contained in the Condominium constituent documents shall not impair the right of a first mortgagee to:

(a) Foreclose or take title to a Condominium Unit pursuant to the remedies provided in the mortgage, or

(b) Accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor, or

(c) Sell or lease a Unit acquired by the mortgagee.

25.2 Any first mortgagee who obtains title to a Condominium Unit pursuant to the remedies provided in the mortgage or foreclosure of the mortgage will not be liable for such Unit's unpaid dues or charges which accrue prior to the acquisition of title to such Unit by the mortgagee, except as required by Florida Statute.

25.3 Except as provided by statute in case of condemnation or substantial loss to the Units and/or common elements of the Condominium Project, unless at least fifty-one percent (51%) of the eligible mortgage holders (based on one vote for each first mortgage owned) in the case of an act materially affecting the rights or interests of the mortgagees, or as otherwise required by the Federal National Mortgage Association or

the Federal Home Loan Mortgage Corporation, such consent of the mortgage holders not to be unreasonably withheld, and by Owners who represent at least sixty-seven percent (67%) of the total allocated votes in the Association (other than the sponsor, Developer, or builder) of the individual Condominium Units have given their prior written approval, Condominium Homeowners Association shall not be entitled to:

(a) By act or omission, seek to abandon or terminate the Condominium Project;

(b) Change the pro-rata interest or obligations of any individual Condominium Unit for the purpose of: (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (ii) determining the pro-rata share of ownership of each Condominium Unit and the Common Elements;

(c) Partition or subdivide any Condominium Unit, or the exclusive easement rights appertaining thereto;

(d) By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements or Limited Common Elements. (The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements for the Condominium Project shall not be deemed a transfer within the meaning of this clause.);

(e) Use hazard insurance proceeds for losses to any Condominium Property (whether to Units or to Common Elements) for other than the repair, replacement or construction of such Condominium Property substantially in accordance with the original plans and specifications and this Declaration;

(f) Change the voting rights appertaining to any Unit;

(g) Amend any provisions of the Declaration, Articles or Bylaws which are for the express benefit of holders or insurers or first mortgages on Units;

Notwithstanding the foregoing, if an eligible mortgage holder fails to respond to any written proposal within thirty (30) days after it receives proper notice of the proposal, provided that notice was delivered by registered or certified mail with a return receipt requested, implied approval may be assumed.

25.4 All taxes, assessments and charges which may become liens prior to the first mortgage under local law shall relate only to the individual Condominium Units and not to the Condominium Project as a whole.

25.5 No provision of the Condominium constituent documents gives a Condominium Unit Owner, or any other party, priority over any rights of the first mortgagee of the Condominium and Unit pursuant to its mortgage in the case of a

distribution to such Unit Owner or owner of insurance proceeds or condemnation awards for losses to or a taking of Condominium Units and/or common elements.

25.6 If the Condominium Project is on a leasehold estate, the Condominium Unit lease is a lease or a sublease of the fee, and the provisions of such lease comply with FHLMC requirements.

25.7 All amenities (such as parking and service areas) are a part of the Condominium Project and are covered by the mortgage at least to the same extent as are the common elements. All such common elements and amenities are fully installed, completed and in operation for use by the Condominium Unit Owners. If such amenities are not common or special elements under the Condominium Project, but are part of a PUD, of which the Condominium Project is a part, such an arrangement is acceptable provided that the warranties applicable to PUD units are all satisfied, or waivers obtained.

25.8 Unless waived pursuant to Section 718.112(2)(f) Florida Statutes, condominium dues or charges shall include an adequate reserve fund for maintenance, repairs and replacement of those common elements that must be replaced on a periodic basis, and shall be payable in regular installments rather than by special assessments.

25.9 The Association may cancel, without penalty or cause, any contract or lease made by it before Unit Owners, other than the Developer, assume control of the Association, upon written notice to the other party.

25.10 Upon written request, the Association shall furnish the following notices to the holder, insurer or guarantor of any mortgage of any unit in the condominium:

- (a) Notice of any condemnation or casualty loss that affects a material portion of the condominium property or the applicable unit.
- (b) Notice of any delinquency and the payment of the assessments or charges more than sixty (60) days past due as to the applicable unit.
- (c) Notice of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.
- (d) Notice of any proposed action which would require the consent of a percentage of mortgage holders.

25.11 Notwithstanding anything herein set forth in this Declaration of Condominium for purposes of this Declaration, the term "institutional mortgagee" shall be construed to include the Federal Home Loan Mortgage Corp. and Federal National Mortgage Association.

25.12 The Association shall purchase and maintain policies of insurance and fidelity bond coverage in accordance with requirements under Chapter 7, Article VIII of FNMA Selling Guide, Insurance Requirements, and the requirements of Chapter 718.111(11)(d) Florida Statutes, as amended from time to time.

25.13 Amendments of a material nature must be agreed to by Owners who represent at least sixty-seven percent (67%) of the total allocated votes in the Association and in the case of an amendment materially affecting the rights or interests of the mortgagees, or as otherwise required by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation, by eligible mortgage holders who represent at least fifty-one percent (51%) of the votes of Units subject to mortgages held by eligible holders. Such consent of the mortgage holders may not be unreasonably withheld. A change to any of the provisions governing the following would be considered as material:

- * voting rights;
- * increases in assessments that raise the previously assessed amount by more than 25%, assessment liens, or the priority of assessment liens;
- * reductions in reserves for maintenance, repair and replacement of Common Elements;
- * responsibility for maintenance and repairs;
- * reallocation of interests in the Common Elements or Limited Common Elements, or rights to their use;
- * redefinition of any Unit boundaries;
- * convertibility of Units into Common Elements or vice versa;
- * expansion or contraction of the Condominium, or the addition, annexation, or withdrawal of property to or from the Condominium;
- * hazard or fidelity insurance requirements;
- * imposition of any restrictions on the leasing of Units;
- * imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit;

- * a decision by the Association to establish self-management if professional management had been required previously by an eligible mortgage holder;
- * restoration or repair of the Condominium (after damage or partial condemnation) in a manner other than that specified in the Declaration; or
- * any provisions that expressly benefit mortgage holders, insurers, or guarantors.

25.14 The Unit Owner shall have a perpetual, unrestricted right of ingress and egress to his or her Unit, such right to pass with the Unit as transfers of ownership of the Unit occur. Any conveyance, encumbrance, judicial sale, or other transfer (voluntary or involuntary) of an individual interest in the Common Elements shall be void unless the Unit to which that interest is allocated is also transferred.

26. MERGER AND CONSOLIDATION

As provided by Florida Statute 718.110(7),(2002), this Condominium shall be entitled to merge or consolidate with any other condominium which may now or hereafter be created for the Units or Residential Dwellings located on the lands set forth on **Exhibit "A"** attached hereto. Said merger or consolidation shall allow the operation of the project as though it was a single condominium for all matters, including budgets, assessments, accounting, record-keeping and similar matters. In the event of such merger or consolidation, Common Expenses for residential condominiums in such a project being operated by a single Association may be assessed against all Unit Owners in such project pursuant to the proportions or percentages established therefore in the Declarations as initially recorded or in the Bylaws as initially adopted, subject, however, to the limitations of Florida Statute 718.116 and 718.302. Such merger or consolidation shall be complete upon compliance with 718.110(7) (2002).

27. COMMUNITY ASSOCIATION

The PROMENADES PROPERTY OWNER'S ASSOCIATION, INC., a Florida non-profit corporation, has been established to administer, operate and maintain certain land and facilities in the Stonebridge Lakes community for all residents of STONEBRIDGE LAKES, whether in a condominium form of ownership or otherwise, as more particularly described in the Amended and Restated Declaration of Protective Covenants and Restrictions for The Promenades, recorded in OR Book _____, Page _____, Public Records of Orange County, Florida, and all amendments thereto, which are made from time to time, all of which are hereinafter collectively referred to as the "Community Declaration." A copy of the Community Declaration and all amendments thereto are attached to the Prospectus for this Condominium as Exhibit 19. Copies of the Articles of Incorporation and Bylaws for the Community Association are attached to the Community Declaration, as Exhibits "A" and "B," respectively.

The Community Declaration provides for the Community Association to operate, maintain and repair the common area, and any improvements thereon, including, but not limited to any Drainage Areas (as defined in the Community Declaration), Lake Areas (as defined in the Community Declaration), retention/detention ponds for stormwater runoff, canals, pumps, pipes, inlets and/or related appurtenances which may be located within the Properties (as defined in the Community Declaration); all conservation easement areas not otherwise maintained by the fee title owner thereof; to maintain, operate, replace and repair any irrigation facilities servicing land which the Community Association is obligated to maintain, including but not limited to, the grassed or landscaped areas of the common area; to pay for the costs of street lighting for Common Areas, streets within the Properties, or other areas designated by the board of directors; and take such other action as the Community Association is authorized to take with regard to the Properties pursuant to its Articles of Incorporation and Bylaws, or its Declaration. All of the foregoing shall be used in common by the Unit Owners and other members of the Community Association.

Membership in the Community Association is mandatory for each Unit Owner. Each Unit is entitled to one (1) vote as provided in the Community Declaration, the Community Association's Articles of Incorporation and Bylaws.

The Community Declaration provides for the making and collecting of assessments against each Unit under the control of the Association, for the expenses of operating the Community Association, maintaining the common area, and otherwise carrying out the duties and responsibilities of the Community Association under the Community Declaration. The Community Association has been granted a lien by the Community Declaration against each Unit in the Condominium, and other rights, to secure payment of any assessment or other amounts due with respect to such Unit.

Each Unit Owner, and every lessee, invitee, licensee, agent, servant, guest and family member of any Owner shall be bound by the Articles of Incorporation and Bylaws of the Community Association, the terms and conditions of the Community Declaration, and all rules and regulations promulgated by the Community Association.

28. MASTER ASSOCIATION

The METROWEST MASTER ASSOCIATION, INC., a Florida non-profit corporation, has been established to administer, operate and maintain certain land and Facilities in the MetroWest community for all residents of MetroWest, whether in a condominium form of ownership or otherwise, as more particularly described in the Master Declaration of Protective Covenants and Restrictions For MetroWest, recorded in O.R. Book 3759, Page 2756, Public Records of Orange County, Florida, and all amendments thereto, which are made from time to time, all of which are hereinafter collectively referred to as the "Master Declaration".

The Master Declaration provides for the Master Association to operate, maintain and repair the Common Area, and any improvements thereon, not included within the Community Association, including, but not limited to any Surface Water Management System (hereinafter referred to as "SWMS"), lakes, retention areas, culverts and/or related appurtenances which may be located within the properties subject to the jurisdiction of the Master Declaration (hereinafter, the Master Property); to maintain, operate, replace and repair any irrigation Facilities servicing land which the Association is obligated to maintain, including but not limited to, the grassed or landscaped areas of the Common Area; to pay for the costs of street lighting for Common Areas, streets, or other areas designated by the Board of Directors; and take such other action as the Association is authorized to take pursuant to its Articles of Incorporation and Bylaws, or this Declaration. All of the foregoing shall be used in common by the Unit Owners and other members of the Master Association.

All costs, fees and assessments for which any Unit Owner may be obligated by virtue of the Master Declaration and any exhibits thereto with regard to the Master Association and the Common Property and other Facilities maintained and operated by the Master Association, shall be and are hereby deemed to be a Common Expense of the Association. Assessments for Master Association common expenses attributable to Units under the jurisdiction of the Association shall be collected by the Association and remitted to the Master Association, even though such assessments are the responsibility of the Unit Owners. The Association shall include in its budget each year an amount sufficient to pay all assessments for common expenses levied by the Master Association against each Unit which is subject to the jurisdiction of the Association. The Association shall have the duty to collect assessments it imposes which includes the assessments levied by the Master Association.

Each Community Association, as defined in the Master Declaration, shall be a member of the Master Association. No Unit Owner which is subject to the jurisdiction of a Community Association shall be a member of the Master Association. The Developer, as defined in the Master Declaration, shall be a member of the Master Association so long as the Developer owns any real property within MetroWest. The Owners of all Property Units (as defined in the Master Declaration) not subject to the jurisdiction of a Community Association shall be members of the Master Association, as long as such owner agrees to pay Assessments to the Master Association.

The Master Declaration provides for the making and collecting of assessments against Unit Owners, through the Association, for the expenses of operating the Master Association, maintaining the Common Property, and otherwise carrying out the duties and responsibilities of the Master Association under the Master Declaration. The Master Association has been granted a lien by the Master Declaration against each Unit in the Condominium, and other rights, to secure payment of any assessment or other amounts due with respect to such Unit. If the Association has not collected its assessments from the Owners under its jurisdiction, it shall notify the Master Association of the name and address of such delinquent Owner(s). The Master

Association shall be entitled to rely upon the information given by the Association regarding delinquencies, and may impose a lien upon such delinquent Owner's Unit in accordance with this Declaration. However, the Master Association may, in its sole discretion, elect to collect assessments and other charges in accordance with the provisions of the Master Declaration.

Each Unit Owner, as a member of the Community Association which is a member of the Master Association, and their guests, lessees and invitees, is granted a non-exclusive right and easement over, across and through, and of use and enjoyment as to the Common Property, other than Exclusive Common Areas whose use is restricted by rule of the Master Association to owners of particular Neighborhood Units, subject to the Master Declaration, the Articles of Incorporation and Bylaws of the Master Association, and all rules and regulations promulgated by the Master Association.

Each Unit Owner, and every lessee, invitee, licensee, agent, servant, guest and family member of any Owner shall be bound by the Articles of Incorporation and Bylaws of the Master Association, the terms and conditions of the Master Declaration, and all rules and regulations promulgated by the Master Association.

The Master Association has the absolute power to veto any action taken or contemplated to be taken, and has the absolute power to require specific action to be taken by the Association. The Master Association shall receive the same notification of each meeting of the members of the Association or board or committee thereof, required by the Association Articles of Incorporation, Bylaws or this Declaration, and a representative of the Master Association has the unrestricted right to attend any such meeting. If proper notice is not given to the Master Association any action taken at such meeting shall be considered null and void to the same effect as if proper notice had not been given to members of the Association. Each Lot and Unit Owner, and every lessee, invitee, licensee, agent, servant, guest and family member of any Owner shall be bound by the Articles of Incorporation and Bylaws of the Master Association, the terms and conditions of the Master Declaration, and all rules and regulations promulgated by the Master Association.

29. NEIGHBORHOOD ASSOCIATIONS

Neighborhood Associations (as defined in the Community Declaration), subordinate to the Community Association and the Master Association, shall be organized with respect to specified Parcels within the Properties. All Neighborhood Association governing documents must be submitted to and approved by the Developer and the Master Association prior to the recording or filing of same, and must be recorded before any completed lot, unit or dwelling therein may be conveyed to a person for use and occupation as a residence. Unless the Neighborhood Association Declaration, Articles of Incorporation, Bylaws or any other governing documents relating to a Neighborhood Association are approved by the Developer and the Master Association prior to their recording or filing, they shall be considered null and void and

shall not be enforceable, and any attempted conveyance of a lot, unit or dwelling within such portion of the Properties shall be null and void. The approval of the Developer and the Master Association shall be evidenced by the signature of an officer or other authorized representative on a joinder attached as an exhibit to the Neighborhood Association Declaration, or the recording of such documents by the Developer shall be conclusive evidence of the approval of the same by the Developer. The Master Association may charge an appropriate fee to review such governing documents, including legal fees.

30. DESIGN REVIEW BOARD

Pursuant to the terms of the Master Declaration, the Master Association has created a Design Review Board (the "DRB"). All improvements to be constructed within the Condominium Property will be subject to, and must be approved in accordance with, the procedures set forth in the Master Declaration. The Developer declares that the Condominium Property shall be held, transferred, sold, conveyed and occupied subject to and in conformance with all building, use and other restrictions set forth in the Master Declaration, the Unit Four Replat Declaration and in the Planning Criteria (as defined in the Master Declaration), as may be amended from time to time by the DRB.

31. GOVERNING DOCUMENTS

"Governing Documents" shall mean and refer to this Declaration, the Articles of Incorporation and Bylaws of the Association, the Master Declaration and the Articles of Incorporation and Bylaws of the Master Association, the Community Declaration and the Articles of Incorporation and Bylaws of the Community Association, and the Unit Four Replat Declaration, as the same may be amended from time to time and recorded in the Public Records of Orange County, Florida. In the event of conflict or inconsistency among Governing Documents, to the extent permitted by law, the Master Declaration, the Articles of Incorporation and the Bylaws of the Master Association, the Community Declaration, the Articles of Incorporation and Bylaws of the Community Association, this Declaration, the Articles of Incorporation and Bylaws of the Association, and the Unit Four Replat Declaration, in that order, shall control. The lack of a provision in one Governing Document with respect to a matter for which provision is made in another Governing Document shall not be deemed a conflict or inconsistency between such Governing Documents.

[SIGNATURE AND ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Developer has executed this Declaration this 12th
day of July, 2004.

Signed, Sealed and Delivered
in the Presence of: ;

Judith L. Duncan
Print: Judith L. Duncan

Marilyn Bender
Print: MARILYN BENDER

PULTE HOME CORPORATION,
a Michigan corporation

By: [Signature]
Print Name: Douglas W. Puvogel

As: Attorney-in-Fact

(Corporate Seal)



STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 12th day of
JULY, 2004, by DOUGLAS W. PUVOGEL, as ATTORNEY-IN-FACT
of PULTE HOME CORPORATION, a Michigan corporation, on behalf of the
corporation. [He] [~~She~~] is personally known to me or has produced
_____ as identification.

[Signature]
Notary Public

DIANA M. CABRERA
Notary Public - State of Florida
Commission #DD 015582
My Commission Expires April 4, 2005

DIANA M. CABRERA
Print Name

My commission expires: APRIL 4, 2005

EXHIBITS:

- "A" - Property
- "A-1" - "A-29" - Phase 1 - Phase 29 Property
- "B" - Undivided Interest in Common Elements
- "C" - Articles of Incorporation
- "D" - Bylaws
- "E" - SFWMD Permit

**LIMITED
JOINDER AND APPROVAL
Declaration of Condominium of Stonebridge Lakes, A Condominium**

The undersigned has executed and delivered this instrument for the sole purpose of acknowledging its review and approval of the Declaration of Condominium of Stonebridge Lakes, A Condominium to be recorded in the Public Records of Orange County, Florida (the "Stonebridge Lakes Declaration of Condominium"), as Developer, as required by the terms and provisions of the Master Declaration of Protective Covenants and Restrictions for MetroWest as recorded in Official Records Book 3759, Page 2756, Public Records of Orange County, Florida, as same has been amended from time to time (collectively, the "Master Declaration"). This review and approval is solely for the purpose of, and limited to, complying with the specific requirements of said Master Declaration, and may not be relied upon by any person or party for any other purpose, including but not limited to, any determination with respect to full consistency or compliance with the terms and conditions of the Master Declaration, or compliance with any requirements of law in the State of Florida.

The execution and delivery of this Limited Joinder and Approval shall not serve to release or waive any of the terms, conditions or requirements set forth in the Master Declaration, which shall remain in full force and effect. As provided in the Master Declaration, in Section 1.19, and in the Stonebridge Lakes Declaration of Condominium, in the event of any conflict or inconsistency between the Master Association Governing Documents, and any Community Association Governing Documents, the Master Association Governing Documents shall control and prevail.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed and delivered by its duly authorized officers as of the 15 day of June, 2004.

Witness:

LESLIE, L.L.C., a Florida limited liability company

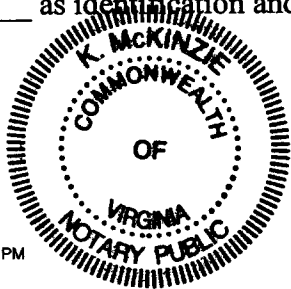
Suzanne Orleans
Print Name: SUZANNE ORLEANS

By: *Nathan D. Benson*
Name: Nathan D. Benson
Title: Manager

Karen Evans
Print Name: KAREN EVANS

STATE OF VIRGINIA
COUNTY OF VIRGINIA BEACH

The foregoing instrument was executed and acknowledged before me this 15 day of June, 2004, by Nathan D. Benson as Manager of LESLIE, L.L.C., a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced NA as identification and who did/did not take an oath.



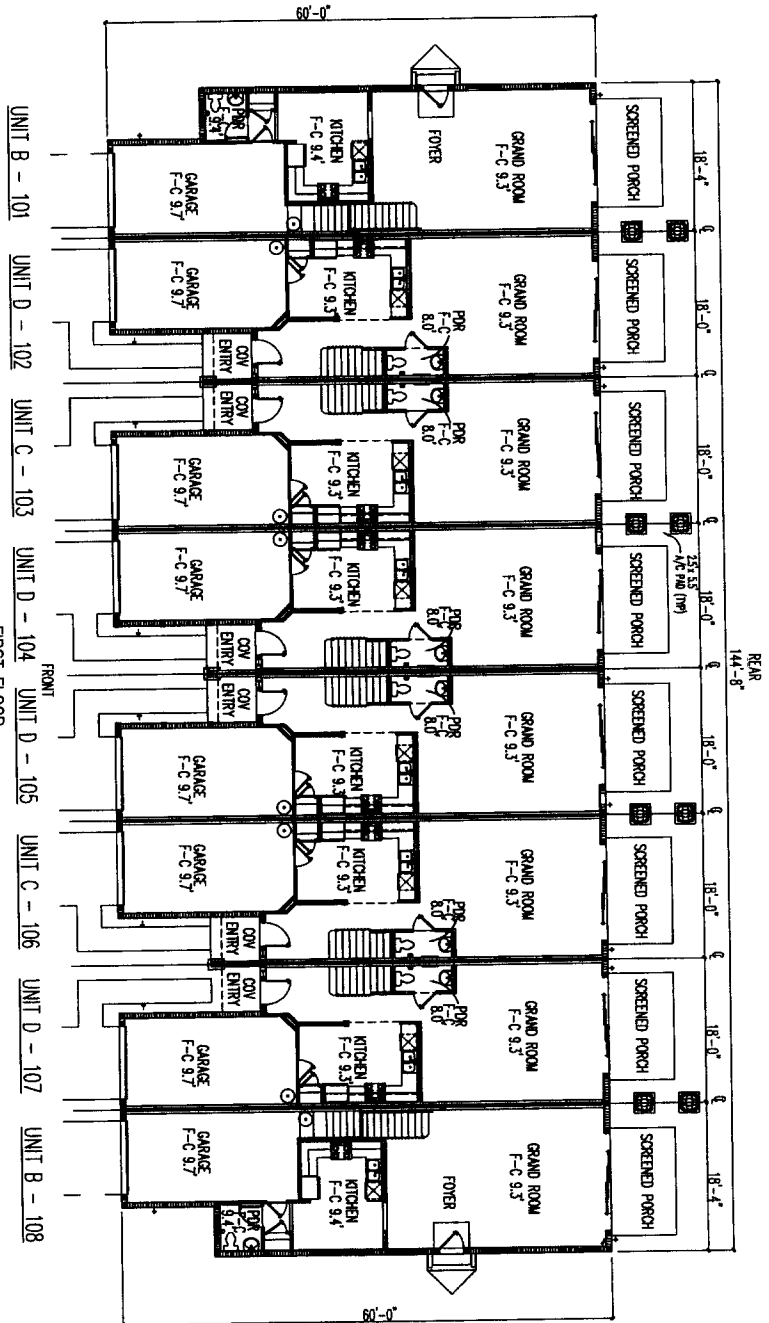
K. McKinzie
Notary Public
My Commission Expires: 09/30/06

ORL1\REALEST\596337.1
15637/0024 FVB dxf 6/11/2004 12:04 PM

STONEBRIDGE LAKES PHASE 19
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7



FIRST FLOOR
SCALE: 1" = 8'

LEGEND
F-C = APPROXIMATE FLOOR TO
CEILING HEIGHT

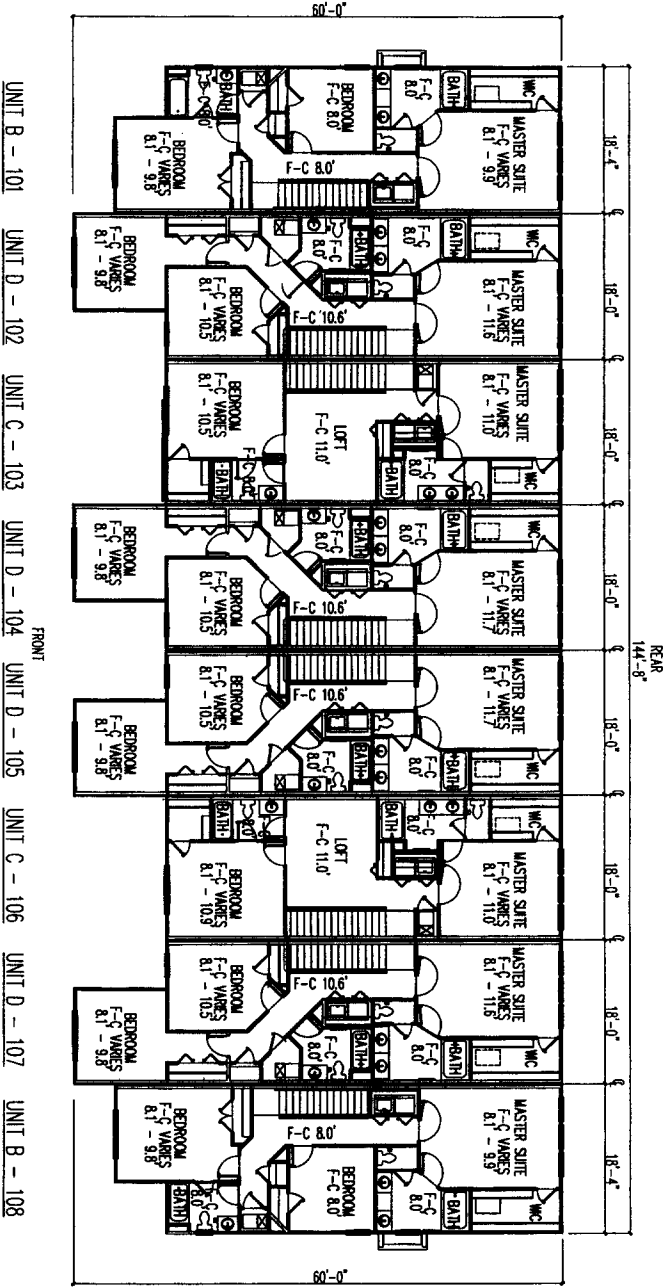


REGISTERED PROFESSIONAL ENGINEER
DONALD W. MINTOSH ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS
2200 PINE HOLLOW DRIVE, SUITE 1000, ALABAMA STATE UNIVERSITY
MONTGOMERY, ALABAMA 36104-0001
TELEPHONE: (205) 833-1111
FAX: (205) 833-1112
WWW.DWMINTOSH.COM

STONEBRIDGE LAKES PHASE 19
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7



SECOND FLOOR
SCALE: 1" = 8'

LEGEND
F-C = APPROXIMATE FLOOR TO
CEILING HEIGHT

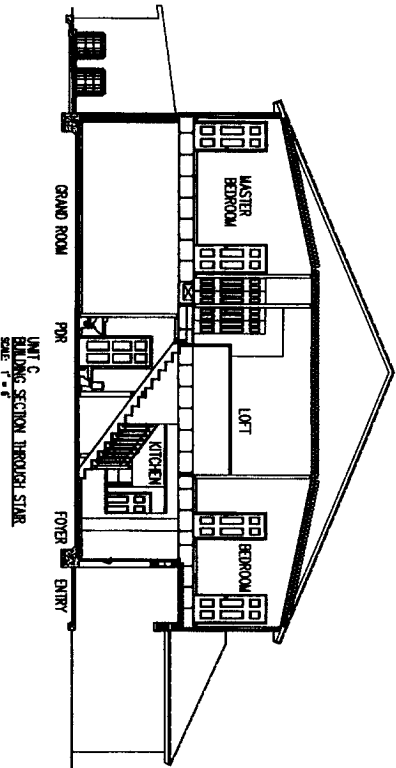
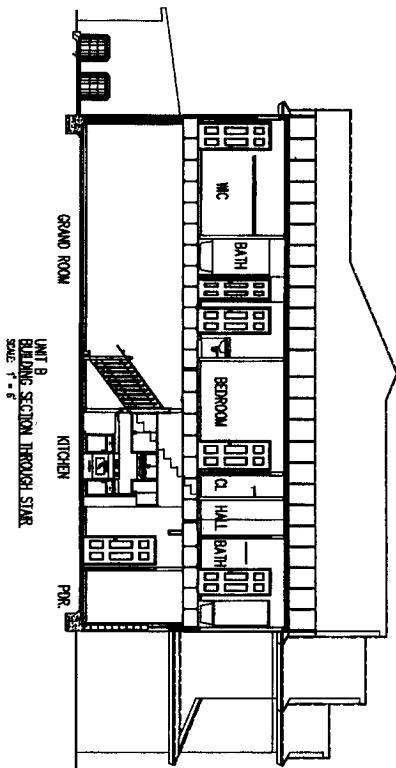
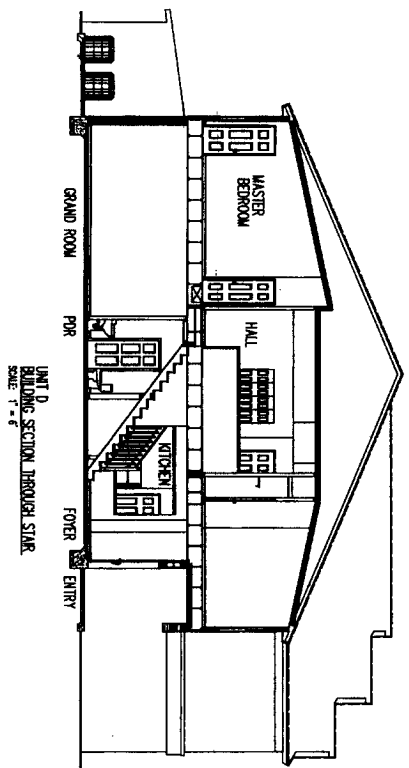


PREPARED BY
DONALD W. MINTOSH ASSOCIATES, INC.
PLANNING ARCHITECTURE INTERIORS
2000 PINE HOLLOW CENTER, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
CONTRACT NO. 03-00000000000000000000

STONEBRIDGE LAKES PHASE 19
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

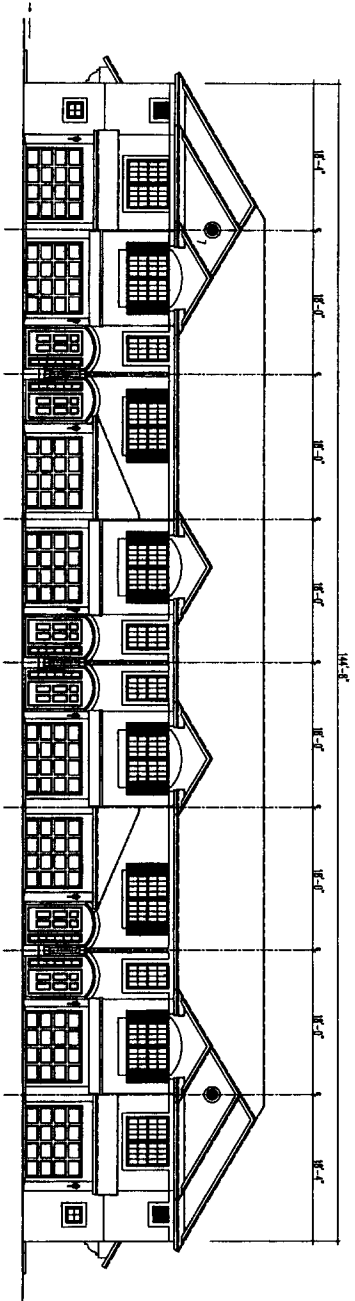


DESIGNED BY
DONALD W. MINTOSH ASSOCIATES, INC.
ARCHITECTS
2000 PARK AVENUE NORTH, SUITE 1000, TAMPA, FLORIDA 33613
PLANNERS
SUNSHINE
ARCHITECTS
10000 W. BAYVIEW AVENUE, SUITE 1000, MIAMI, FLORIDA 33154
SCALE: 1" = 6'

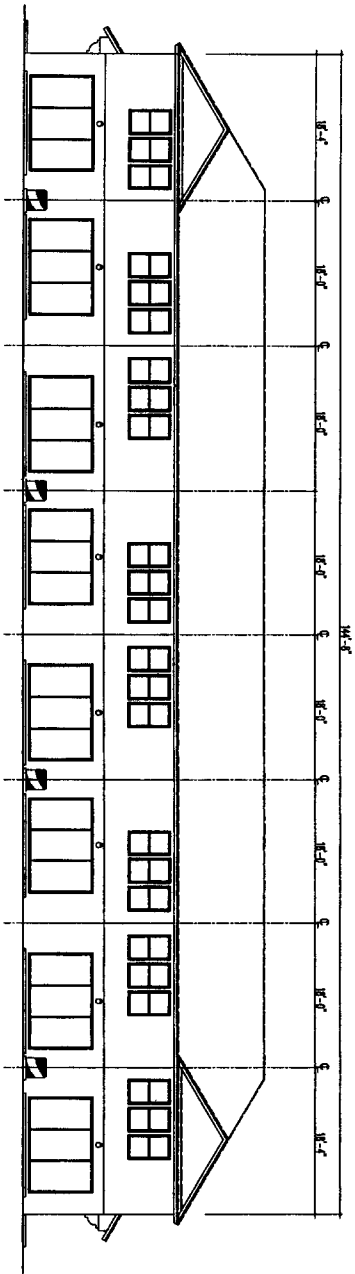
STONEBRIDGE LAKES PHASE 19
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1/8" = 1'-0"



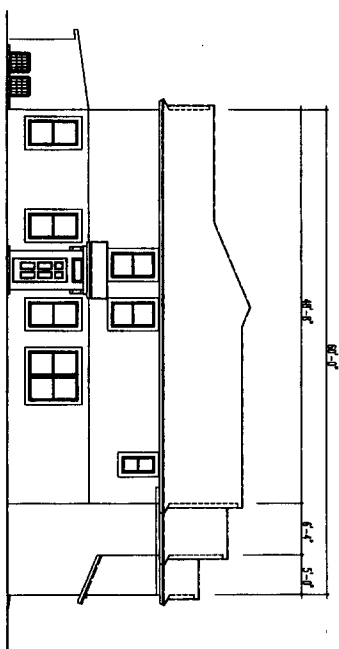
SCALE IN FEET

DESIGNED BY
DONALD W. MOHTOSH ASSOCIATES, INC.
ARCHITECTS
2000 WEST AVENUE NORTH, SUITE 1000, LITTLE ROCK, AR 72205 (501) 544-4800
PLANNERS
CONTRACTORS & DEVELOPERS

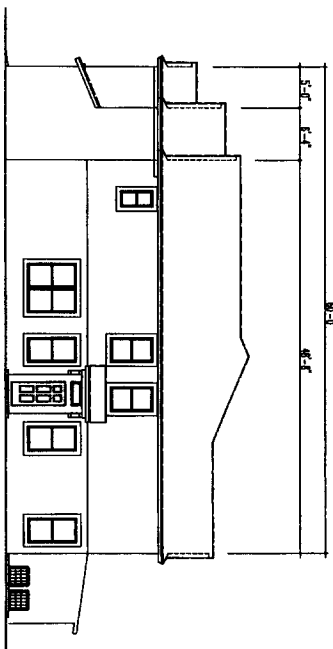
STONEBRIDGE LAKE PHASE 19
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7



LEFT ELEVATION
SCALE: 1" = 8'



RIGHT ELEVATION
SCALE: 1" = 8'



DESIGNED BY
DONALD W. MONTGOMERY ASSOCIATES, INC.
ENGINEERS ARCHITECTS PLANNERS
2500 THREE AVENUE NORTH, SUITE 1000, THUNDERBOLT, ALABAMA 36757-1400
CONTRACT NO. 19-00000000000000000000

STONEBRIDGE LAKES PHASE 1 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

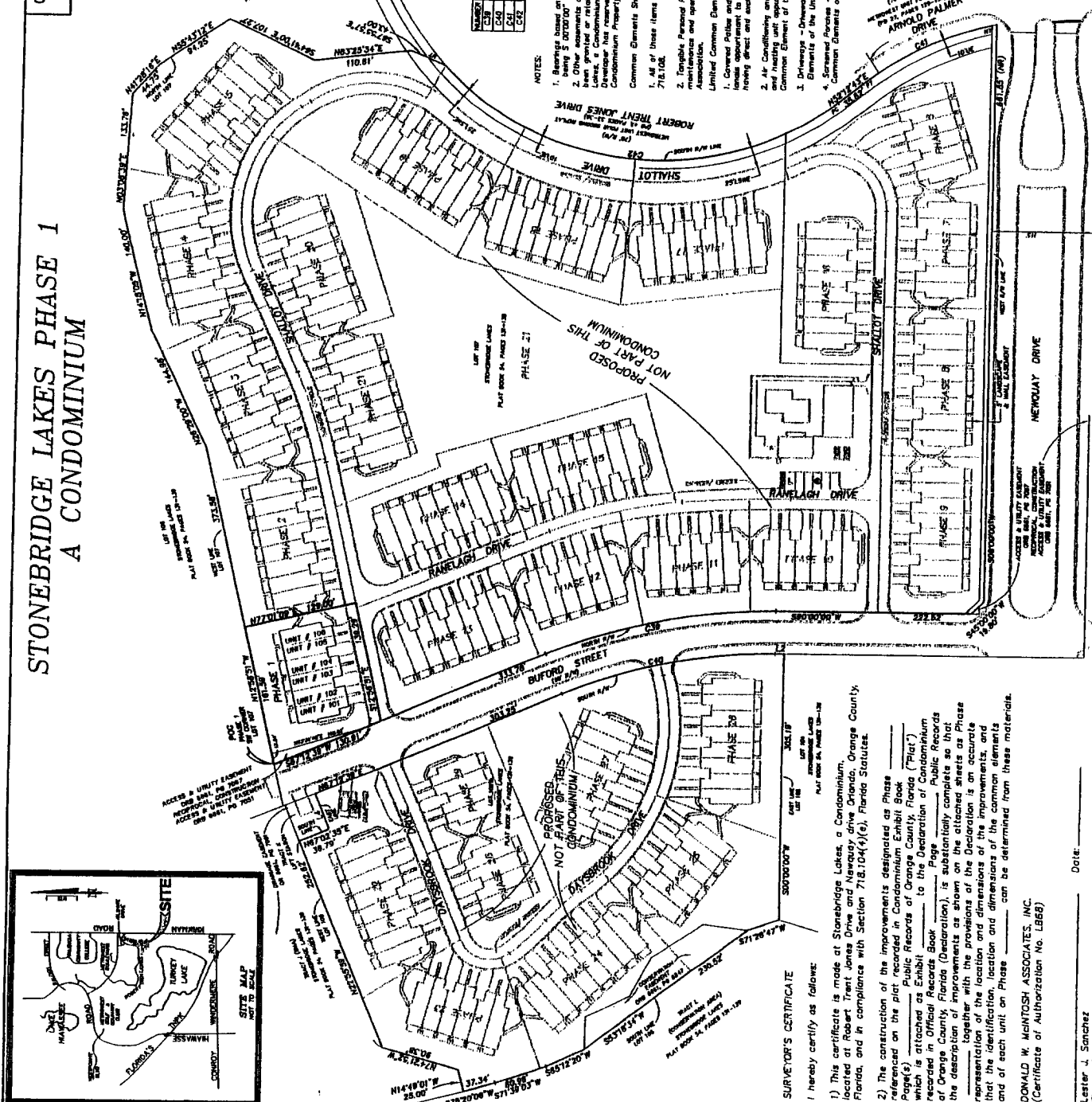
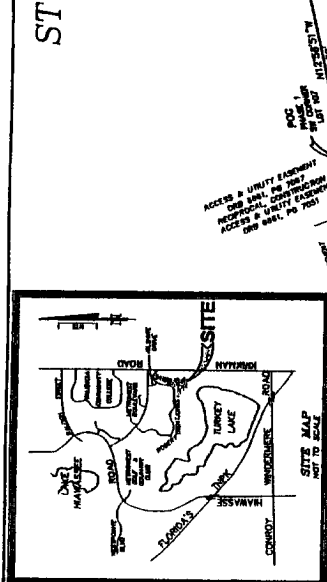
NUMBER	BEARING	DISTANCE
1	S 87°20'00" E	10.37
2	S 71°21'00" W	45.80

CURVE	LENGTH	CHORD	CHORD BEARING
C1	875.00	2247.71	288.43
C2	425.00	1223.85	144.21
C3	135.00	357.71	43.26

- NOTES:
1. Bearings based on the EAST line of Lot 107, STONEBRIDGE LAKES, as being S 87°20'00" W (per plat).
 2. Other easements over and benefiting the Condominium Property have been provided as indicated in the Declaration of Condominium of Stonebridge Lakes and are shown on the attached sheets.
 3. The Declaration of Condominium of Stonebridge Lakes has been recorded in the Public Records of Orange County, Florida, and is in compliance with Section 718.104(4)(c), Florida Statutes.
 4. The Declaration of Condominium of Stonebridge Lakes is a Limited Common Elements Condominium as defined in the Condominium Act of Florida Statute 718.106.
 5. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Unit Owner.
 6. Limited Common Elements:
 1. Common Hallway and/or Balconies and Lanais - The patios, balconies and lanais of the Units are Limited Common Elements of the Units.
 2. Air Conditioning and Heating Units - The portion of the air conditioning and heating units, but located outside of a Unit is a Limited Common Element of the Unit and shall be maintained by the Unit Owner.
 3. Stairways - Stairways appurtenant to a Unit are Limited Common Elements of the Unit and shall be maintained by the Unit Owner.
 4. Staircases - Staircases appurtenant to a Unit are Limited Common Elements of the Unit and shall be maintained by the Unit Owner.
 5. Common Elements of the Units having effect and easements access thereto.

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Proposed Improvement
(Symbol)	Existing Improvement
(Symbol)	Proposed Easement
(Symbol)	Existing Easement
(Symbol)	Proposed Unit
(Symbol)	Existing Unit
(Symbol)	Proposed Common Element
(Symbol)	Existing Common Element
(Symbol)	Proposed Access
(Symbol)	Existing Access
(Symbol)	Proposed Boundary
(Symbol)	Existing Boundary
(Symbol)	Proposed Survey
(Symbol)	Existing Survey



SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newquay Drive, Orange County, Florida, and in compliance with Section 718.104(4)(c), Florida Statutes.
- 2) The construction of the improvements designated as Phase 1, as shown on the attached sheets, is in compliance with the Declaration of Condominium of Stonebridge Lakes, which is recorded in the Public Records of Orange County, Florida, and is in compliance with Section 718.104(4)(c), Florida Statutes.

The description of improvements as shown on the attached sheets as Phase 1, together with the provisions of the Declaration of Condominium, is a true and accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase 1 can be determined from these materials.

DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB68)

Date: _____

Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A
LICENSED SURVEYOR AND MAPPER.

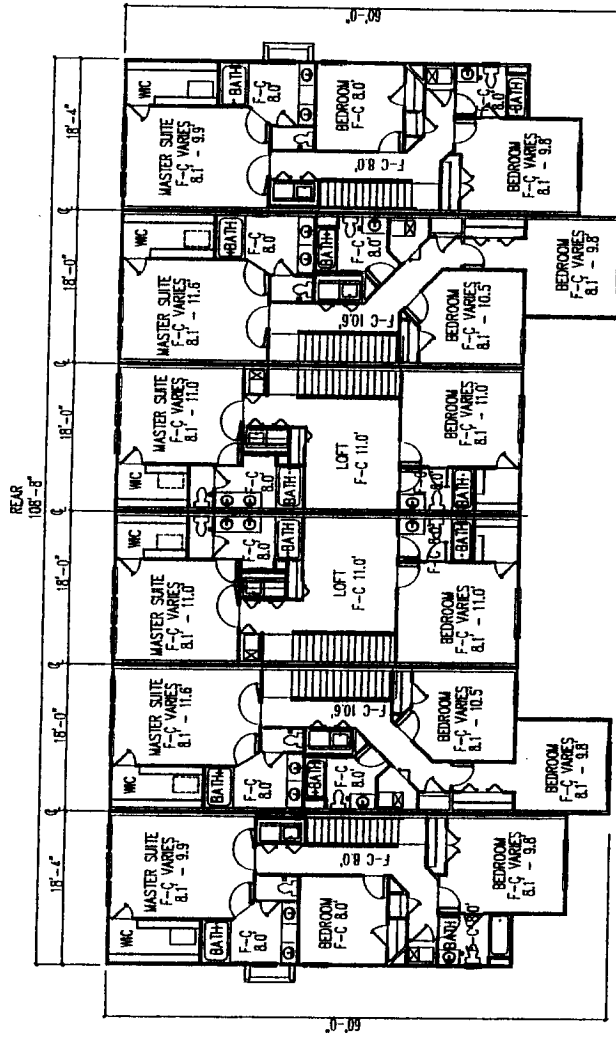
Exhibit "A-1"

STONEBRIDGE LAKES PHASE 1
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

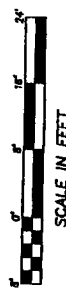
SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT C - 104 UNIT D - 105 UNIT B - 106

SECOND FLOOR
SCALE: 1" = 8'

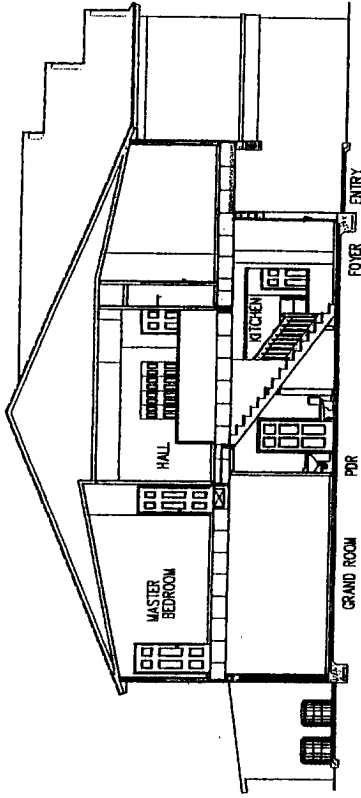


STONEBRIDGE LAKES PHASE 1
A CONDOMINIUM

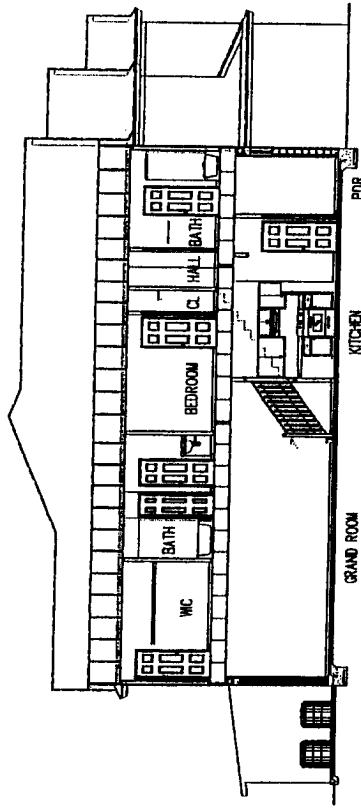
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

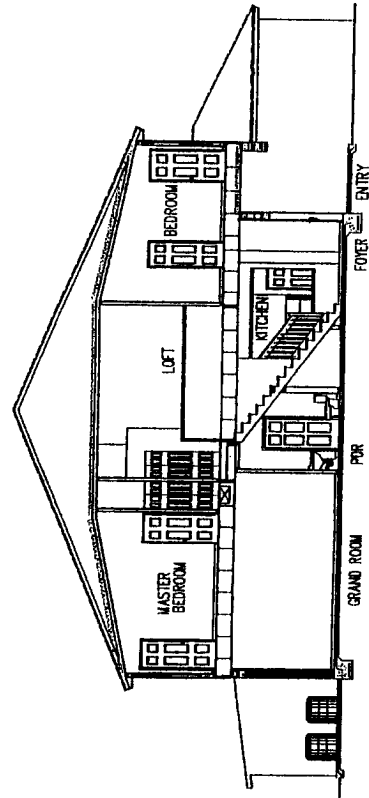
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT D
BUILDING SECTION THROUGH STAIR
SCALE 1" = 6'



UNIT B
BUILDING SECTION THROUGH STAIR
SCALE 1" = 6'



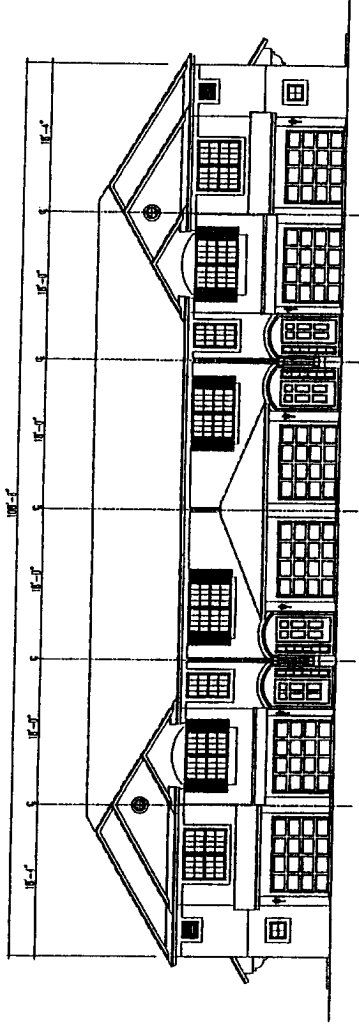
UNIT C
BUILDING SECTION THROUGH STAIR
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STONEBRIDGE LAKES PHASE 1
A CONDOMINIUM

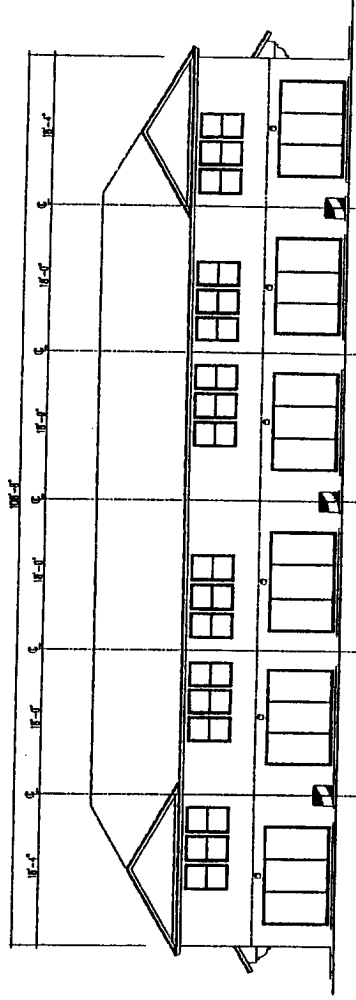
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

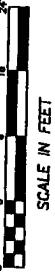
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 4'



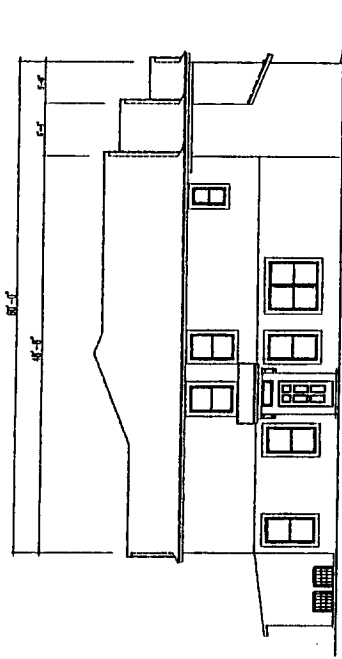
SCALE IN FEET

STONEBRIDGE LAKES PHASE 1
A CONDOMINIUM

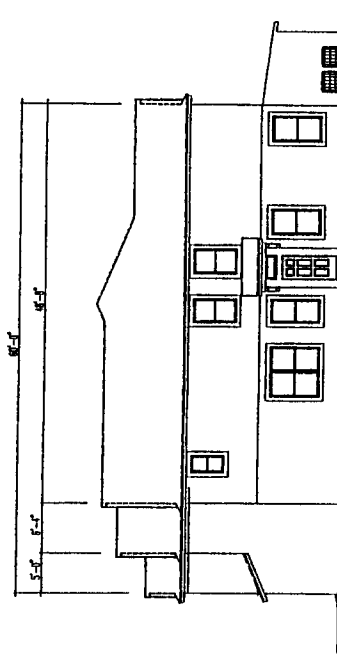
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'



SCALE IN FEET

STONEBRIDGE LAKES PHASE 2 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

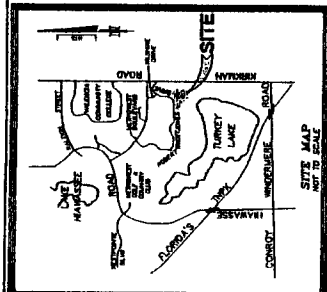
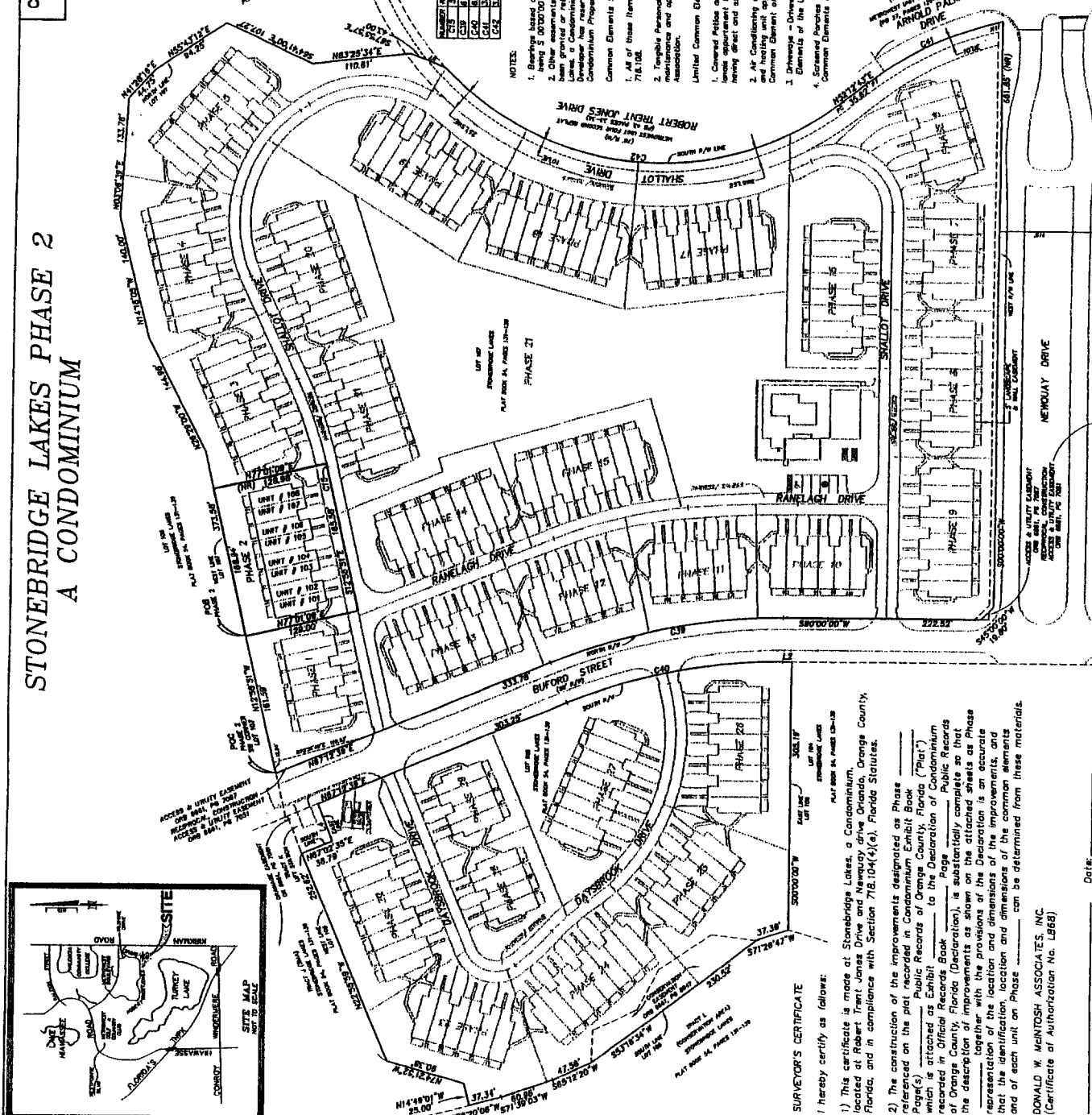
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



NUMBER	BEARING	DISTANCE
1	N87°00'00"E	10.33'
2	S27°12'00"W	44.90'

NUMBER	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	S87°00'00"E	10.33'	S87°00'00"E	10.33'
2	S27°12'00"W	44.90'	S27°12'00"W	44.90'
3	S87°00'00"E	10.33'	S87°00'00"E	10.33'
4	S27°12'00"W	44.90'	S27°12'00"W	44.90'

- NOTES:
1. Bearings based on the EAST line of Lot 107, STONEBRIDGE LAKES, as being 5.000000' W (per plat).
 2. All improvements shown on this plat are proposed and have not been granted or retained in the Declaration of Condominium. The Developer has reserved the right to grant other easements over the Condominium Property from time to time.
 3. Common Elements shall include:
 - a. All of those items listed in the Condominium Act of Florida Statute 718.108.
 - b. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.
 4. Limited Common Elements:
 - a. Covered Patios and/or Balconies and Louvers - The patios, balconies and limited common elements of a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
 - b. Air Conditioning and Heating Units - The portion of the air conditioning and heating unit apparatus located outside of a Unit is a Limited Common Element of the Unit and shall be maintained by the Unit owner.
 - c. Driveways - Driveways appurtenant to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
 - d. Screened Porches - Screened Porches appurtenant to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.



SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, Orange County, Florida, and in compliance with Section 718.104(4)(e), Florida Statutes.
- 2) The construction of the improvements designated as Phase _____ (Plat) _____ is shown on the attached sheets as Phase _____, which is attached as Exhibit _____ to the Declaration of Condominium recorded in Official Records Book _____ Page _____ of Orange County, Florida (Declaration), is substantially complete so that the description of improvements as shown on the attached sheets is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase _____ can be determined from these materials.

DATE: _____

Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

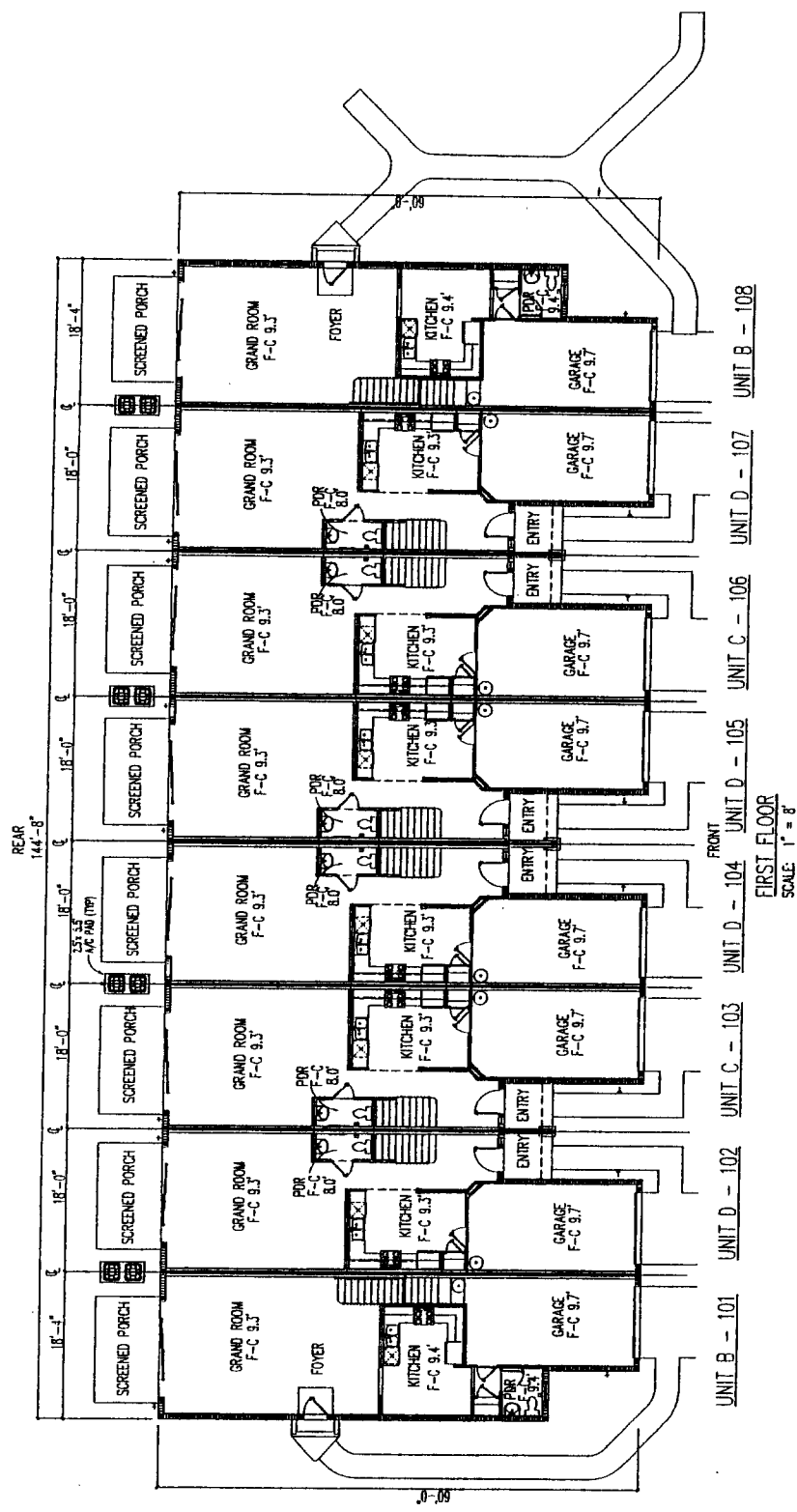
DONALD W. MCINTOSH ASSOCIATES, INC.
SURVEYORS
2200 WEST ORANGE AVENUE, SUITE 200
ORANGE, FLORIDA 32805
TELEPHONE: (407) 261-1111
FACSIMILE: (407) 261-1111

STONEBRIDGE LAKES PHASE 2
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



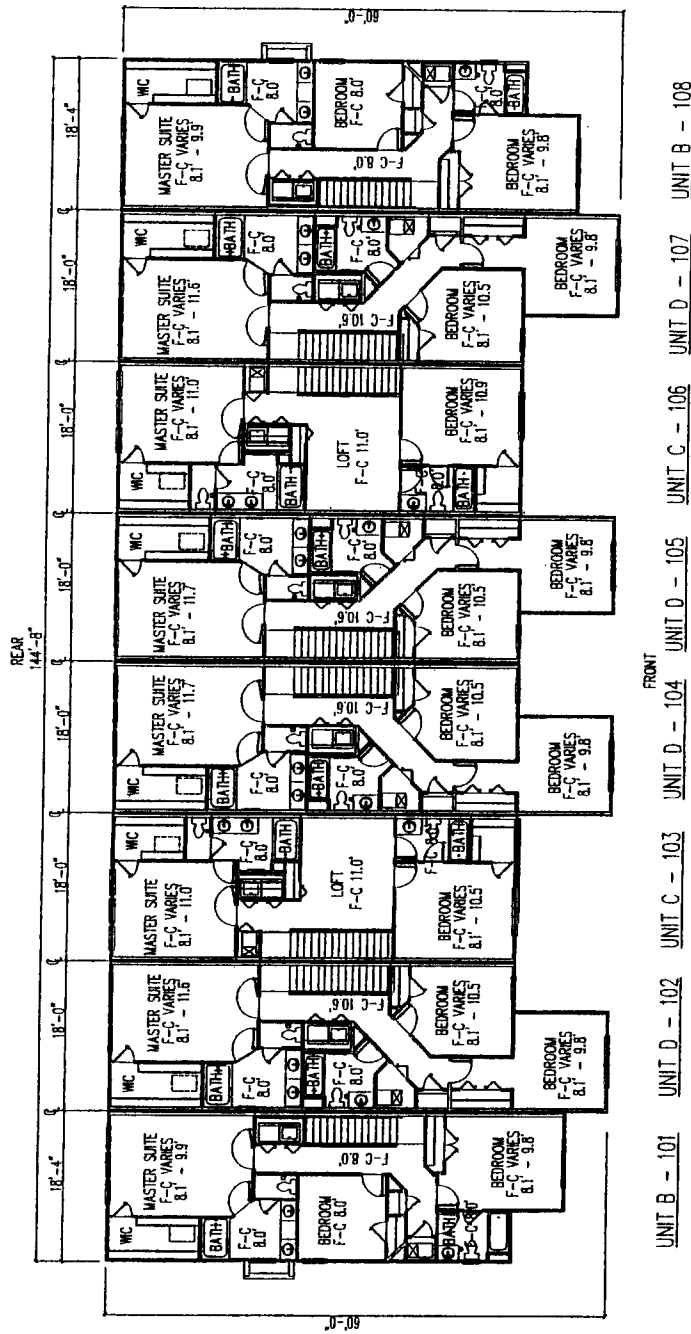
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2200 PARK AVENUE SUITE 1000 FARMINGTON, CT 06030 (860) 646-0000

STONEBRIDGE LAKES PHASE 2
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

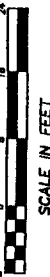
SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT D - 104 UNIT D - 105 UNIT C - 106 UNIT D - 107 UNIT B - 108

FRONT
SECOND FLOOR
SCALE: 1" = 8'



DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2500 PARK VILLAGE NORTH, WINTER PARK, FLORIDA 32789-3007
DATE: 10/11/14

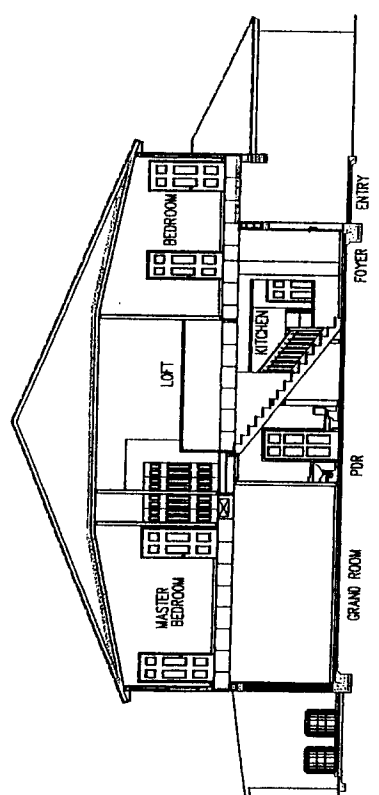
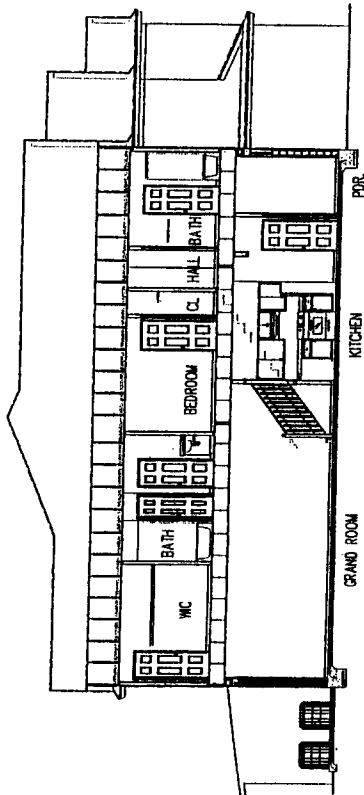
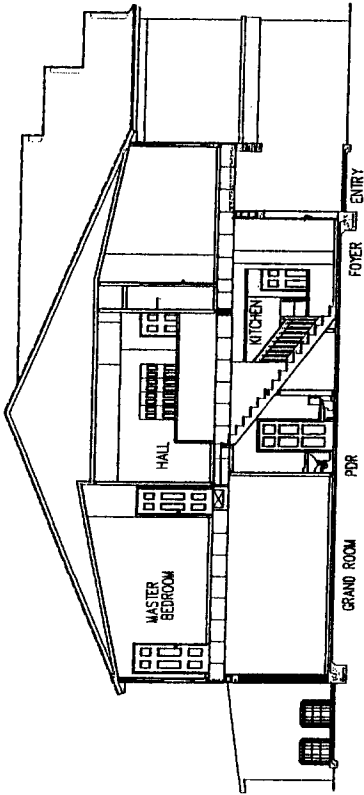
Exhibit A-2

STONEBRIDGE LAKES PHASE 2
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



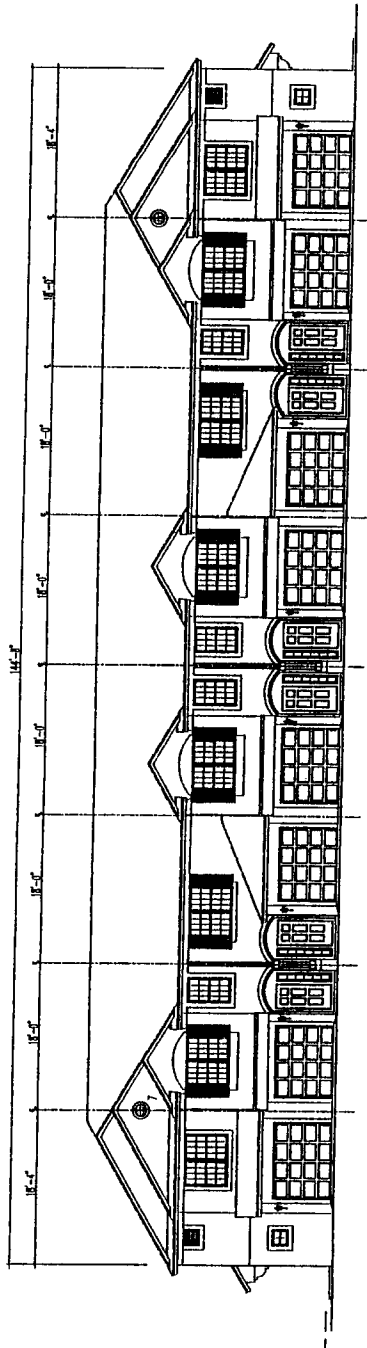
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2305 PARK AVENUE, SUITE 1000, NEW YORK, NY 10021 (212) 684-1000

STONEBRIDGE LAKES PHASE 2
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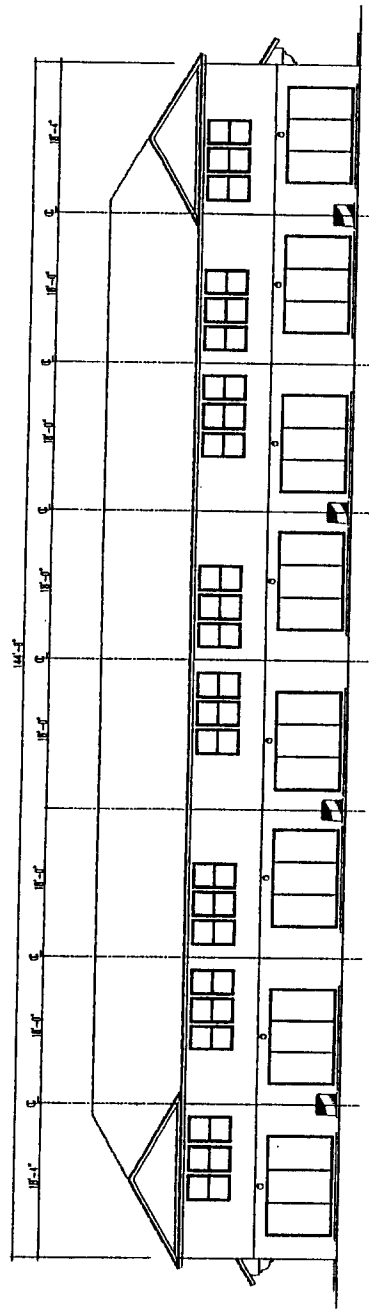
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE 1" = 8'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE 1" = 8'



SCALE IN FEET

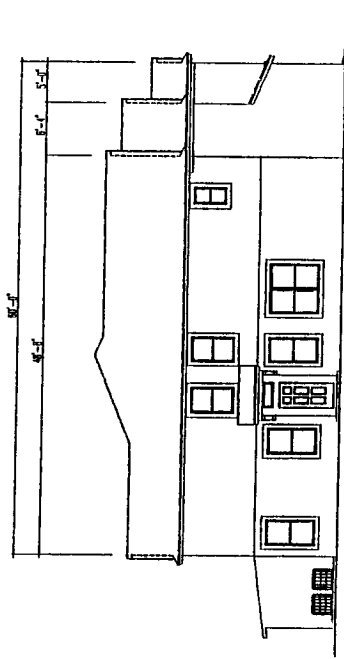
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS SURVEYORS
ENGINEERS
2208 PALM AVENUE, SUITE 100, PALM BEACH, FLORIDA 33480 (407) 844-4488

STONEBRIDGE LAKES PHASE 2
A CONDOMINIUM

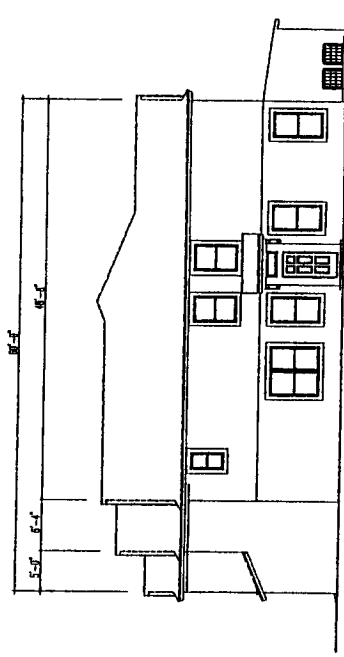
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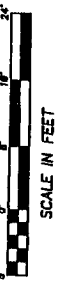
NOTE ALL IMPROVEMENTS
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LEFT ELEVATION
SCALE: 1" = 4'



RIGHT ELEVATION
SCALE: 1" = 4'

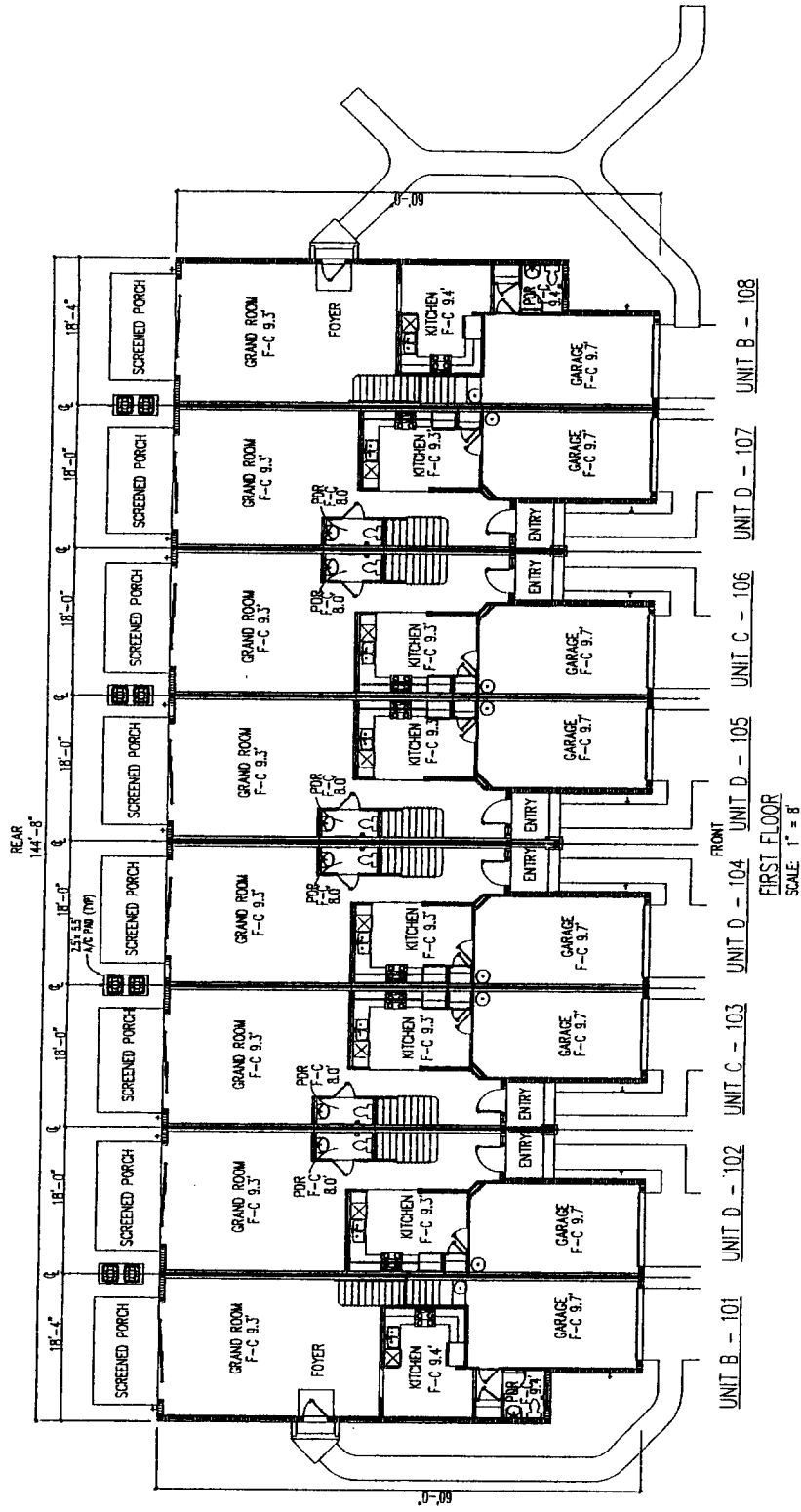


STONEBRIDGE LAKES PHASE 3
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



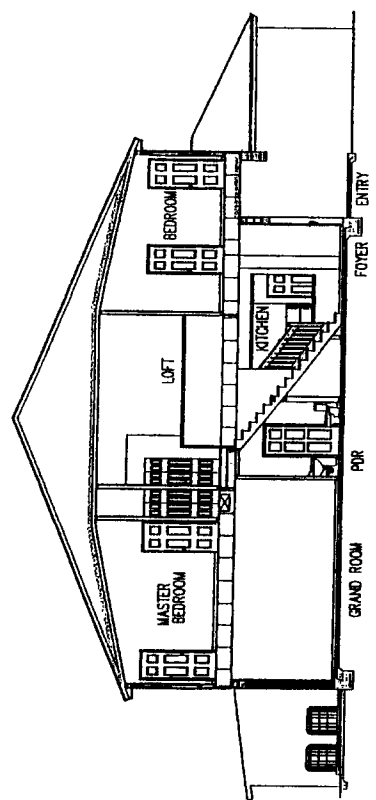
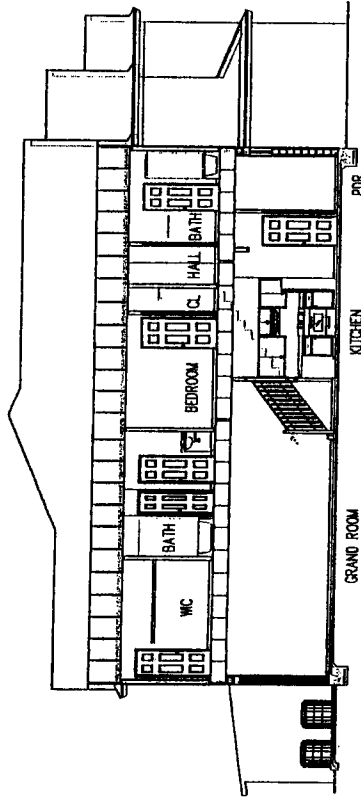
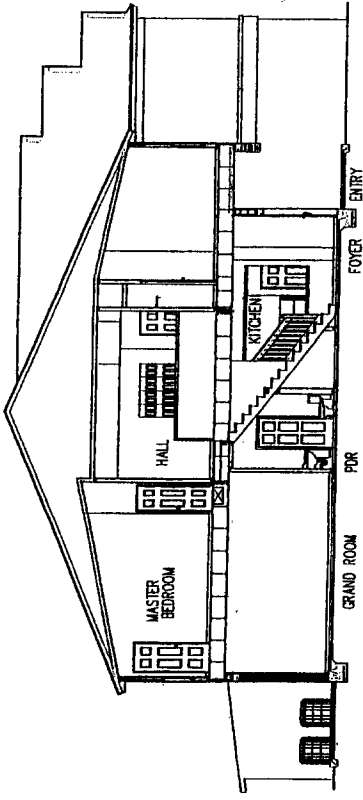
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ARCHITECTS
1000 PARK AVENUE, SUITE 1000, ALBUQUERQUE, NEW MEXICO 87102

STONEBRIDGE LAKES PHASE 3
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
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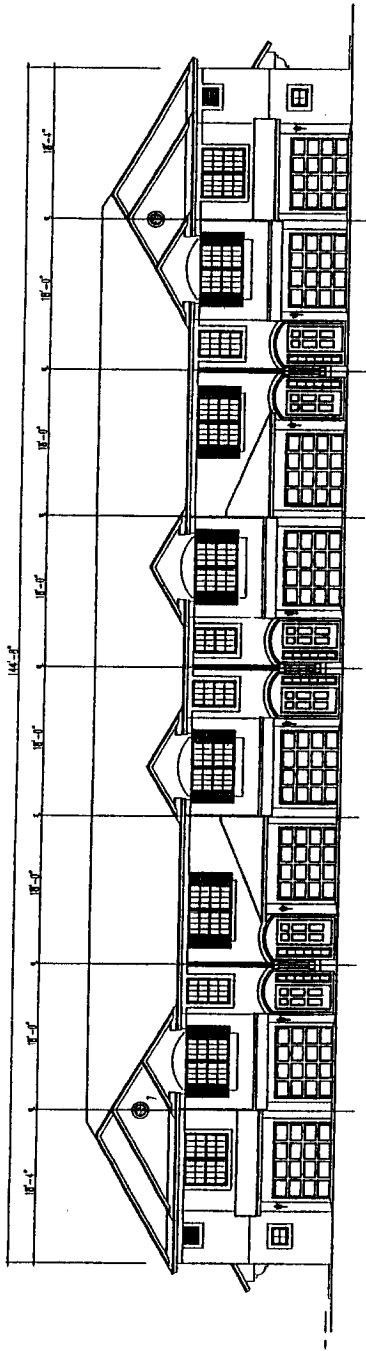


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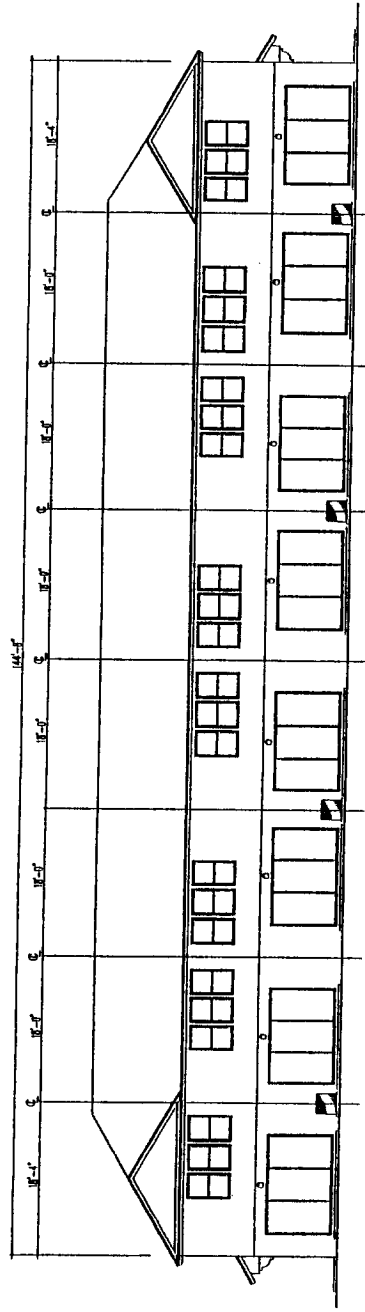
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SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



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REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
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SCALE IN FEET

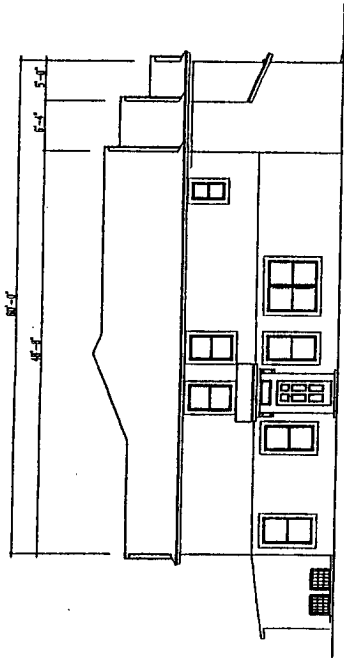
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
REGISTERED ARCHITECTS
2200 WEST CHASE AVENUE, SUITE 300
DENVER, COLORADO 80202
CERTIFICATE OF REGISTRATION NUMBER 10000

STONEBRIDGE LAKE PHASE 3
A CONDOMINIUM

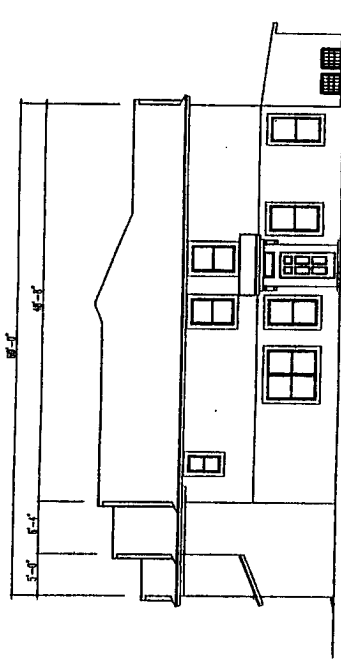
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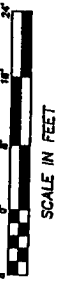
NOTE ALL IMPROVEMENTS
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LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'

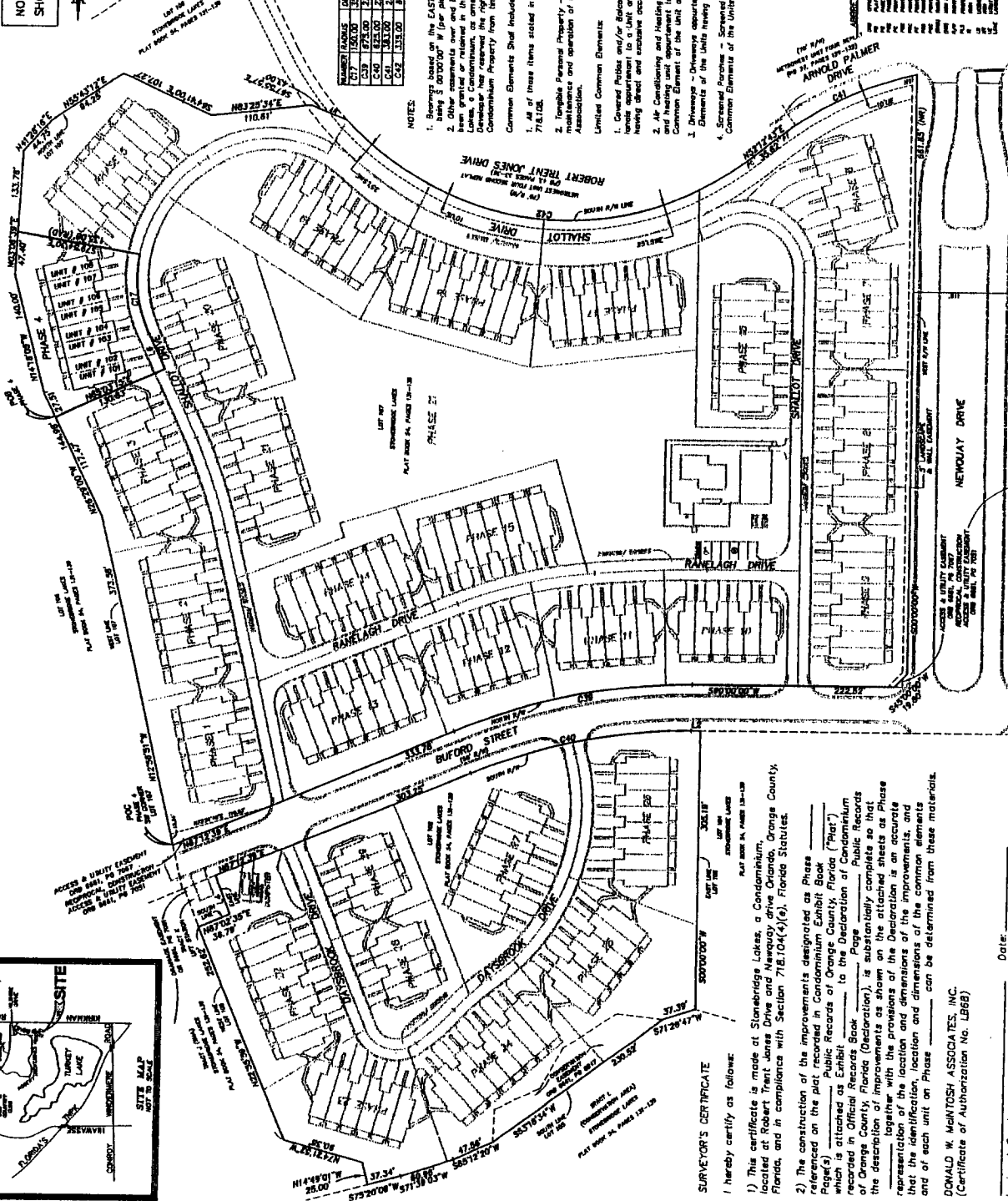
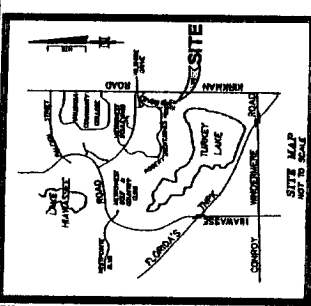


STONEBRIDGE LAKES PHASE 4 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



NUMBER	RADIUS	DELTA	LENGTH	CHORD	BEARING
L1	100.00	15.00	100.00	100.00	0.00
L2	100.00	15.00	100.00	100.00	0.00
L3	100.00	15.00	100.00	100.00	0.00
L4	100.00	15.00	100.00	100.00	0.00
L5	100.00	15.00	100.00	100.00	0.00
L6	100.00	15.00	100.00	100.00	0.00

NOTES:

1. Bearings based on the EAST line of Lot 107, Stonebridge Lakes, as being 3° 00' 00" W (true).
2. Other statements over and benefiting the Condominium Property have been greater or retained in the Declaration of Condominium of Stonebridge Lakes, as amended, or amended from time to time. The Declaration of Condominium, as amended, and other statements over the Condominium Property from time to time.

Common Elements shall include:

1. All of those items stated in the Condominium Act of Florida Statute 718.102.
2. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.

Limited Common Elements:

1. Concrete Balconies and/or Balconies and Louvers - The patios, balconies and lands appurtenant to the Units.
2. Air Conditioning and Heating Units - That portion of the air conditioning and heating unit appurtenant to the Unit and shall be maintained by the Unit owner.
3. Driveways - Driveways appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.
4. Screened Porches - Screened Porches appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.

NUMBER	RADIUS	DELTA	LENGTH	CHORD	BEARING
L1	100.00	15.00	100.00	100.00	0.00
L2	100.00	15.00	100.00	100.00	0.00
L3	100.00	15.00	100.00	100.00	0.00
L4	100.00	15.00	100.00	100.00	0.00
L5	100.00	15.00	100.00	100.00	0.00
L6	100.00	15.00	100.00	100.00	0.00

DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS ARCHITECTS SURVEYORS
PLANNERS
1000 N. W. 10th St., Suite 1000, Ft. Lauderdale, FL 33304
(954) 561-1000
FAX (954) 561-1001
WWW.DWMA.COM

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newquay Drive, Orange County, Florida, and in compliance with Section 718.104(4)(e), Florida Statutes.
- 2) The construction of the improvements designated as Phase 4 is shown on the attached sheets as shown on the attached sheets as Phase 4 together with the provisions of the Declaration is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase 4 can be determined from these materials.

DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB66)

Date: _____

Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

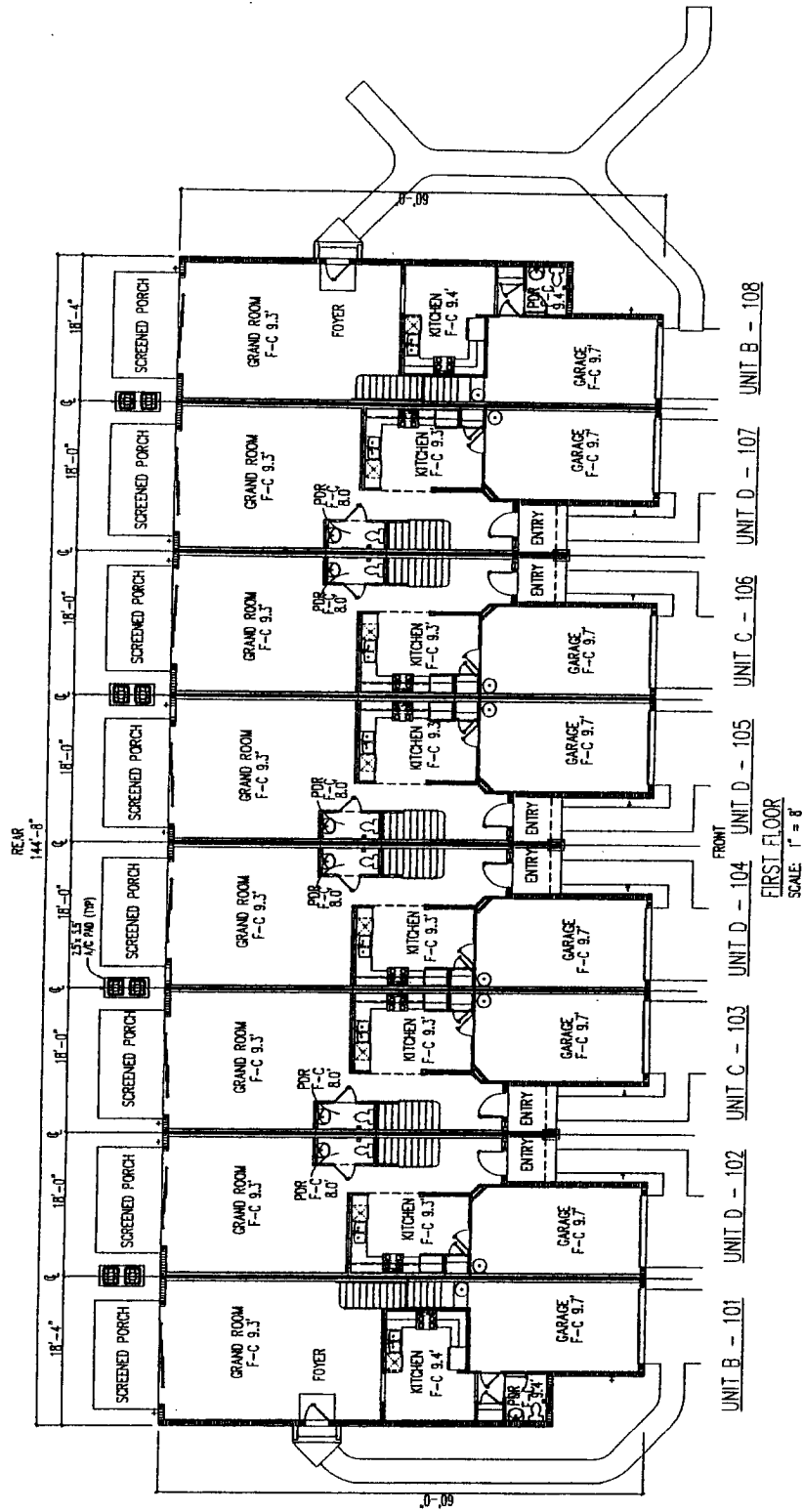
Exhibit A-4

STONEBRIDGE LAKES PHASE 4
A CONDOMINIUM

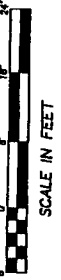
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FIRST FLOOR
SCALE: 1" = 8'



SCALE IN FEET

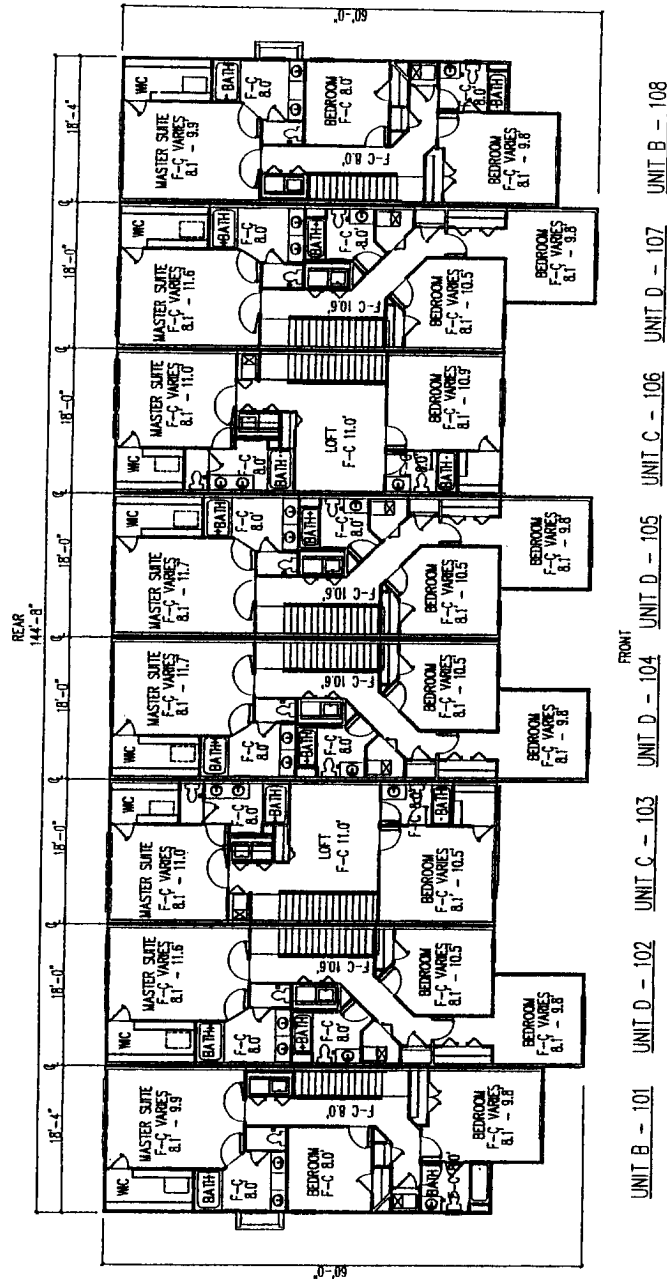
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
200 West Park Ave., Suite 1000, Tampa, Florida 33609 (813) 844-0800

STONEBRIDGE LAKES PHASE 4
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT D - 104 UNIT D - 105 UNIT C - 106 UNIT D - 107 UNIT B - 108

SECOND FLOOR
SCALE: 1" = 8'



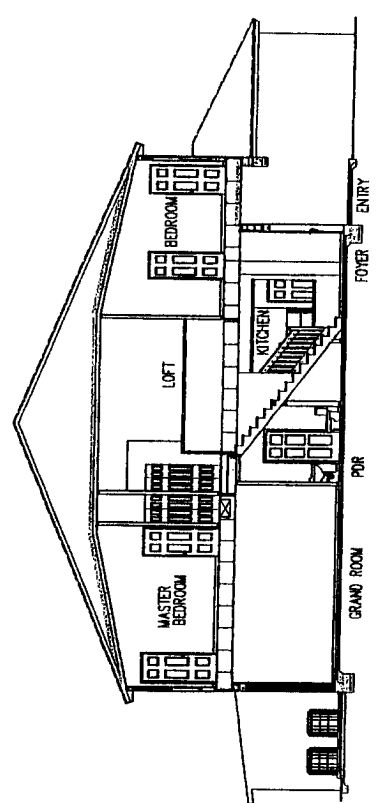
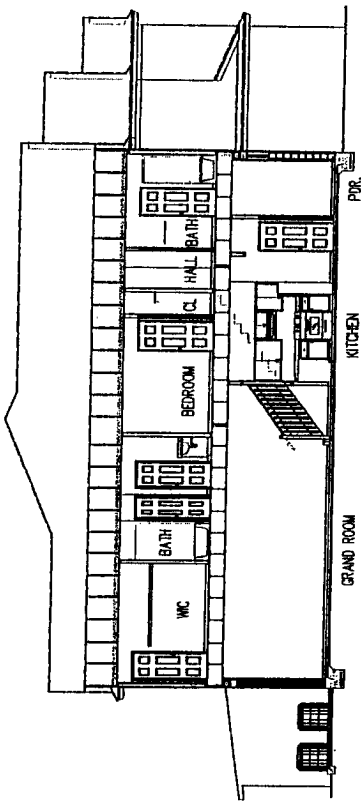
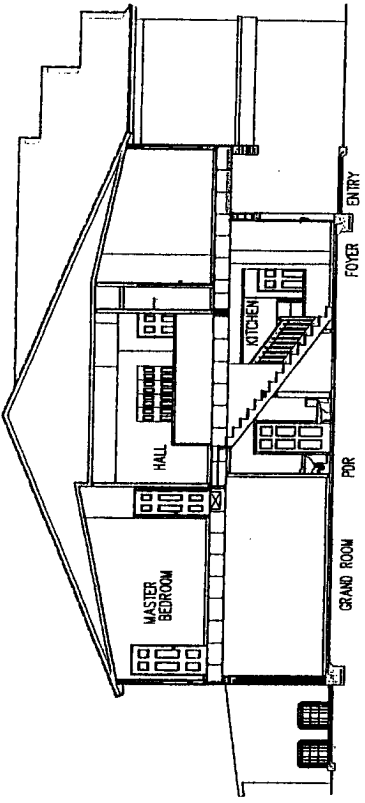
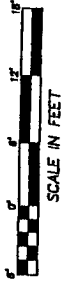
DESIGNED BY
DONALD W. MONTOSH ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
2008 P.O. BOX 10000, WINTER PARK, COLORADO 81091
CONTRACT NO. 04-00000000000000000000

STONEBRIDGE LAKES PHASE 4
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

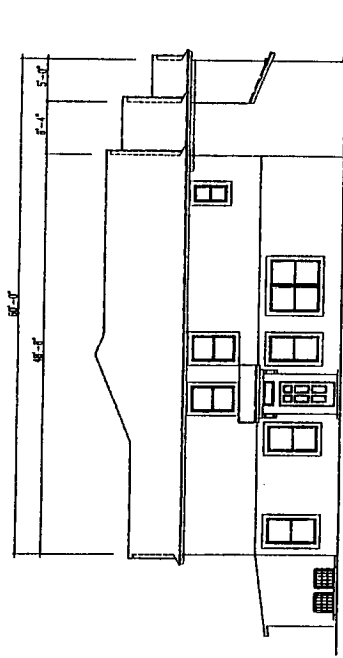


STONEBRIDGE LAKE PHASE 4
A CONDOMINIUM

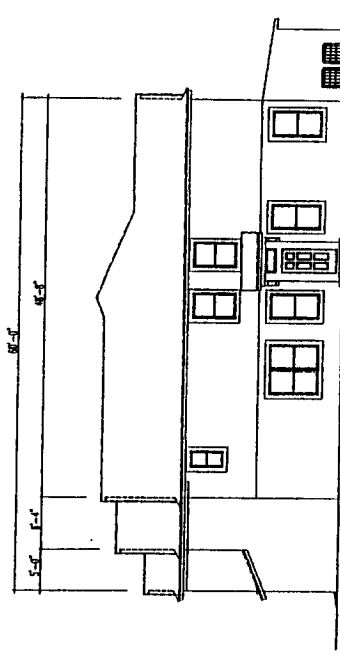
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AND PAGE

SHEET 7 OF 7

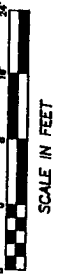
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 8'



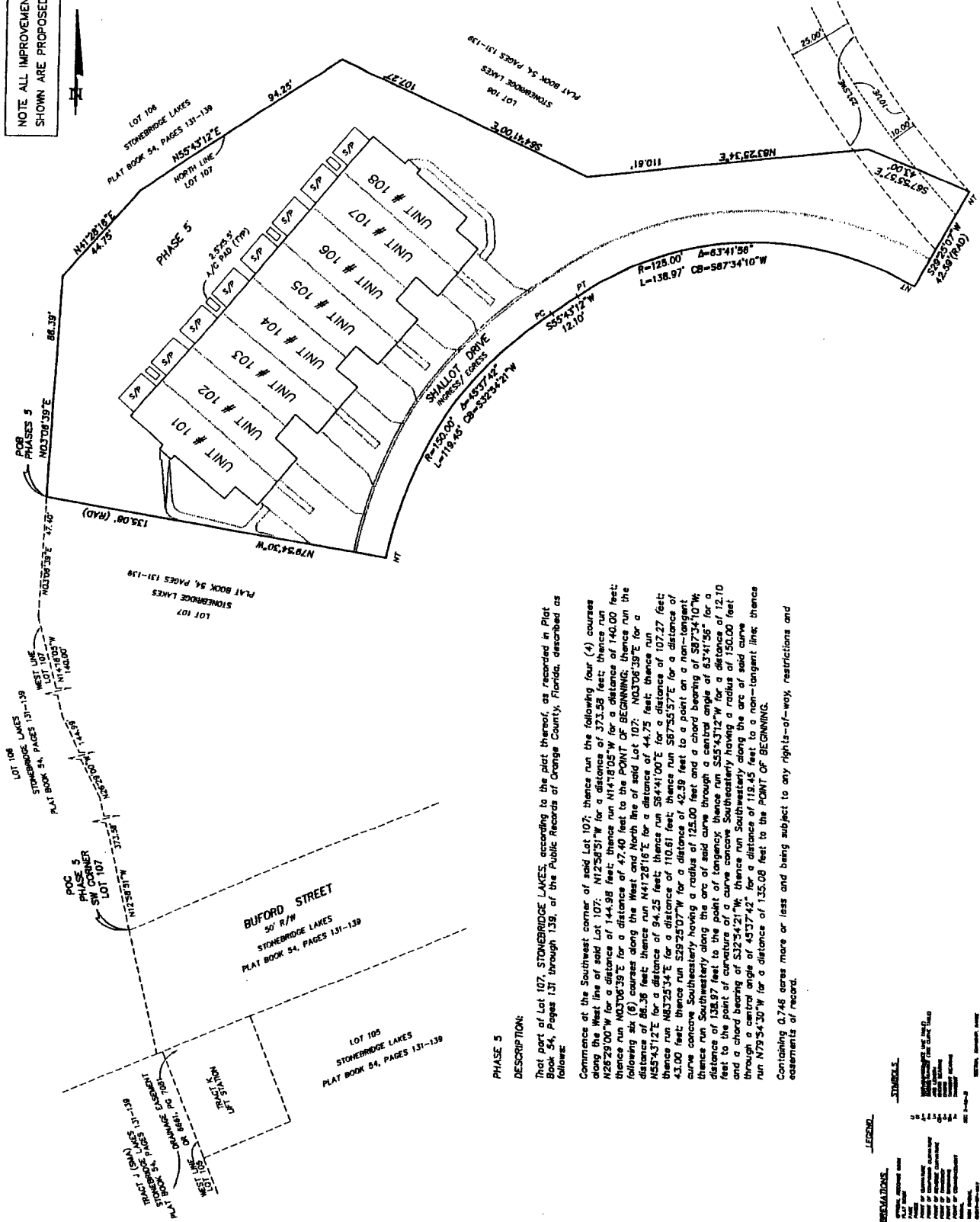
RIGHT ELEVATION
SCALE 1" = 8'



STONEBRIDGE LAKES PHASE 5 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE
SHEET 2 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



PHASE 5

DESCRIPTION:

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Pages 131 through 139, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southwest corner of said Lot 107; thence run the following four (4) courses along the West line of said Lot 107: N12°28'51"W for a distance of 372.58 feet; thence run N28°29'00"W for a distance of 144.98 feet; thence run N14°18'05"W for a distance of 140.00 feet; thence run N03°06'39"E for a distance of 47.40 feet to the POINT OF BEGINNING; thence run the following six (6) courses along the West and North line of said Lot 107: N03°06'39"E for a distance of 86.38 feet; thence run N41°28'16"E for a distance of 44.75 feet; thence run N55°43'12"E for a distance of 94.25 feet; thence run S84°41'00"E for a distance of 107.27 feet; thence run N83°25'34"E for a distance of 110.61 feet; thence run S87°55'37"E for a distance of 43.00 feet; thence run S28°25'07"W for a distance of 42.39 feet and a chord bearing of S87°34'10"W; curve concave Southeastery having a radius of 125.00 feet and a chord bearing of S87°34'10"W; thence run Southwesterly along the arc of said curve through a central angle of 63°41'56" for a distance of 128.87 feet to the point of tangency; thence run S55°43'12"W for a distance of 12.10 feet to the point of intersection of the curve concave Southeastery having a radius of 150.00 feet and a chord bearing of S32°54'51"W; thence run Southwesterly along the arc of said curve through a central angle of 43°37'42" for a distance of 118.45 feet to a non-tangent line; thence run N79°34'30"W for a distance of 135.08 feet to the POINT OF BEGINNING.

Containing 0.748 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

LEGEND:

- ABBREVIATIONS:
 - PLAT BOOK
 - PLAT
 - POINT OF BEGINNING
 - POINT OF INTERSECTION
 - POINT OF TANGENCY
 - POINT OF COMMENCEMENT
 - POINT OF TERMINATION
 - POINT OF ADJACENCY
 - POINT OF CONFINEMENT
 - POINT OF ENCLOSURE
 - POINT OF EMBODIMENT
 - POINT OF EXHIBITION
 - POINT OF FURNISHMENT
 - POINT OF INSTALLMENT
 - POINT OF LOCATION
 - POINT OF MILEAGE
 - POINT OF ORIGIN
 - POINT OF REVISION
 - POINT OF SURVEY
 - POINT OF TRANSFER
 - POINT OF VARIATION
 - POINT OF VOUCHER
 - POINT OF WITNESS
 - POINT OF ZEPHYRUS
- STAIRS
- ELEVATOR
- SHALLOW DRIVE
- BUFORD STREET
- STONEBRIDGE LAKES
- LOT 106
- LOT 105
- LOT 104
- LOT 103
- LOT 102
- LOT 101
- LOT 107
- LOT 108
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- LOT 199
- LOT 200



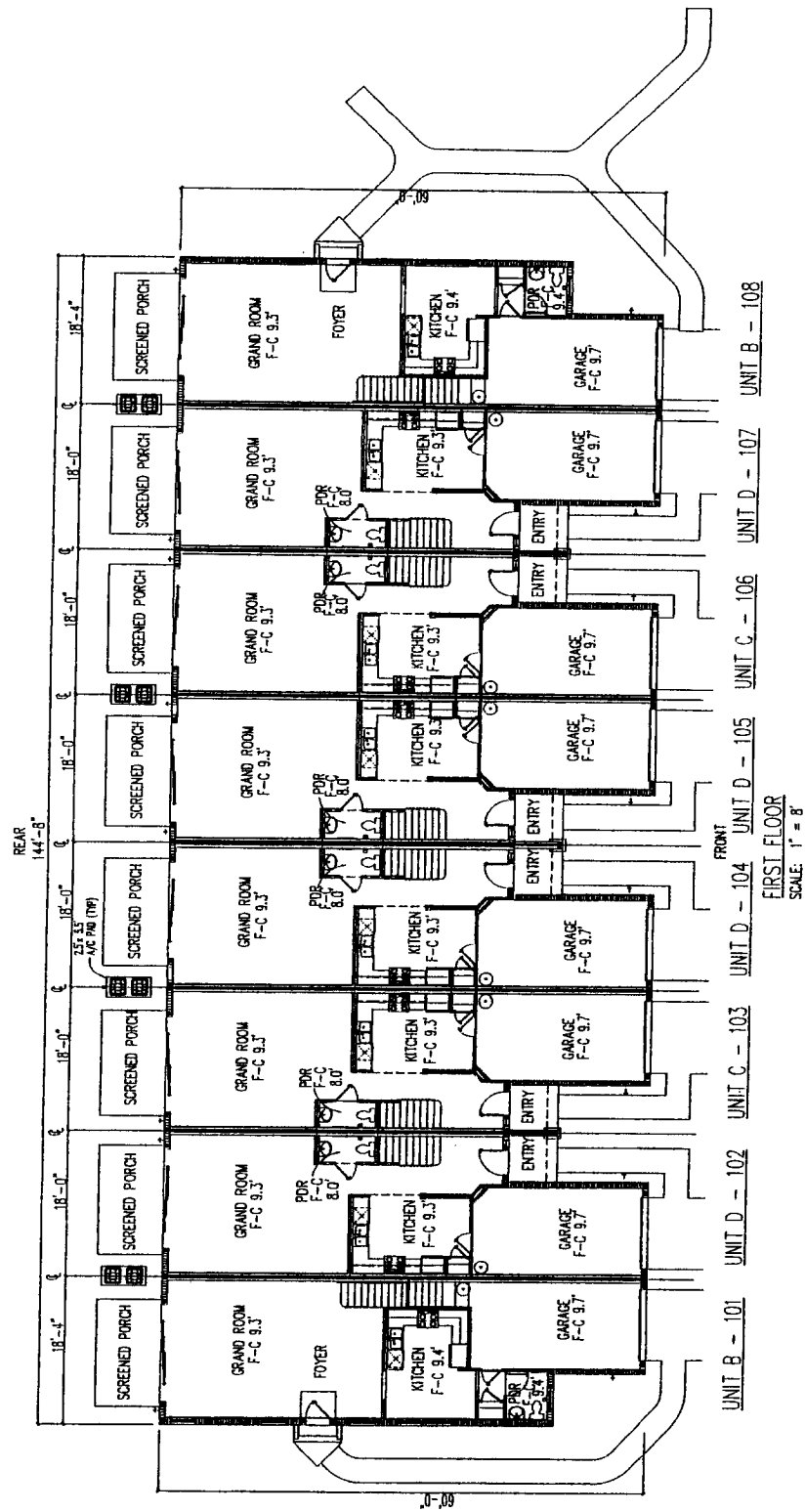
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS

STONEBRIDGE LAKES PHASE 5
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



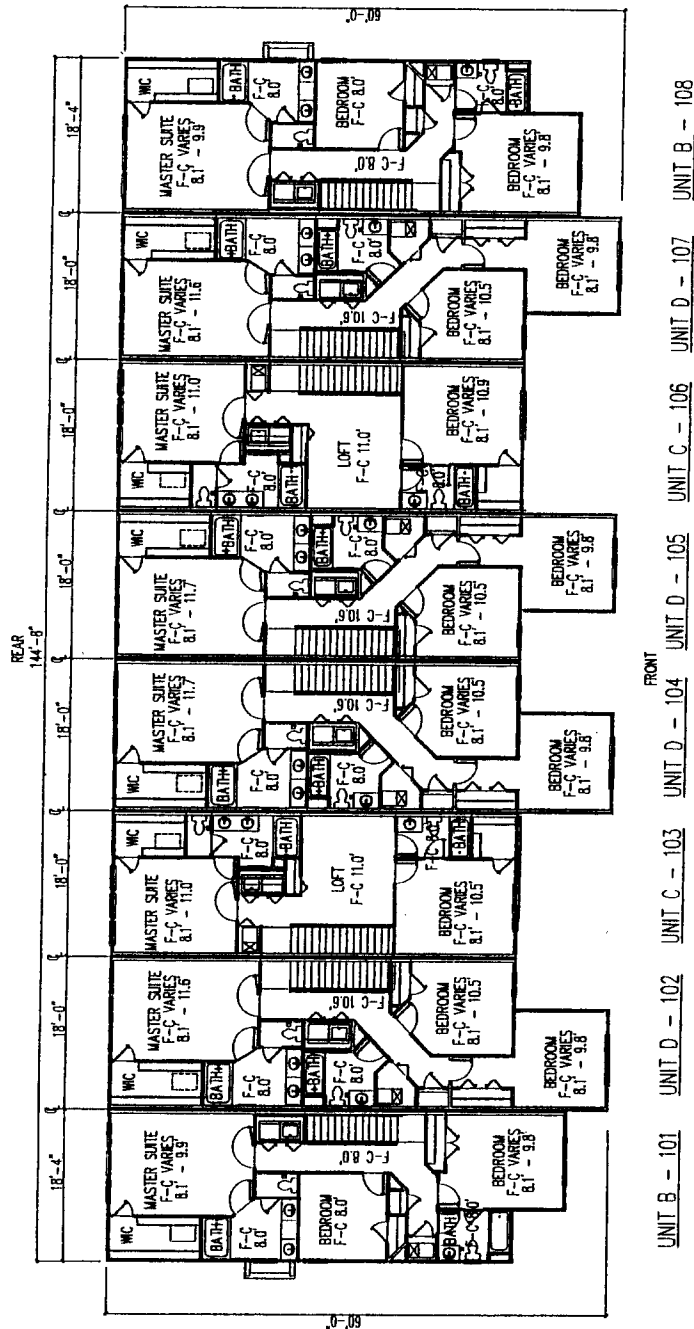
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
200 PARK AVENUE, SUITE 1000, NEW YORK, NY 10022 (212) 684-0000

STONEBRIDGE LAKES PHASE 5
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



SECOND FLOOR
SCALE: 1" = 8'



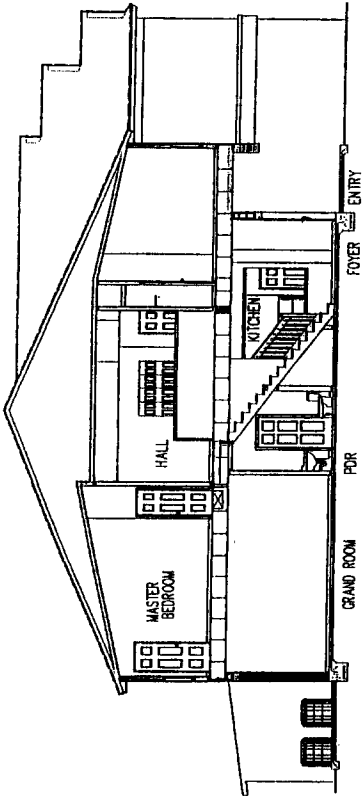
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DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
2000 WEST WASHINGTON, SUITE 2000, WASHINGTON, D.C. 20004

STONEBRIDGE LAKES PHASE 5
A CONDOMINIUM

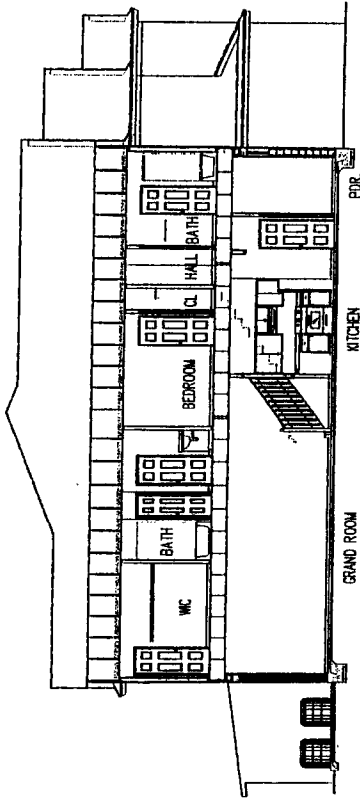
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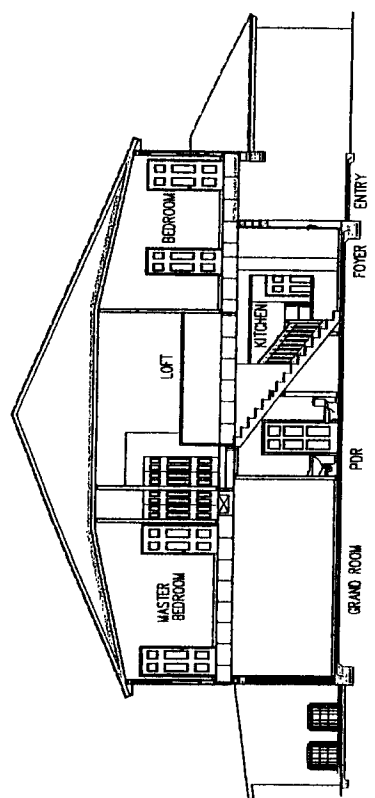
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT D
BUILDING SECTION THROUGH STAIR
SCALE: 1" = 6'



UNIT B
BUILDING SECTION THROUGH STAIR
SCALE: 1" = 6'



UNIT C
BUILDING SECTION THROUGH STAIR
SCALE: 1" = 6'

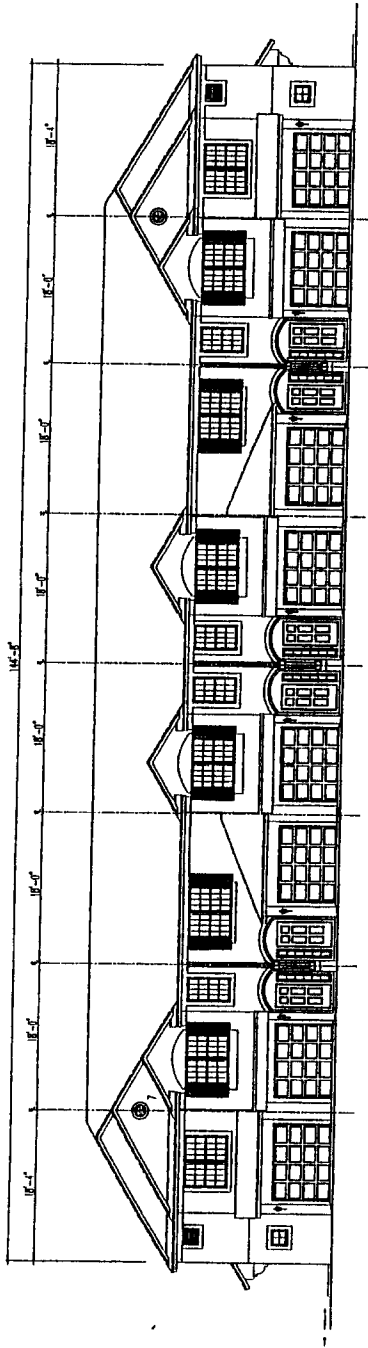
PREPARED BY: DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
200 Park Avenue, Suite 1800, New York, NY 10022 (212) 684-4000

STONEBRIDGE LAKES PHASE 5
A CONDOMINIUM

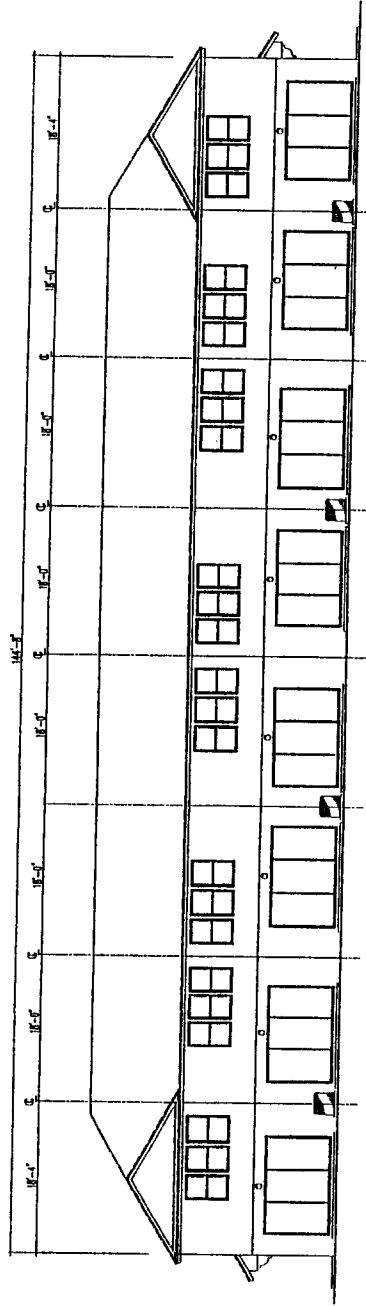
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1/4" = 1'-0"



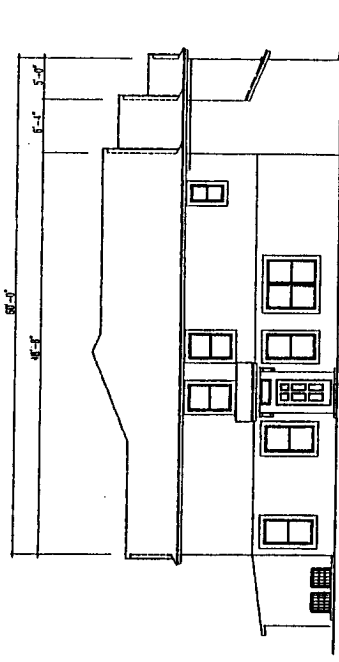
SCALE IN FEET

STONEBRIDGE LAKE PHASE 5
A CONDOMINIUM

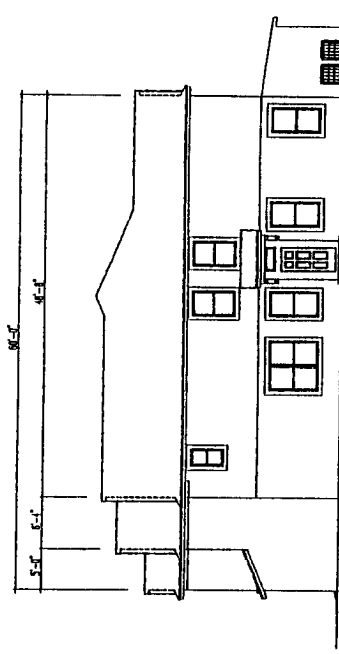
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'



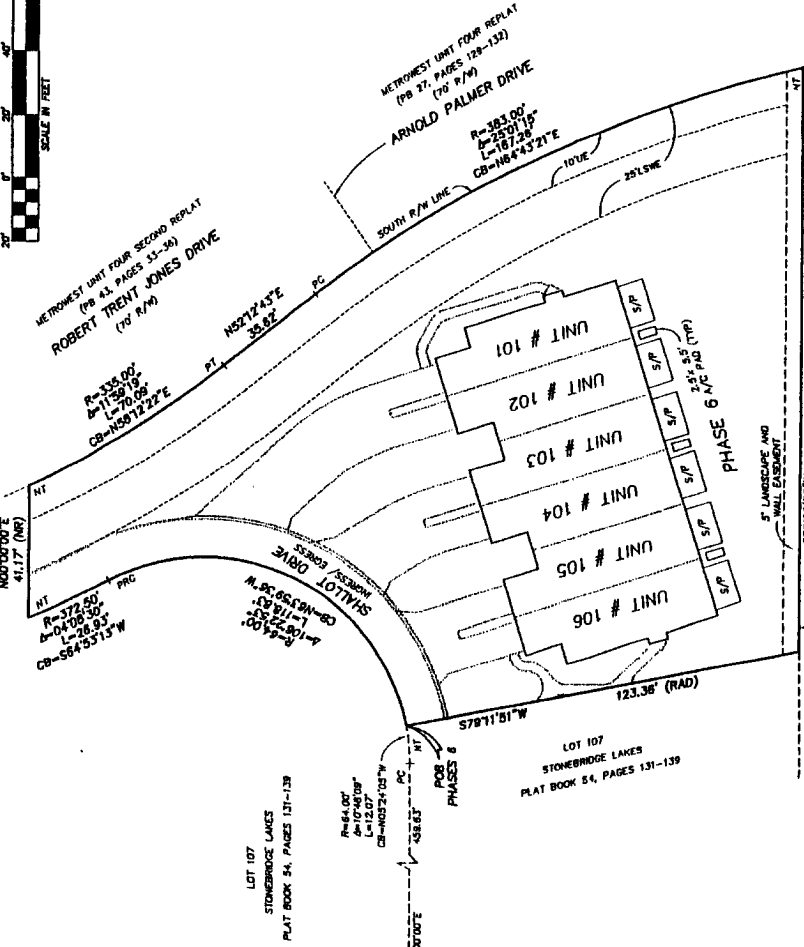
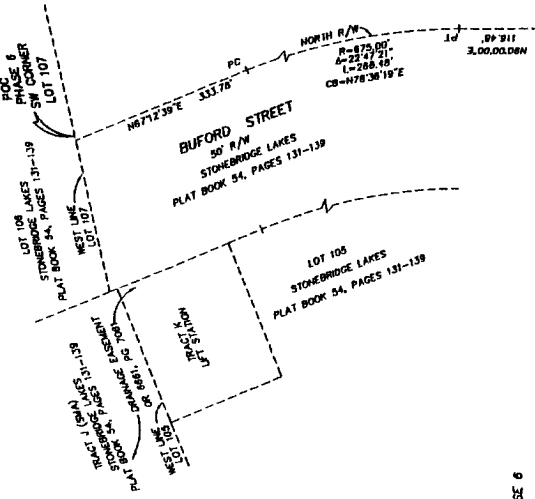
SCALE IN FEET

STONEBRIDGE LAKES PHASE 6
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 2 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



PHASE 6

DESCRIPTION:

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Pages 131 through 138, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southwest corner of said Lot 107; thence run the following three (3) courses along the North right-of-way line of Buford Street, as shown on the aforesaid STONEBRIDGE LAKES: N67°12'39"E for a distance of 333.78 feet to the point of curvature of a curve concave Southwesterly having a radius of 675.00 feet and a chord bearing of N26°34'19"E for a distance of 288.48 feet; thence run the arc of said curve through a central angle of 22°47'21" to the point of tangency; thence run the North right-of-way line of said Lot 107 for a distance of 118.83 feet; thence describe the arc of a curve concave Northwesterly having a radius of 458.83 feet and a chord bearing of N05°24'05"W for a distance of 12.07 feet to the POINT OF BEGINNING; thence from a chord bearing of N63°39'35"W continue Northwesterly along the arc of said curve through a central angle of 10°48'09" for a distance of 118.83 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 372.50 feet and a chord bearing of S64°53'13"W; thence run Southwesterly along the arc of said curve through a central angle of 04°08'30" for a distance of 26.93 feet to a non-tangent line; thence run S00°00'00"E for a distance of 41.17 feet to the South right-of-way line of Robert Trent Drive; thence run the arc of a curve concave Northwesterly having a radius of 138.00 feet and a chord bearing of N59°12'22"E for a distance of 107.00 feet; thence run the North right-of-way line of Robert Trent Drive and Arnold Palmer Drive, as shown on the aforesaid STONEBRIDGE LAKES; Northwesterly along the arc of said curve through a central angle of 11°59'19" for a distance of 70.08 feet to the point of tangency; thence run N52°12'43"E for a distance of 35.62 feet to the point of curvature of a curve concave Southwesterly having a radius of 383.00 feet and a chord bearing of N64°43'21"E; thence run Northwesterly along the arc of said curve through a central angle of 25°01'15" for a distance of 167.28 feet to a non-tangent line; thence run the North right-of-way line of Newquay Drive, as shown on the aforesaid STONEBRIDGE LAKES; West along said West line for a distance of 181.10 feet; thence run S79°11'51"W for a distance of 123.36 feet to the POINT OF BEGINNING. Containing 0.663 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

SYMBOLS	DESCRIPTION
(Symbol)	Lot Boundary
(Symbol)	Right-of-Way Line
(Symbol)	Proposed Improvement
(Symbol)	Proposed Unit Footprint
(Symbol)	Proposed Driveway
(Symbol)	Proposed Parking Space
(Symbol)	Proposed Walkway
(Symbol)	Proposed Fencing
(Symbol)	Proposed Easement
(Symbol)	Proposed Survey Point
(Symbol)	Proposed Curve
(Symbol)	Proposed Tangent Line
(Symbol)	Proposed Non-Tangent Line
(Symbol)	Proposed Right-of-Way Line
(Symbol)	Proposed Easement
(Symbol)	Proposed Restriction
(Symbol)	Proposed Other

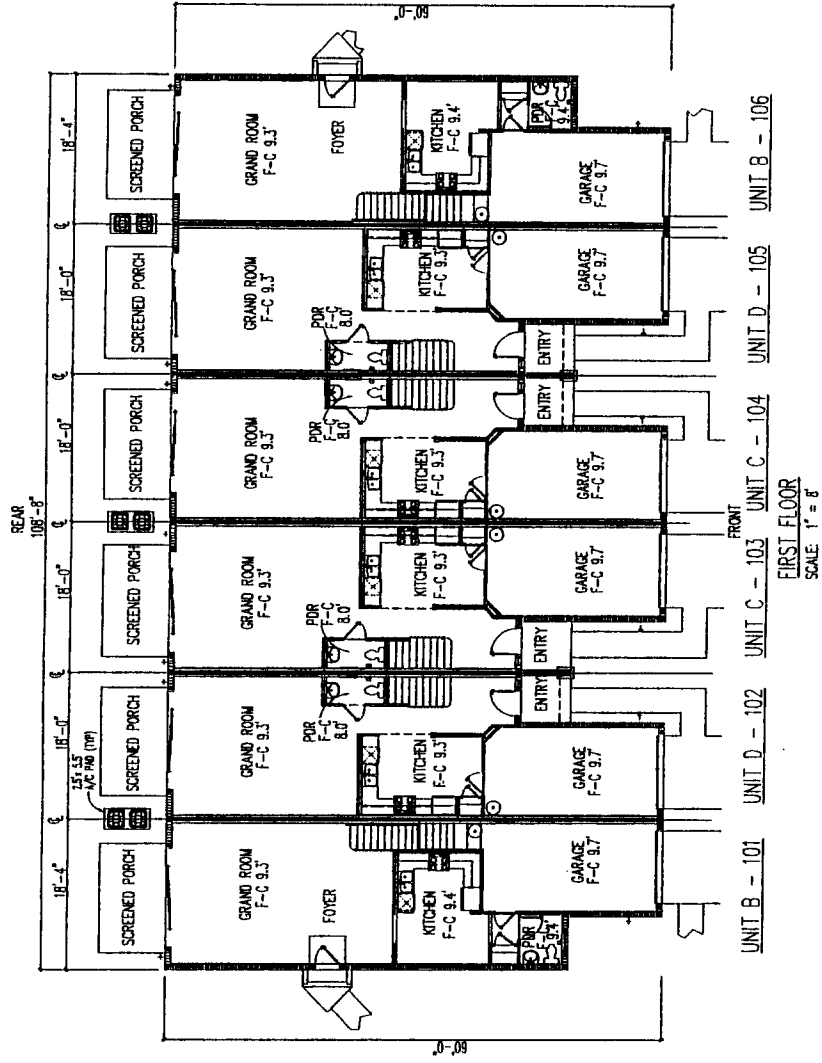
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2500 PINE HAVEN DRIVE, SUITE 100, PALM BEACH, FLORIDA 33480 (407) 644-0000
CORPORATE OFFICE: 2500 PINE HAVEN DRIVE, SUITE 100, PALM BEACH, FLORIDA 33480

STONEBRIDGE LAKES PHASE 6
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



SCALE IN FEET

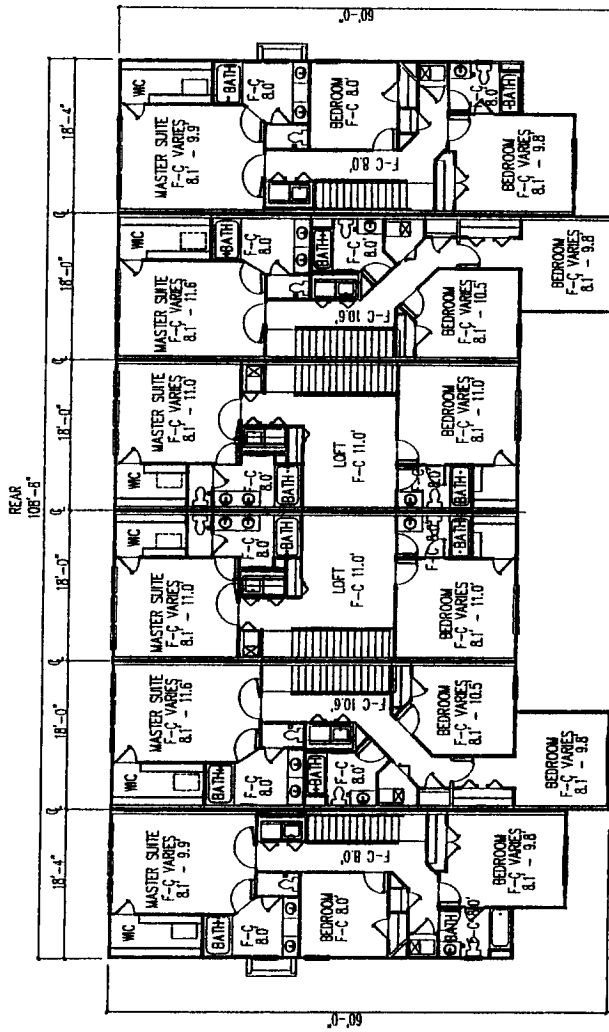
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
228 Park Avenue North, Suite 2700, Atlanta, Georgia 30303 (404) 525-0000

STONEBRIDGE LAKES PHASE 6
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



REAR 108'-8"
FRONT
UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT C - 104 UNIT B - 106

SECOND FLOOR
SCALE: 1" = 8'

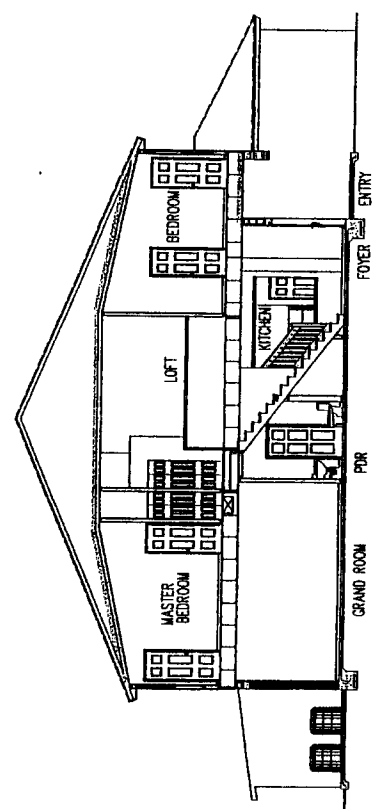
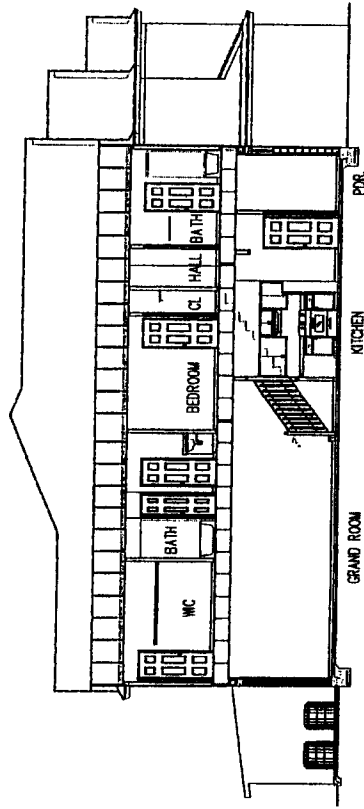
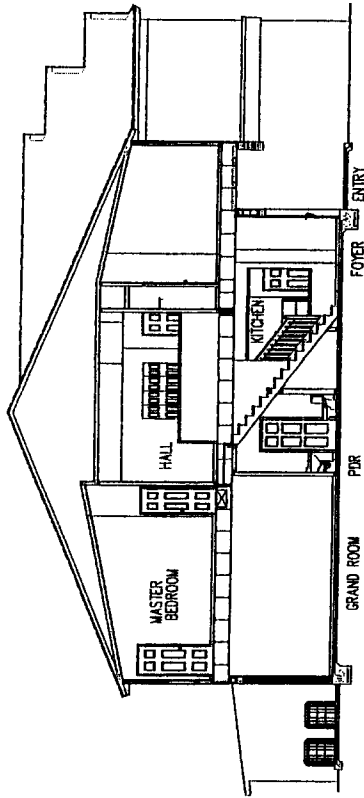


STONEBRIDGE LAKES PHASE 6
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



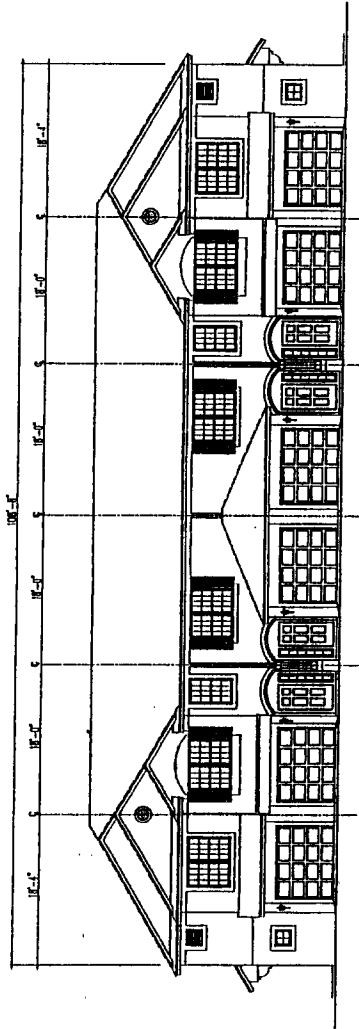
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ARCHITECTS
200 PARKWAY, SUITE 1000
ANN ARBOR, MICHIGAN 48106
PH: 313.761.1111
FAX: 313.761.1112

STONEBRIDGE LAKES PHASE 6
A CONDOMINIUM

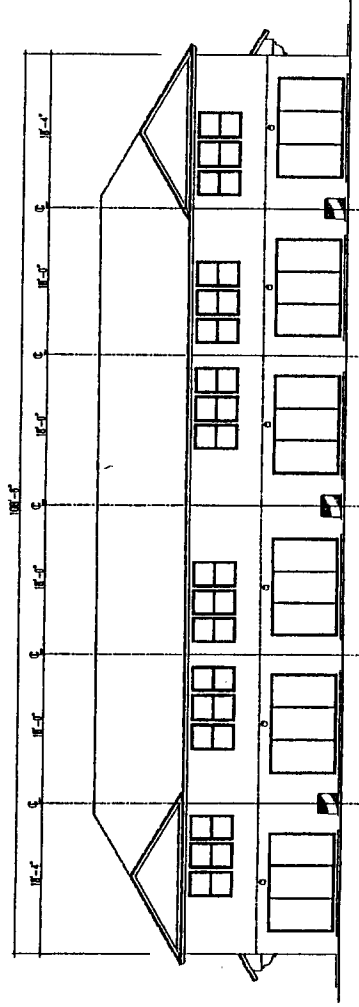
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AND PAGE

SHEET 6 OF 7

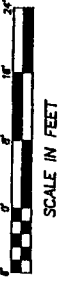
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 4'



SCALE IN FEET

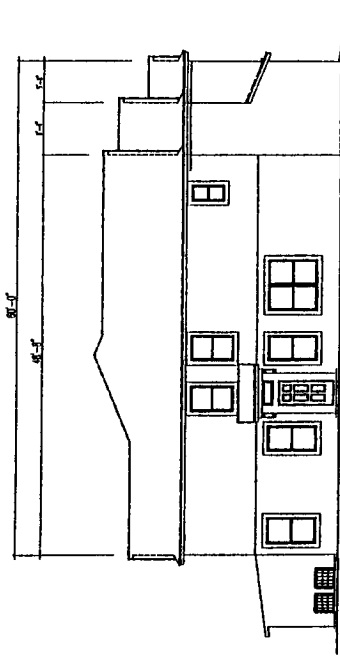
PREPARED BY
DONALD W. MONTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
2301 PARK AVENUE, SUITE 1000, FORT LAUDERDALE, FLORIDA 33309 (954) 544-0888

STONEBRIDGE LAKE PHASE 6
A CONDOMINIUM

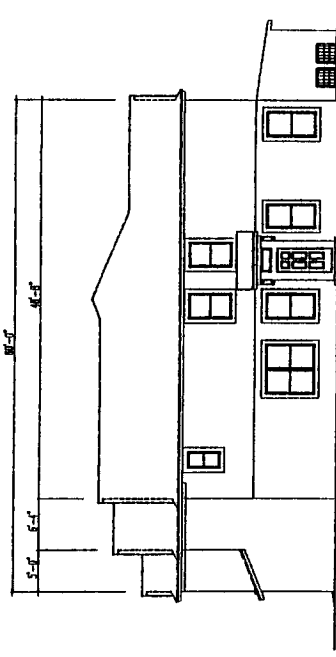
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AND PAGE

SHEET 7 OF 7

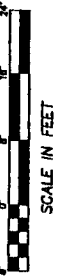
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'



SCALE IN FEET

DESIGNED BY

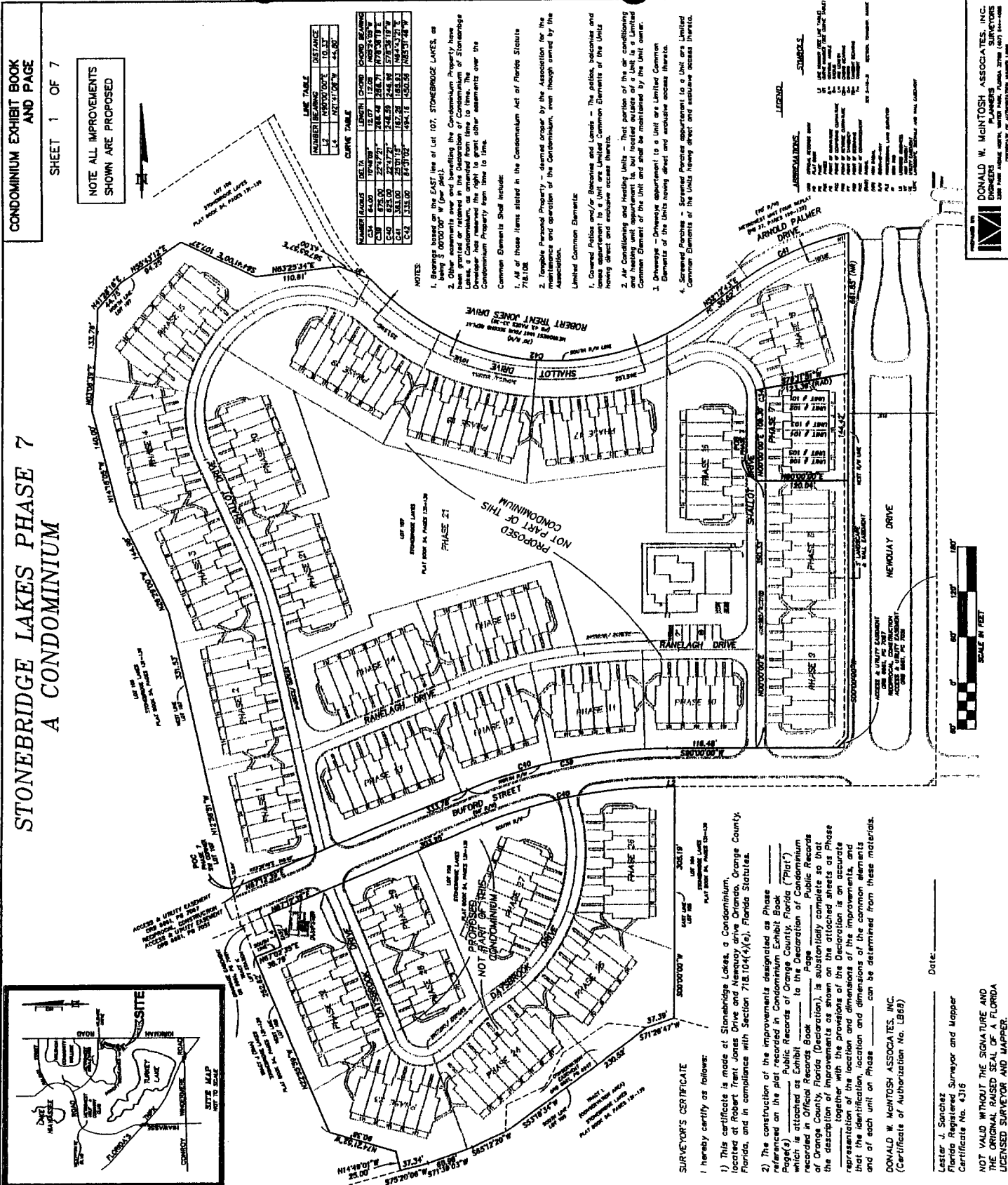
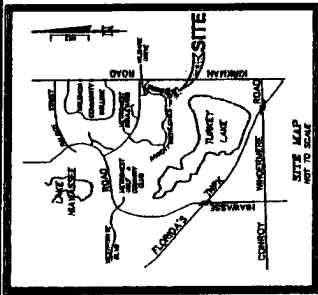
DONALD W. MCINTOSH ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
2000 STATE AVENUE, SUITE 2000, PALM BEACH, FLORIDA 33480-1000
TEL: 561-850-1000
FAX: 561-850-1001

STONEBRIDGE LAKES PHASE 7 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LINE TABLE

NUMBER	BEARING	DISTANCE
1	S 87° 31' 02" W	45.00
2	S 87° 31' 02" W	45.00

CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
1	45.00	180°	90.00	90.00	S 0° 00' 00" W
2	45.00	180°	90.00	90.00	S 0° 00' 00" W
3	45.00	180°	90.00	90.00	S 0° 00' 00" W
4	45.00	180°	90.00	90.00	S 0° 00' 00" W
5	45.00	180°	90.00	90.00	S 0° 00' 00" W
6	45.00	180°	90.00	90.00	S 0° 00' 00" W
7	45.00	180°	90.00	90.00	S 0° 00' 00" W
8	45.00	180°	90.00	90.00	S 0° 00' 00" W
9	45.00	180°	90.00	90.00	S 0° 00' 00" W
10	45.00	180°	90.00	90.00	S 0° 00' 00" W
11	45.00	180°	90.00	90.00	S 0° 00' 00" W
12	45.00	180°	90.00	90.00	S 0° 00' 00" W
13	45.00	180°	90.00	90.00	S 0° 00' 00" W
14	45.00	180°	90.00	90.00	S 0° 00' 00" W
15	45.00	180°	90.00	90.00	S 0° 00' 00" W
16	45.00	180°	90.00	90.00	S 0° 00' 00" W
17	45.00	180°	90.00	90.00	S 0° 00' 00" W
18	45.00	180°	90.00	90.00	S 0° 00' 00" W
19	45.00	180°	90.00	90.00	S 0° 00' 00" W
20	45.00	180°	90.00	90.00	S 0° 00' 00" W
21	45.00	180°	90.00	90.00	S 0° 00' 00" W
22	45.00	180°	90.00	90.00	S 0° 00' 00" W
23	45.00	180°	90.00	90.00	S 0° 00' 00" W
24	45.00	180°	90.00	90.00	S 0° 00' 00" W
25	45.00	180°	90.00	90.00	S 0° 00' 00" W
26	45.00	180°	90.00	90.00	S 0° 00' 00" W
27	45.00	180°	90.00	90.00	S 0° 00' 00" W
28	45.00	180°	90.00	90.00	S 0° 00' 00" W
29	45.00	180°	90.00	90.00	S 0° 00' 00" W
30	45.00	180°	90.00	90.00	S 0° 00' 00" W
31	45.00	180°	90.00	90.00	S 0° 00' 00" W
32	45.00	180°	90.00	90.00	S 0° 00' 00" W
33	45.00	180°	90.00	90.00	S 0° 00' 00" W
34	45.00	180°	90.00	90.00	S 0° 00' 00" W
35	45.00	180°	90.00	90.00	S 0° 00' 00" W
36	45.00	180°	90.00	90.00	S 0° 00' 00" W
37	45.00	180°	90.00	90.00	S 0° 00' 00" W
38	45.00	180°	90.00	90.00	S 0° 00' 00" W
39	45.00	180°	90.00	90.00	S 0° 00' 00" W
40	45.00	180°	90.00	90.00	S 0° 00' 00" W
41	45.00	180°	90.00	90.00	S 0° 00' 00" W
42	45.00	180°	90.00	90.00	S 0° 00' 00" W
43	45.00	180°	90.00	90.00	S 0° 00' 00" W
44	45.00	180°	90.00	90.00	S 0° 00' 00" W
45	45.00	180°	90.00	90.00	S 0° 00' 00" W
46	45.00	180°	90.00	90.00	S 0° 00' 00" W
47	45.00	180°	90.00	90.00	S 0° 00' 00" W
48	45.00	180°	90.00	90.00	S 0° 00' 00" W
49	45.00	180°	90.00	90.00	S 0° 00' 00" W
50	45.00	180°	90.00	90.00	S 0° 00' 00" W
51	45.00	180°	90.00	90.00	S 0° 00' 00" W
52	45.00	180°	90.00	90.00	S 0° 00' 00" W
53	45.00	180°	90.00	90.00	S 0° 00' 00" W
54	45.00	180°	90.00	90.00	S 0° 00' 00" W
55	45.00	180°	90.00	90.00	S 0° 00' 00" W
56	45.00	180°	90.00	90.00	S 0° 00' 00" W
57	45.00	180°	90.00	90.00	S 0° 00' 00" W
58	45.00	180°	90.00	90.00	S 0° 00' 00" W
59	45.00	180°	90.00	90.00	S 0° 00' 00" W
60	45.00	180°	90.00	90.00	S 0° 00' 00" W
61	45.00	180°	90.00	90.00	S 0° 00' 00" W
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63	45.00	180°	90.00	90.00	S 0° 00' 00" W
64	45.00	180°	90.00	90.00	S 0° 00' 00" W
65	45.00	180°	90.00	90.00	S 0° 00' 00" W
66	45.00	180°	90.00	90.00	S 0° 00' 00" W
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68	45.00	180°	90.00	90.00	S 0° 00' 00" W
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72	45.00	180°	90.00	90.00	S 0° 00' 00" W
73	45.00	180°	90.00	90.00	S 0° 00' 00" W
74	45.00	180°	90.00	90.00	S 0° 00' 00" W
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82	45.00	180°	90.00	90.00	S 0° 00' 00" W
83	45.00	180°	90.00	90.00	S 0° 00' 00" W
84	45.00	180°	90.00	90.00	S 0° 00' 00" W
85	45.00	180°	90.00	90.00	S 0° 00' 00" W
86	45.00	180°	90.00	90.00	S 0° 00' 00" W
87	45.00	180°	90.00	90.00	S 0° 00' 00" W
88	45.00	180°	90.00	90.00	S 0° 00' 00" W
89	45.00	180°	90.00	90.00	S 0° 00' 00" W
90	45.00	180°	90.00	90.00	S 0° 00' 00" W
91	45.00	180°	90.00	90.00	S 0° 00' 00" W
92	45.00	180°	90.00	90.00	S 0° 00' 00" W
93	45.00	180°	90.00	90.00	S 0° 00' 00" W
94	45.00	180°	90.00	90.00	S 0° 00' 00" W
95	45.00	180°	90.00	90.00	S 0° 00' 00" W
96	45.00	180°	90.00	90.00	S 0° 00' 00" W
97	45.00	180°	90.00	90.00	S 0° 00' 00" W
98	45.00	180°	90.00	90.00	S 0° 00' 00" W
99	45.00	180°	90.00	90.00	S 0° 00' 00" W
100	45.00	180°	90.00	90.00	S 0° 00' 00" W

NOTES:

- Bearings based on the EAST line of Lot 107, STONEBRIDGE LAKES, as being S 00°00'00" W (per plat).
- Other easements are shown and benefiting the Condominium Property have been shown as shown on the plat.
- Condominium, as shown from items to items. The Developer has reserved the right to grant other easements over the Condominium Property from time to time.
- Common Elements shall include:
 - All of these items stated in the Condominium Act of Florida Statute 718.104.
 - Temple Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.
 - United Common Elements
 - Covered Patios and/or Balconies and Landscaping - The patios, balconies and landscaping to a unit are Limited Common Elements of the Units having direct and exclusive access thereto.
 - AP Conditioning and Heating Units - That portion of the air conditioning and heating unit equipment is, but located outside of a Unit is a Limited Common Element of the Unit and shall be mentioned by the Unit owner.
 - Driveways - Driveway equipment to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.
 - Screened Porches - Screened Porches equipment to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.

LEGEND:

SYMBOLS:

- 1. Unit boundary
- 2. Common Element boundary
- 3. Easement boundary
- 4. Proposed improvement boundary
- 5. Proposed improvement boundary
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- 97. Proposed improvement boundary
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- 99. Proposed improvement boundary
- 100. Proposed improvement boundary

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newday Drive Orange, Orange County, Florida, and in compliance with Section 718.104(4)(c), Florida Statutes.
- The construction of the improvements designated as Phase 7 is shown on the plat recorded in Condominium Exhibit Book Page(s) _____ Public Records of Orange County, Florida ("Plat") which is attached as Exhibit _____ to the Declaration of Condominium of Orange County, Florida. Page _____ Public Records of Orange County, Florida. The description of improvements shown on this plat, together with the provisions of the Declaration is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase _____ can be determined from these materials.

DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB66)

Date: _____

Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

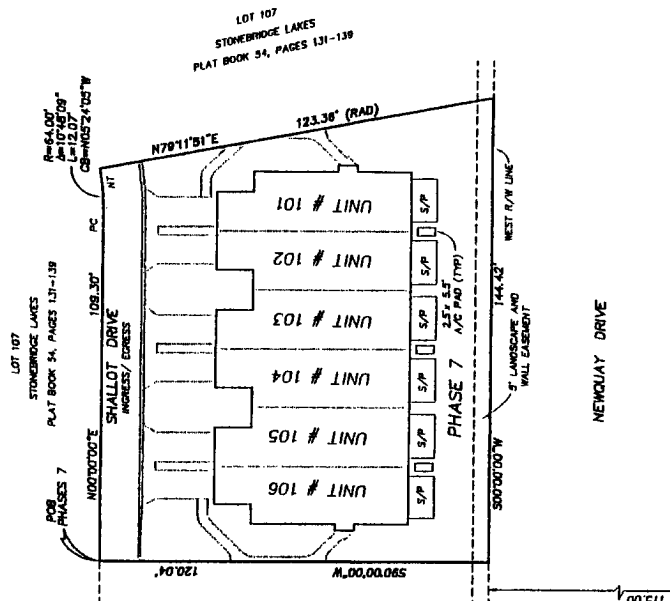
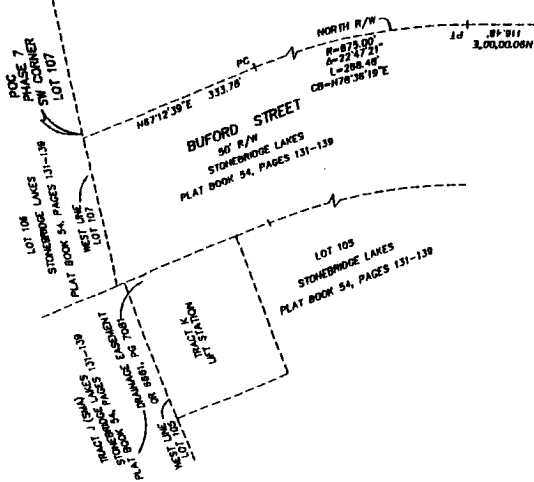
Exhibit A-7

STONEBRIDGE LAKES PHASE 7 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 2 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



PHASE 7

DESCRIPTION:

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Pages 131 through 139, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southwest corner of said Lot 107; thence run the following lines (1) counter-clockwise along the West-of-way line of Buford Street, as shown on the attached STONEBRIDGE LAKES 107-12-39 E, for a distance of 333.78 feet to the point of curvature of a curve commencing Southwesterly having a radius of 675.00 feet and a chord bearing of N79°36'19"E; thence run Northwesterly along the arc of said curve through a central angle of 22°47'21" for a distance of 285.48 feet to the point of tangency; thence run N90°00'00"E for a distance of 116.48 feet; thence departing said right-of-way line run N00°00'00"E for a distance of 350.33 feet to the POINT OF BEGINNING; thence continue N00°00"E for a distance of 106.30 feet to the point of curvature of a curve commencing Northwesterly having a radius of 144.42 feet and a chord bearing of N05°24'05"W; thence run Northwesterly along the arc of said curve through a central angle of 10°44'09" for a distance of 123.36 feet to a non-tangent line; thence run N79°11'51"E for a distance of 123.36 feet to the West right-of-way line of Newquay Drive, as shown on the attached STONEBRIDGE LAKES; thence run S00°00'00"W along said West right-of-way line for a distance of 144.42 feet; thence departing said right-of-way line run S90°00'00"W for a distance of 120.04 feet to the POINT OF BEGINNING.

Containing 0.367 acres more or less and being subject to any right-of-way, restrictions and easements of record.

LEGEND:

SYMBOL	DESCRIPTION
(Symbol)	10' BUFFER ZONE LINE (20' ZONE)
(Symbol)	15' BUFFER ZONE LINE (30' ZONE)
(Symbol)	20' BUFFER ZONE LINE (40' ZONE)
(Symbol)	25' BUFFER ZONE LINE (50' ZONE)
(Symbol)	30' BUFFER ZONE LINE (60' ZONE)
(Symbol)	35' BUFFER ZONE LINE (70' ZONE)
(Symbol)	40' BUFFER ZONE LINE (80' ZONE)
(Symbol)	45' BUFFER ZONE LINE (90' ZONE)
(Symbol)	50' BUFFER ZONE LINE (100' ZONE)
(Symbol)	55' BUFFER ZONE LINE (110' ZONE)
(Symbol)	60' BUFFER ZONE LINE (120' ZONE)
(Symbol)	65' BUFFER ZONE LINE (130' ZONE)
(Symbol)	70' BUFFER ZONE LINE (140' ZONE)
(Symbol)	75' BUFFER ZONE LINE (150' ZONE)
(Symbol)	80' BUFFER ZONE LINE (160' ZONE)
(Symbol)	85' BUFFER ZONE LINE (170' ZONE)
(Symbol)	90' BUFFER ZONE LINE (180' ZONE)
(Symbol)	95' BUFFER ZONE LINE (190' ZONE)
(Symbol)	100' BUFFER ZONE LINE (200' ZONE)
(Symbol)	105' BUFFER ZONE LINE (210' ZONE)
(Symbol)	110' BUFFER ZONE LINE (220' ZONE)
(Symbol)	115' BUFFER ZONE LINE (230' ZONE)
(Symbol)	120' BUFFER ZONE LINE (240' ZONE)
(Symbol)	125' BUFFER ZONE LINE (250' ZONE)
(Symbol)	130' BUFFER ZONE LINE (260' ZONE)
(Symbol)	135' BUFFER ZONE LINE (270' ZONE)
(Symbol)	140' BUFFER ZONE LINE (280' ZONE)
(Symbol)	145' BUFFER ZONE LINE (290' ZONE)
(Symbol)	150' BUFFER ZONE LINE (300' ZONE)
(Symbol)	155' BUFFER ZONE LINE (310' ZONE)
(Symbol)	160' BUFFER ZONE LINE (320' ZONE)
(Symbol)	165' BUFFER ZONE LINE (330' ZONE)
(Symbol)	170' BUFFER ZONE LINE (340' ZONE)
(Symbol)	175' BUFFER ZONE LINE (350' ZONE)
(Symbol)	180' BUFFER ZONE LINE (360' ZONE)
(Symbol)	185' BUFFER ZONE LINE (370' ZONE)
(Symbol)	190' BUFFER ZONE LINE (380' ZONE)
(Symbol)	195' BUFFER ZONE LINE (390' ZONE)
(Symbol)	200' BUFFER ZONE LINE (400' ZONE)
(Symbol)	205' BUFFER ZONE LINE (410' ZONE)
(Symbol)	210' BUFFER ZONE LINE (420' ZONE)
(Symbol)	215' BUFFER ZONE LINE (430' ZONE)
(Symbol)	220' BUFFER ZONE LINE (440' ZONE)
(Symbol)	225' BUFFER ZONE LINE (450' ZONE)
(Symbol)	230' BUFFER ZONE LINE (460' ZONE)
(Symbol)	235' BUFFER ZONE LINE (470' ZONE)
(Symbol)	240' BUFFER ZONE LINE (480' ZONE)
(Symbol)	245' BUFFER ZONE LINE (490' ZONE)
(Symbol)	250' BUFFER ZONE LINE (500' ZONE)
(Symbol)	255' BUFFER ZONE LINE (510' ZONE)
(Symbol)	260' BUFFER ZONE LINE (520' ZONE)
(Symbol)	265' BUFFER ZONE LINE (530' ZONE)
(Symbol)	270' BUFFER ZONE LINE (540' ZONE)
(Symbol)	275' BUFFER ZONE LINE (550' ZONE)
(Symbol)	280' BUFFER ZONE LINE (560' ZONE)
(Symbol)	285' BUFFER ZONE LINE (570' ZONE)
(Symbol)	290' BUFFER ZONE LINE (580' ZONE)
(Symbol)	295' BUFFER ZONE LINE (590' ZONE)
(Symbol)	300' BUFFER ZONE LINE (600' ZONE)
(Symbol)	305' BUFFER ZONE LINE (610' ZONE)
(Symbol)	310' BUFFER ZONE LINE (620' ZONE)
(Symbol)	315' BUFFER ZONE LINE (630' ZONE)
(Symbol)	320' BUFFER ZONE LINE (640' ZONE)
(Symbol)	325' BUFFER ZONE LINE (650' ZONE)
(Symbol)	330' BUFFER ZONE LINE (660' ZONE)
(Symbol)	335' BUFFER ZONE LINE (670' ZONE)
(Symbol)	340' BUFFER ZONE LINE (680' ZONE)
(Symbol)	345' BUFFER ZONE LINE (690' ZONE)
(Symbol)	350' BUFFER ZONE LINE (700' ZONE)
(Symbol)	355' BUFFER ZONE LINE (710' ZONE)
(Symbol)	360' BUFFER ZONE LINE (720' ZONE)
(Symbol)	365' BUFFER ZONE LINE (730' ZONE)
(Symbol)	370' BUFFER ZONE LINE (740' ZONE)
(Symbol)	375' BUFFER ZONE LINE (750' ZONE)
(Symbol)	380' BUFFER ZONE LINE (760' ZONE)
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(Symbol)	390' BUFFER ZONE LINE (780' ZONE)
(Symbol)	395' BUFFER ZONE LINE (790' ZONE)
(Symbol)	400' BUFFER ZONE LINE (800' ZONE)
(Symbol)	405' BUFFER ZONE LINE (810' ZONE)
(Symbol)	410' BUFFER ZONE LINE (820' ZONE)
(Symbol)	415' BUFFER ZONE LINE (830' ZONE)
(Symbol)	420' BUFFER ZONE LINE (840' ZONE)
(Symbol)	425' BUFFER ZONE LINE (850' ZONE)
(Symbol)	430' BUFFER ZONE LINE (860' ZONE)
(Symbol)	435' BUFFER ZONE LINE (870' ZONE)
(Symbol)	440' BUFFER ZONE LINE (880' ZONE)
(Symbol)	445' BUFFER ZONE LINE (890' ZONE)
(Symbol)	450' BUFFER ZONE LINE (900' ZONE)
(Symbol)	455' BUFFER ZONE LINE (910' ZONE)
(Symbol)	460' BUFFER ZONE LINE (920' ZONE)
(Symbol)	465' BUFFER ZONE LINE (930' ZONE)
(Symbol)	470' BUFFER ZONE LINE (940' ZONE)
(Symbol)	475' BUFFER ZONE LINE (950' ZONE)
(Symbol)	480' BUFFER ZONE LINE (960' ZONE)
(Symbol)	485' BUFFER ZONE LINE (970' ZONE)
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(Symbol)	500' BUFFER ZONE LINE (1000' ZONE)

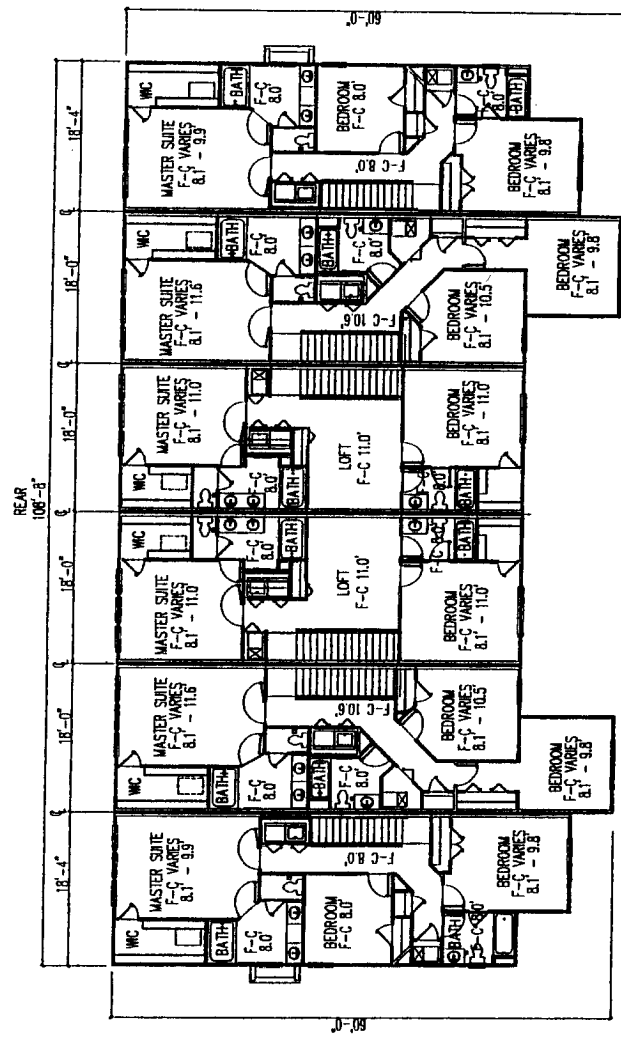
Prepared by
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS SURVEYORS
ENGINEERS
2800 PALM AVENUE, SUITE 200, PALM BEACH, FLORIDA 33480 (407) 644-0888
LICENSE NO. 12,450 (SURVEYOR) LICENSE NO. 12,451 (PLANNER)

STONEBRIDGE LAKES PHASE 7
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT C - 104 UNIT D - 105 UNIT B - 106

SECOND FLOOR
SCALE: 1" = 8'



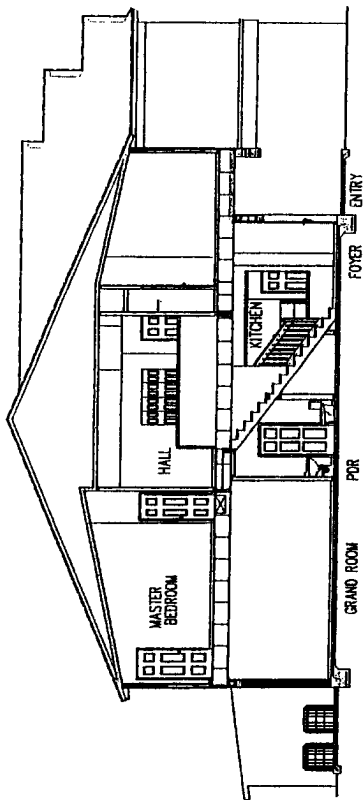
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ARCHITECTS AND SURVEYORS
2300 PARK WOODS DRIVE, SUITE 200
DALLAS, TEXAS 75244

STONEBRIDGE LAKES PHASE 7
A CONDOMINIUM

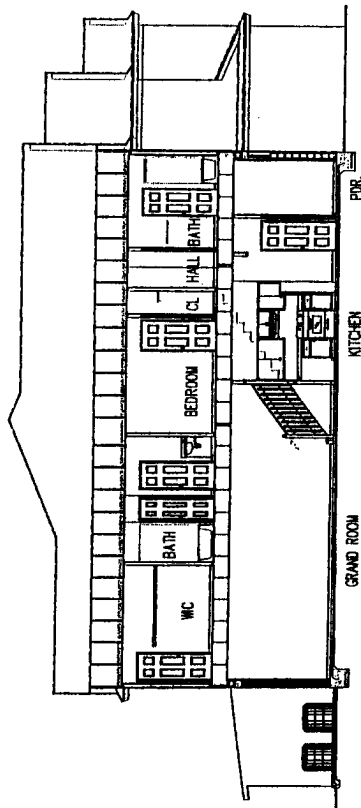
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

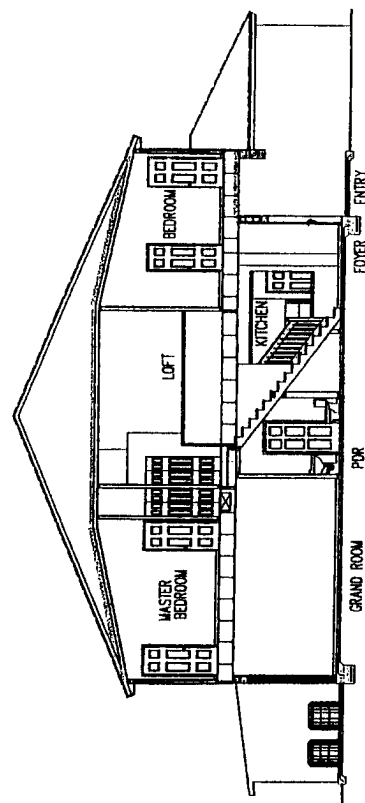
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT A
BUILDING SECTION THROUGH STAIR
SCALE 1" = 4'



UNIT B
BUILDING SECTION THROUGH STAIR
SCALE 1" = 4'



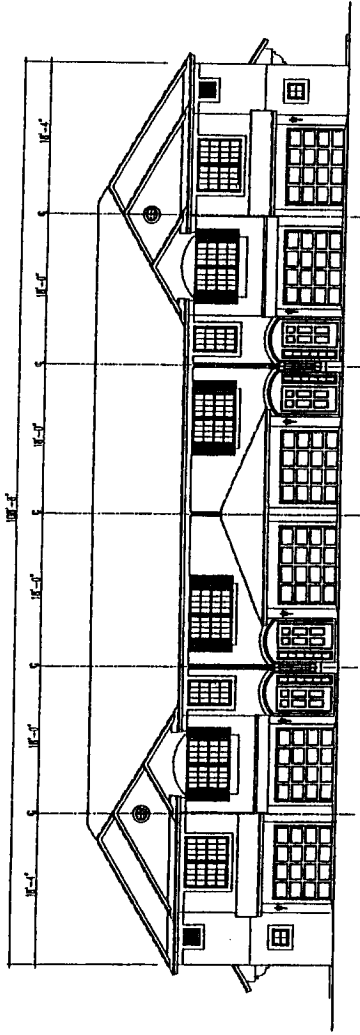
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STONEBRIDGE LAKES PHASE 7
A CONDOMINIUM

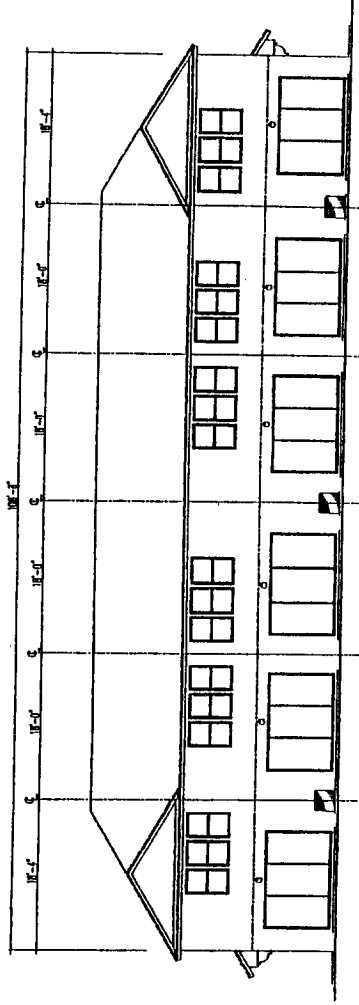
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 4'



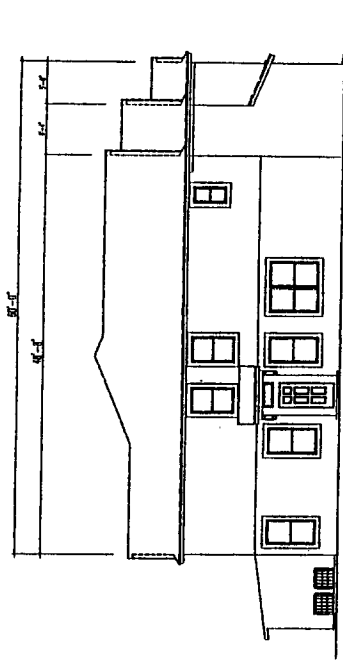
SCALE IN FEET

STONEBRIDGE LAKE PHASE 7
A CONDOMINIUM

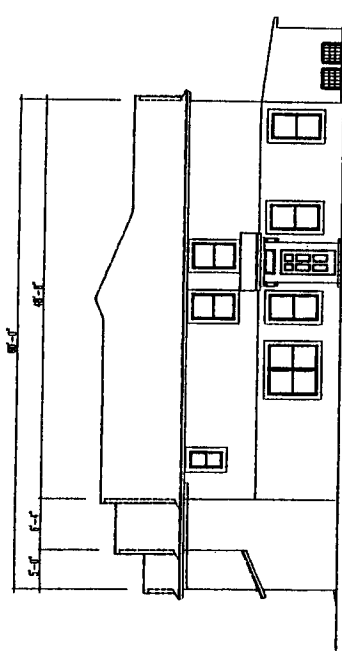
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AND PAGE

SHEET 7 OF 7

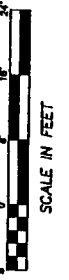
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'

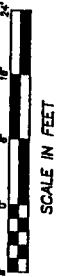
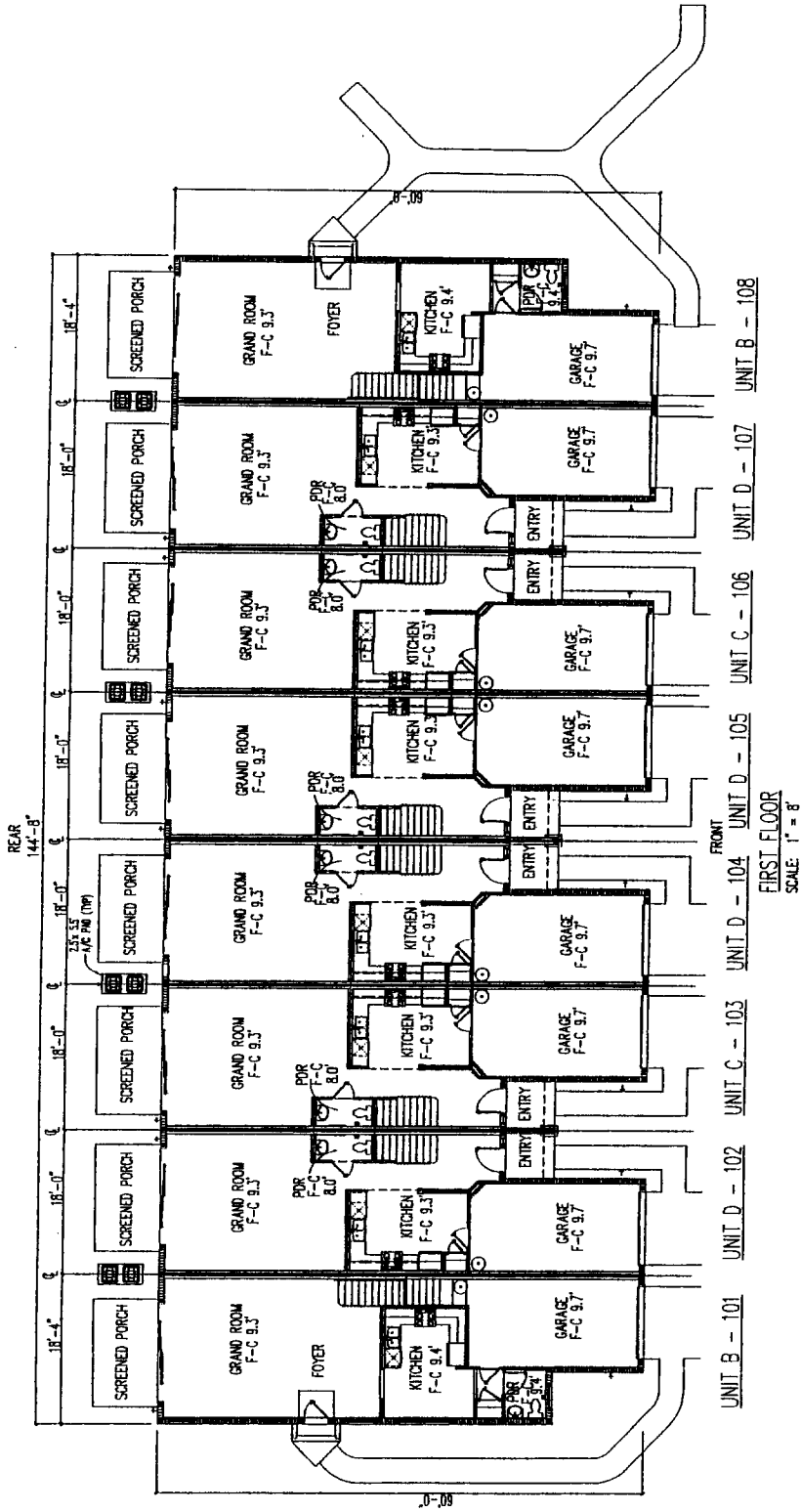


STONEBRIDGE LAKES PHASE 8
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



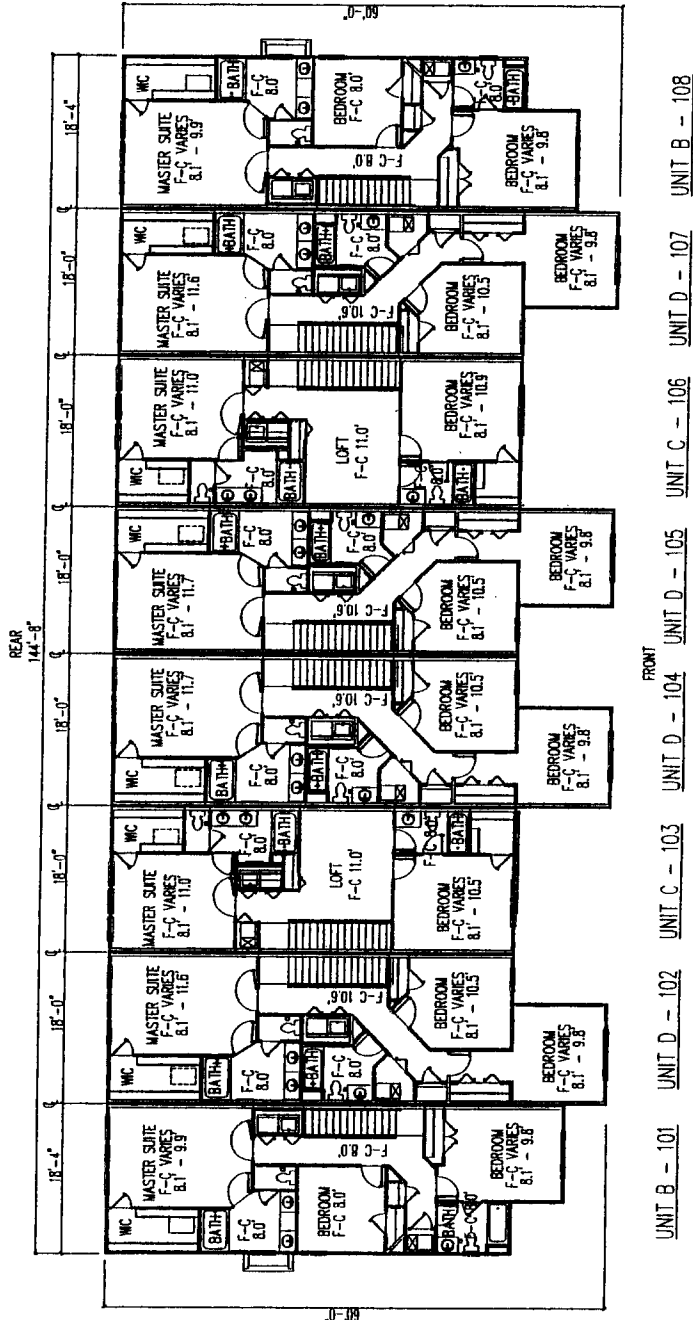
DESIGNED BY
DONALD W. MANTOSH ASSOCIATES, INC.
ARCHITECTS
2000 PINE AVENUE, SUITE 100, PINE BLUFF, SOUTH CAROLINA 29122
CONTRACT NO. 2000-001

STONEBRIDGE LAKES PHASE 8
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



SECOND FLOOR
SCALE: 1" = 8'



SCALE IN FEET

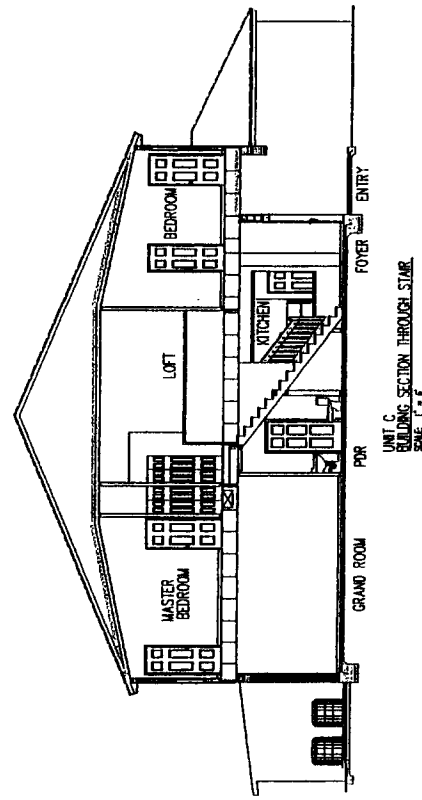
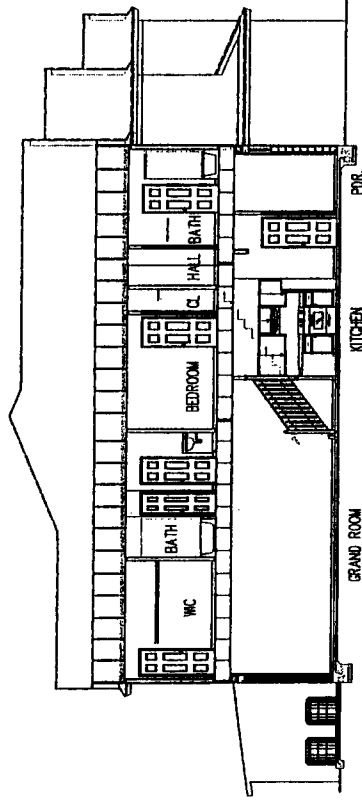
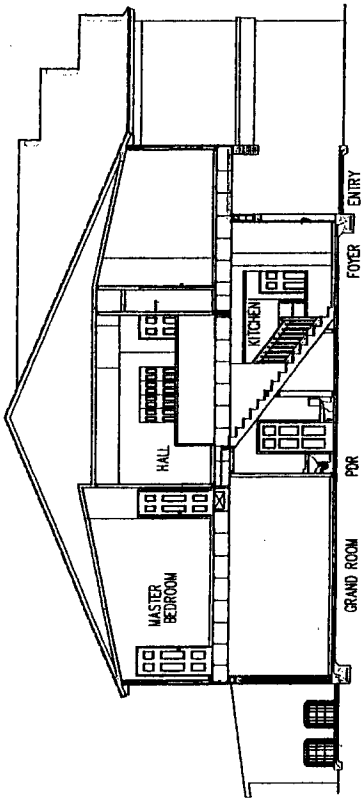
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
1200 PALM BEACH BLVD., WEST PALM BEACH, FLORIDA 33411 (407) 844-0000

STONEBRIDGE LAKES PHASE 8
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

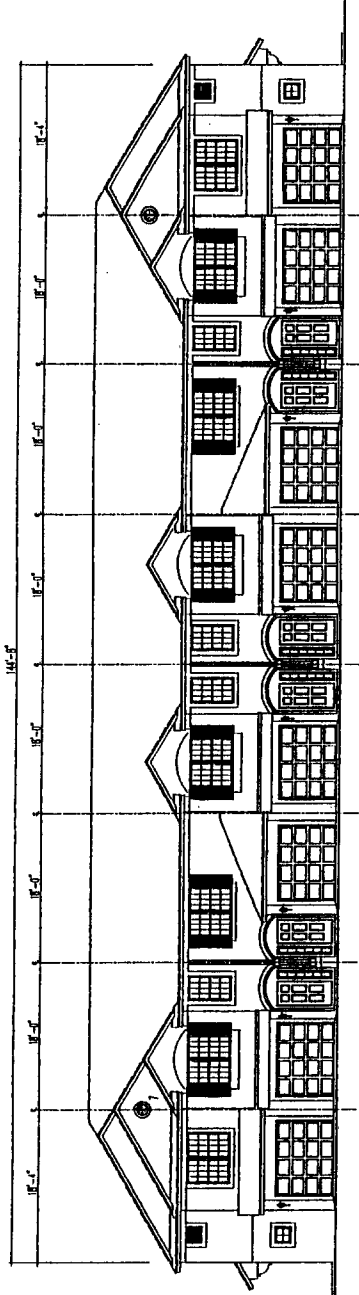


STONEBRIDGE LAKES PHASE 8
A CONDOMINIUM

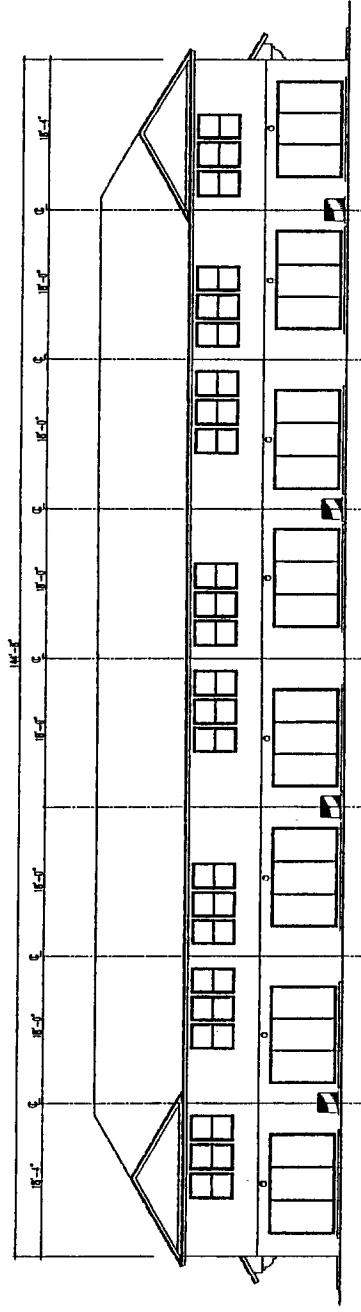
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE 1" = 4'



SCALE IN FEET

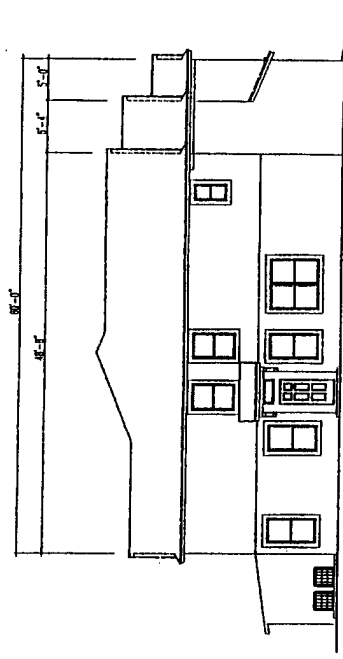
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ARCHITECTS
2000 WEST WASHINGTON AVENUE, SUITE 200
DENVER, COLORADO 80202
REGISTERED ARCHITECTS LICENSE NO. 14147-0001

STONEBRIDGE LAKE PHASE 8
A CONDOMINIUM

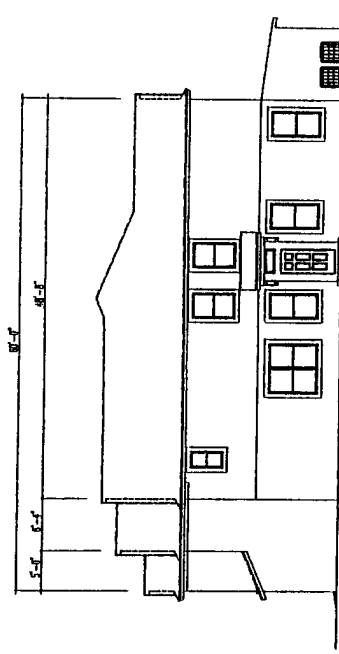
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

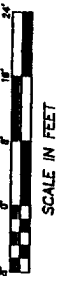
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'

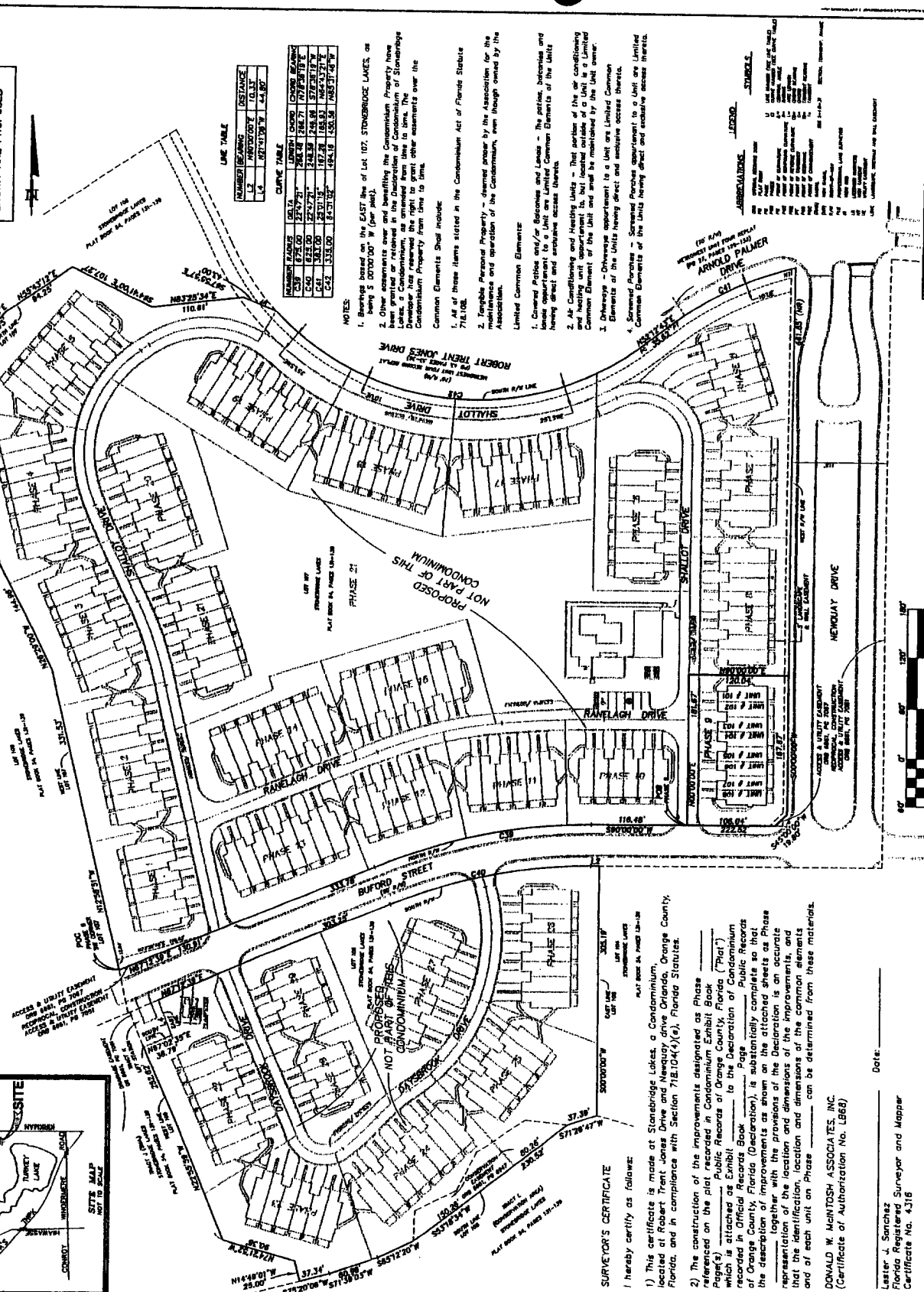
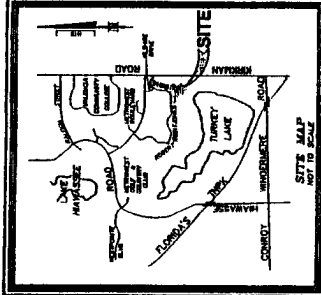


STONEBRIDGE LAKES PHASE 9
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newquay Drive Orlando, Orange County, Florida, and in compliance with Section 718.104(4)(a), Florida Statutes.
- 2) The construction of the improvements designated as Phase 9, as shown on the attached sheets, is in accordance with the Declaration of Condominium recorded in Official Records Book 9, Public Records of Orange County, Florida (Declaration), is substantially complete. The description of improvements as shown on the attached sheets as Phase 9, together with the provisions of the Declaration is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase 9 can be determined from these materials.

DONALD W. MONTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB68)

Date: _____

Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

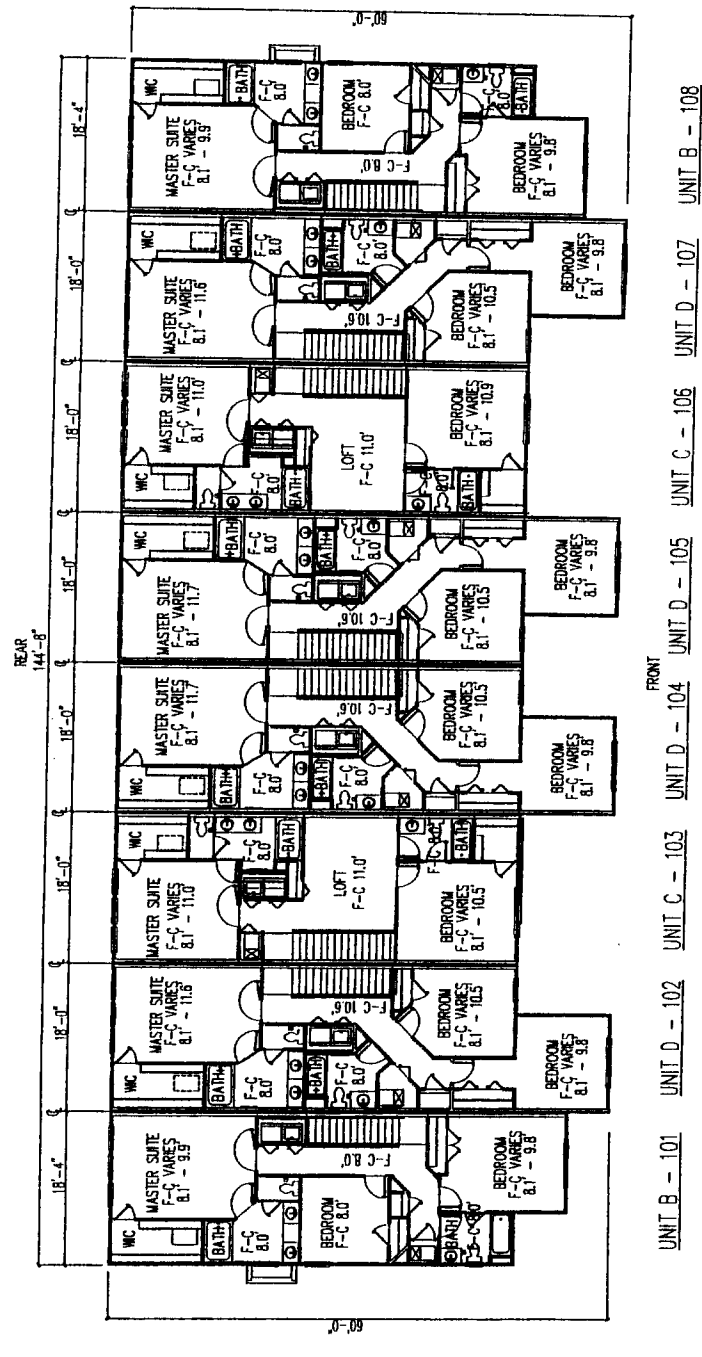
Exhibit A-9

STONEBRIDGE LAKES PHASE 9
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



SECOND FLOOR
SCALE: 1" = 8'



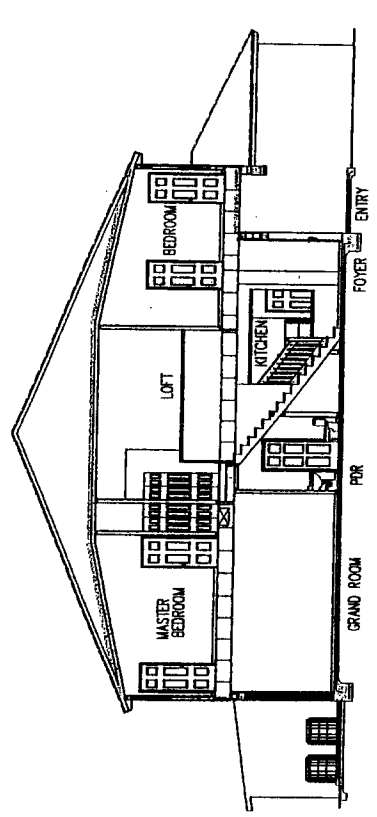
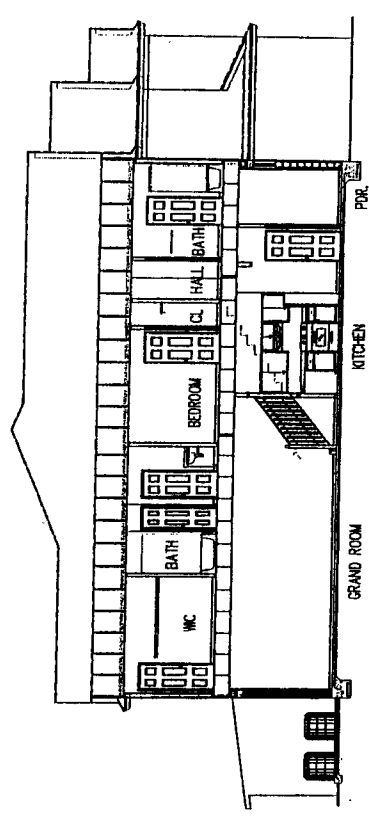
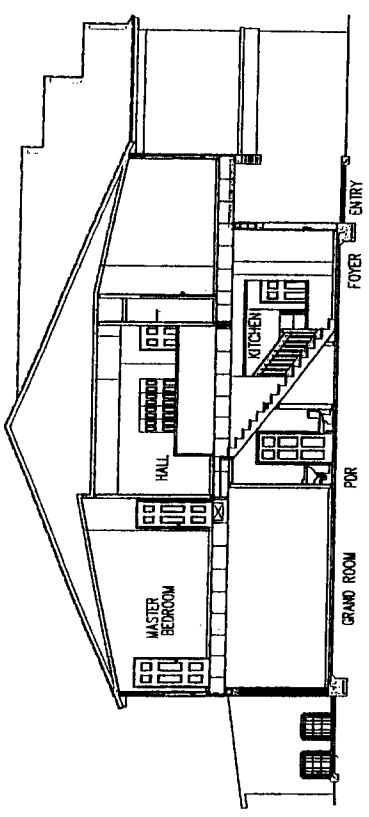
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
ARCHITECTS
200 WEST AVENUE, SUITE 1000, WEST PALM BEACH, FLORIDA 33411

STONEBRIDGE LAKES PHASE 9
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



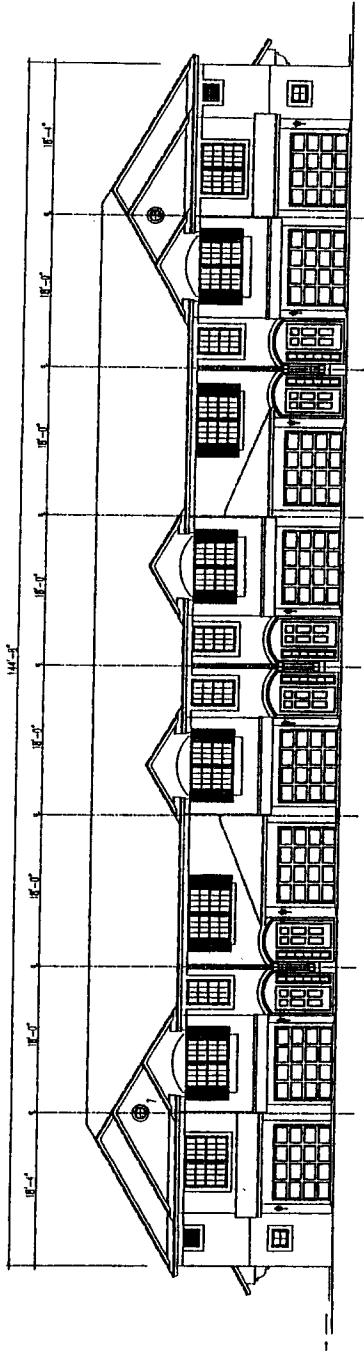
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2500 PALM AVENUE, SUITE 1000, PALM BEACH, FLORIDA 33480 (407) 644-1000

STONEBRIDGE LAKES PHASE 9
A CONDOMINIUM

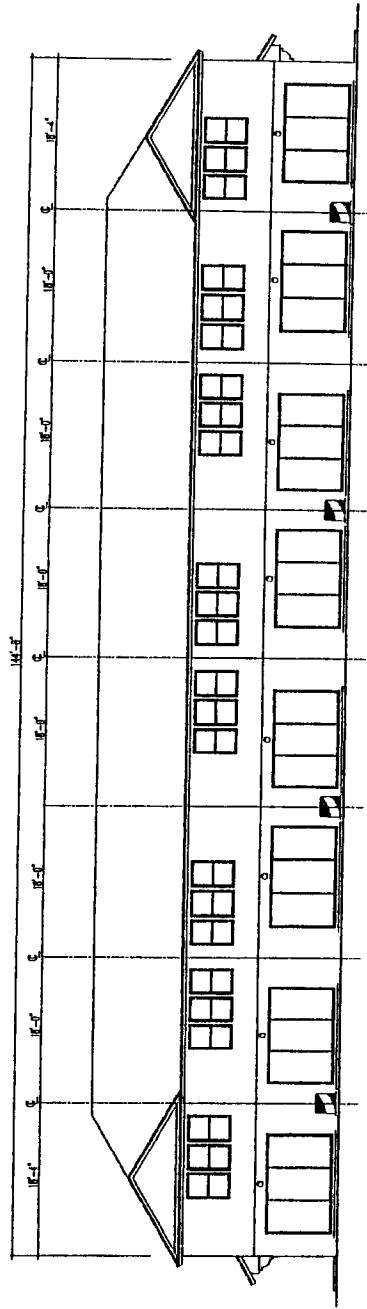
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 4'



SCALE IN FEET

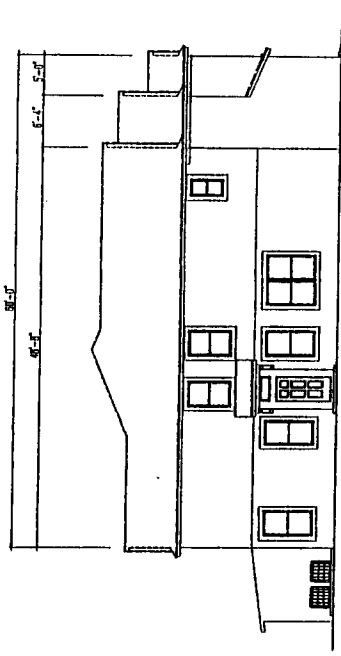
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
SURVEYORS
ENGINEERS
2000 WEST BAYVIEW AVENUE, SUITE 1000, FORT LAUDERDALE, FLORIDA 33309 (407) 564-1000

STONEBRIDGE LAKE PHASE 9
A CONDOMINIUM

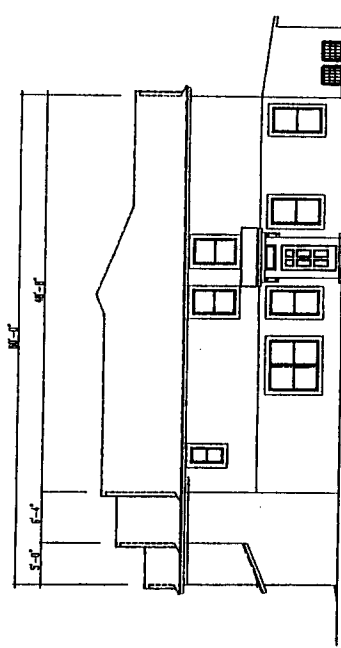
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE: 1" = 4'



RIGHT ELEVATION
SCALE: 1" = 4'

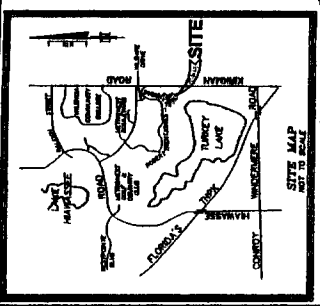


STONEBRIDGE LAKES PHASE 10 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

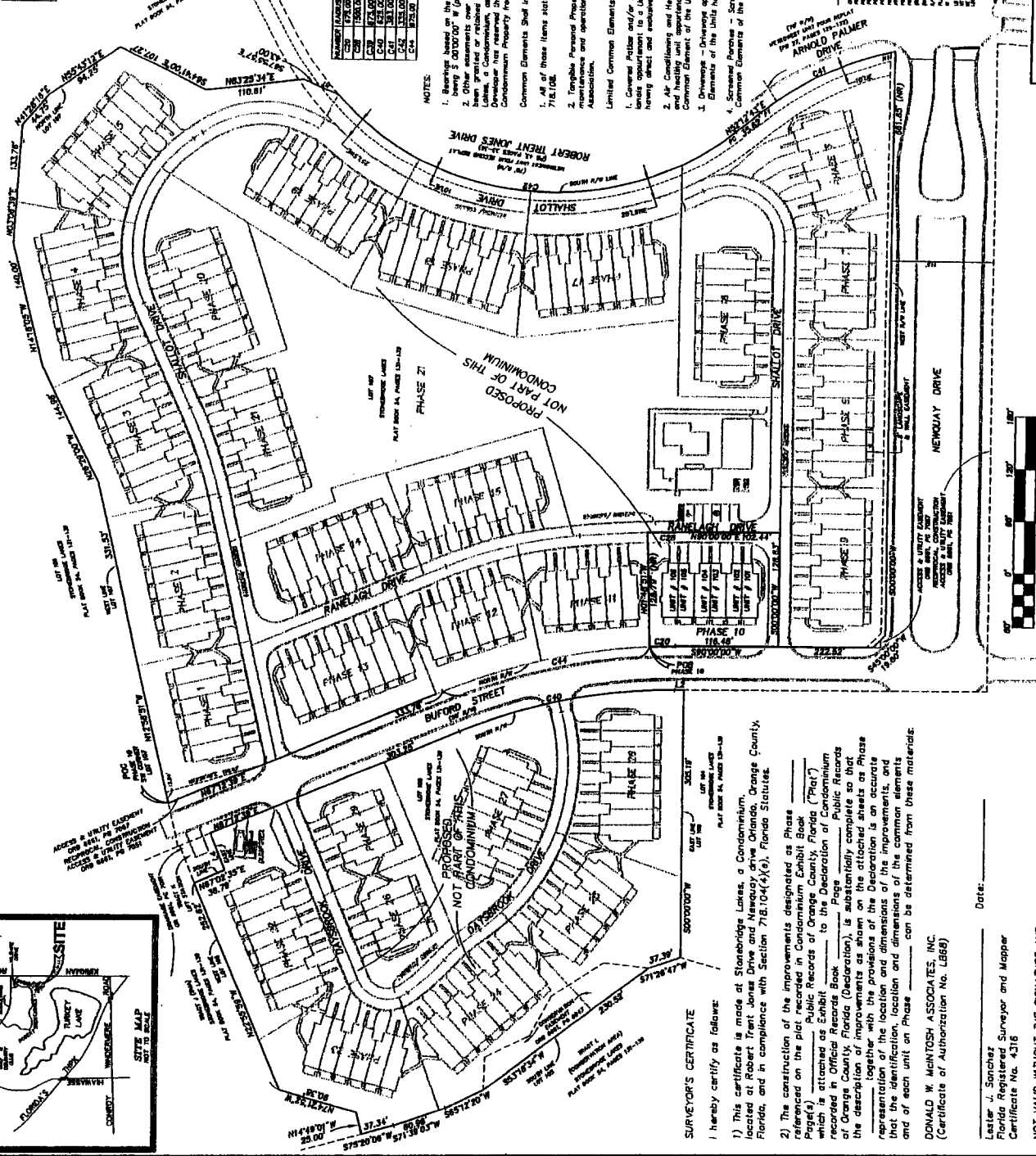
SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LINE NUMBER	BEARING	DISTANCE
L1	N87°00'00"W	10.31
L2	N21°51'00"W	44.80'

NUMBER	MARKS	DELTA	LENGTH	BEARING	CHORD BEARING
C20	778.00	0°29'41"	28.38	28.38	282°43'07"W
C21	1260.00	1°18'53"	12.28	12.28	188°03'54"W
C22	100.00	0°00'00"	100.00	0°00'00"	0°00'00"
C23	100.00	0°00'00"	100.00	0°00'00"	0°00'00"
C24	100.00	0°00'00"	100.00	0°00'00"	0°00'00"
C25	100.00	0°00'00"	100.00	0°00'00"	0°00'00"
C26	100.00	0°00'00"	100.00	0°00'00"	0°00'00"
C27	100.00	0°00'00"	100.00	0°00'00"	0°00'00"
C28	100.00	0°00'00"	100.00	0°00'00"	0°00'00"
C29	100.00	0°00'00"	100.00	0°00'00"	0°00'00"
C30	100.00	0°00'00"	100.00	0°00'00"	0°00'00"



NOTES:

1. Bearings based on the EAST line of Lot 107, STONEBRIDGE LAKES, as being S 00°00'00" W (per plat).
2. Other easements over and benefiting the Condominium Property hereinafter shown are shown on the Declaration of Condominium of Stonebridge Lakes, and are hereby assumed to be granted to the Developer by the Developer. The Developer has reserved the right to grant other easements over the Condominium Property from time to time.
3. Common Elements shall include:
 - a. All of those items stated in the Condominium Act of Florida Statute 718.106.
 - b. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.
4. Limited Common Elements:
 - a. Covered Patios and/or Balconies and Landscaping - The patios, balconies and landscaped areas of a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
 - b. Air Conditioning and Heating Units - That portion of the air conditioning and heating unit equipment is, but located outside of a Unit and Limited Common Element of the Unit and shall be maintained by the Unit owner.
 - c. Driveways - Driveway equipment is a Unit and Limited Common Element of the Unit having direct and exclusive access thereto.
 - d. Stairways - Stairways equipment is a Unit and Limited Common Element of the Unit having direct and exclusive access thereto.

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Memojay Drive Orange, Orange County, Florida, and in compliance with Section 718.104(4)(g), Florida Statutes.
- 2) The construction of the improvements designated as Phase 10, as shown on the attached plat, is substantially complete so that the description of improvements as shown on the attached sheets as Phase 10, together with the provisions of the Declaration is an accurate representation of the location and dimensions of the common elements and of each unit on Phase 10, can be determined from these materials.

DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB88)

Date: _____
Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER.

DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
SURVEYORS
2200 PINE HAVEN DRIVE, SUITE 200, ORANGE, FLORIDA 32709 (817) 474-2200
CORPORATE OFFICE OF APPROXIMATE VALUE \$1M

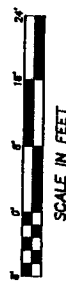
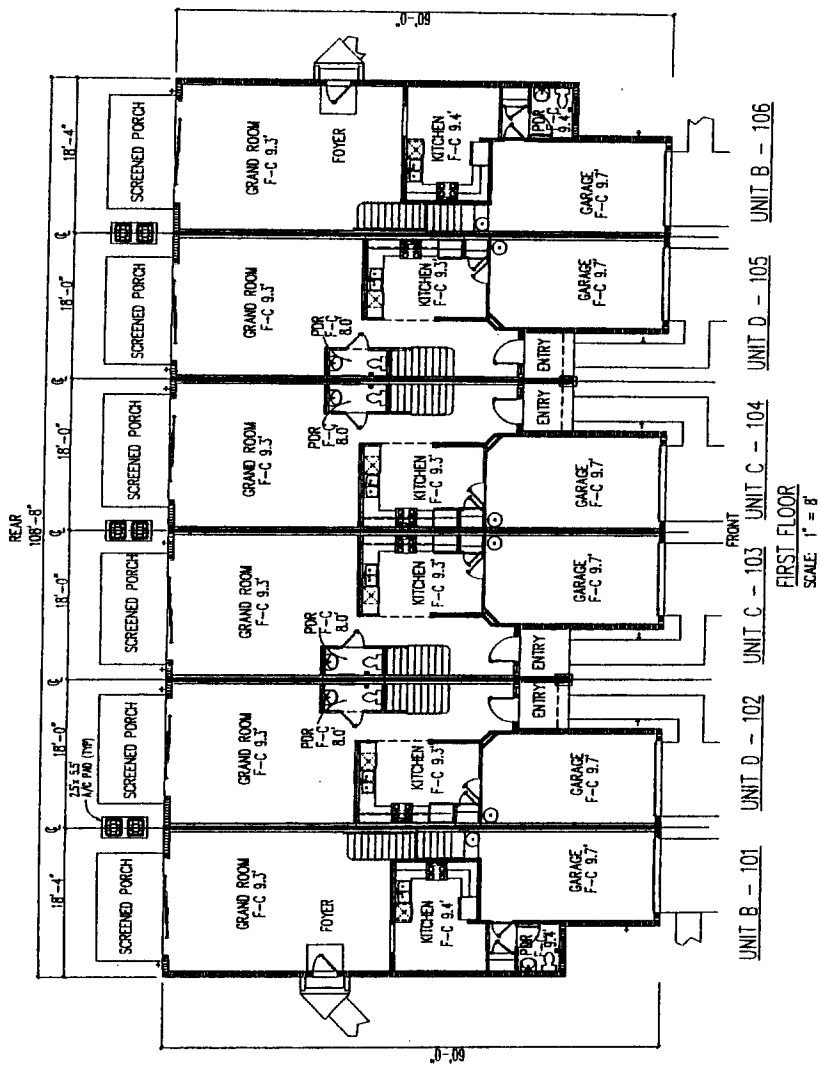
Exhibit A-10

STONEBRIDGE LAKES PHASE 10
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



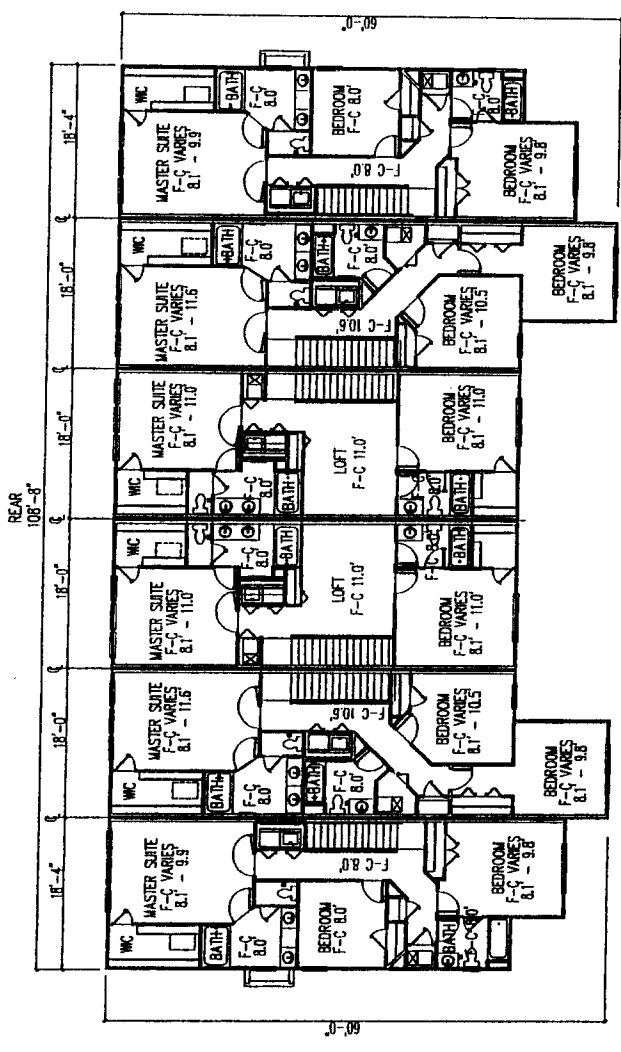
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2300 PALM JACQUE WORTH, WINTER PARK, FLORIDA 32789
407-292-1111

STONEBRIDGE LAKES PHASE 10
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT C - 104 UNIT B - 106

SECOND FLOOR
SCALE: 1" = 8'



STONEBRIDGE LAKES, A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK AND PAGE

SHEET 2 OF 4

PHASE 1

DESCRIPTION

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Page 131 through 136, of the Public Records of Orange County, Florida, described as follows:
Commencement at the Southeast corner of said Lot 107; thence run N12°28'31"W along the West line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run N87°01'07"W along the North line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S87°01'07"W along the East line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S12°28'31"W along the South line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING.

PHASE 4

DESCRIPTION

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Page 131 through 136, of the Public Records of Orange County, Florida, described as follows:
Commencement at the Southeast corner of said Lot 107; thence run the following three (3) courses along the North right-of-way line of said Lot 107, a distance of 333.78 feet to the POINT OF BEGINNING; thence run N87°01'07"W along the North line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S87°01'07"W along the East line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S12°28'31"W along the South line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING.

PHASE 10

DESCRIPTION

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Page 131 through 136, of the Public Records of Orange County, Florida, described as follows:
Commencement at the Southeast corner of said Lot 107; thence run the following three (3) courses along the North right-of-way line of said Lot 107, a distance of 333.78 feet to the POINT OF BEGINNING; thence run N87°01'07"W along the North line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S87°01'07"W along the East line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S12°28'31"W along the South line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING.

PHASE 2

DESCRIPTION

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Page 131 through 136, of the Public Records of Orange County, Florida, described as follows:
Commencement at the Southeast corner of said Lot 107; thence run N12°28'31"W along the West line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run N87°01'07"W along the North line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S87°01'07"W along the East line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S12°28'31"W along the South line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING.

PHASE 3

DESCRIPTION

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Page 131 through 136, of the Public Records of Orange County, Florida, described as follows:
Commencement at the Southeast corner of said Lot 107; thence run N12°28'31"W along the West line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run N87°01'07"W along the North line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S87°01'07"W along the East line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S12°28'31"W along the South line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING.

PHASE 11

DESCRIPTION

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Page 131 through 136, of the Public Records of Orange County, Florida, described as follows:
Commencement at the Southeast corner of said Lot 107; thence run the following three (3) courses along the North right-of-way line of said Lot 107, a distance of 333.78 feet to the POINT OF BEGINNING; thence run N87°01'07"W along the North line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S87°01'07"W along the East line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S12°28'31"W along the South line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING.

PHASE 12

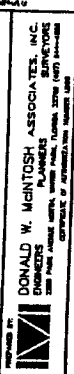
DESCRIPTION

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Page 131 through 136, of the Public Records of Orange County, Florida, described as follows:
Commencement at the Southeast corner of said Lot 107; thence run the following three (3) courses along the North right-of-way line of said Lot 107, a distance of 333.78 feet to the POINT OF BEGINNING; thence run N87°01'07"W along the North line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S87°01'07"W along the East line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S12°28'31"W along the South line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING.

PHASE 13

DESCRIPTION

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Page 131 through 136, of the Public Records of Orange County, Florida, described as follows:
Commencement at the Southeast corner of said Lot 107; thence run the following three (3) courses along the North right-of-way line of said Lot 107, a distance of 333.78 feet to the POINT OF BEGINNING; thence run N87°01'07"W along the North line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S87°01'07"W along the East line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING; thence run S12°28'31"W along the South line of said Lot 107, a distance of 128.00 feet to the POINT OF BEGINNING.



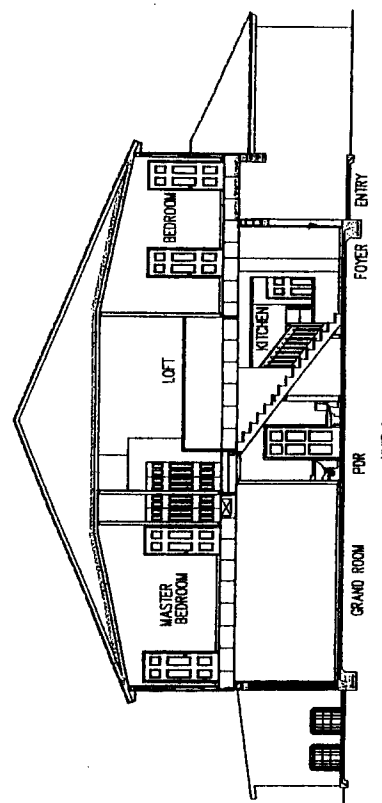
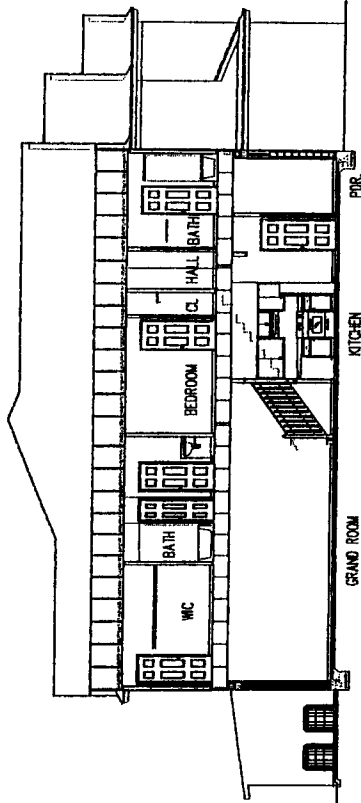
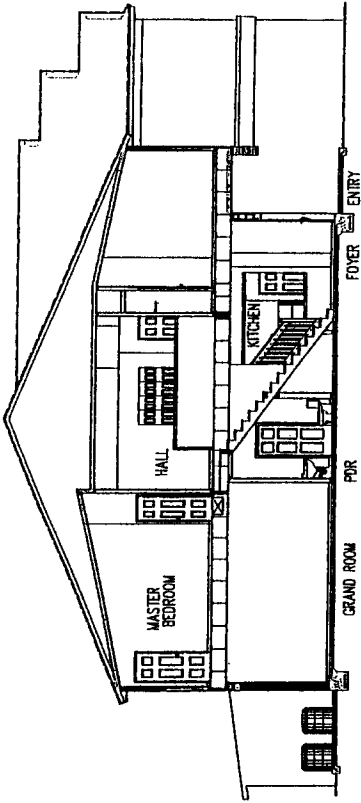
DONALD W. MINTOSH ASSOCIATES, INC.
SURVEYORS PLANNERS
1000 N. W. 10th Street, Suite 1000, Ft. Lauderdale, Florida 33309
(954) 561-1111

STONEBRIDGE LAKES PHASE 10
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



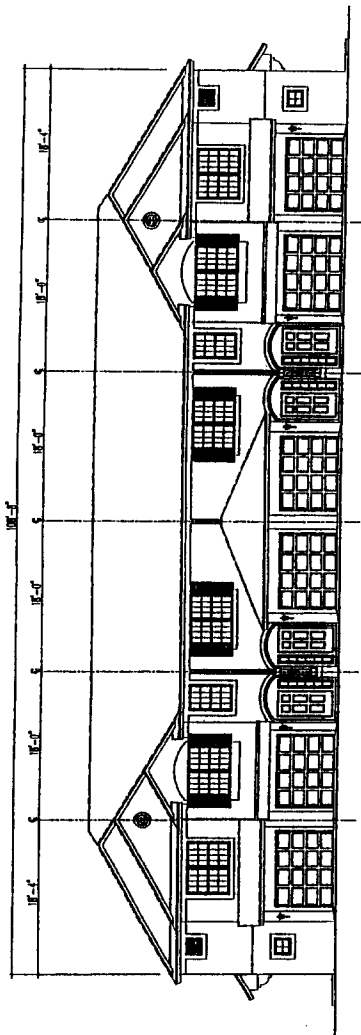
PREPARED BY
DONALD W. MONTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS ARCHITECTS SURVEYORS
2000 Peachtree Dunwoody Road, Suite 1000, Atlanta, GA 30328
(404) 488-1000

STONEBRIDGE LAKES PHASE 10
A CONDOMINIUM

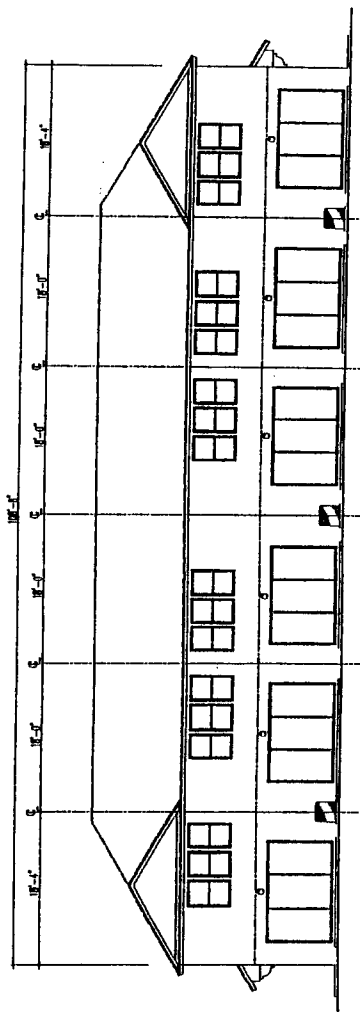
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 4'



SCALE IN FEET

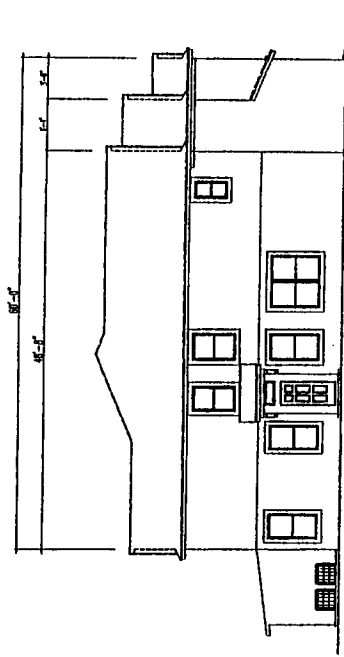
DESIGNED BY
DONALD W. MONTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
3208 PARK AVENUE NORTH, SUITE 2000, ALPHARETTA, GEORGIA 30706 (404) 484-1400
CORPORATE OFFICE
CORPORATE OFFICE

STONEBRIDGE LAKE PHASE 10
A CONDOMINIUM

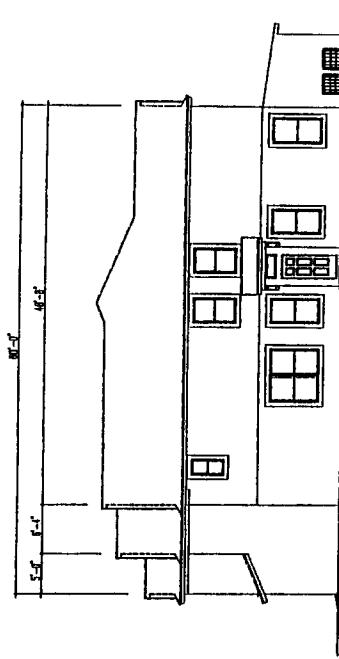
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

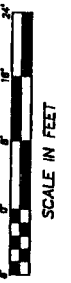
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'



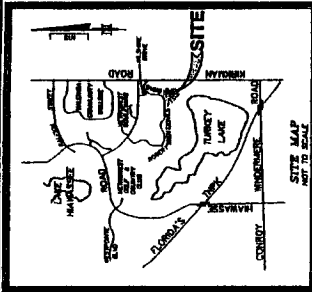
SCALE IN FEET

STONEBRIDGE LAKES PHASE 11 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LAND TABLE		CAMP TABLE	
NUMBER	AREA	LENGTH	WIDTH
1	107,277.77	131.17	133.00
2	875.00	67.92	113.78
3	175.00	71.83	71.83
4	100.00	100.00	100.00
5	100.00	100.00	100.00
6	100.00	100.00	100.00
7	100.00	100.00	100.00
8	100.00	100.00	100.00
9	100.00	100.00	100.00
10	100.00	100.00	100.00
11	100.00	100.00	100.00
12	100.00	100.00	100.00
13	100.00	100.00	100.00
14	100.00	100.00	100.00
15	100.00	100.00	100.00
16	100.00	100.00	100.00
17	100.00	100.00	100.00
18	100.00	100.00	100.00
19	100.00	100.00	100.00
20	100.00	100.00	100.00
21	100.00	100.00	100.00
22	100.00	100.00	100.00
23	100.00	100.00	100.00
24	100.00	100.00	100.00
25	100.00	100.00	100.00
26	100.00	100.00	100.00
27	100.00	100.00	100.00
28	100.00	100.00	100.00
29	100.00	100.00	100.00
30	100.00	100.00	100.00

NOTES:
1. Boundaries based on the C&G&T line of Lot 107, STONEBRIDGE LAKES, as being 3,000.00' W (see plat).
2. Other statements over and benefiting the Condominium Property have been granted or retained in the Declaration of Condominium of Stonebridge Lakes Condominium, as amended from time to time. The Declaration of Condominium, as amended from time to time, is attached to this plat. Other statements over the Condominium Property from time to time.
Common Elements shall include:
1. All of those items listed in the Condominium Act of Florida Statute 718.108.
2. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.
Limited Common Elements:
1. Common Pools and/or Swimming and Leisure - The pools, balconies and lounge areas and/or other limited Common Elements of the Units having direct and exclusive access thereto.
2. Air Conditioning and Heating Units - That portion of the air conditioning and heating unit equipment, but not including the unit itself, which is a Limited Common Element of the Unit and shall be maintained by the Unit owner.
3. Driveways - Driveway equipment to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
4. Screened Pools - Screened Pools equipment to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.

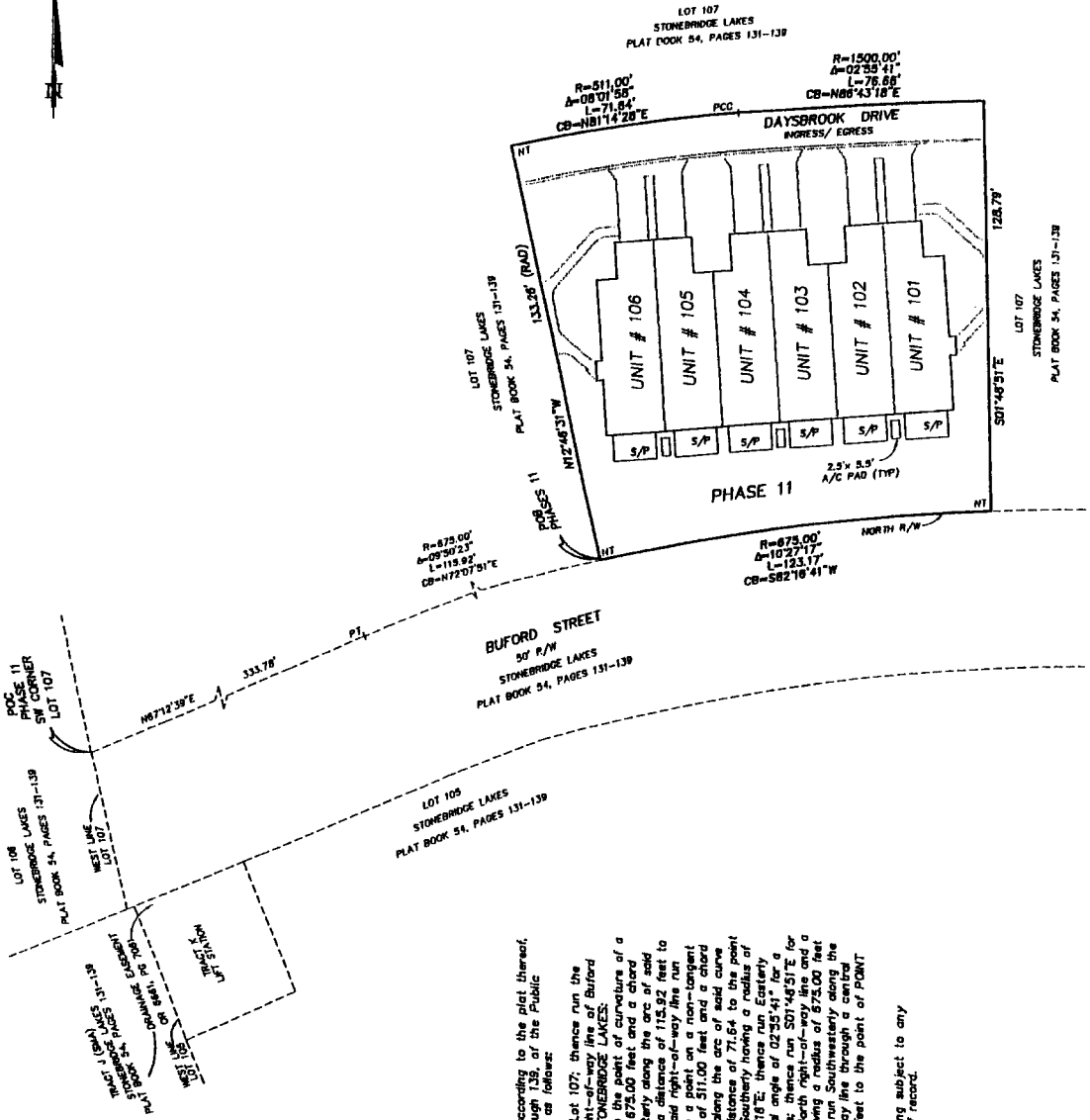
UNIT TABLE
UNIT NO. AREA (SQ. FT.) UNIT PRICE
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102 1,000.00 \$100,000.00
103 1,000.00 \$100,000.00
104 1,000.00 \$100,000.00
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STONEBRIDGE LAKES PHASE 11 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 2 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



PHASE 11

DESCRIPTION:

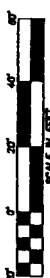
That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Pages 131 through 139, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southwest corner of said Lot 107; thence run the following two (2) courses along the North right-of-way line of Buford Street, as shown on the aforesaid plat of STONEBRIDGE LAKES: N67°12'39"E for a distance of 333.78 feet to the point of curvature of a curve concave Southeastery having a radius of 875.00 feet and a chord bearing of N72°07'51"E; thence run Northwesterly along the arc of said curve through a central angle of 09°50'23" for a distance of 115.92 feet to a point of tangency; thence departing said right-of-way line run N12°48'31"W for a distance of 511.00 feet to a non-tangent curve concave Southeastery having a radius of 511.00 feet and a chord bearing of N81°14'28"E; thence run Easterly along the arc of said curve through a central angle of 08°01'54" for a distance of 71.64 feet to the point of compound curvature of a curve concave Southerly having a radius of 1500.00 feet and a chord bearing of N86°43'18"E; thence run Easterly along the arc of said curve through a central angle of 02°55'41" for a distance of 76.66 feet to a non-tangent line; thence run S01°48'51"E for a distance of 128.79 feet to the aforesaid North right-of-way line and a non-tangent curve concave Southerly having a radius of 875.00 feet and a chord bearing of S82°10'41"W; thence run Southeastery along the arc of said curve and said North right-of-way line through a central angle of 102°27'41" for a distance of 123.17 feet to the point of POINT OF BEGINNING.

Containing 0.408 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

ABBREVIATIONS:

AC	ACRE	AREA
AD	ADJACENT	
AS	AS SHOWN	
B	BEARING	
C	CORNER	
CB	CHORD BEARING	
CD	CHORD DISTANCE	
CE	CENTRELINE	
CF	CHORD BEARING	
CG	CHORD DISTANCE	
CH	CHORD BEARING	
CI	CHORD DISTANCE	
CL	CENTRELINE	
CM	CHORD BEARING	
CM	CHORD DISTANCE	
CR	CENTRELINE	
CS	CHORD BEARING	
CS	CHORD DISTANCE	
CT	CENTRELINE	
CU	CHORD BEARING	
CU	CHORD DISTANCE	
CV	CENTRELINE	
CW	CHORD BEARING	
CW	CHORD DISTANCE	
CV	CENTRELINE	
CX	CHORD BEARING	
CX	CHORD DISTANCE	
CV	CENTRELINE	
CY	CHORD BEARING	
CY	CHORD DISTANCE	
CV	CENTRELINE	
CZ	CHORD BEARING	
CZ	CHORD DISTANCE	



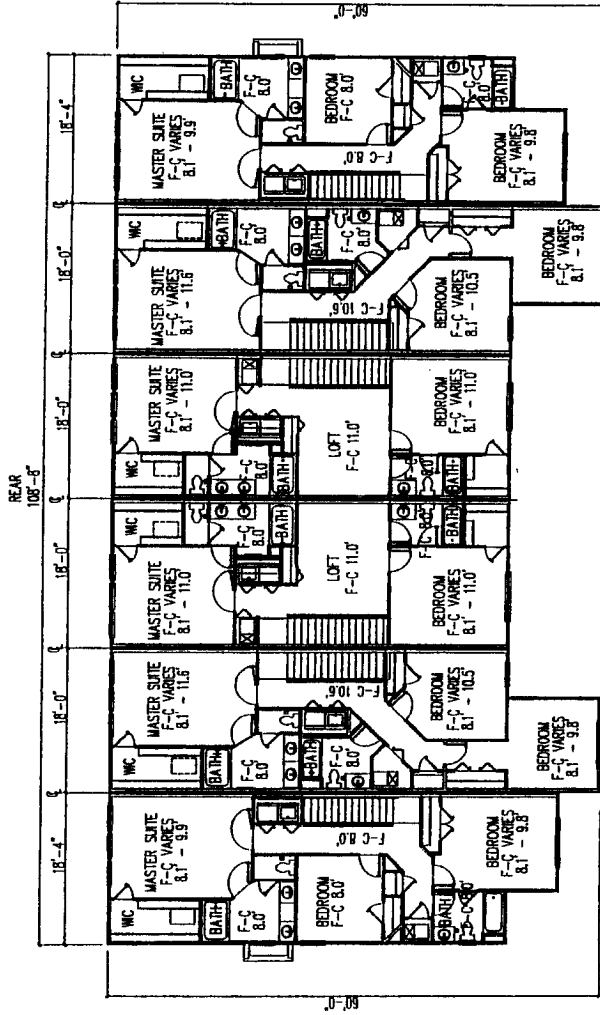
PREPARED BY: DONALD W. MCINTOSH ASSOCIATES, INC.
REGISTERED PROFESSIONAL SURVEYOR
2208 W. PALM AVENUE, SUITE 100, PALM BEACH, FLORIDA 33480
TELEPHONE: (561) 851-1000
FAX: (561) 851-1001

STONEBRIDGE LAKES PHASE 11
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



REAR
10'-0"

UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT C - 104 UNIT B - 106

FRONT

SECOND FLOOR
SCALE: 1" = 8'



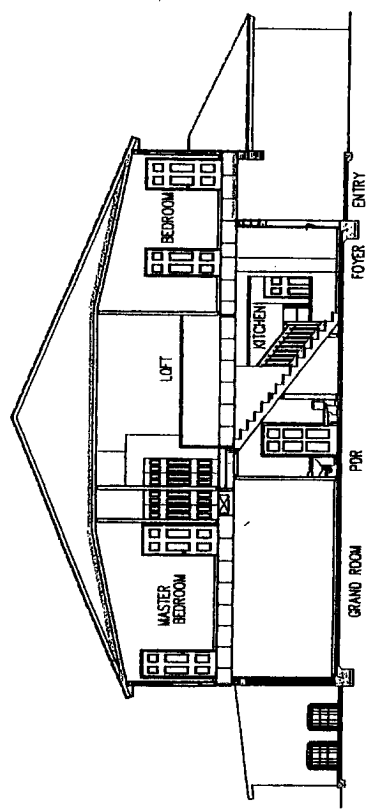
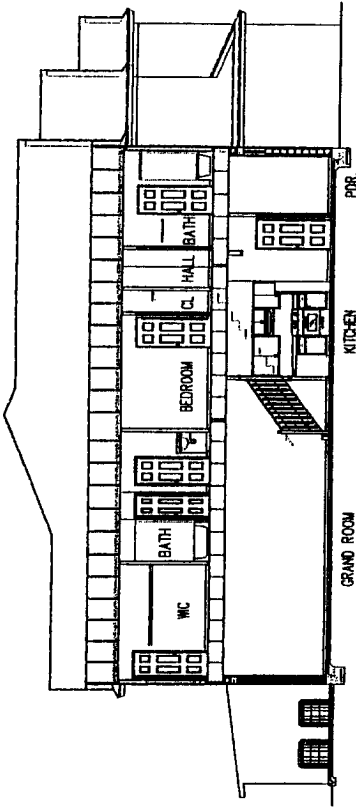
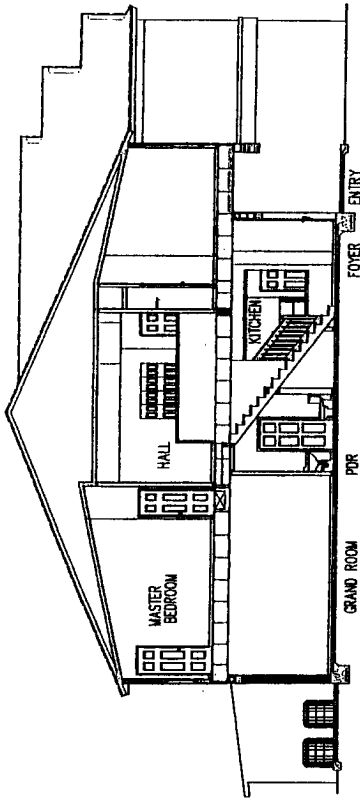
SCALE IN FEET

STONEBRIDGE LAKES PHASE 11
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



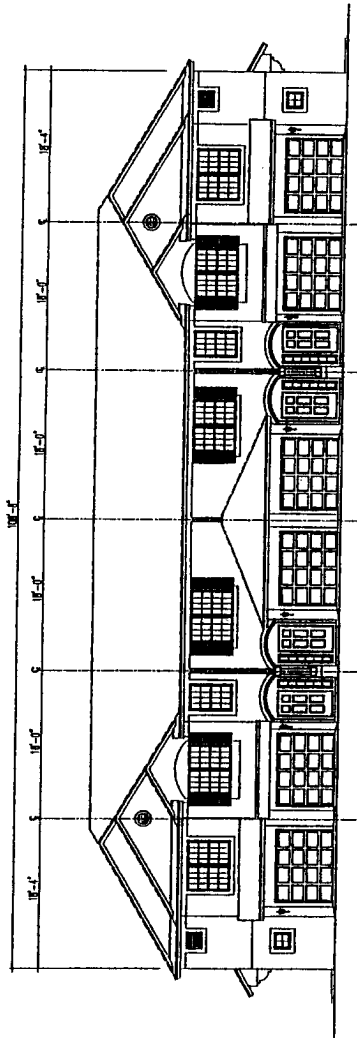
PREPARED BY
 DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
200 WEST AVENUE, SUITE 1000, DENVER, COLORADO 80202 (303) 733-4400
CONSULTANTS TO THE DEVELOPER

STONEBRIDGE LAKES PHASE 11
A CONDOMINIUM

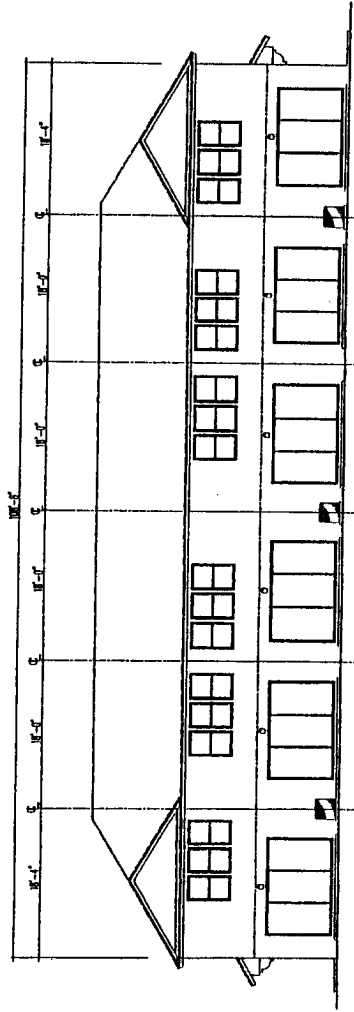
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AND PAGE

SHEET 6 OF 7

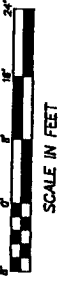
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE 1" = 8'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE 1" = 8'



SCALE IN FEET

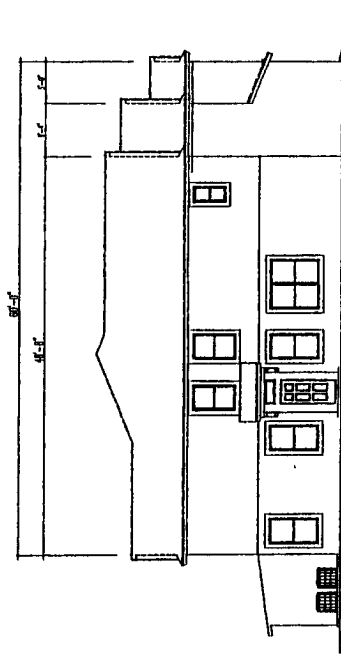
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2500 FINE ARCADE NORTH, WILMINGTON, FLORIDA 32796 (407) 844-0888

STONEBRIDGE LAKE PHASE 11
A CONDOMINIUM

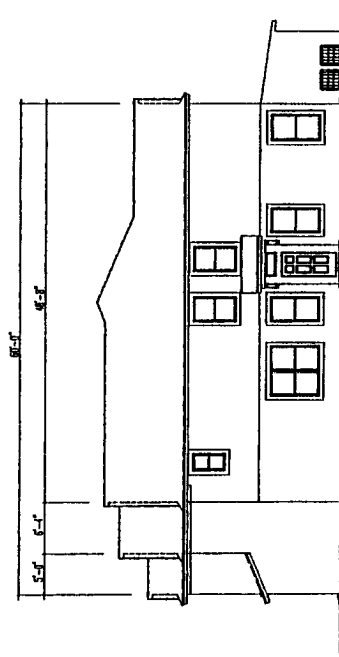
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AND PAGE

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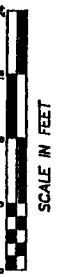
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'



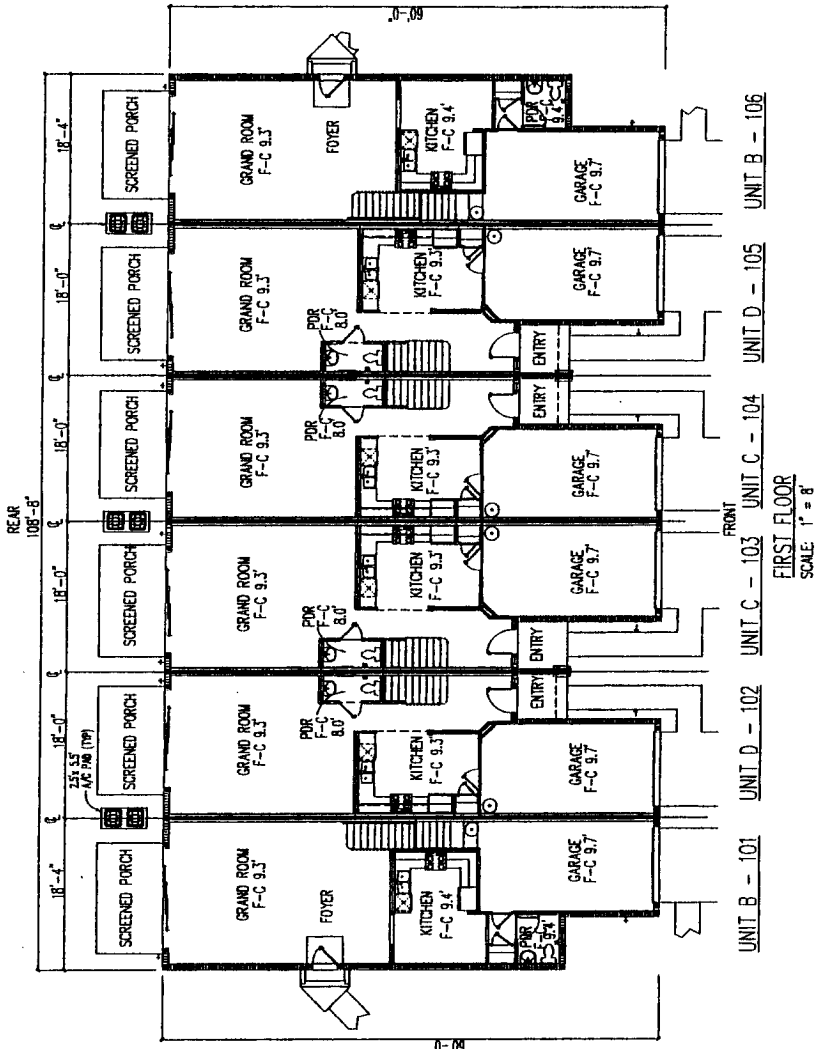
SCALE IN FEET

STONEBRIDGE LAKES PHASE 12
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

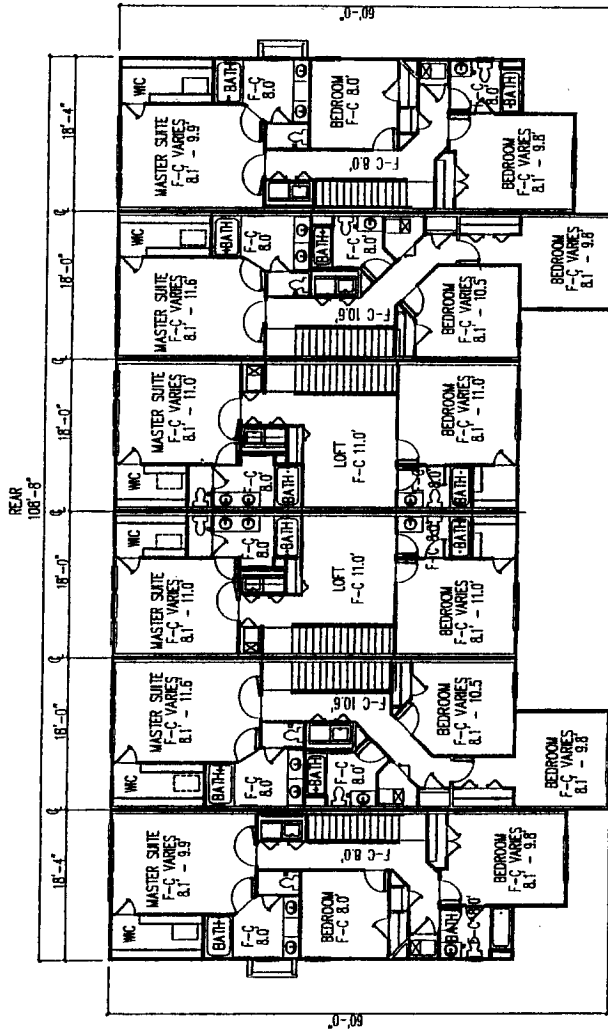


STONEBRIDGE LAKES PHASE 12
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT C - 104 UNIT B - 105

SECOND FLOOR
SCALE: 1" = 8'



SCALE IN FEET

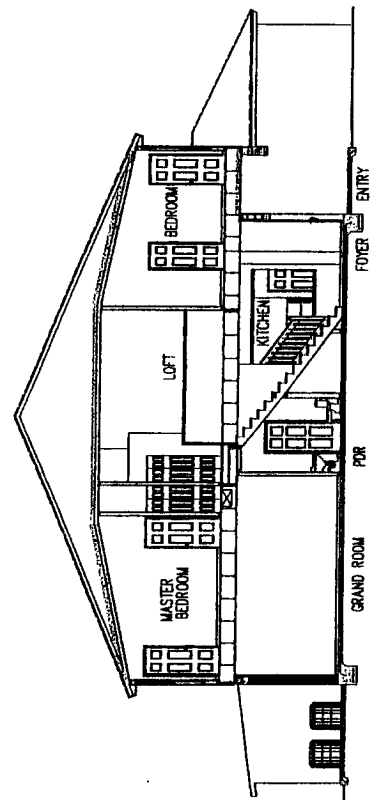
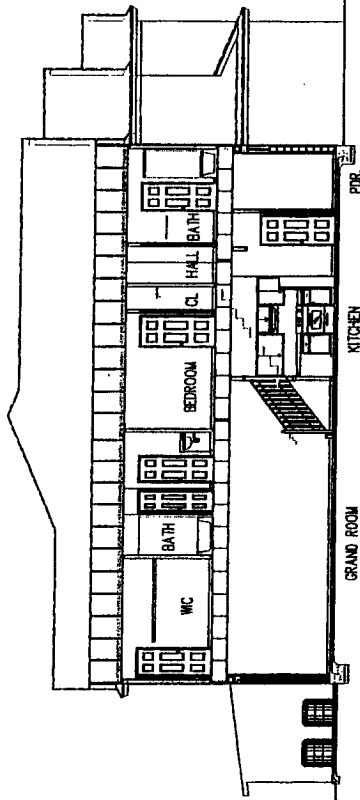
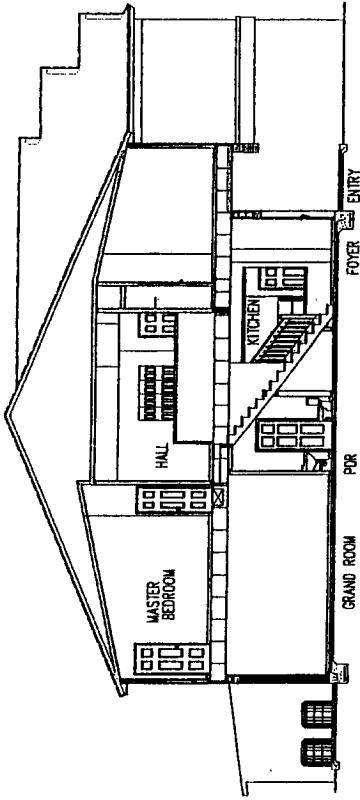
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ARCHITECTS
2000 Peachtree Industrial Blvd., Suite 1000, Atlanta, Georgia 30329 (404) 525-1100

STONEBRIDGE LAKES PHASE 12
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
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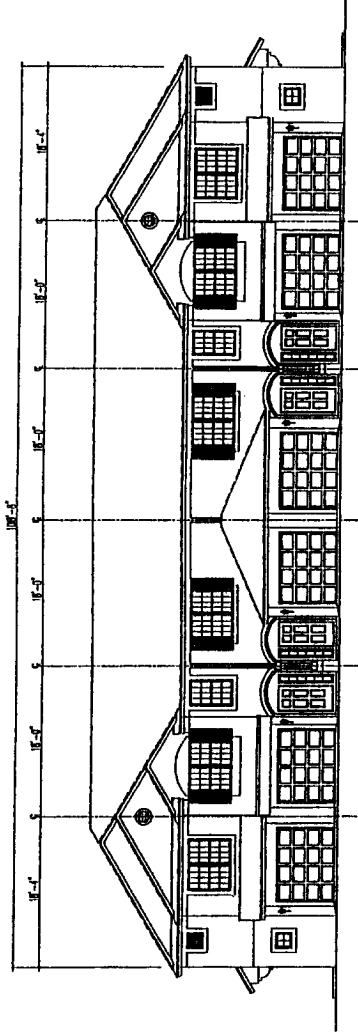


STONEBRIDGE LAKES PHASE 12
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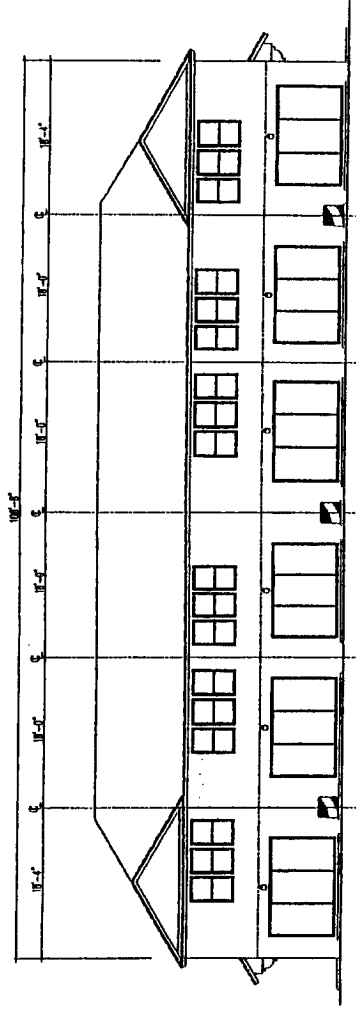
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE 1" = 4'



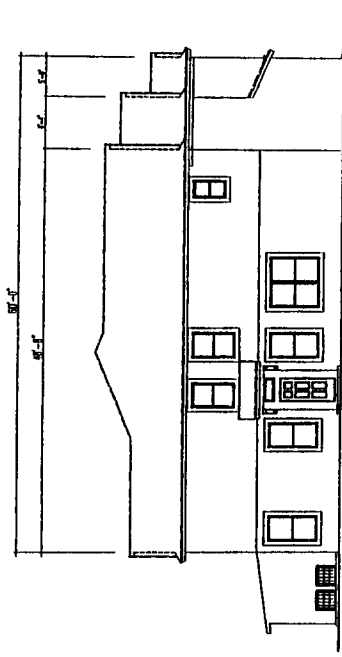
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STONEBRIDGE LAKE PHASE 12
A CONDOMINIUM

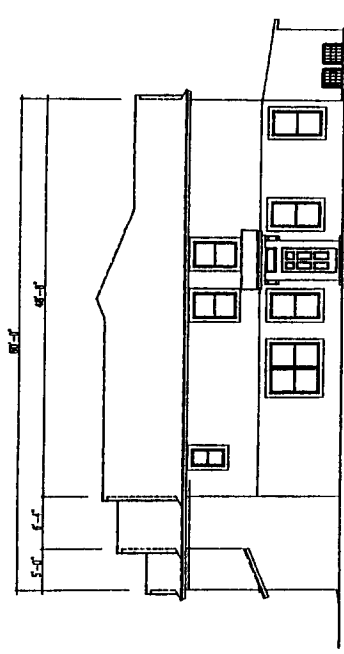
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AND PAGE

SHEET 7 OF 7

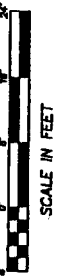
NOTE: ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 8'



RIGHT ELEVATION
SCALE 1" = 8'

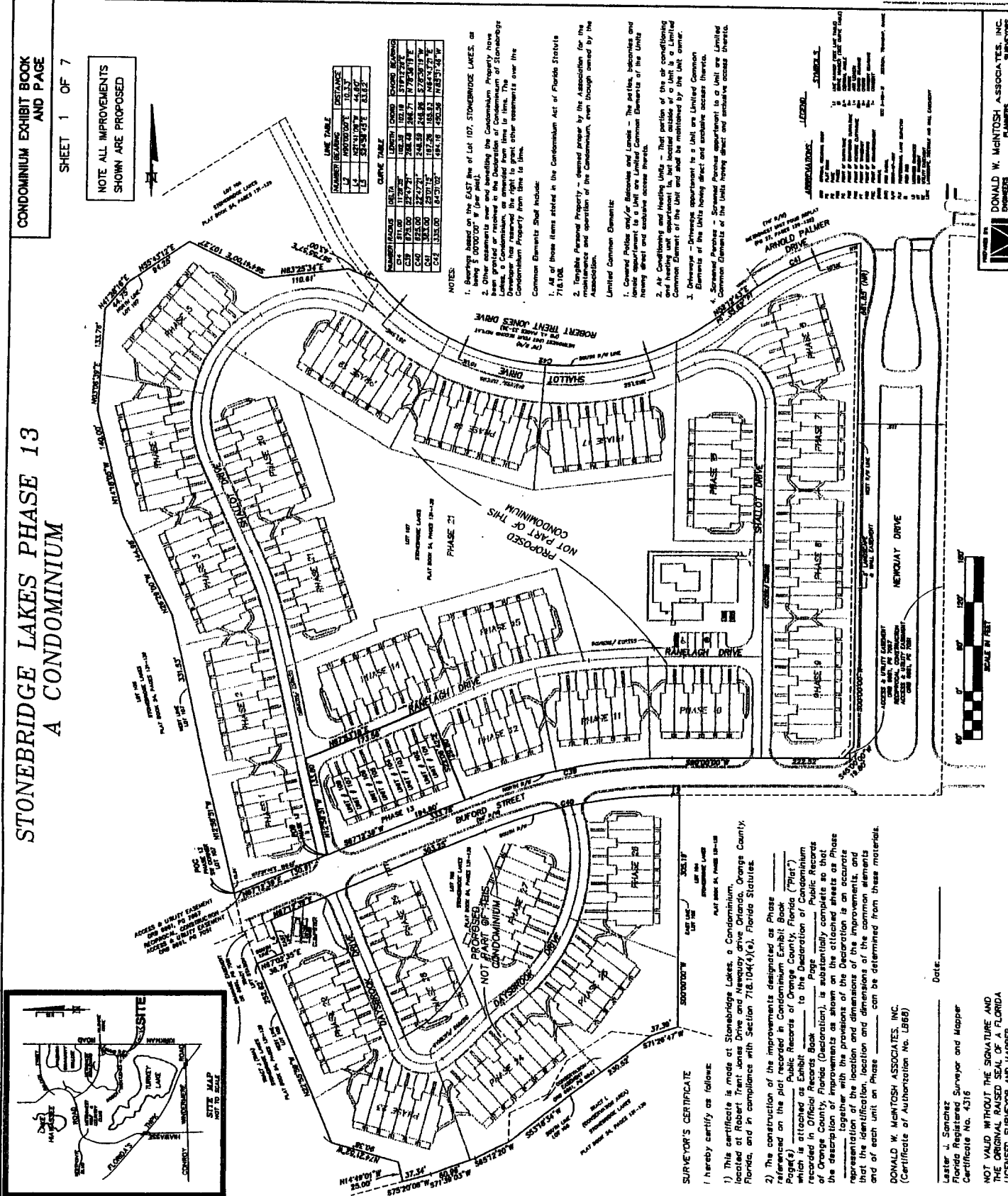
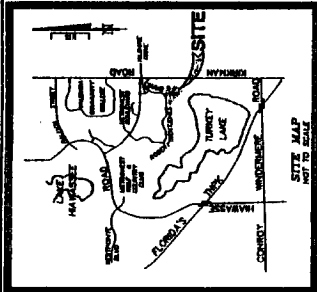


STONEBRIDGE LAKES PHASE 13 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LINE TABLE

NUMBER	BEARING	DISTANCE
1	N 14° 49' 00" W	10.33
2	S 75° 34' 30" E	10.33
3	S 75° 34' 30" E	10.33

CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
C1	S 75° 34' 30" E	10.33	10.33	90°
C2	S 75° 34' 30" E	10.33	10.33	90°

NOTES:

1. Bearings based on the EAST line of Lot 107, Stonebridge Lakes, as being 5° 00' 00" W (per plat).
2. Other easements over and benefiting the Condominium Property have been placed or reserved in the Declaration of Condominium of Stonebridge Lakes, and are shown on the Declaration of Condominium of Stonebridge Lakes. The Developer has reserved the right to grant other easements over the Condominium Property from time to time.
3. Common Elements shall include:
 1. All of those items stated in the Condominium Act of Florida Statute 718.108.
 2. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.

Limited Common Elements:

1. Covered Poles and/or Balconies and Landscaping - The Balconies, Balconies and Landscaping in a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
2. Air Conditioning and Heating Units - The portion of the air conditioning and heating unit, including ductwork, located outside of a Unit is a Limited Common Element of the Unit and shall be maintained by the Unit owner.
3. Driveways - Driveways appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.
4. Screened Porches - Screened Porches appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newquay Drive, Orange County, Florida, and in compliance with Section 718.104(4)(e), Florida Statutes.
- 2) The construction of the improvements designated as Phase 13, Stonebridge Lakes, is substantially complete as that referenced on the plat recorded in Condominium Exhibit Book Page(s) _____ to the Declaration of Condominium recorded in Official Records Book Page _____ Public Records of Orange County, Florida (Declaration), is substantially complete as that the description, location and dimensions of the improvements and representation of the location and dimensions of the common elements and of each unit on Phase _____ can be determined from these materials.

DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB68)

Date: _____
 Lester J. Sanchez
 Florida Registered Surveyor and Mapper
 Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.



PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
 PLANNERS
 SURVEYORS
 200 West Orange Ave., Suite 1000, Orlando, Florida 32801

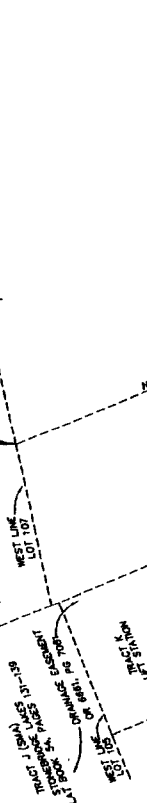
Exhibit A-13

STONEBRIDGE LAKES PHASE 13
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 2 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



PHASE 13
DESCRIPTION:

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Pages 131-139 through 139, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southwest corner of said Lot 107; thence run N67°12'39"W along the North right-of-way line of Buford Street, as shown on the aforesaid STONEBRIDGE LAKES; for a distance of 130.91 feet to the POINT OF BEGINNING; thence departing said right-of-way line run N12°58'51"W for a distance of 133.80 feet; thence run N67°53'18"E for a distance of 173.56 feet; thence run S2°27'06".42"E for a distance of 129.80 feet to the aforesaid North right-of-way line; thence run S67°12'39"W along said North right-of-way line, for a distance of 194.80 feet to the POINT OF BEGINNING.

Containing 0.553 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Easement
(Symbol)	Proposed Improvement
(Symbol)	Proposed Unit
(Symbol)	Proposed Access
(Symbol)	Proposed Driveway
(Symbol)	Proposed Parking
(Symbol)	Proposed Walkway
(Symbol)	Proposed Utility
(Symbol)	Proposed Boundary
(Symbol)	Proposed Survey
(Symbol)	Proposed Easement
(Symbol)	Proposed Improvement
(Symbol)	Proposed Unit
(Symbol)	Proposed Access
(Symbol)	Proposed Driveway
(Symbol)	Proposed Parking
(Symbol)	Proposed Walkway
(Symbol)	Proposed Utility
(Symbol)	Proposed Boundary
(Symbol)	Proposed Survey

DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
2000 PINE HOLLOW DRIVE, SUITE 100, ORANGE COUNTY, FLORIDA 32703
PHONE: (407) 261-1111
FAX: (407) 261-1112

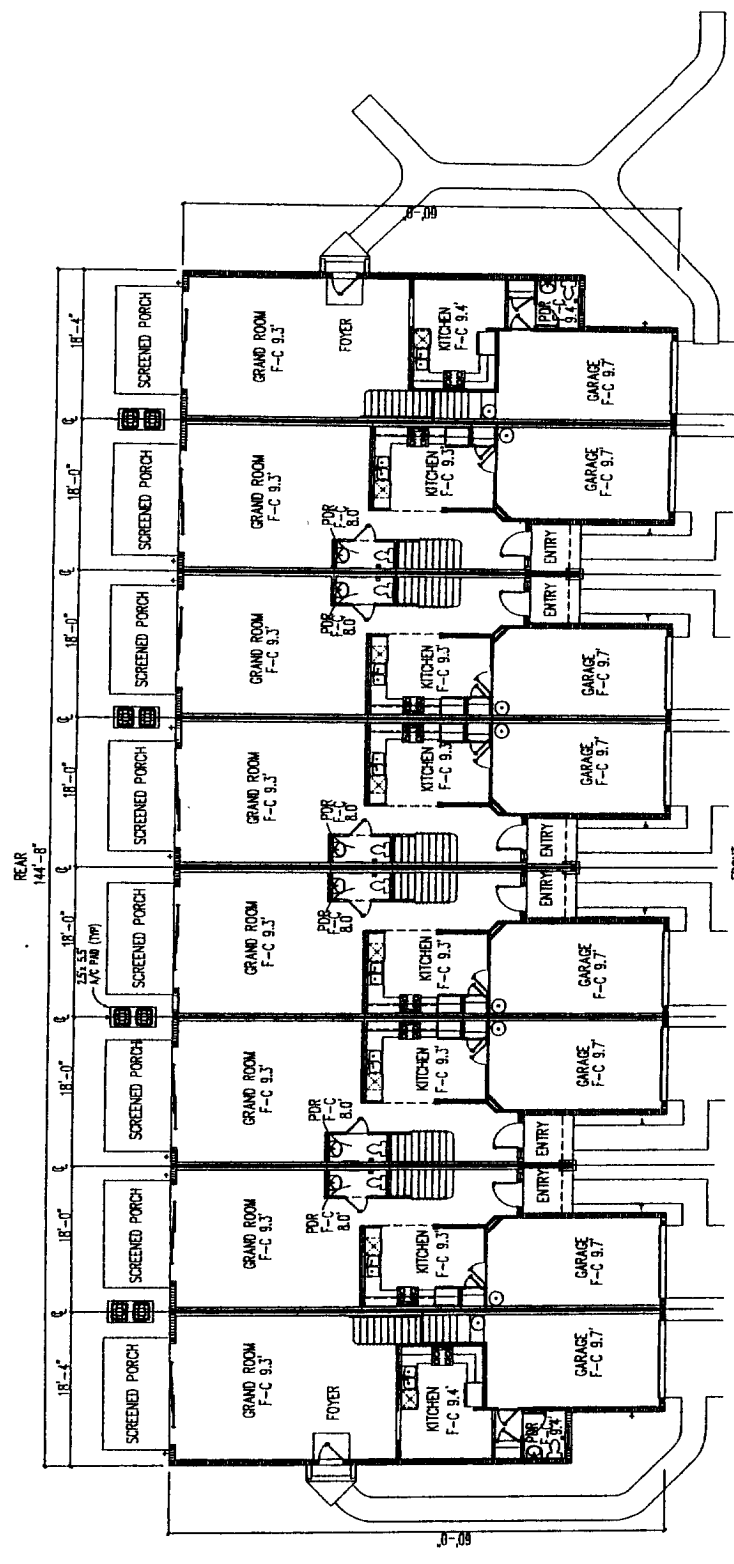


STONEBRIDGE LAKES PHASE 13
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT D - 104 UNIT C - 105 UNIT D - 106 UNIT B - 107 UNIT B - 108
FRONT
FIRST FLOOR
SCALE 1" = 8'

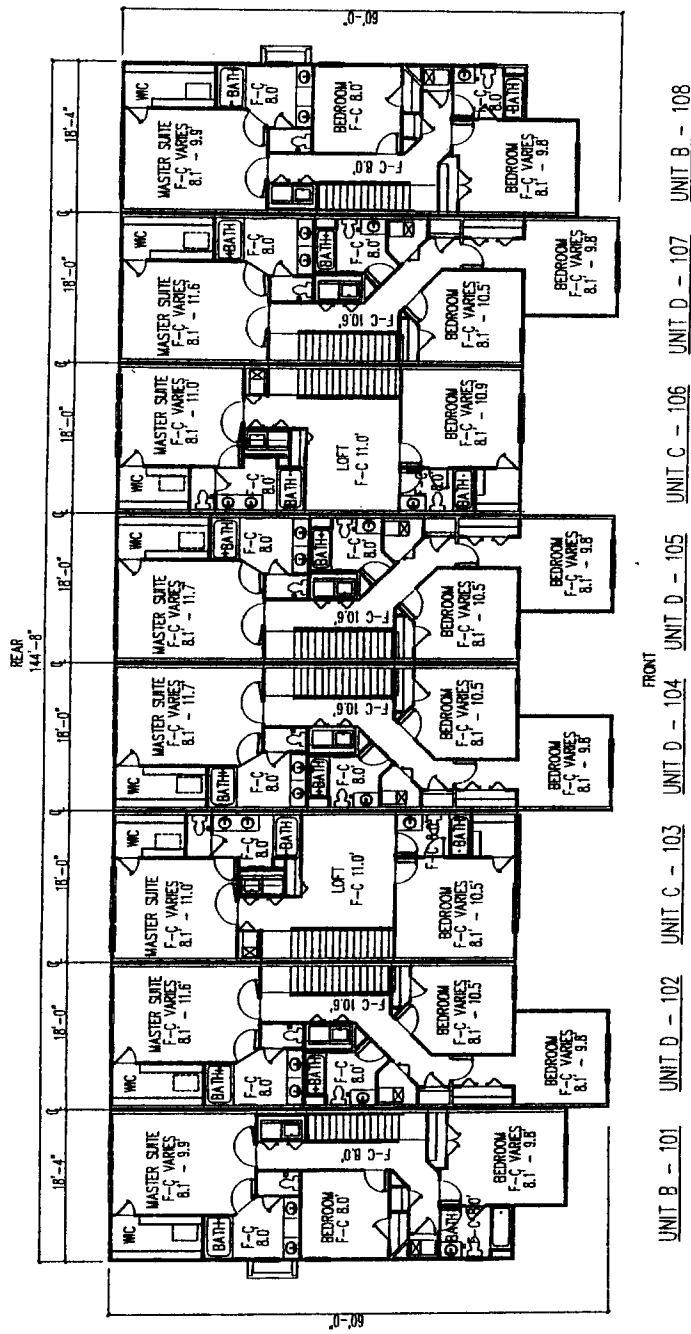


STONEBRIDGE LAKES PHASE 13
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

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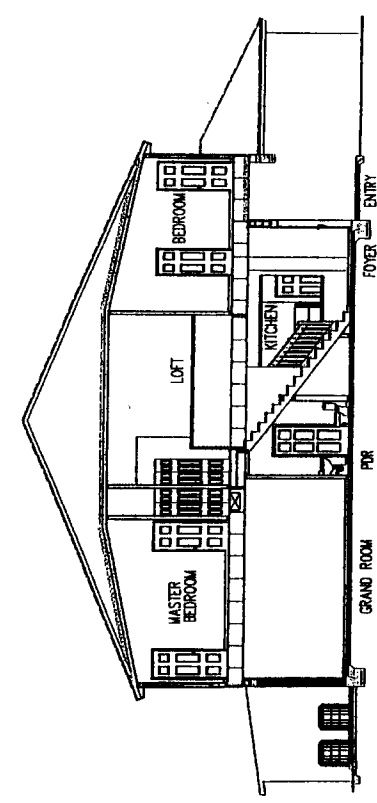
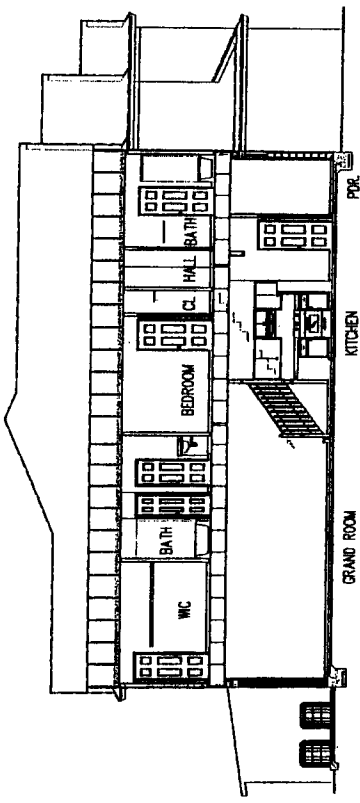
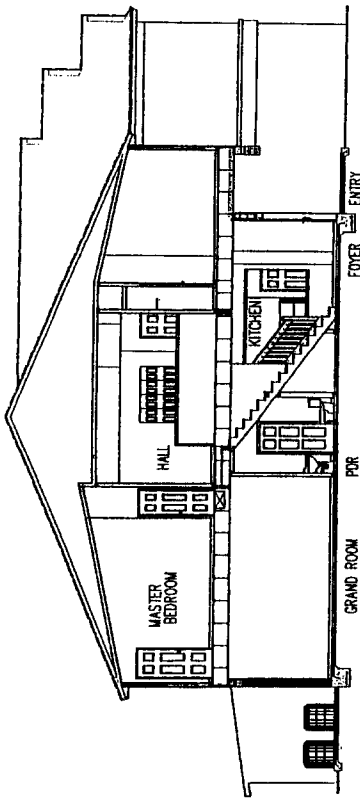


STONEBRIDGE LAKES PHASE 13
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

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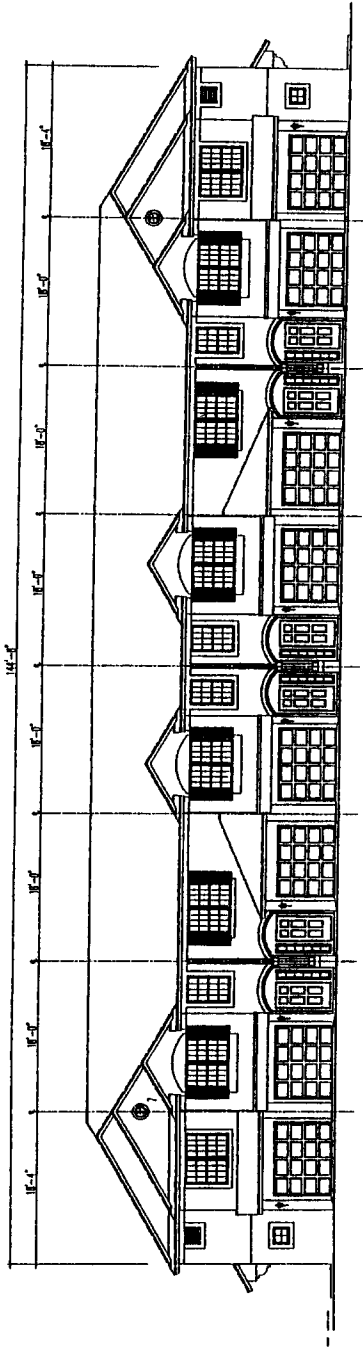


STONEBRIDGE LAKES PHASE 13
A CONDOMINIUM

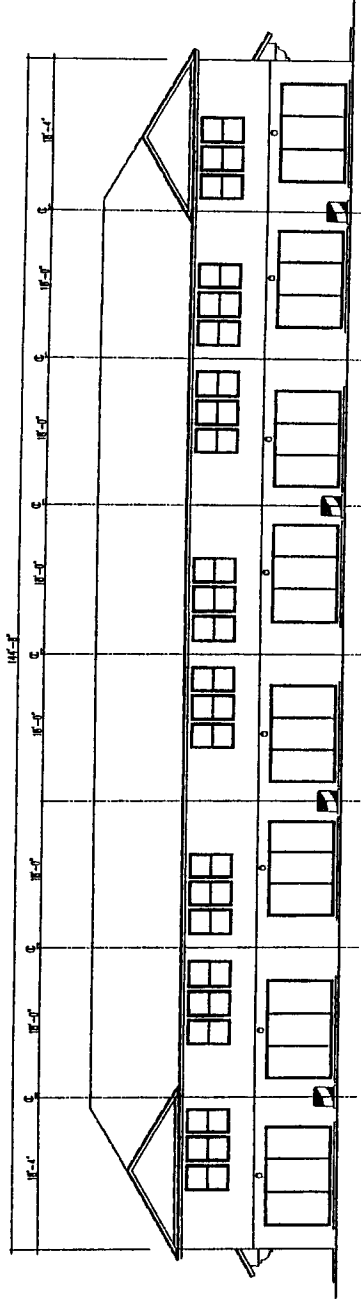
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AND PAGE

SHEET 6 OF 7

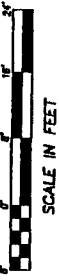
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE 1" = 4'



SCALE IN FEET

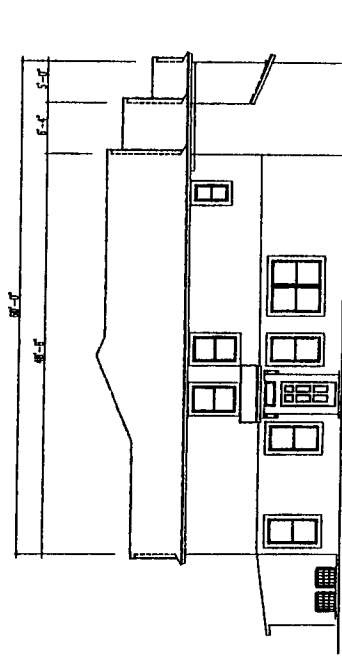
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLUMBERS
SUPERVISORS

STONEBRIDGE LAKE PHASE 13
A CONDOMINIUM

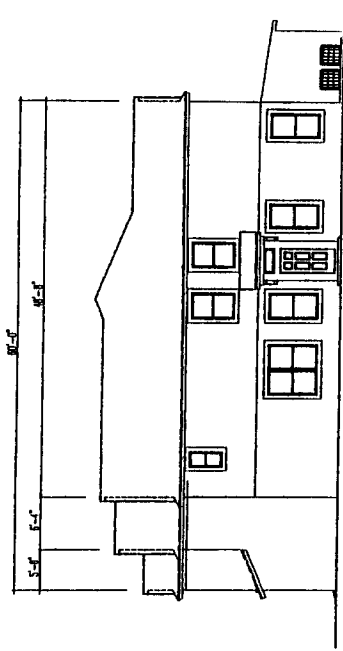
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

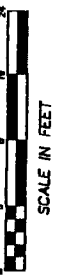
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SHE 7 OF 7



RIGHT ELEVATION
SHE 7 OF 7



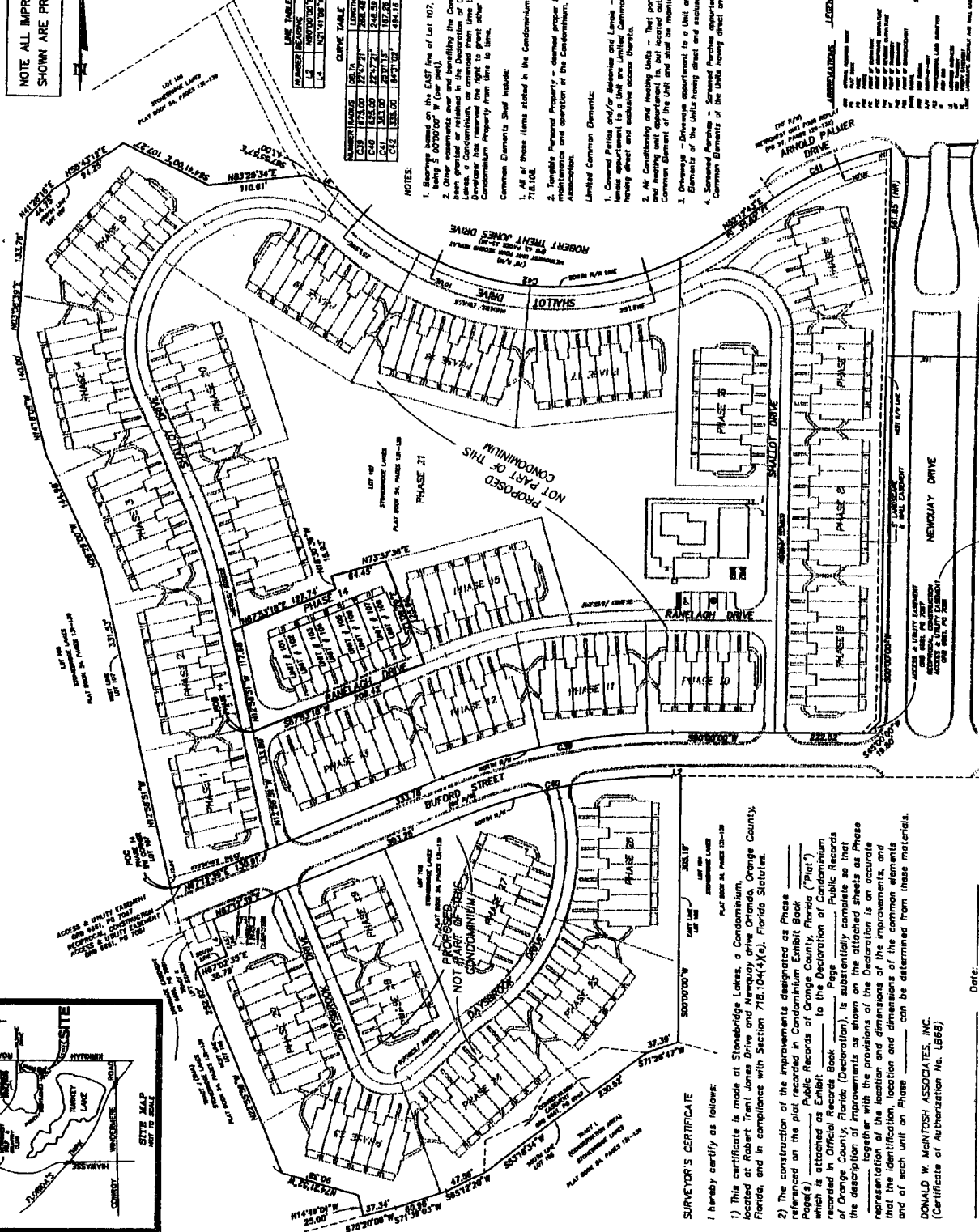
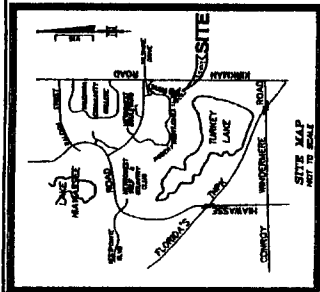
SCALE IN FEET

STONEBRIDGE LAKES PHASE 14 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LINE TABLE		CURVE TABLE	
NUMBER	BEARING	LENGTH	CHORD
1	N 0° 00' 00" E	10.37	10.37
2	S 89° 59' 59" W	45.80	45.80

NUMBER	RADIUS	DELTA	CHORD	CHORD BEARING
C1	75.00	25° 57' 51"	32.88	286.71
C2	135.00	45° 55' 52"	58.59	246.86
C3	135.00	45° 55' 52"	58.59	272° 57' 19"
C4	135.00	45° 55' 52"	58.59	313.14
C5	135.00	45° 55' 52"	58.59	193° 31' 49"

NOTES:

1. Bearings based on the EAST line of Lot 107, STONEBRIDGE LAKES, as shown on Plat No. 84, Pages 12-13.
2. Other improvements and easements in the Condominium Property have been granted or retained in the Declaration of Condominium. The Declaration of Condominium, as amended from time to time, is a part of the Condominium Property and shall be read in conjunction with the Condominium Property from time to time.
3. Common Elements shall include:
 - a. All of those items listed in the Condominium Act of Florida Statute 718.108.
 - b. Tangible Personal Property - described herein by the Association for the maintenance and operation of the Condominium, even though owned by the Association.
4. Limited Common Elements:
 - a. Covered Patios and/or Balconies and Louvers - The patios, balconies and covered patios and/or balconies and Louvers are Limited Common Elements of the Units.
 - b. Air Conditioning and Heating Units - The portion of the air conditioning and heating units located outside of a Unit is a Limited Common Element of the Unit and shall be maintained by the Unit owner.
 - c. Driveways - Driveways appurtenant to a Unit are Limited Common Elements of the Units. Driveways appurtenant to a Unit are Limited Common Elements of the Unit, having direct and exclusive access thereto.

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made of Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newquay Drive, Orange County, Florida, and in compliance with Section 718.104-(4)(e), Florida Statutes.
- 2) The construction of the improvements designated as Phase 14, as shown on the attached plat, is substantially complete so that the description of improvements as shown on the attached sheets is an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements of each unit on Phase 14 can be determined from these materials.

DONALD W. MINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB88)

Date: _____

Letter J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

DONALD W. MINTOSH ASSOCIATES, INC.
SURVEYORS

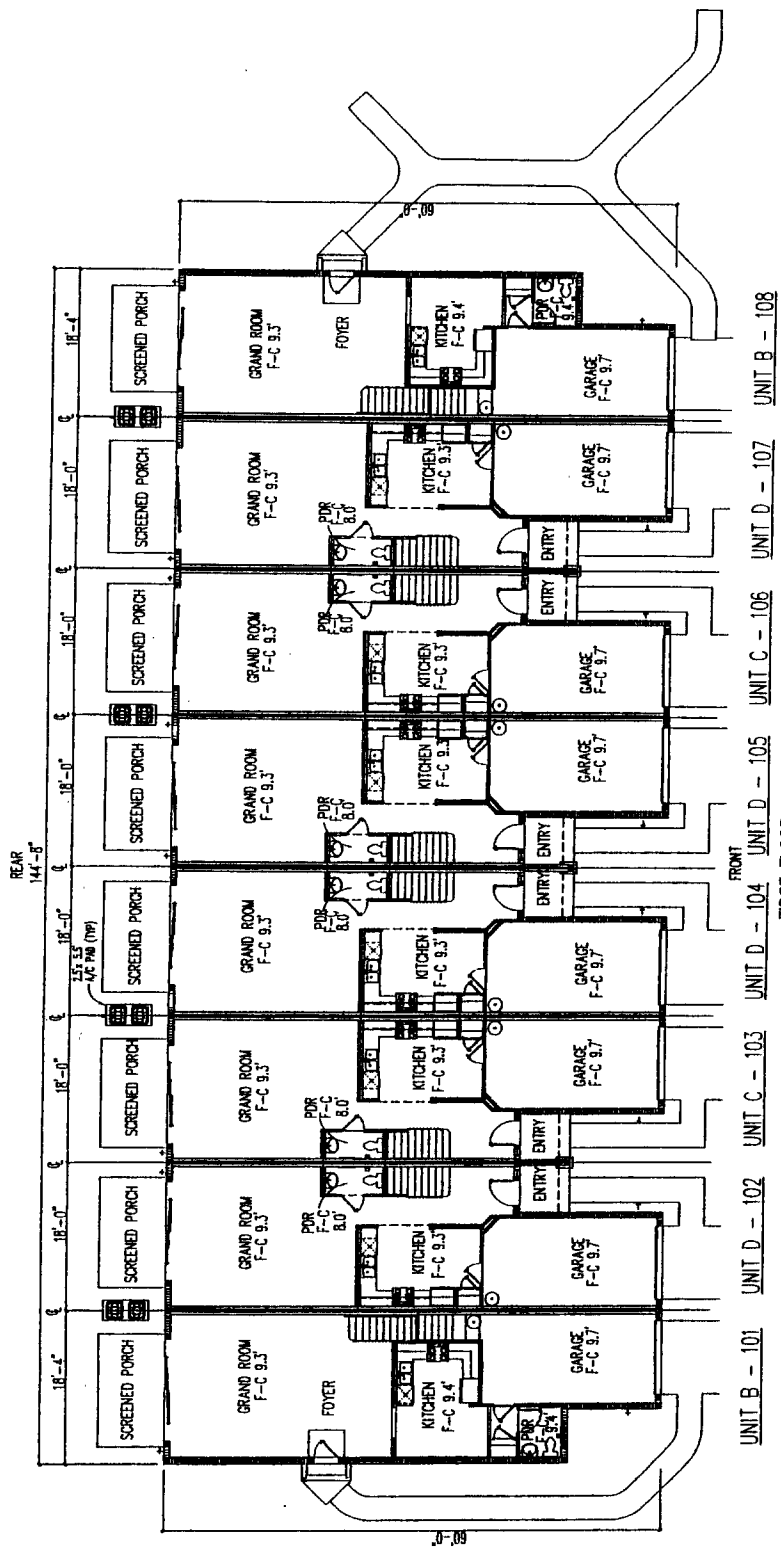
Exhibit A-14

STONEBRIDGE LAKES PHASE 14
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FIRST FLOOR
SCALE: 1" = 8'

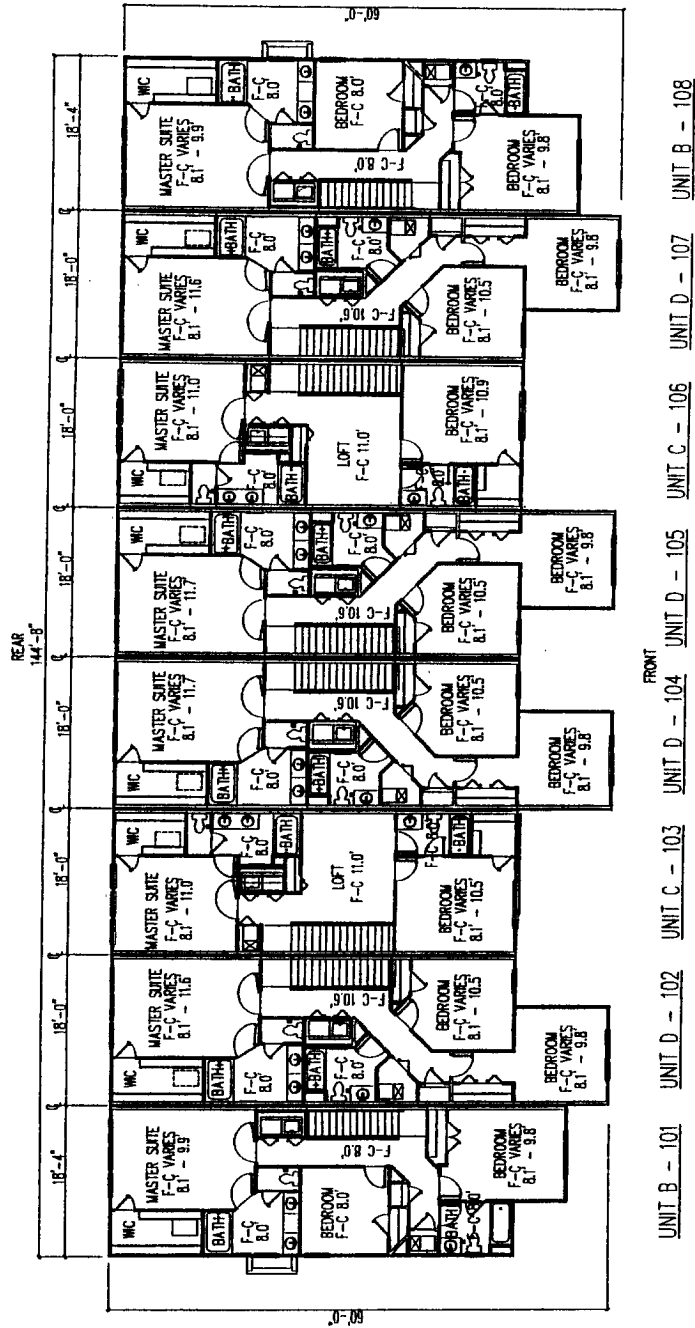


STONEBRIDGE LAKES PHASE 14
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE: ALL IMPROVEMENTS
SHOWN ARE PROPOSED



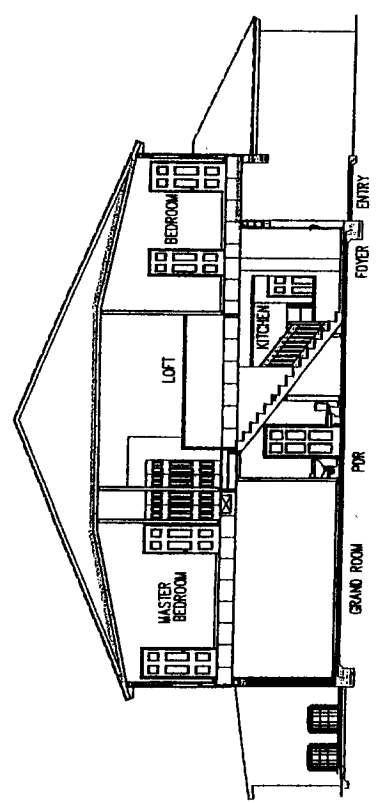
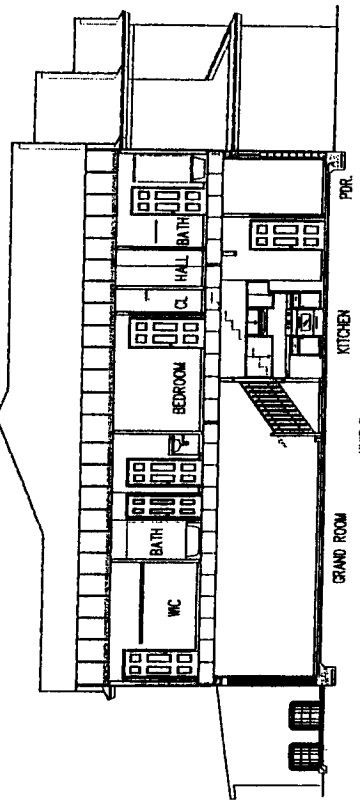
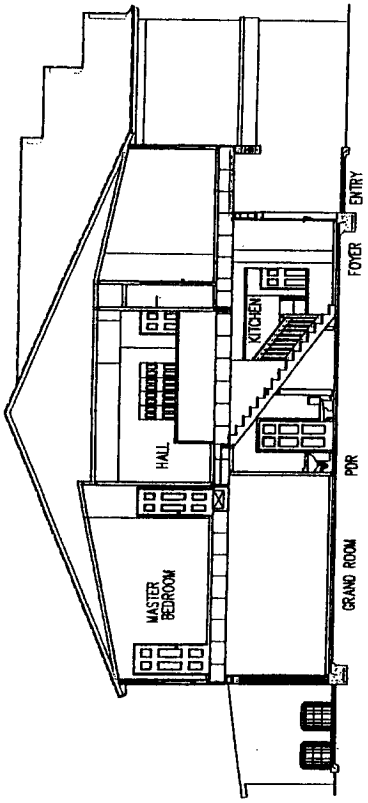
PREPARED BY: DONALD W. MCINTOSH ASSOCIATES, INC.

STONEBRIDGE LAKES PHASE 14
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

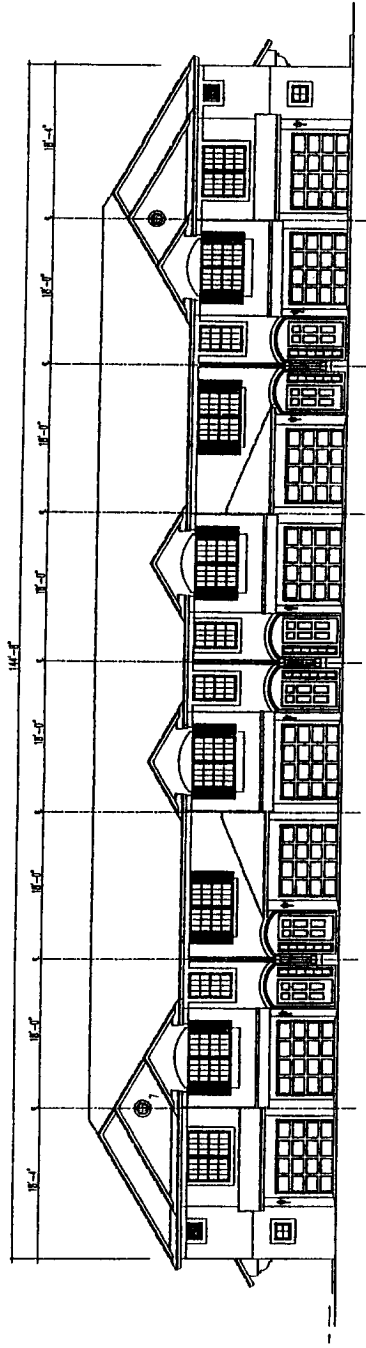


STONEBRIDGE LAKES PHASE 14
A CONDOMINIUM

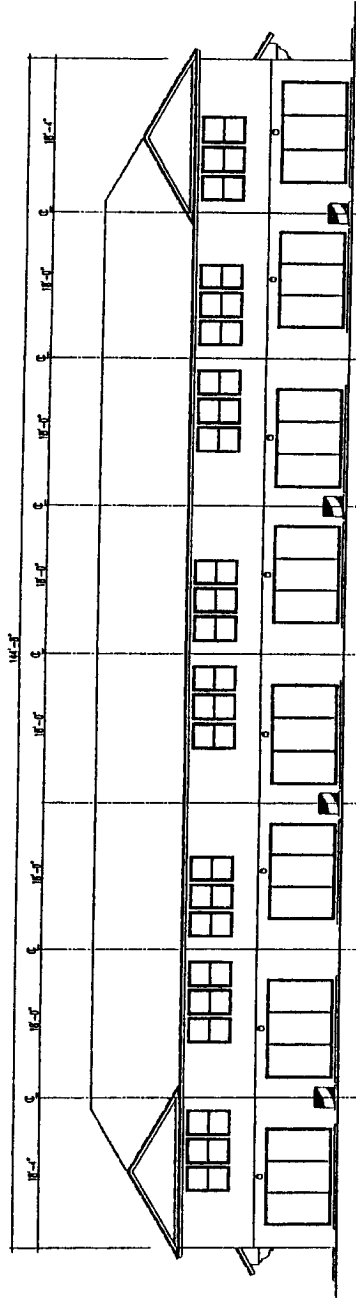
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AND PAGE

SHEET 6 OF 7

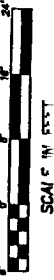
NOTE: ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE 1/8" = 1'-0"



SCALE 1/8" = 1'-0"

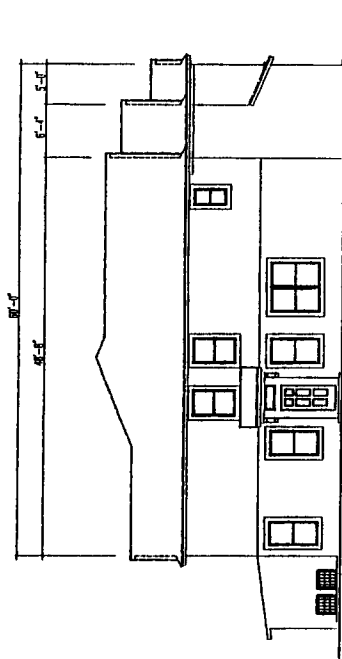
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
DESIGNED BY
D. W. MCINTOSH ASSOCIATES, INC.

STONEBRIDGE LAKE PHASE 14
A CONDOMINIUM

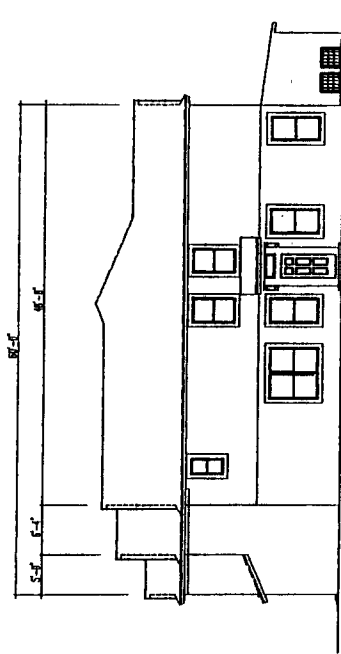
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

NOTE: ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 8'



RIGHT ELEVATION
SCALE 1" = 8'



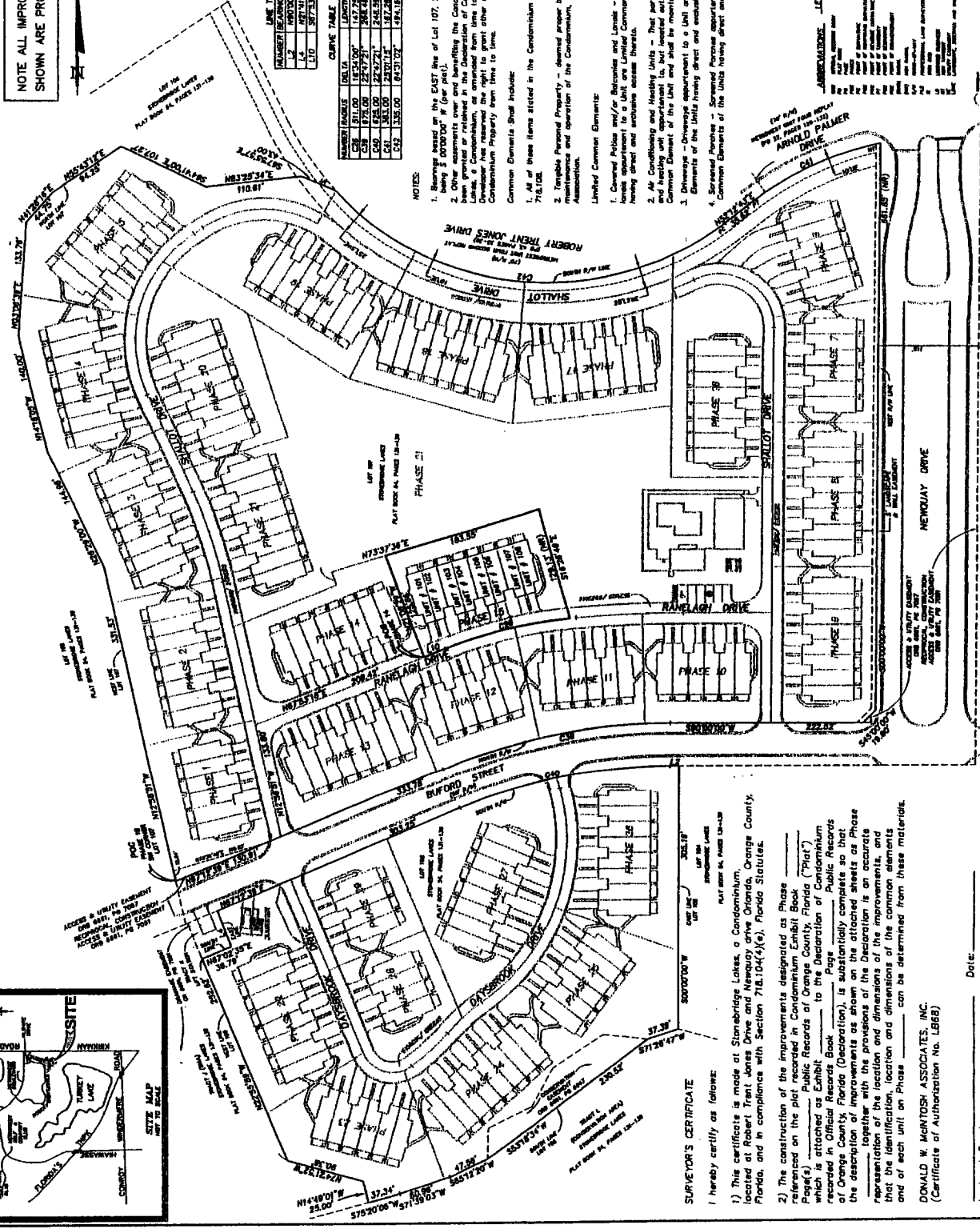
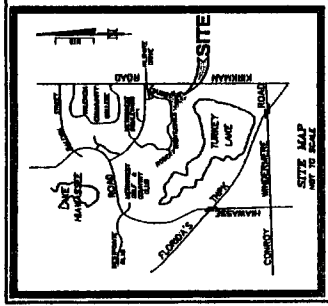
SCALE IN FEET

STONEBRIDGE LAKES PHASE 15
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N89°10'00" E	10.37
L2	N89°10'00" E	44.87
L3	S87°51'18" W	26.38

CURVE TABLE

NUMBER	BEARING	DELTA	LENGTH	CHORD	CHORD BEARING
C1	S11°00' W	183.24	47.75	147.24	S29°10'18" W
C2	S75°00' W	2247.21	268.48	268.21	S75°00'18" W
C3	S15°00' W	2247.21	268.59	268.66	S75°00'18" W
C4	S15°00' W	2247.21	268.59	268.66	S75°00'18" W
C5	S15°00' W	2247.21	268.59	268.66	S75°00'18" W
C6	S15°00' W	2247.21	268.59	268.66	S75°00'18" W

NOTES

1. Bearings listed on the EAST line of Lot 107, Stonebridge Lakes, as being S 00°00'00" W (per plat).
2. Other comments over and benefiting the Condominium Property have been recorded in the Public Records of Orange County, Florida.
3. A Condominium, as created from this plat, Stonebridge Lakes, is hereby created and the Condominium Property shall be the Condominium Property from this time to time.
4. Common Elements shall include:
 - 1. All of these items stated in the Condominium Act of Florida Statute 718.102.
 - 2. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.

UNITED COMMON ELEMENTS

1. Covered Pools and/or Balconies and Louvers - The pools, balconies and Louvers are deemed to be part of the Limited Common Elements of the Units having direct and exclusive access thereto.
2. Air Conditioning and Heating Units - The portion of the air conditioning and heating unit equipment is, but located outside of a Unit is a Limited Common Element of the Unit and shall be maintained by the Unit owner.
3. Driveways - Driveway equipment to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.
4. Screened Porches - Screened Porch equipment to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.

ABBREVIATIONS - LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Proposed Improvements
(Symbol)	Existing Improvements
(Symbol)	Proposed Units
(Symbol)	Existing Units
(Symbol)	Proposed Common Elements
(Symbol)	Existing Common Elements
(Symbol)	Proposed Limited Common Elements
(Symbol)	Existing Limited Common Elements
(Symbol)	Proposed Access
(Symbol)	Existing Access
(Symbol)	Proposed Easement
(Symbol)	Existing Easement
(Symbol)	Proposed Right-of-Way
(Symbol)	Existing Right-of-Way
(Symbol)	Proposed Boundary
(Symbol)	Existing Boundary
(Symbol)	Proposed Survey
(Symbol)	Existing Survey
(Symbol)	Proposed Plat
(Symbol)	Existing Plat
(Symbol)	Proposed Record
(Symbol)	Existing Record
(Symbol)	Proposed Map
(Symbol)	Existing Map
(Symbol)	Proposed Surveyor
(Symbol)	Existing Surveyor
(Symbol)	Proposed License
(Symbol)	Existing License
(Symbol)	Proposed Seal
(Symbol)	Existing Seal
(Symbol)	Proposed Signature
(Symbol)	Existing Signature
(Symbol)	Proposed Stamp
(Symbol)	Existing Stamp

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newquay Drive, Orange County, Florida, and in compliance with Section 718.104(4)(e), Florida Statutes.
- 2) The construction of the improvements designated as Phase 15, as shown on the plat recorded in Condominium Exhibit Book (Plat) _____, Public Records of Orange County, Florida (Plat) _____, which is attached as Exhibit _____ to the Declaration of Condominium recorded in Official Records Book _____, Public Records of Orange County, Florida (Declaration), is substantially complete so that the description of improvements as shown on the attached is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase 15 can be determined from these materials.

DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB68)

Date: _____

Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
SURVEYORS
ENGINEERS



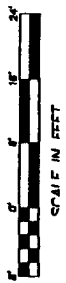
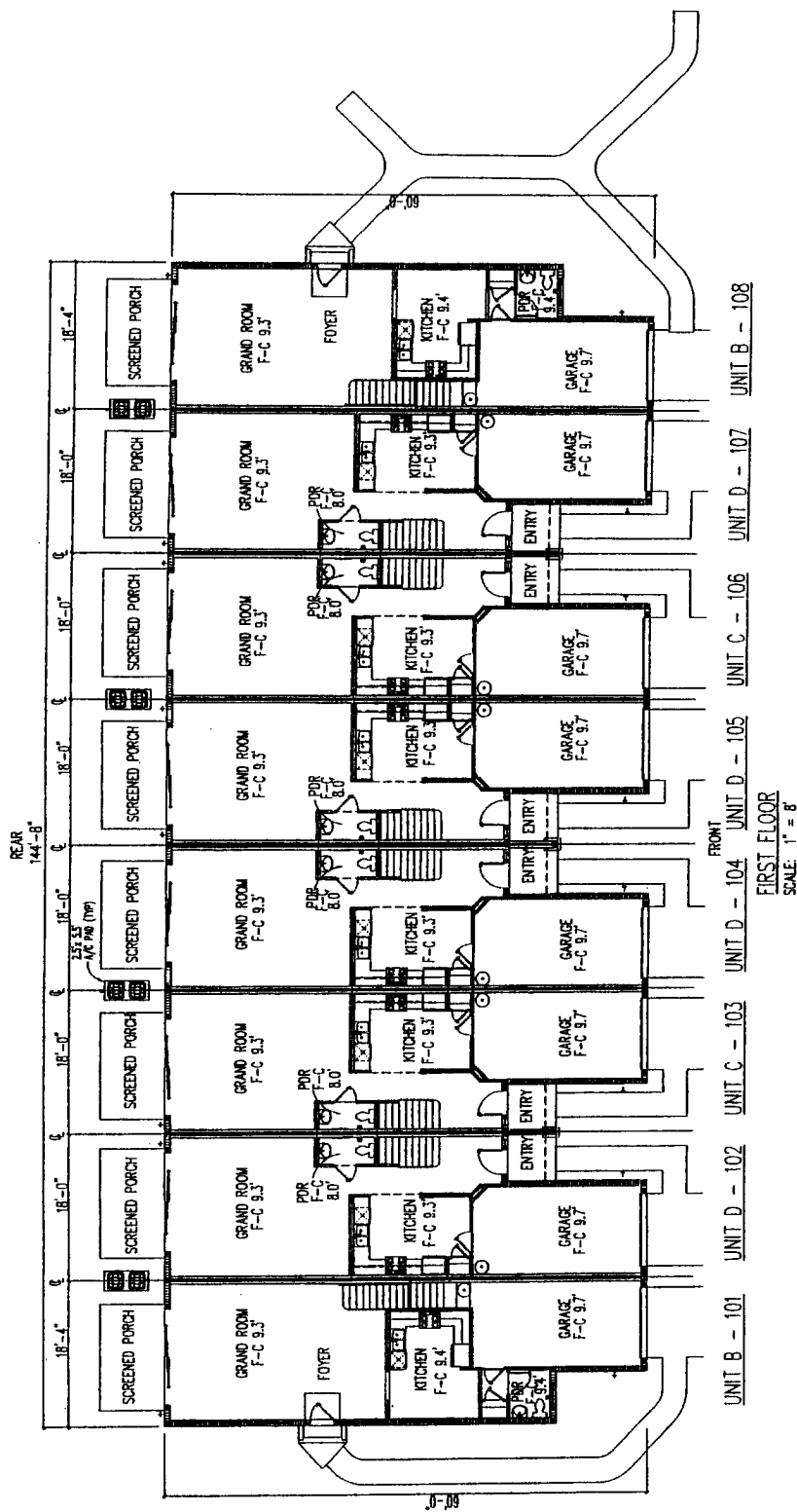
Exhibit A-15

STONEBRIDGE LAKES PHASE 15
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
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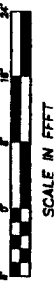
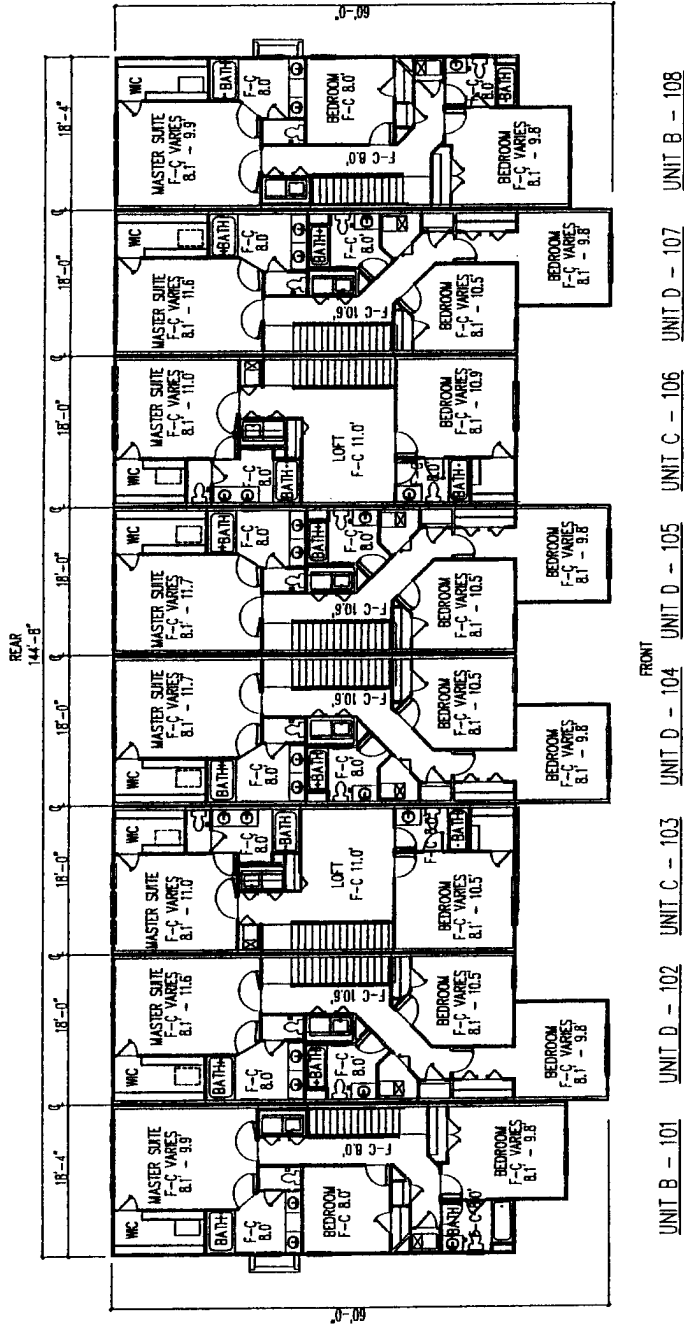


STONEBRIDGE LAKES PHASE 15
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
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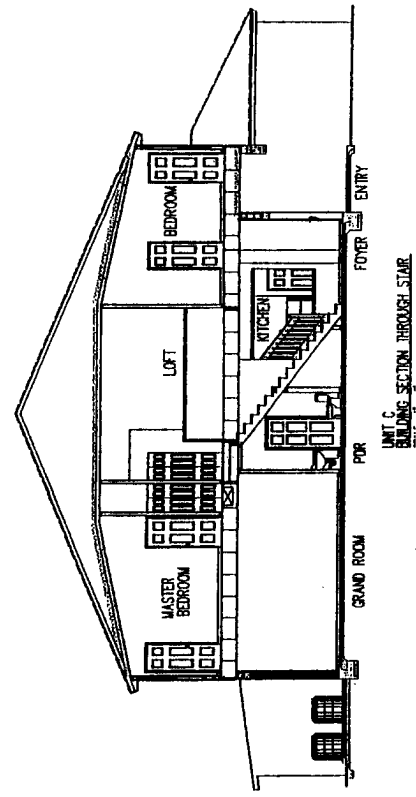
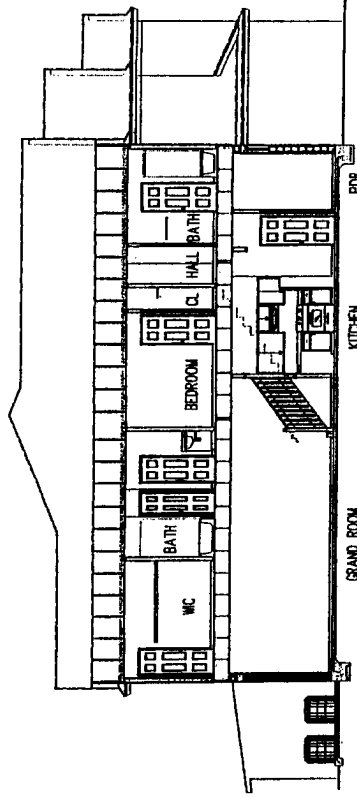
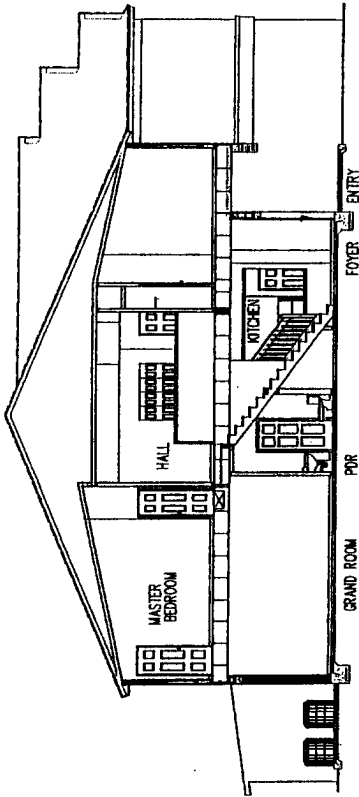


STONEBRIDGE LAKES PHASE 15
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

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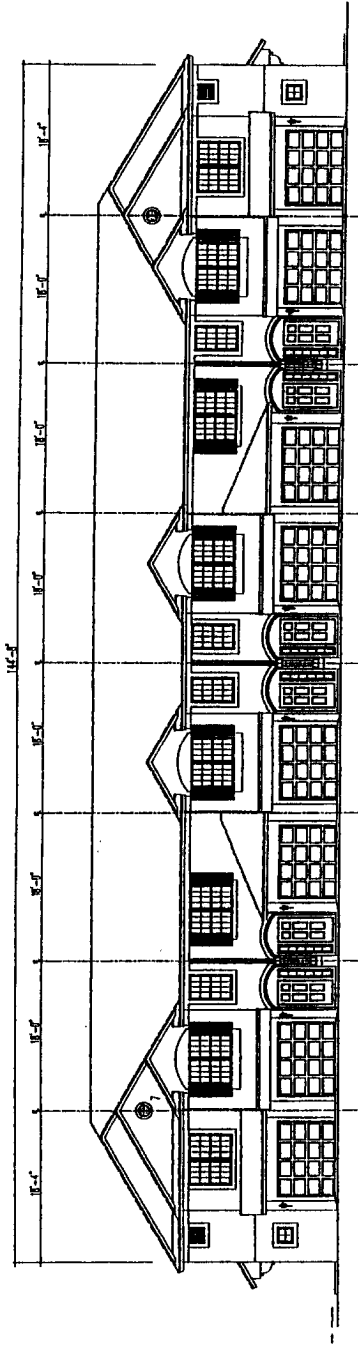


STONEBRIDGE LAKES PHASE 15
A CONDOMINIUM

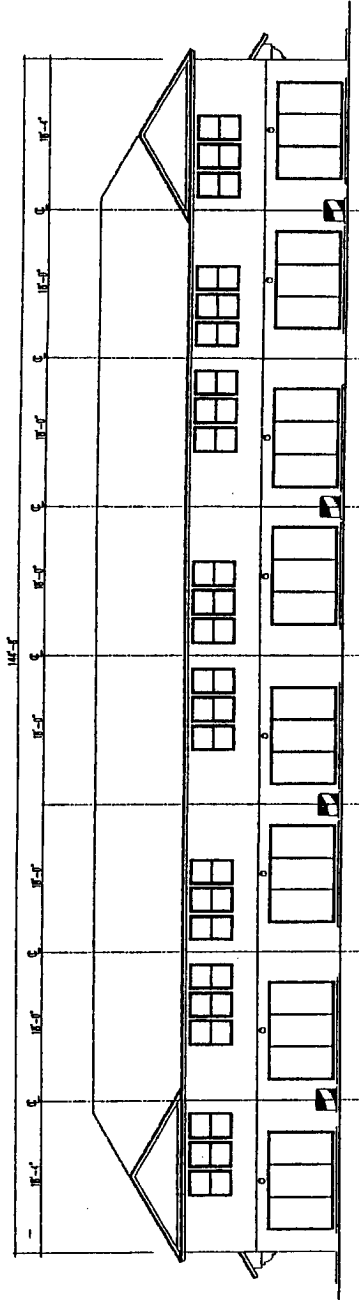
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE 1" = 8"



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE 1" = 8"



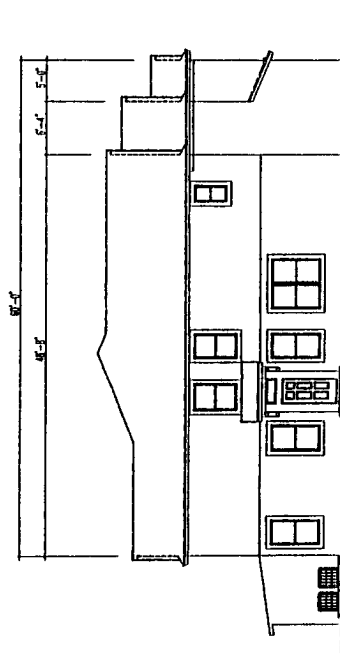
DESIGNED BY DONALD W. MCINTOSH ASSOCIATES, INC.

STONEBRIDGE LAKE PHASE 15
A CONDOMINIUM

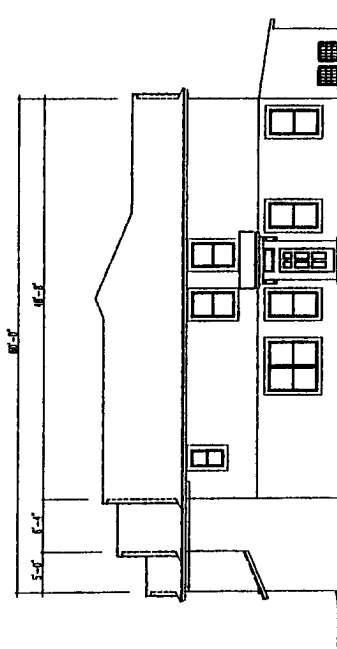
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AND PAGE

SHEET 7 OF 7

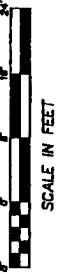
NOTE ALL IMPROVEMENTS
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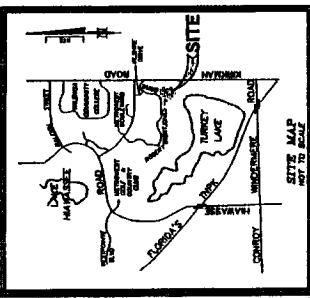
LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'



STONEBRIDGE LAKES PHASE 16 A CONDOMINIUM



CONDOMINIUM EXHIBIT BOOK
AND PAGE
SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

NUMBER	LENGTH	CHORD	BEARING
C1	155.00	155.00	S 00°00'00" W 155.00'
C2	127.11	127.11	S 00°00'00" W 127.11'
C3	127.11	127.11	S 00°00'00" W 127.11'
C4	127.11	127.11	S 00°00'00" W 127.11'
C5	127.11	127.11	S 00°00'00" W 127.11'
C6	127.11	127.11	S 00°00'00" W 127.11'
C7	127.11	127.11	S 00°00'00" W 127.11'
C8	127.11	127.11	S 00°00'00" W 127.11'
C9	127.11	127.11	S 00°00'00" W 127.11'
C10	127.11	127.11	S 00°00'00" W 127.11'
C11	127.11	127.11	S 00°00'00" W 127.11'
C12	127.11	127.11	S 00°00'00" W 127.11'
C13	127.11	127.11	S 00°00'00" W 127.11'
C14	127.11	127.11	S 00°00'00" W 127.11'
C15	127.11	127.11	S 00°00'00" W 127.11'
C16	127.11	127.11	S 00°00'00" W 127.11'
C17	127.11	127.11	S 00°00'00" W 127.11'
C18	127.11	127.11	S 00°00'00" W 127.11'
C19	127.11	127.11	S 00°00'00" W 127.11'
C20	127.11	127.11	S 00°00'00" W 127.11'
C21	127.11	127.11	S 00°00'00" W 127.11'
C22	127.11	127.11	S 00°00'00" W 127.11'
C23	127.11	127.11	S 00°00'00" W 127.11'
C24	127.11	127.11	S 00°00'00" W 127.11'
C25	127.11	127.11	S 00°00'00" W 127.11'
C26	127.11	127.11	S 00°00'00" W 127.11'
C27	127.11	127.11	S 00°00'00" W 127.11'
C28	127.11	127.11	S 00°00'00" W 127.11'
C29	127.11	127.11	S 00°00'00" W 127.11'
C30	127.11	127.11	S 00°00'00" W 127.11'
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C53	127.11	127.11	S 00°00'00" W 127.11'
C54	127.11	127.11	S 00°00'00" W 127.11'
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C61	127.11	127.11	S 00°00'00" W 127.11'
C62	127.11	127.11	S 00°00'00" W 127.11'
C63	127.11	127.11	S 00°00'00" W 127.11'
C64	127.11	127.11	S 00°00'00" W 127.11'
C65	127.11	127.11	S 00°00'00" W 127.11'
C66	127.11	127.11	S 00°00'00" W 127.11'
C67	127.11	127.11	S 00°00'00" W 127.11'
C68	127.11	127.11	S 00°00'00" W 127.11'
C69	127.11	127.11	S 00°00'00" W 127.11'
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C71	127.11	127.11	S 00°00'00" W 127.11'
C72	127.11	127.11	S 00°00'00" W 127.11'
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C74	127.11	127.11	S 00°00'00" W 127.11'
C75	127.11	127.11	S 00°00'00" W 127.11'
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C79	127.11	127.11	S 00°00'00" W 127.11'
C80	127.11	127.11	S 00°00'00" W 127.11'
C81	127.11	127.11	S 00°00'00" W 127.11'
C82	127.11	127.11	S 00°00'00" W 127.11'
C83	127.11	127.11	S 00°00'00" W 127.11'
C84	127.11	127.11	S 00°00'00" W 127.11'
C85	127.11	127.11	S 00°00'00" W 127.11'
C86	127.11	127.11	S 00°00'00" W 127.11'
C87	127.11	127.11	S 00°00'00" W 127.11'
C88	127.11	127.11	S 00°00'00" W 127.11'
C89	127.11	127.11	S 00°00'00" W 127.11'
C90	127.11	127.11	S 00°00'00" W 127.11'
C91	127.11	127.11	S 00°00'00" W 127.11'
C92	127.11	127.11	S 00°00'00" W 127.11'
C93	127.11	127.11	S 00°00'00" W 127.11'
C94	127.11	127.11	S 00°00'00" W 127.11'
C95	127.11	127.11	S 00°00'00" W 127.11'
C96	127.11	127.11	S 00°00'00" W 127.11'
C97	127.11	127.11	S 00°00'00" W 127.11'
C98	127.11	127.11	S 00°00'00" W 127.11'
C99	127.11	127.11	S 00°00'00" W 127.11'
C100	127.11	127.11	S 00°00'00" W 127.11'

NOTES

1. Bearings based on the EAST line of Lot 107, STONEBRIDGE LAKES, as being S 00°00'00" W (per plat).
2. Other easements over and benefiting the Condominium Property have been shown on the plat.
3. The plat is subject to the Declaration of Condominium, as amended from time to time. The Developer has reserved the right to grant other easements over the Condominium Property from time to time.
4. Common Elements shall include:
 - a. All of those items stated in the Condominium Act of Florida Statute 718.102.
 - b. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.

Limited Common Elements

1. Covered Patios and/or Balconies and Landscaping - The patios, balconies and landscaped areas adjacent to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
2. Air Conditioning and Heating Units - That portion of the air conditioning and heating unit equipment is, but located outside of a Unit is a Limited Common Element of the Unit and shall be maintained by the Unit owner.
3. Driveways - Driveway equipment to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
4. Screened Patios - Screened Patio equipment to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newway Drive, Orange County, Florida, and in compliance with Section 718.104(4)(c), Florida Statute.
- 2) The construction of the improvements designated as Phase 16, referenced on the plat recorded in Condominium Exhibit Book Page(s) _____, Public Records of Orange County, Florida ("Plat") which is attached as Exhibit _____ to the Declaration of Condominium recorded in Official Records Book _____, Page _____, Public Records of Orange County, Florida (Declaration), is substantially complete so that the description of improvements as shown on the attached sheets as Phase 16, together with the proceeds of the sale of the improvements, and representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase 16, can be determined from these materials.

DONALD W. MINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB68)

Date: _____

Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA

Exhibit A-16

STONEBRIDGE LAKES PHASE 16
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 2 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



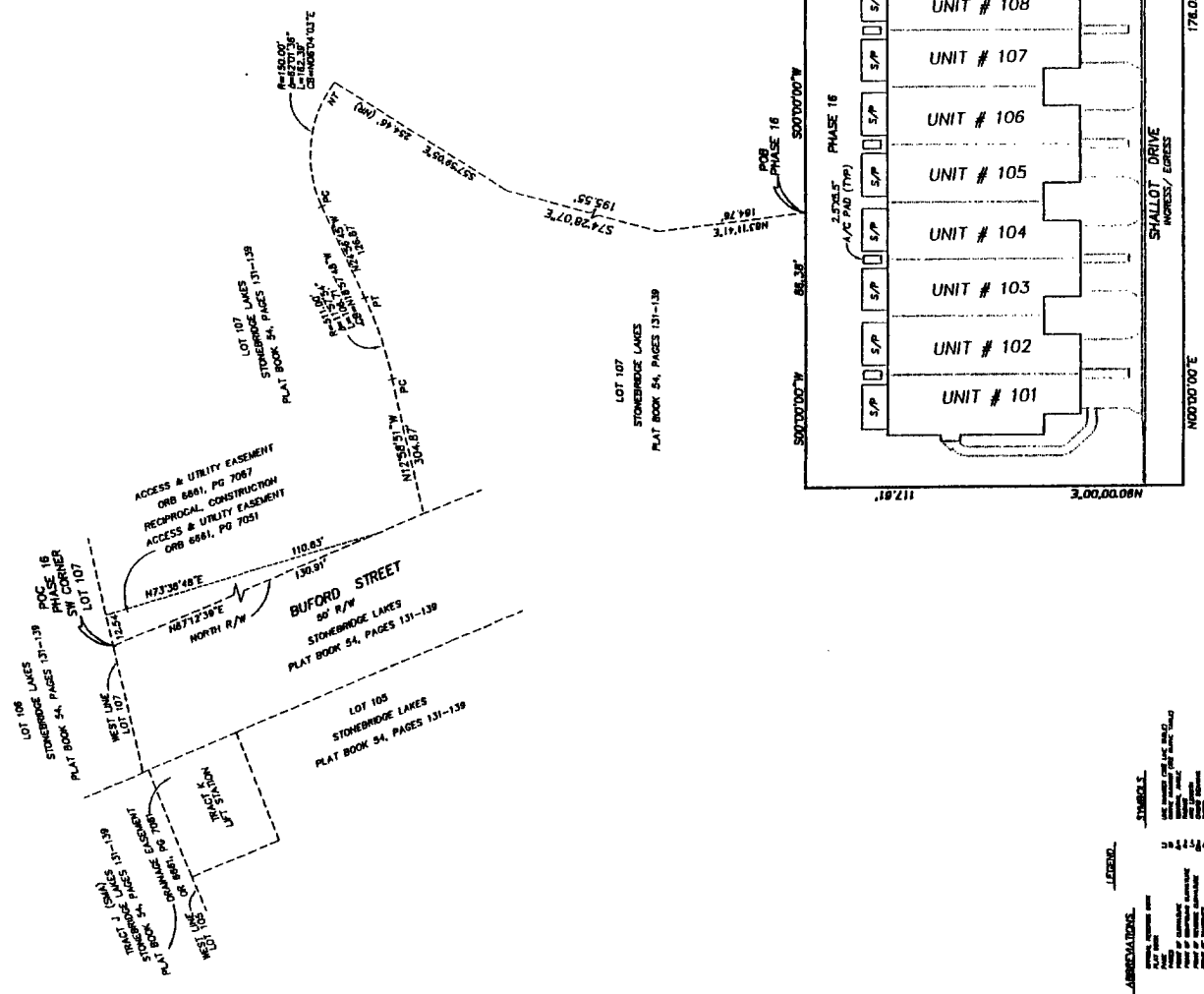
PHASE 16

DESCRIPTION:

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Pages 131 through 139, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southwest corner of said Lot 107; thence run N67°12'39"E along the North right-of-way line of Buford Street, as shown on the aforesaid STONEBRIDGE LAKES for a distance of 130.91 feet; thence departing said right-of-way line run N17°58'31"W for a distance of 304.87 feet to the point of curvature of a concave Westerly having a radius of 371.00 feet and a chord bearing of N13°57'44"E thence run Northerly 106.77 feet to the point of tangency of a curve concave Southeasterly having a radius of 128.87 feet to the point of beginning of a curve concave Southeasterly having a radius of 150.00 feet and a chord bearing of N00°14'03"E; thence run Northeasterly along the arc of said curve through a central angle of 62°01'36" for a distance of 162.39 feet to a non-tangent line; thence run S57°59'05"E for a distance of 254.46 feet; thence run S74°28'07"E for a distance of 195.55 feet; thence run N83°11'41"E for a distance of 184.76 feet to the POINT OF BEGINNING; thence run S00°00'00"W for a distance of 86.36 feet; thence run N80°00'00"E for a distance of 117.61 feet; thence run N00°00'00"E for a distance of 176.08 feet to the point of curvature of a curve concave Southeasterly having a radius of 64.00 feet and a chord bearing of N95°35'31"W; thence run Northwesterly along the arc of said curve through a central angle of 117°11'02" for a distance of 100.00 feet to the point of tangency of a curve concave Southeasterly having a radius of 372.50 feet and a chord bearing of S84°53'11"W; thence run Southeasterly along the arc of said curve through a central angle of 04°03'30" for a distance of 28.93 feet to a non-tangent line; thence run S00°00'00"W for a distance of 135.22 feet to the POINT OF BEGINNING.

Containing 0.619 acres more or less and being subject to any rights-of-way, restrictions and easements of record.



LEGEND

STAMPS	RECORDS
...	...



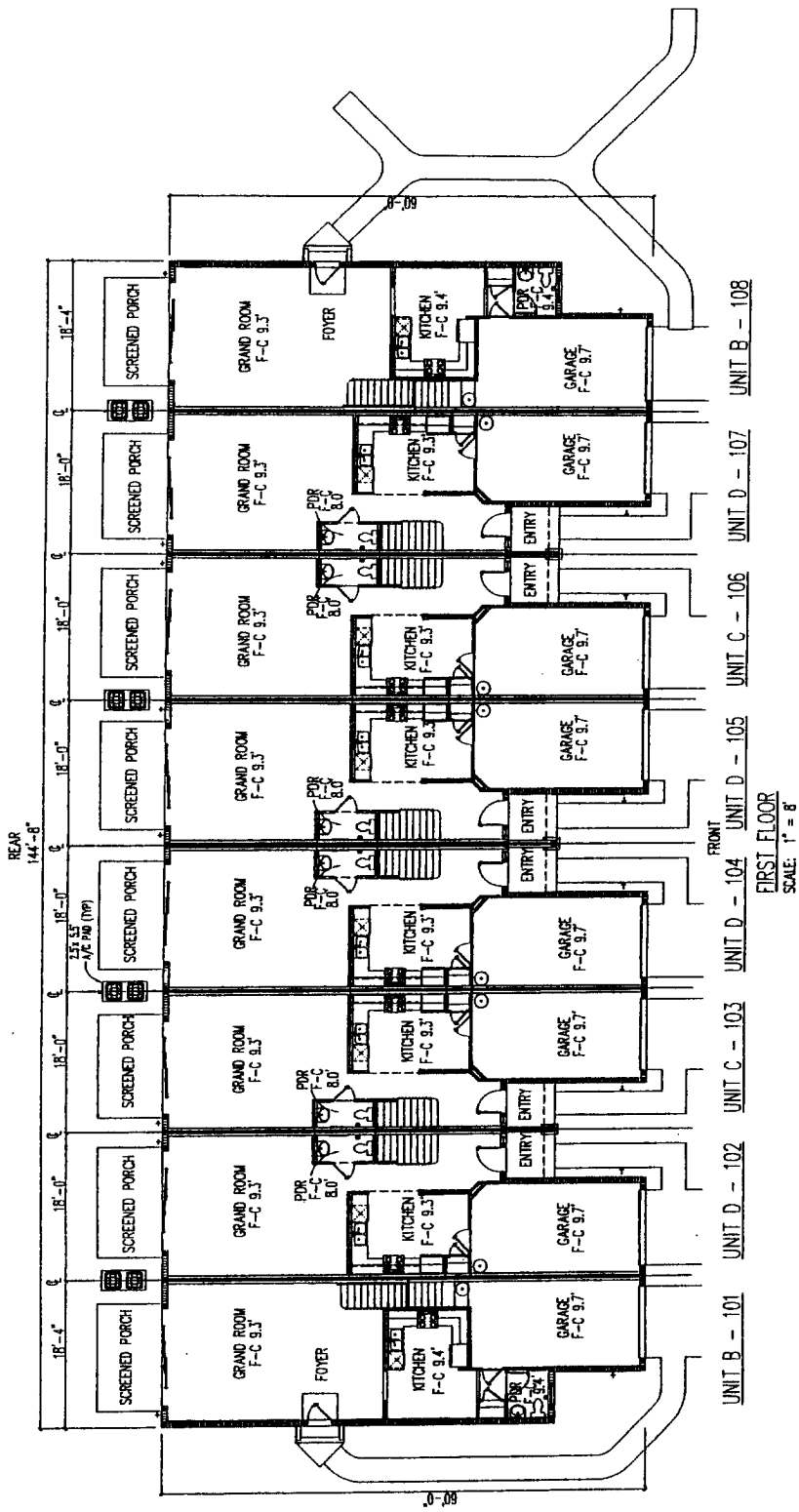
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
SURVEYORS

STONEBRIDGE LAKES PHASE 16
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FIRST FLOOR
SCALE: 1" = 8'

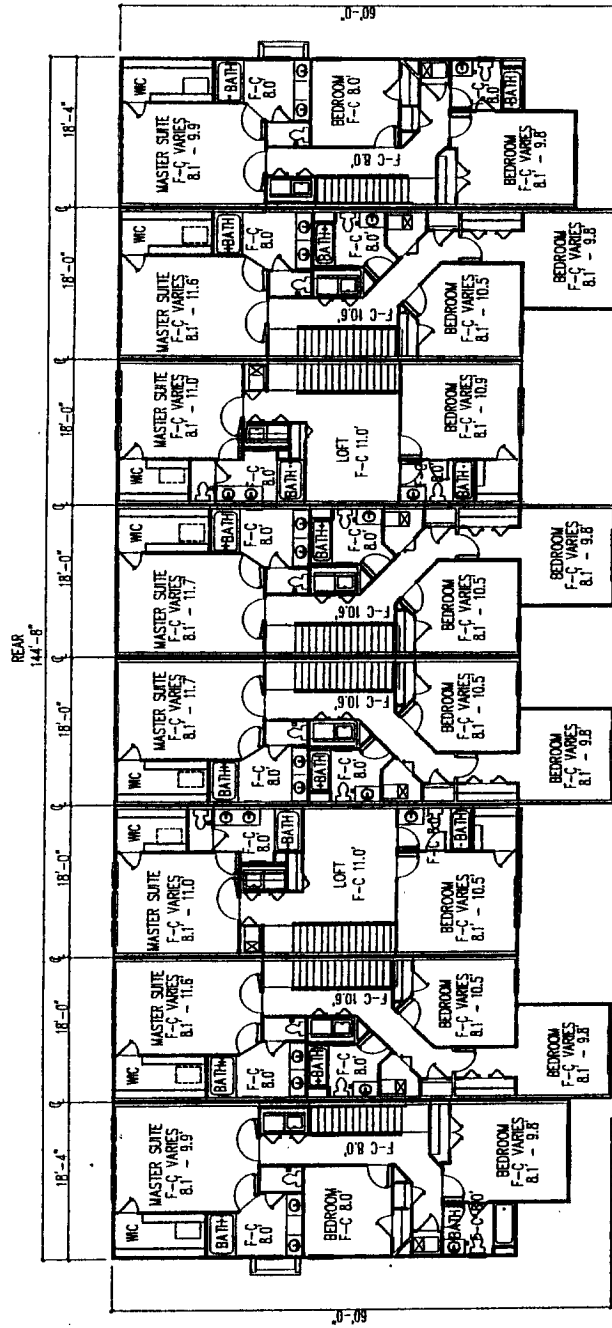


STONEBRIDGE LAKES PHASE 16
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

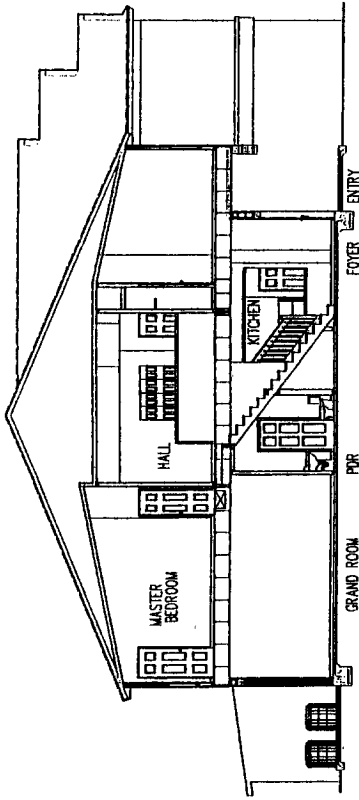


STONEBRIDGE LAKES PHASE 16
A CONDOMINIUM

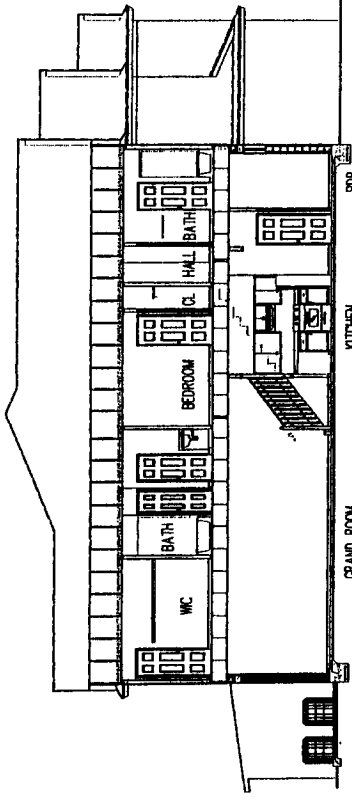
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

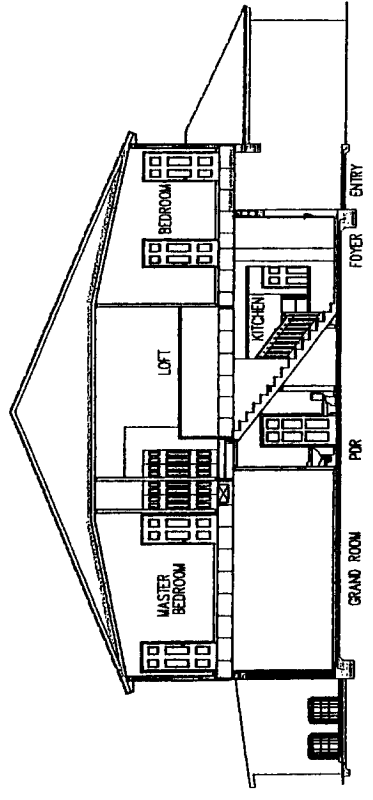
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT D
BUILDING SECTION THROUGH STAIR
SCALE 1" = 6'



UNIT B
BUILDING SECTION THROUGH STAIR
SCALE 1" = 6'



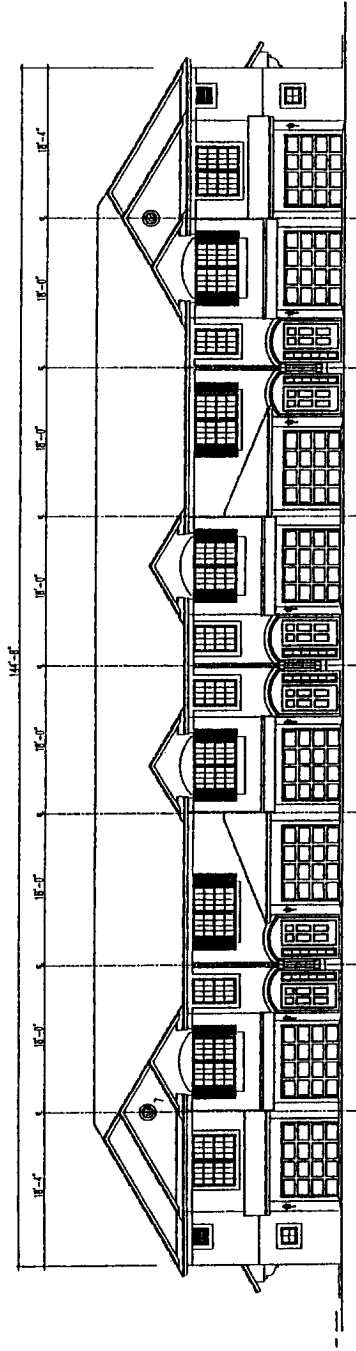
UNIT C
BUILDING SECTION THROUGH STAIR
SCALE 1" = 6'

STONEBRIDGE LAKES PHASE 16
A CONDOMINIUM

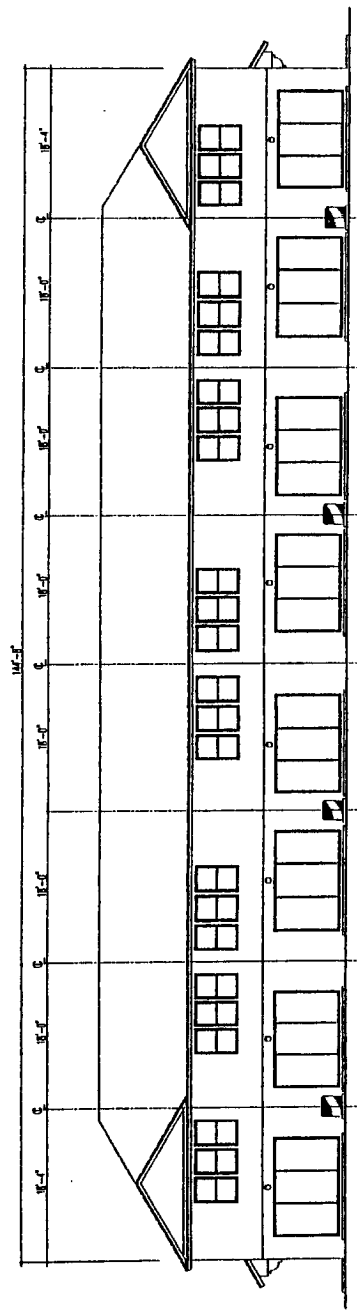
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 8'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 8'

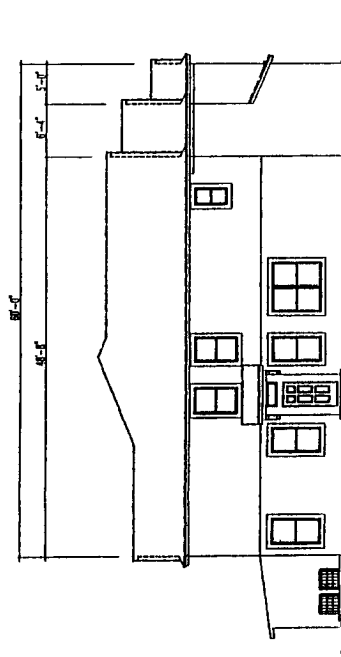


STONEBRIDGE LAKE PHASE 16
A CONDOMINIUM

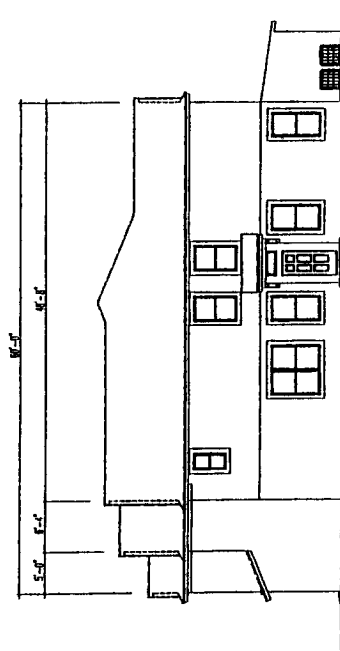
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE: 1" = 4'



RIGHT ELEVATION
SCALE: 1" = 4'

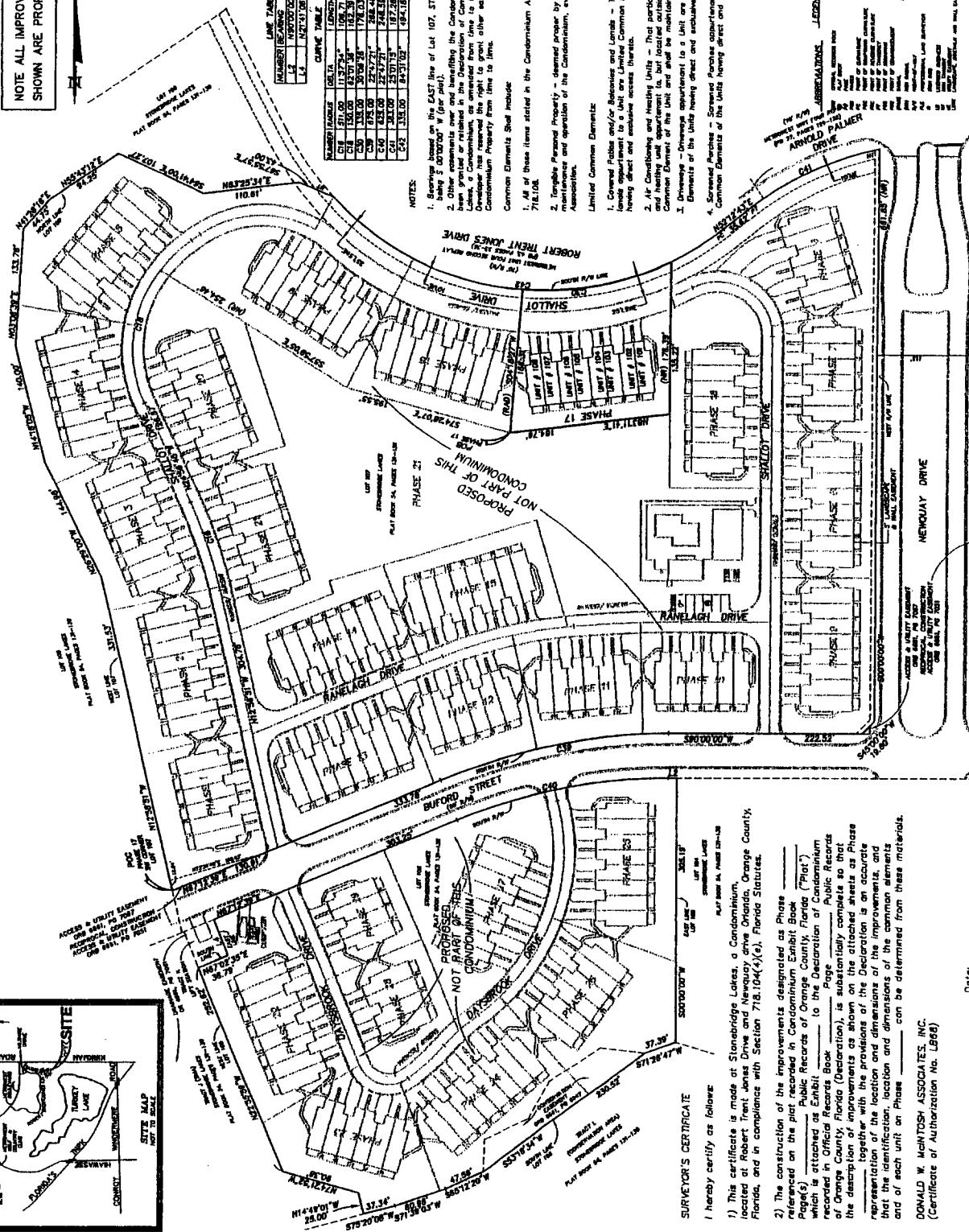
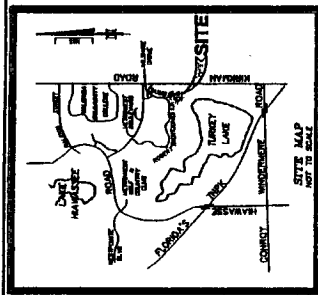


STONEBRIDGE LAKES PHASE 17 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



CURVE TABLE

CURVE NUMBER	DELTA	CHORD	CHORD BEARING
C1	133.00	147.00	103.37
C2	133.00	147.00	103.37
C3	133.00	147.00	103.37
C4	133.00	147.00	103.37
C5	133.00	147.00	103.37
C6	133.00	147.00	103.37
C7	133.00	147.00	103.37
C8	133.00	147.00	103.37
C9	133.00	147.00	103.37
C10	133.00	147.00	103.37
C11	133.00	147.00	103.37
C12	133.00	147.00	103.37
C13	133.00	147.00	103.37
C14	133.00	147.00	103.37
C15	133.00	147.00	103.37
C16	133.00	147.00	103.37
C17	133.00	147.00	103.37
C18	133.00	147.00	103.37
C19	133.00	147.00	103.37
C20	133.00	147.00	103.37
C21	133.00	147.00	103.37
C22	133.00	147.00	103.37
C23	133.00	147.00	103.37
C24	133.00	147.00	103.37
C25	133.00	147.00	103.37
C26	133.00	147.00	103.37
C27	133.00	147.00	103.37
C28	133.00	147.00	103.37
C29	133.00	147.00	103.37
C30	133.00	147.00	103.37
C31	133.00	147.00	103.37
C32	133.00	147.00	103.37
C33	133.00	147.00	103.37
C34	133.00	147.00	103.37
C35	133.00	147.00	103.37
C36	133.00	147.00	103.37
C37	133.00	147.00	103.37
C38	133.00	147.00	103.37
C39	133.00	147.00	103.37
C40	133.00	147.00	103.37
C41	133.00	147.00	103.37
C42	133.00	147.00	103.37
C43	133.00	147.00	103.37
C44	133.00	147.00	103.37
C45	133.00	147.00	103.37
C46	133.00	147.00	103.37
C47	133.00	147.00	103.37
C48	133.00	147.00	103.37
C49	133.00	147.00	103.37
C50	133.00	147.00	103.37
C51	133.00	147.00	103.37
C52	133.00	147.00	103.37
C53	133.00	147.00	103.37
C54	133.00	147.00	103.37
C55	133.00	147.00	103.37
C56	133.00	147.00	103.37
C57	133.00	147.00	103.37
C58	133.00	147.00	103.37
C59	133.00	147.00	103.37
C60	133.00	147.00	103.37
C61	133.00	147.00	103.37
C62	133.00	147.00	103.37
C63	133.00	147.00	103.37
C64	133.00	147.00	103.37
C65	133.00	147.00	103.37
C66	133.00	147.00	103.37
C67	133.00	147.00	103.37
C68	133.00	147.00	103.37
C69	133.00	147.00	103.37
C70	133.00	147.00	103.37
C71	133.00	147.00	103.37
C72	133.00	147.00	103.37
C73	133.00	147.00	103.37
C74	133.00	147.00	103.37
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C76	133.00	147.00	103.37
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C78	133.00	147.00	103.37
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C95	133.00	147.00	103.37
C96	133.00	147.00	103.37
C97	133.00	147.00	103.37
C98	133.00	147.00	103.37
C99	133.00	147.00	103.37
C100	133.00	147.00	103.37

NOTES:

1. Bearings based on the EAST line of Lot 107, Stonebridge Lakes, as shown on plat 107-00000-0000, recorded in Public Records of Orange County, Florida, Book 103, Page 103.37.
2. Other improvements over and beyond the Condominium Property have been granted or retained in the Declaration of Condominium of Stonebridge Lakes, and are shown on the Declaration of Condominium of Stonebridge Lakes, recorded in Public Records of Orange County, Florida, Book 103, Page 103.37.
3. The Declaration of Condominium of Stonebridge Lakes, recorded in Public Records of Orange County, Florida, Book 103, Page 103.37, contains other statements over the Condominium Property from time to time.

Common Elements shall include:

1. All of these items listed in the Condominium Act of Florida Statute 718.108.
2. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.

Limited Common Elements:

1. Central Air Conditioning and Heating - The walls, ceilings and floors of a unit and the Limited Common Elements of the Unit having direct and exclusive access thereto.
2. Air Conditioning and Heating Units - That portion of the air conditioning and heating unit apartment to, but located outside of a Unit is a Limited Common Element of the Unit and shall be maintained by the Unit owner.
3. Driveways - Driveways apartment to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
4. Screened Porches - Screened Porches apartment to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newquay Drive, Orange County, Florida, and in compliance with Section 718.104(4)(e), Florida Statutes.
- 2) The construction of the improvements designated as Phase 17 (located on the plat recorded in Condominium Exhibit Book 103, Page 103.37, Public Records of Orange County, Florida) which is attached as Exhibit 1 to the Declaration of Condominium recorded in Official Records Book 103, Page 103.37, of Orange County, Florida (Declaration), is substantially complete so that the description of improvements as shown on the attached sheets as Phase 17 together with the provisions of the Declaration is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase 17 can be determined from these materials.

DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB66)

Date: _____

Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

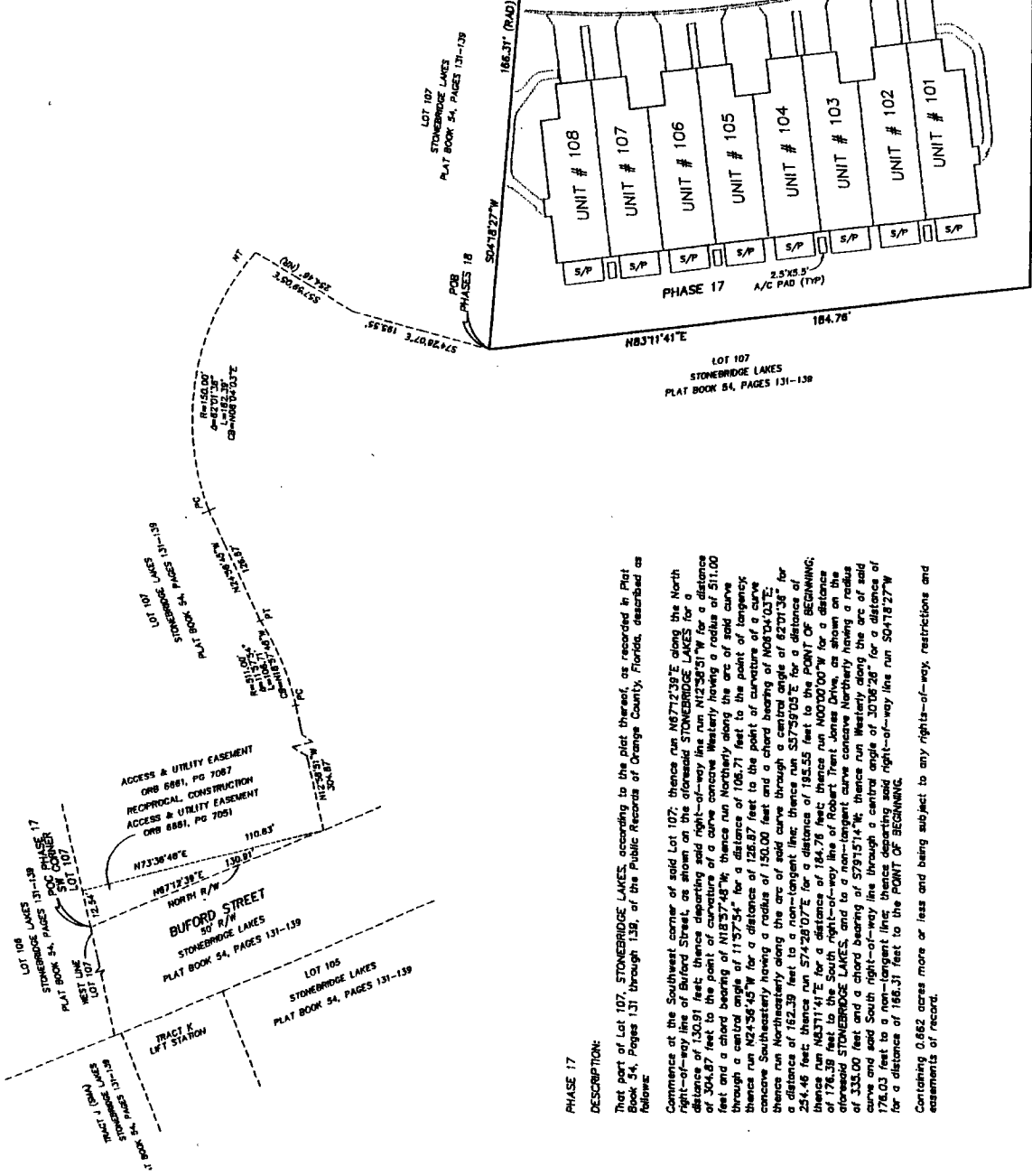
Exhibit A-17

STONEBRIDGE LAKES PHASE 17
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 2 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



PHASE 17
DESCRIPTION:
That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Pages 131 through 139, of the Public Records of Orange County, Florida, described as follows:
Commence at the Southwest corner of said Lot 107; thence run N67°23'29"E along the North right-of-way line of Buford Street, as shown on the aforesaid STONEBRIDGE LAKES for a distance of 150.00 feet; thence departing said right-of-way line run N12°36'51"W for a distance of 304.87 feet to the center of a circular curve having a radius of 511.00 feet and a chord bearing of N18°37'48"W; thence run Northwesterly along the arc of said curve through a central angle of 11°57'54" for a distance of 108.71 feet to the center of a circular curve Southwesterly having a radius of 150.00 feet and a chord bearing of N07°04'03"E; thence run Northwesterly along the arc of said curve through a central angle of 82°01'36" for a distance of 162.39 feet to a non-tangent line; thence run S37°59'03"E for a distance of 254.46 feet; thence run S74°29'07"E for a distance of 185.55 feet to the POINT OF BEGINNING; thence run N63°11'41"E for a distance of 184.78 feet; thence run N00°00'00"W for a distance of 178.39 feet to the South right-of-way line of Robert Trent Jones Drive, as shown on the aforesaid STONEBRIDGE LAKES; and to a non-tangent curve concave Northerly having a radius of 335.00 feet and a chord bearing of S79°15'14"W; thence run Westerly along the arc of said curve through a central angle of 30°08'28" for a distance of 178.03 feet to the center of a circular curve Southwesterly having a radius of 107.00 feet for a distance of 166.31 feet to the POINT OF BEGINNING.
Containing 0.662 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

ABBREVIATIONS:

1/4"	1/4" CONCRETE
1/2"	1/2" CONCRETE
3/4"	3/4" CONCRETE
1"	1" CONCRETE
1 1/2"	1 1/2" CONCRETE
2"	2" CONCRETE
3"	3" CONCRETE
4"	4" CONCRETE
6"	6" CONCRETE
8"	8" CONCRETE
10"	10" CONCRETE
12"	12" CONCRETE
15"	15" CONCRETE
18"	18" CONCRETE
20"	20" CONCRETE
24"	24" CONCRETE
30"	30" CONCRETE
36"	36" CONCRETE
42"	42" CONCRETE
48"	48" CONCRETE
54"	54" CONCRETE
60"	60" CONCRETE
66"	66" CONCRETE
72"	72" CONCRETE
78"	78" CONCRETE
84"	84" CONCRETE
90"	90" CONCRETE
96"	96" CONCRETE
102"	102" CONCRETE
108"	108" CONCRETE
114"	114" CONCRETE
120"	120" CONCRETE
126"	126" CONCRETE
132"	132" CONCRETE
138"	138" CONCRETE
144"	144" CONCRETE
150"	150" CONCRETE
156"	156" CONCRETE
162"	162" CONCRETE
168"	168" CONCRETE
174"	174" CONCRETE
180"	180" CONCRETE
186"	186" CONCRETE
192"	192" CONCRETE
198"	198" CONCRETE
204"	204" CONCRETE
210"	210" CONCRETE
216"	216" CONCRETE
222"	222" CONCRETE
228"	228" CONCRETE
234"	234" CONCRETE
240"	240" CONCRETE
246"	246" CONCRETE
252"	252" CONCRETE
258"	258" CONCRETE
264"	264" CONCRETE
270"	270" CONCRETE
276"	276" CONCRETE
282"	282" CONCRETE
288"	288" CONCRETE
294"	294" CONCRETE
300"	300" CONCRETE
306"	306" CONCRETE
312"	312" CONCRETE
318"	318" CONCRETE
324"	324" CONCRETE
330"	330" CONCRETE
336"	336" CONCRETE
342"	342" CONCRETE
348"	348" CONCRETE
354"	354" CONCRETE
360"	360" CONCRETE
366"	366" CONCRETE
372"	372" CONCRETE
378"	378" CONCRETE
384"	384" CONCRETE
390"	390" CONCRETE
396"	396" CONCRETE
402"	402" CONCRETE
408"	408" CONCRETE
414"	414" CONCRETE
420"	420" CONCRETE
426"	426" CONCRETE
432"	432" CONCRETE
438"	438" CONCRETE
444"	444" CONCRETE
450"	450" CONCRETE
456"	456" CONCRETE
462"	462" CONCRETE
468"	468" CONCRETE
474"	474" CONCRETE
480"	480" CONCRETE
486"	486" CONCRETE
492"	492" CONCRETE
498"	498" CONCRETE
504"	504" CONCRETE
510"	510" CONCRETE
516"	516" CONCRETE
522"	522" CONCRETE
528"	528" CONCRETE
534"	534" CONCRETE
540"	540" CONCRETE
546"	546" CONCRETE
552"	552" CONCRETE
558"	558" CONCRETE
564"	564" CONCRETE
570"	570" CONCRETE
576"	576" CONCRETE
582"	582" CONCRETE
588"	588" CONCRETE
594"	594" CONCRETE
600"	600" CONCRETE
606"	606" CONCRETE
612"	612" CONCRETE
618"	618" CONCRETE
624"	624" CONCRETE
630"	630" CONCRETE
636"	636" CONCRETE
642"	642" CONCRETE
648"	648" CONCRETE
654"	654" CONCRETE
660"	660" CONCRETE
666"	666" CONCRETE
672"	672" CONCRETE
678"	678" CONCRETE
684"	684" CONCRETE
690"	690" CONCRETE
696"	696" CONCRETE
702"	702" CONCRETE
708"	708" CONCRETE
714"	714" CONCRETE
720"	720" CONCRETE
726"	726" CONCRETE
732"	732" CONCRETE
738"	738" CONCRETE
744"	744" CONCRETE
750"	750" CONCRETE
756"	756" CONCRETE
762"	762" CONCRETE
768"	768" CONCRETE
774"	774" CONCRETE
780"	780" CONCRETE
786"	786" CONCRETE
792"	792" CONCRETE
798"	798" CONCRETE
804"	804" CONCRETE
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846"	846" CONCRETE
852"	852" CONCRETE
858"	858" CONCRETE
864"	864" CONCRETE
870"	870" CONCRETE
876"	876" CONCRETE
882"	882" CONCRETE
888"	888" CONCRETE
894"	894" CONCRETE
900"	900" CONCRETE
906"	906" CONCRETE
912"	912" CONCRETE
918"	918" CONCRETE
924"	924" CONCRETE
930"	930" CONCRETE
936"	936" CONCRETE
942"	942" CONCRETE
948"	948" CONCRETE
954"	954" CONCRETE
960"	960" CONCRETE
966"	966" CONCRETE
972"	972" CONCRETE
978"	978" CONCRETE
984"	984" CONCRETE
990"	990" CONCRETE
996"	996" CONCRETE
1002"	1002" CONCRETE



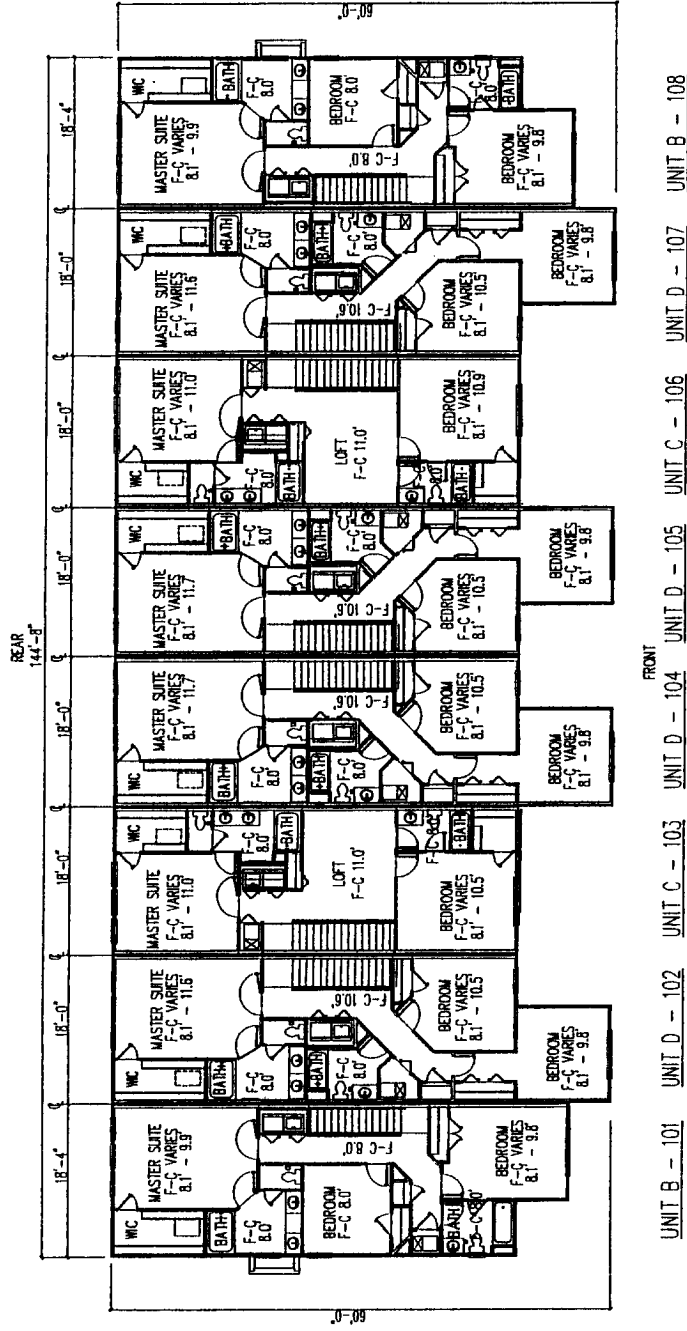
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS SURVEYORS
ENGINEERS
200 West Orange Avenue, Suite 2000, Orlando, Florida 32801 (407) 841-1111
CORPORATE OFFICE: 200 West Orange Avenue, Suite 2000, Orlando, Florida 32801

STONEBRIDGE LAKES PHASE 17
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



REAR 144'-8"
FRONT
UNIT B - 101
UNIT D - 102
UNIT C - 103
UNIT D - 104
UNIT D - 105
UNIT C - 106
UNIT D - 107
UNIT B - 108

SECOND FLOOR
SCALE 1" = 8'



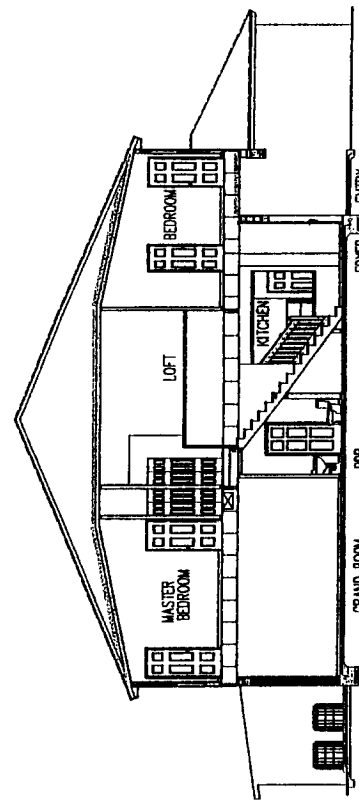
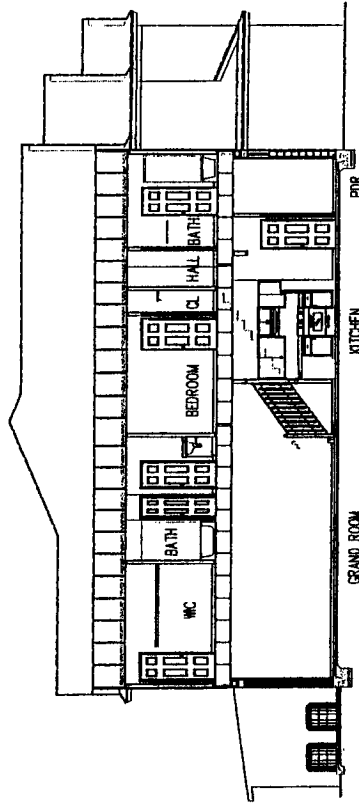
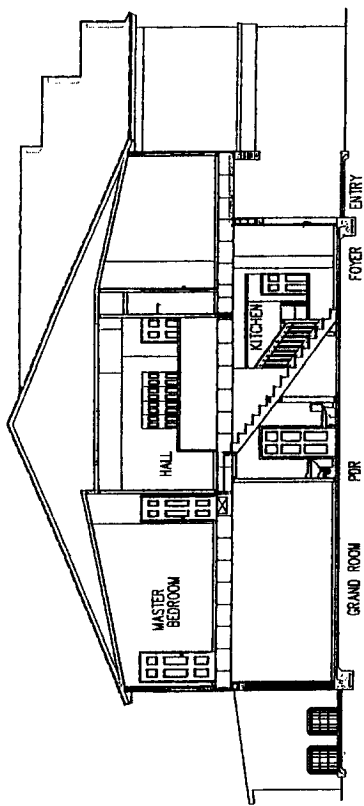
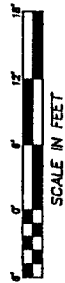
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS

STONEBRIDGE LAKES PHASE 17
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



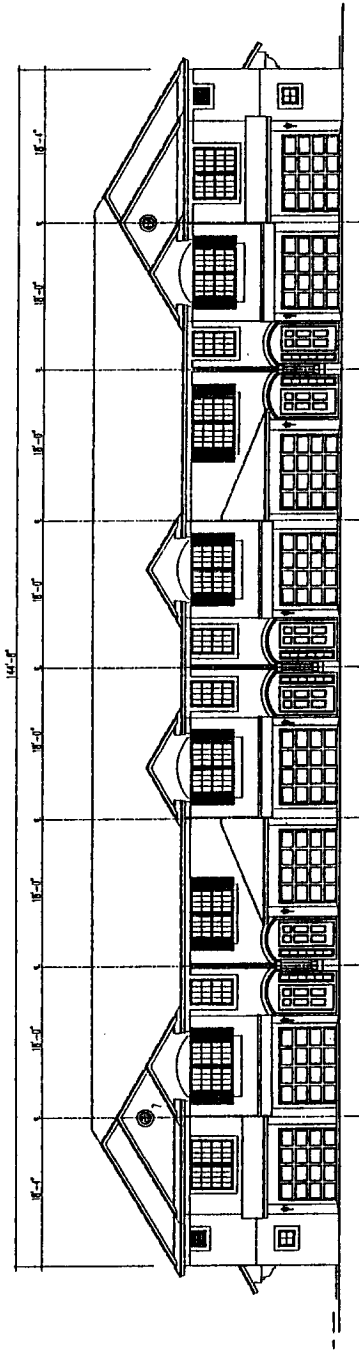
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
2500 WEST JAMEZ AVENUE, SUITE 1000, TULSA, OKLA. 74107 (918) 482-0000

STONEBRIDGE LAKES PHASE 17
A CONDOMINIUM

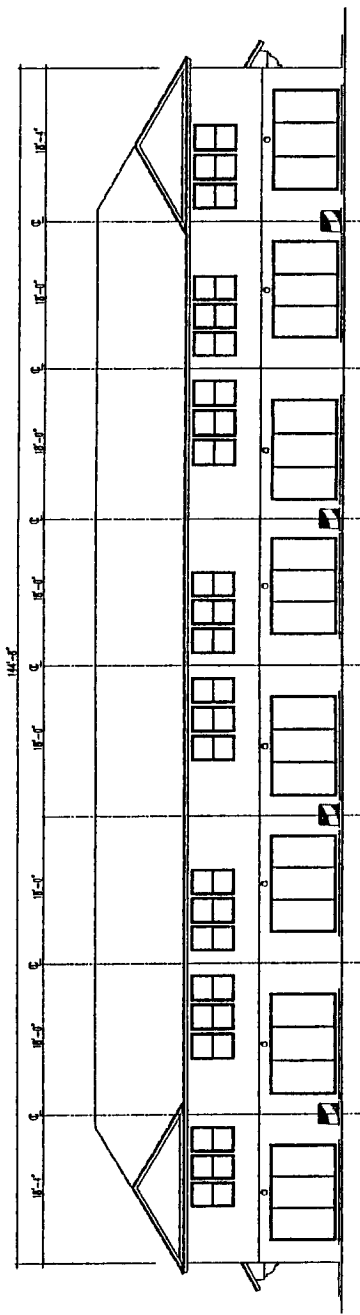
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AND PAGE

SHEET 6 OF 7

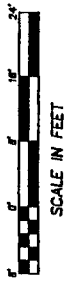
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 4'



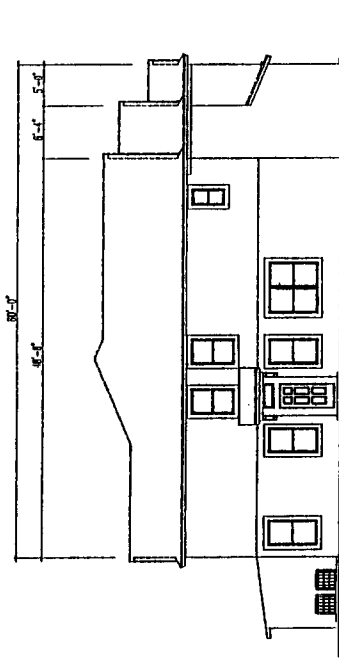
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2000 PAPER ROAD NORTH, SUITE 2000, RICHMOND, VIRGINIA 23220 (404) 644-0000

STONEBRIDGE LAKE PHASE 17
A CONDOMINIUM

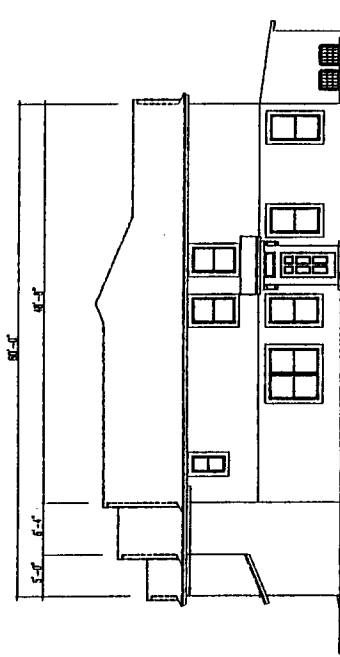
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AND PAGE

SHEET 7 OF 7

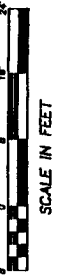
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'



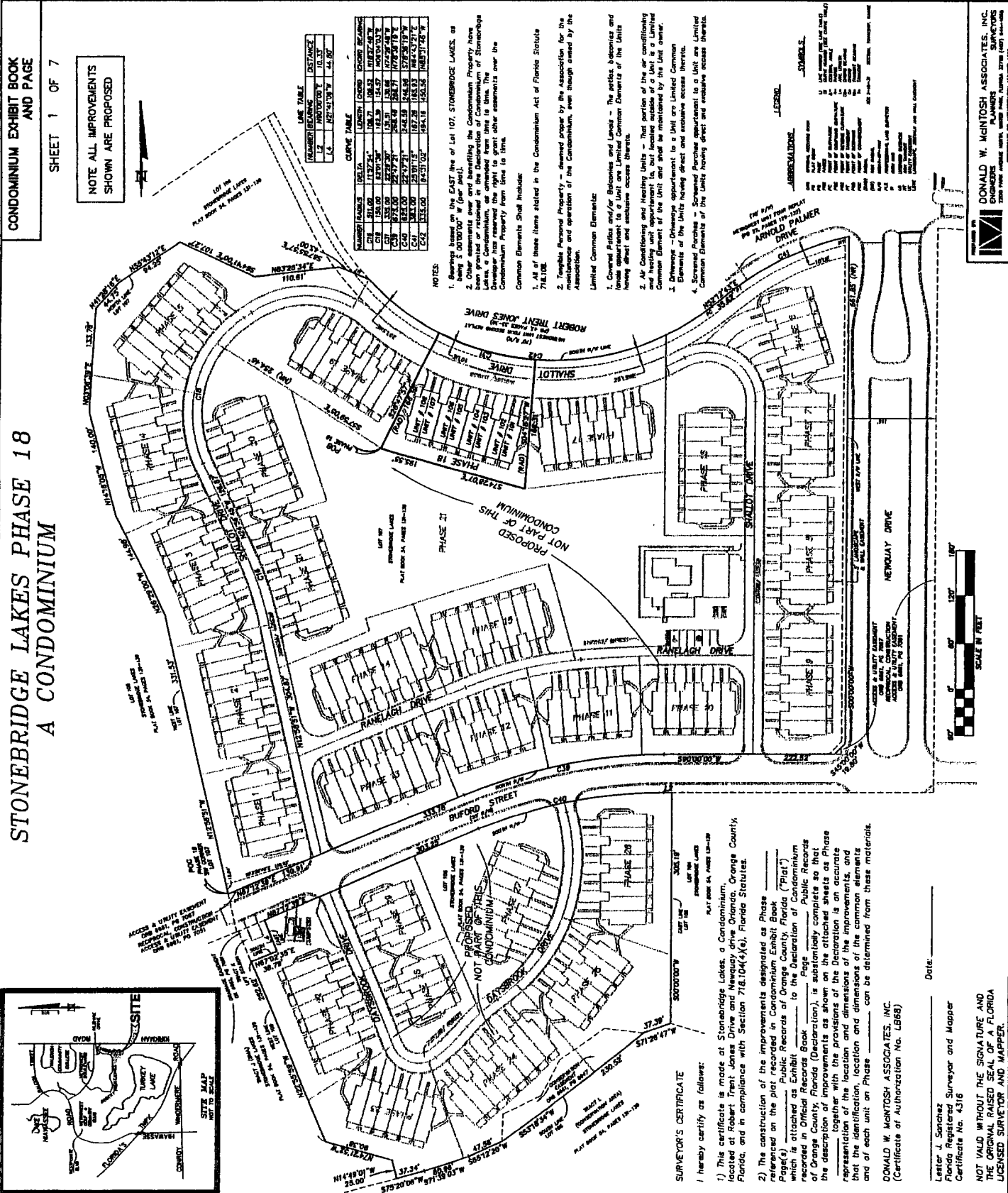
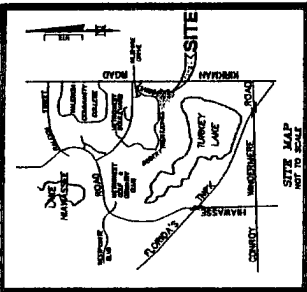
SCALE IN FEET

STONEBRIDGE LAKES PHASE 18 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



NUMBER	LENGTH	CHORD	CHORD BEARING
1	110.61	108.71	N 85° 52' 18.74\"
2	110.61	108.71	S 85° 52' 18.74\"
3	110.61	108.71	N 85° 52' 18.74\"
4	110.61	108.71	S 85° 52' 18.74\"
5	110.61	108.71	N 85° 52' 18.74\"
6	110.61	108.71	S 85° 52' 18.74\"
7	110.61	108.71	N 85° 52' 18.74\"
8	110.61	108.71	S 85° 52' 18.74\"
9	110.61	108.71	N 85° 52' 18.74\"
10	110.61	108.71	S 85° 52' 18.74\"
11	110.61	108.71	N 85° 52' 18.74\"
12	110.61	108.71	S 85° 52' 18.74\"
13	110.61	108.71	N 85° 52' 18.74\"
14	110.61	108.71	S 85° 52' 18.74\"
15	110.61	108.71	N 85° 52' 18.74\"
16	110.61	108.71	S 85° 52' 18.74\"
17	110.61	108.71	N 85° 52' 18.74\"
18	110.61	108.71	S 85° 52' 18.74\"
19	110.61	108.71	N 85° 52' 18.74\"
20	110.61	108.71	S 85° 52' 18.74\"

NOTES

1. Bearings based on the EAST line of Lot 107, STONEBRIDGE LAKES, as shown on the plat recorded in Official Records Book 2786, Page 107, of Orange County, Florida.
2. Any 5' UNDEVELOPED W/ (per plat).
3. The improvements shown on this plat are proposed and have not been granted or received in the Declaration of Condominium of Stonebridge Lakes, a Condominium, as amended from time to time. The Developer has reserved the right to grant other easements over the Condominium Property from time to time.
4. Common Elements shall include:
 1. All of those items stated in the Condominium Act of Florida Statute 718.106.
 2. Tangible Personal Property, as determined by the Association, for the maintenance and operation of the Condominium, even though owned by the Association.

- Legend**
- 1. Covered Paties and/or Balconies and Landscaping - The paties, balconies and landscaping are the property of the Unit owner.
 - 2. Air Conditioning and Heating Units - The portion of the air conditioning and heating units which are located within the boundaries of the Unit are the property of the Unit owner.
 - 3. Drawings - Drawings appurtenant to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
 - 4. Scaled Purchase - Scaled Purchase appurtenant to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newlay Drive, Orange County, Florida, and in compliance with Section 718.104(4)(e), Florida Statutes.
- 2) The construction of the improvements designated as Phase 18, as shown on the plat recorded in Condominium Exhibit Book Page(s) _____, Public Records of Orange County, Florida ("Plat") which is attached as Exhibit _____, Page _____, Public Records of Orange County, Florida (Declaration), is substantially complete so that the description of improvements as shown on the attached sheets as Phase 18, together with the provisions of the Declaration is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase 18 can be determined from these materials.

DATE: _____

Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



DONALD W. MCINTOSH ASSOCIATES, INC.
SURVEYORS
2200 WEST PALM BEACH BLVD., SUITE 200
WEST PALM BEACH, FLORIDA 33411
PHONE: (561) 835-1100
FAX: (561) 835-1101
WWW.DWMA.COM

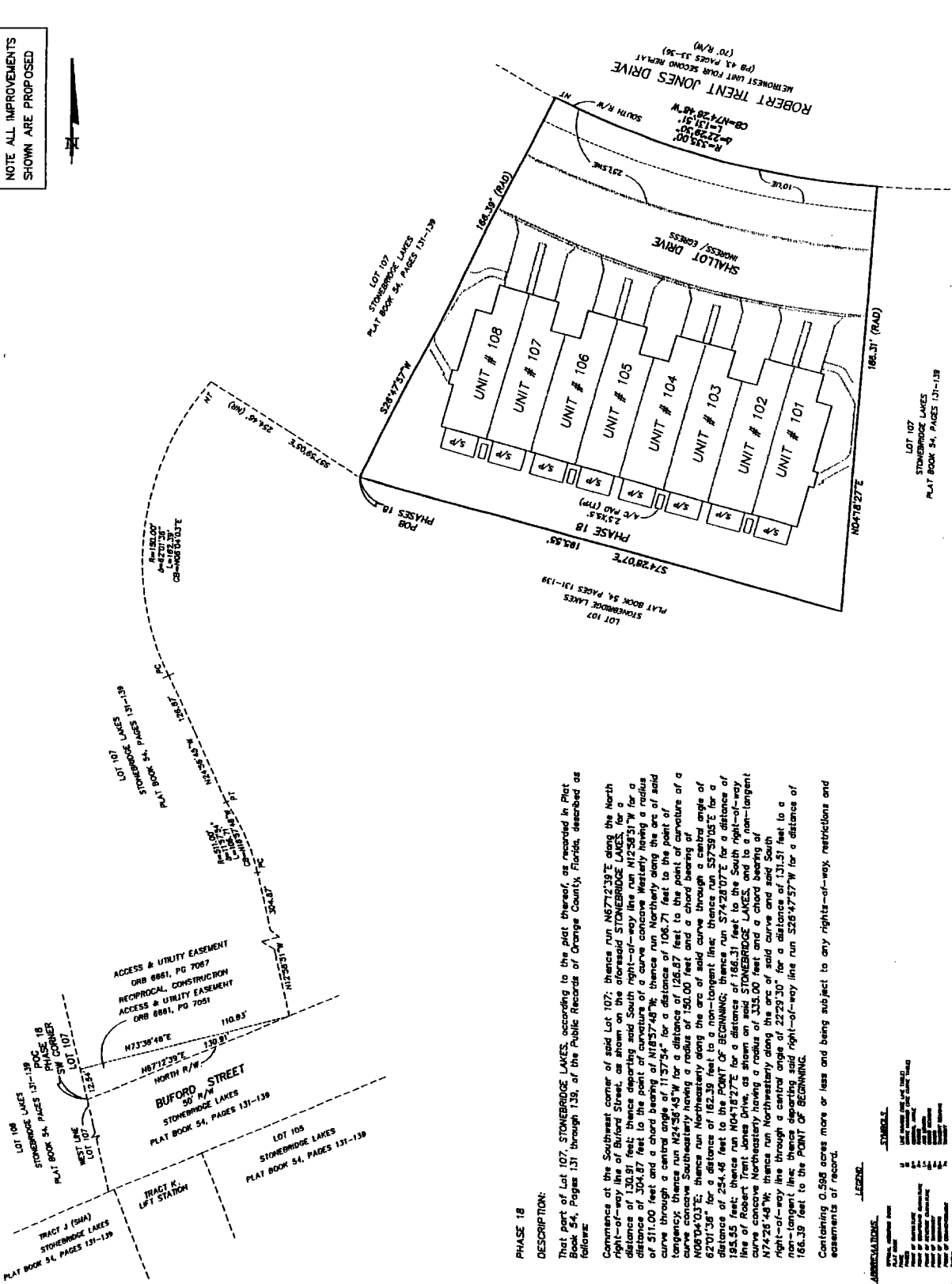
Exhibit A-18

STONEBRIDGE LAKES PHASE 18
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 2 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



PHASE 18

DESCRIPTION:

That part of Lot 107, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Pages 131 through 139, of the Public Records of Orange County, Florida, described as follows:

Commences at the Southwest corner of said Lot 107; thence run N67°23'39"E along the North right-of-way line of Buford Street, as shown on the aforesaid STONEBRIDGE LAKES, for a distance of 130.91 feet; thence departing said South right-of-way line run M12°58'31"W for a distance of 304.87 feet to the point of curvature of a curve concave Westward having a radius of 511.00 feet and a chord bearing of N18°57'48"W; thence run Northward along the arc of said curve through a central angle of 1°13'23.4" for a distance of 106.71 feet to the point of tangency; thence run N24°25'48"W for a distance of 126.87 feet to the point of curvature of a curve concave Southward having a radius of 100.00 feet and a chord bearing of N08°04'03"E; thence run Northward along the arc of said curve through a central angle of 62°01'36" for a distance of 162.39 feet to a non-tangent line; thence run S72°52'03"E for a distance of 254.48 feet to the POINT OF BEGINNING; thence run S74°28'07"E for a distance of 184.55 feet; thence run N04°18'27"E for a distance of 166.31 feet to the South right-of-way line of Robert Trent Jones Drive, as shown on said STONEBRIDGE LAKES, and to a non-tangent curve concave Northward having a radius of 335.00 feet and a chord bearing of N74°28'48"W; thence run Northward along the arc of said curve and said South right-of-way line through a central angle of 22°29'30" for a distance of 131.51 feet to a non-tangent line; thence departing said right-of-way line run S26°44'57"W for a distance of 166.39 feet to the POINT OF BEGINNING.

Containing 0.598 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

LEGEND:

SYMBOL	DESCRIPTION
(Symbol)	LOT 108 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 107 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 106 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 105 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 104 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 103 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 102 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 101 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 100 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 99 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
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(Symbol)	LOT 97 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 96 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 95 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
(Symbol)	LOT 94 STONEBRIDGE LAKES PLAT BOOK 54, PAGES 131-139
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PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
2000 W. UNIVERSITY AVENUE, SUITE 200
ORLANDO, FLORIDA 32817
SURVEYORS
STATE OF FLORIDA LICENSE NO. 12571
CERTIFICATE OF PROFESSIONAL LIABILITY

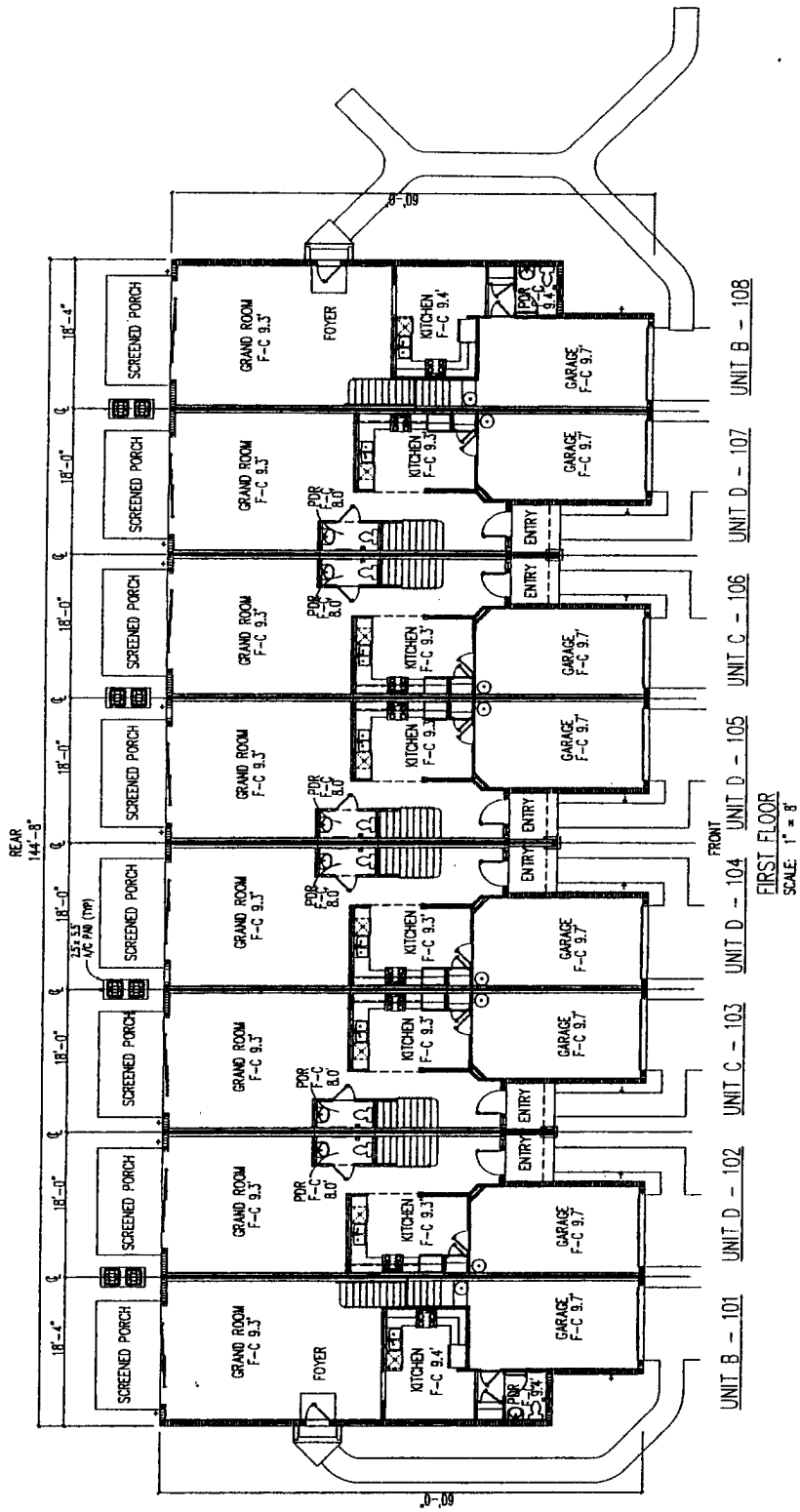
STONEBRIDGE LAKES PHASE 18

A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



SCALE: 1" = 8'

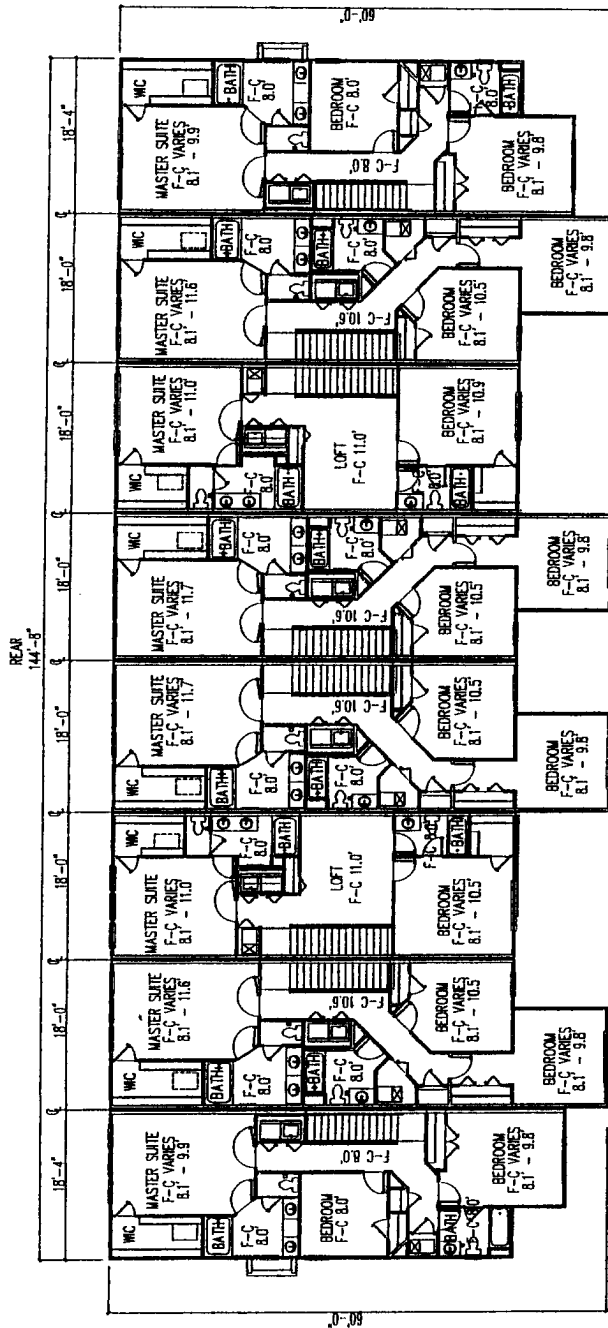


STONEBRIDGE LAKES PHASE 18
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



SECOND FLOOR
SCALE: 1" = 8'

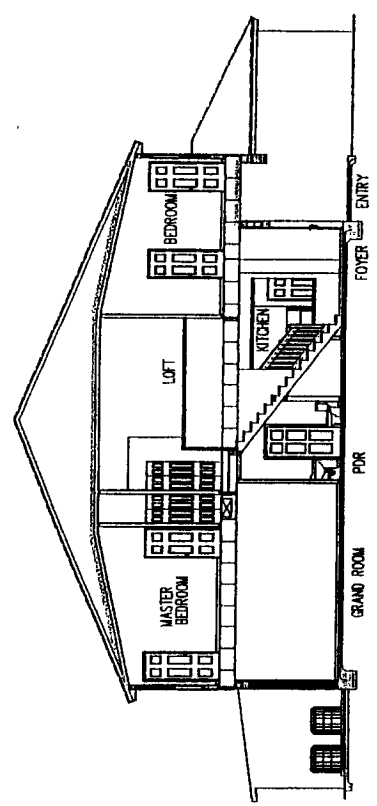
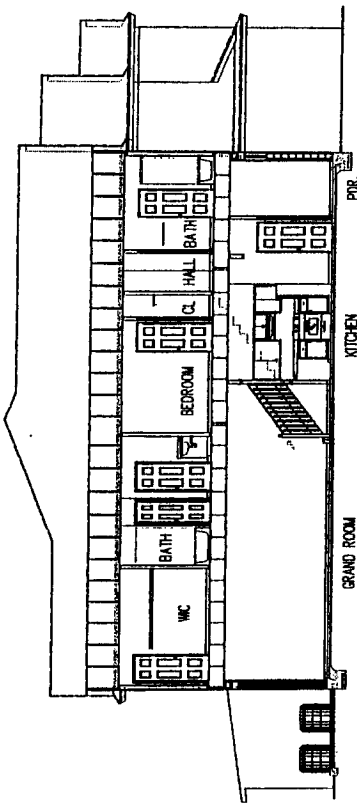
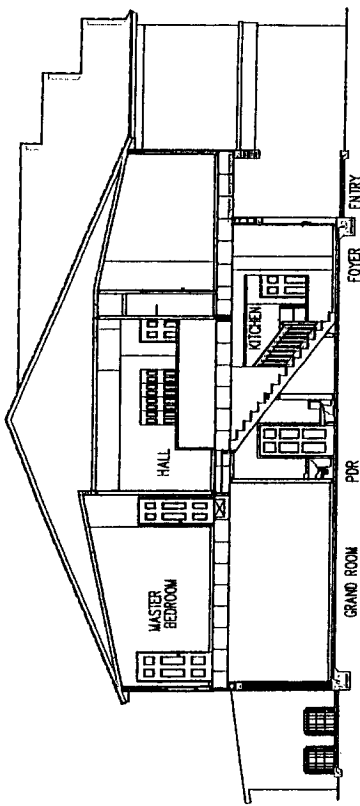


STONEBRIDGE LAKES PHASE 18
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

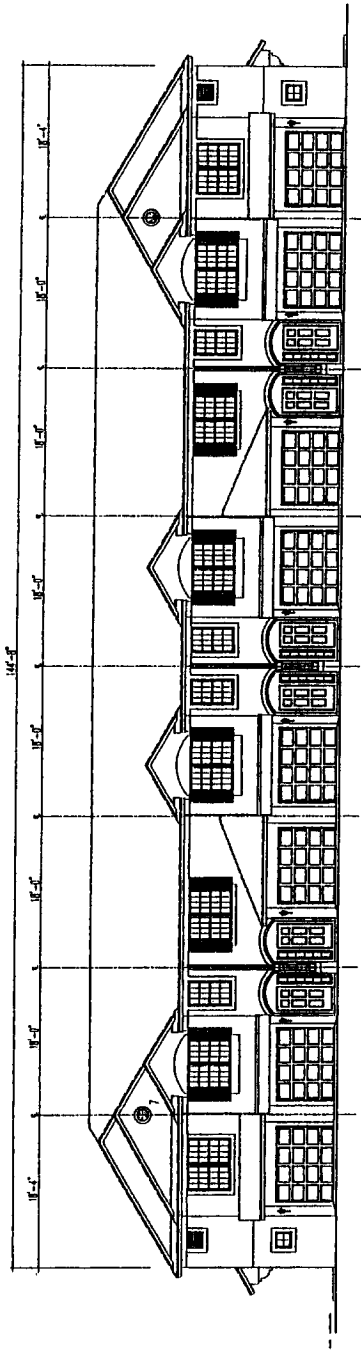


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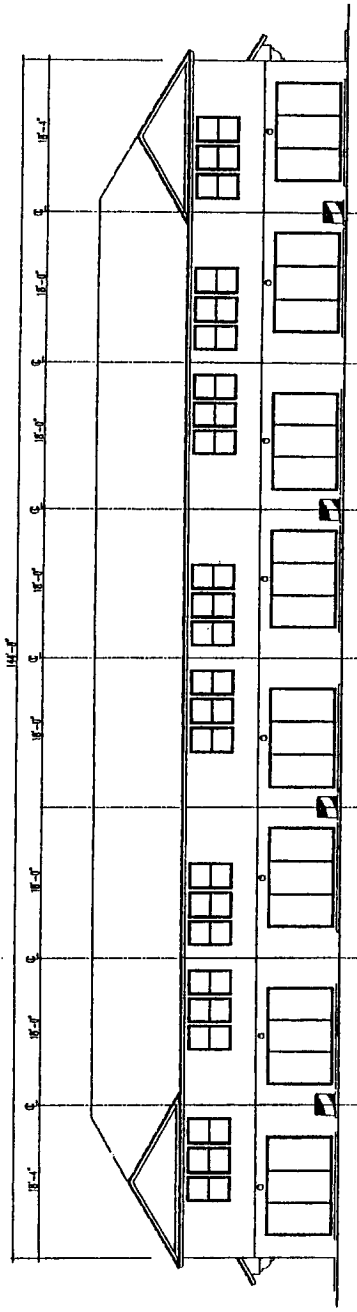
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE 1" = 4'

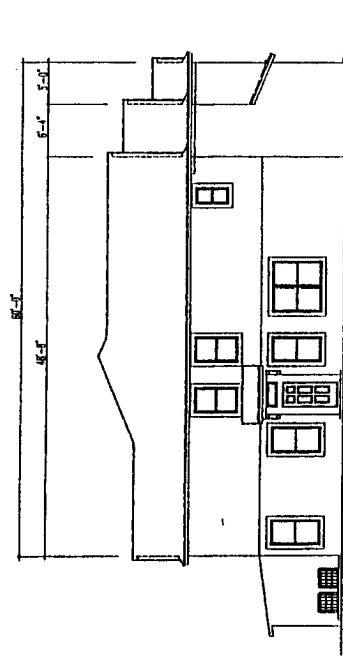


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A CONDOMINIUM

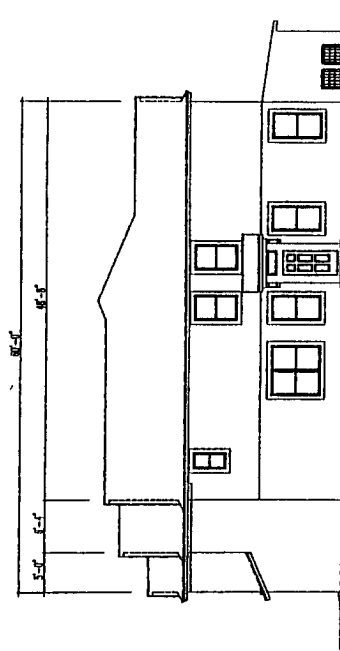
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

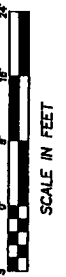
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1/8" = 1'



RIGHT ELEVATION
SCALE 1/8" = 1'



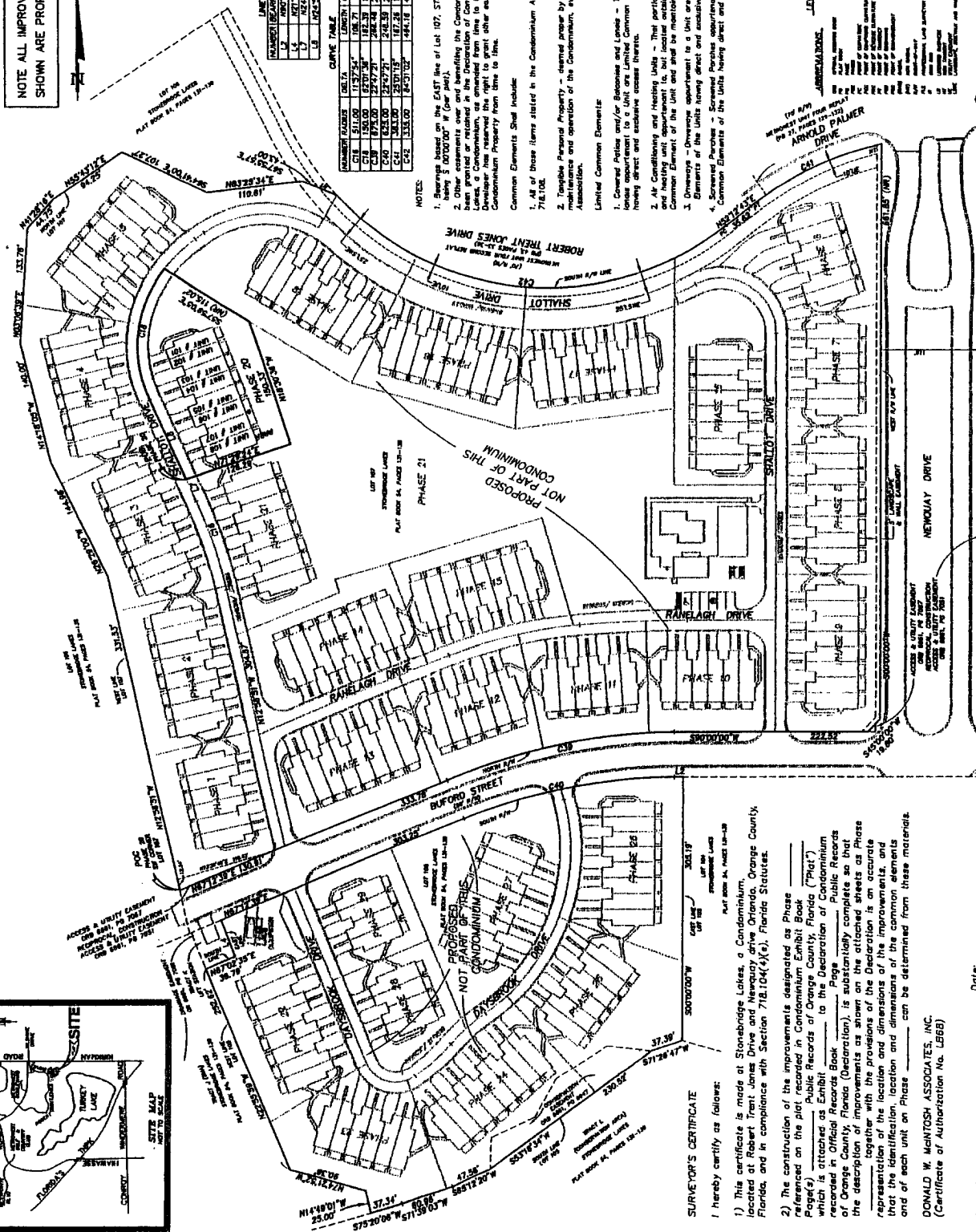
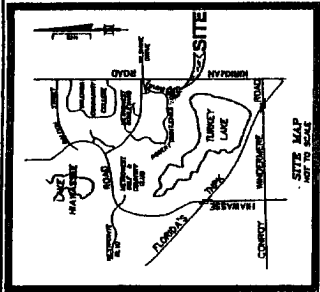
SCALE IN FEET

STONEBRIDGE LAKES PHASE 20 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LINE TABLE

LINE NO.	LENGTH	BEARING
1	115.77	S 89° 52' 55" W
2	102.58	S 89° 52' 55" W
3	102.58	S 89° 52' 55" W
4	102.58	S 89° 52' 55" W
5	102.58	S 89° 52' 55" W
6	102.58	S 89° 52' 55" W
7	102.58	S 89° 52' 55" W
8	102.58	S 89° 52' 55" W
9	102.58	S 89° 52' 55" W
10	102.58	S 89° 52' 55" W

CURVE TABLE

NUMBER	RAIUS	DELTA	LENGTH	CHORD	CHORD BEARING
1	511.00	113° 27' 54"	108.71	108.52	N 89° 52' 55" W
2	150.00	157° 07' 30"	78.29	78.17	N 08° 54' 13" E
3	150.00	157° 07' 30"	78.29	78.17	N 08° 54' 13" E
4	623.00	123° 57' 21"	248.39	248.44	S 74° 58' 11" W
5	381.00	157° 07' 30"	187.28	187.33	N 64° 52' 11" E
6	335.00	184° 51' 02"	148.18	148.18	N 85° 07' 48" W

NOTES:

1. Bearings based on the EAST line of Lot 107, Stonebridge Lakes, as being S 89° 52' 55" W (see plan).
2. Other comments over and benefiting the Condominium Property have been granted or received in the Declaration of Condominium of Stonebridge Lakes, and the same are hereby incorporated by reference into this Declaration. Declarant has reserved the right to grant other easements over the Condominium Property from time to time.
3. Common Elements shall include:
 - 1. All of those items stated in the Condominium Act of Florida Statute 718.103.
 - 2. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.
4. Limited Common Elements:
 - 1. Covered patios and/or balconies and lands - The entire, balcony and lands appurtenant to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
 - 2. Air Conditioning and Heating Units - That portion of the air conditioning and heating unit appurtenant to, but located outside of a Unit is a Limited Common Element of the Unit and shall be maintained by the Unit owner.
 - 3. Driveways - Driveway appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.
 - 4. Screened Patios - Screened Patios appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newbury Drive, Orange County, Florida, and in compliance with Section 718.104(4)(c), Florida Statutes.
- 2) The construction of the improvements designated as Phase 20 (as shown on the plat filed in the Condominium Exhibit Book and recorded in the Public Records of Orange County, Florida) which is attached as Exhibit A-20 to the Declaration of Condominium of Stonebridge Lakes, is substantially complete as that recorded in Official Records Book _____ Page _____ of Orange County, Florida (Declaration), is substantially complete as that the description of improvements as shown on the attached sheets as Phase 20 together with the provisions of the Declaration is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase 20 can be determined from these materials.

DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB66)

Date: _____
Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
2201 W. US HWY. 19, SUITE 200
ORANGE, FLORIDA 32668

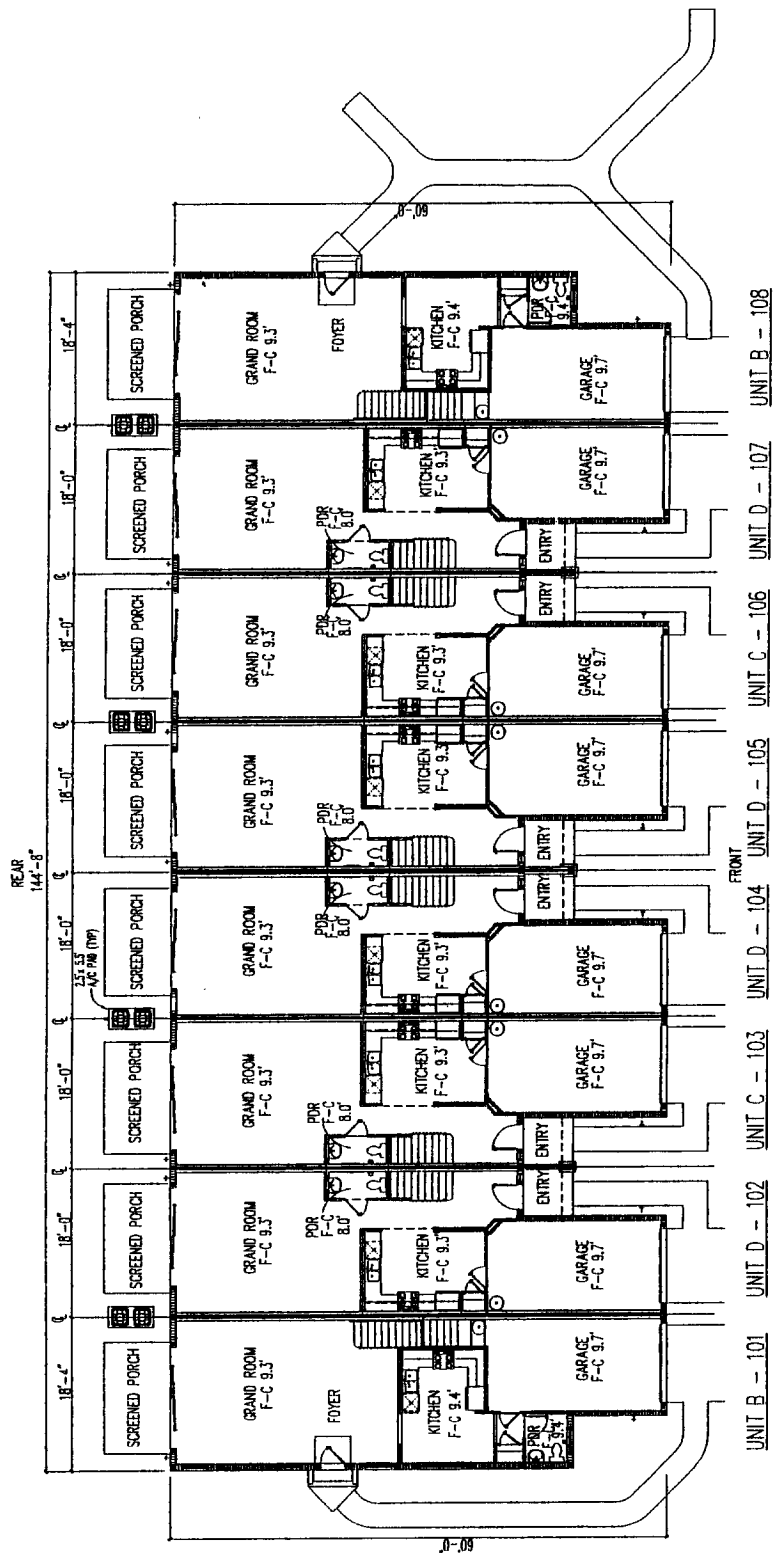
Exhibit A-20

STONEBRIDGE LAKES PHASE 20
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



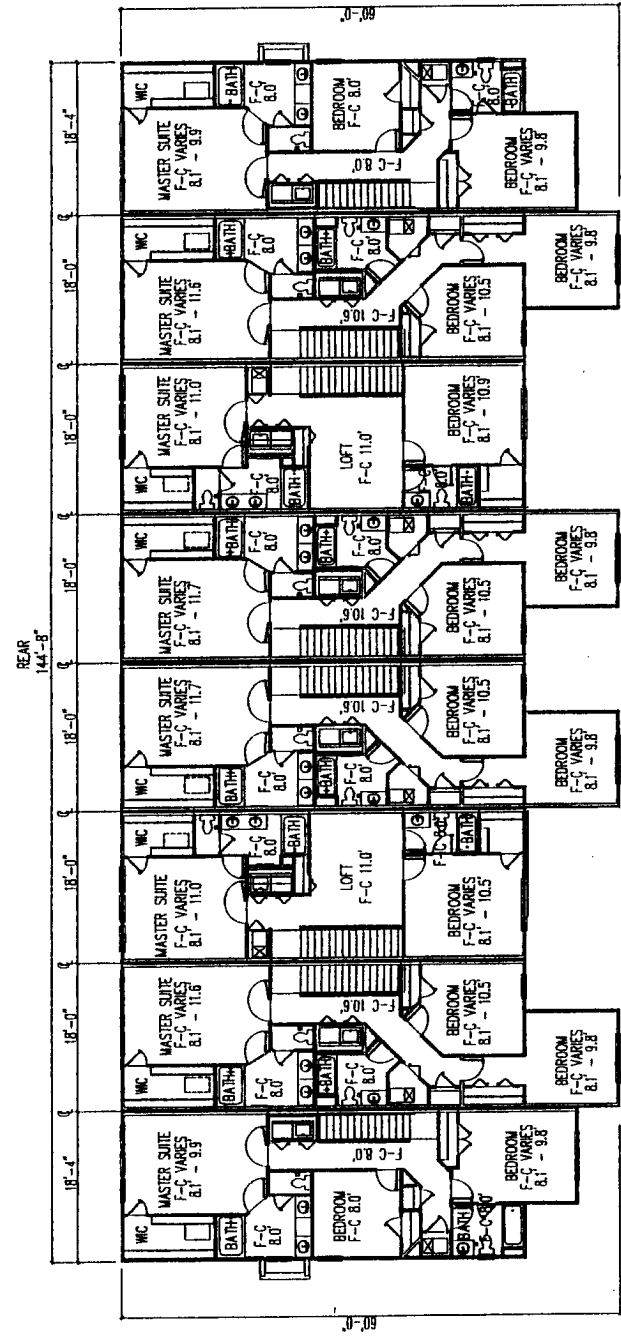
SCALE 1" = 8'

FIRST FLOOR



STONEBRIDGE LAKES PHASE 20
A CONDOMINIUM

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



REAR 144'-8"
FRONT 60'-0"
UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT D - 104 UNIT D - 105 UNIT C - 106 UNIT D - 107 UNIT B - 108

SECOND FLOOR
SCALE: 1" = 8'



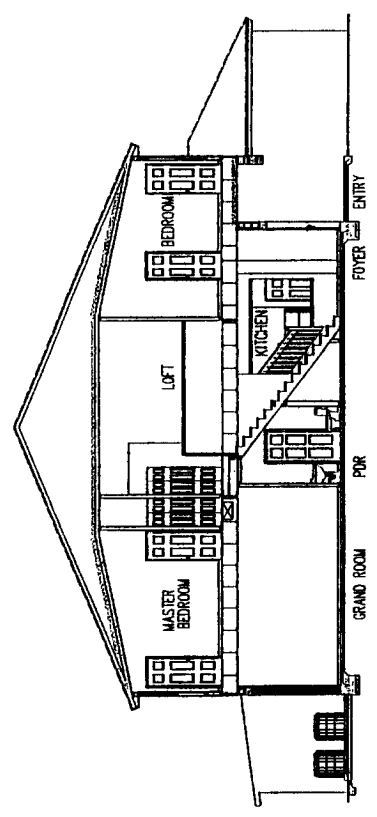
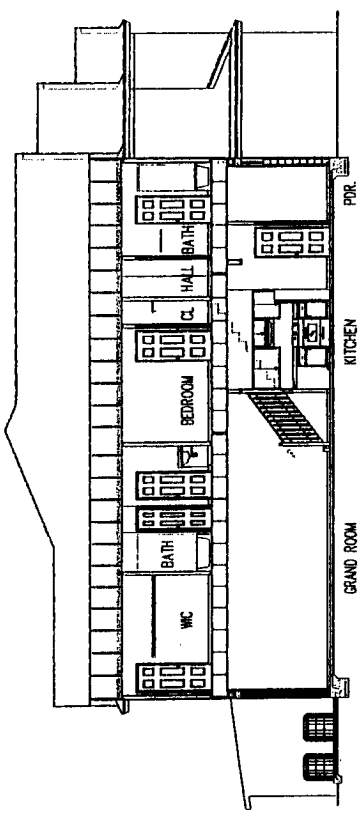
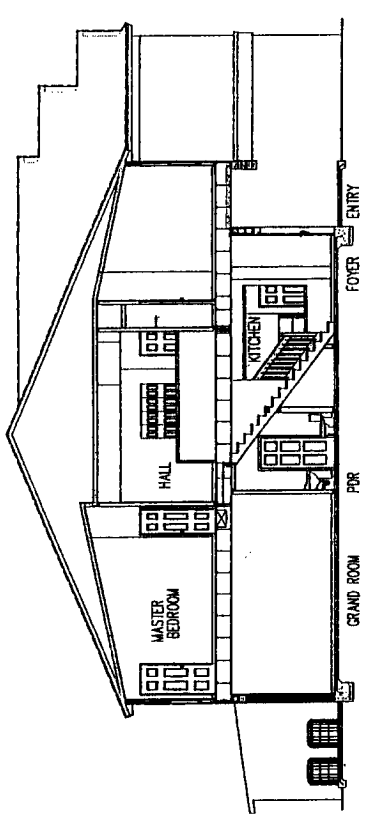
SCALE IN FEET

STONEBRIDGE LAKES PHASE 20
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

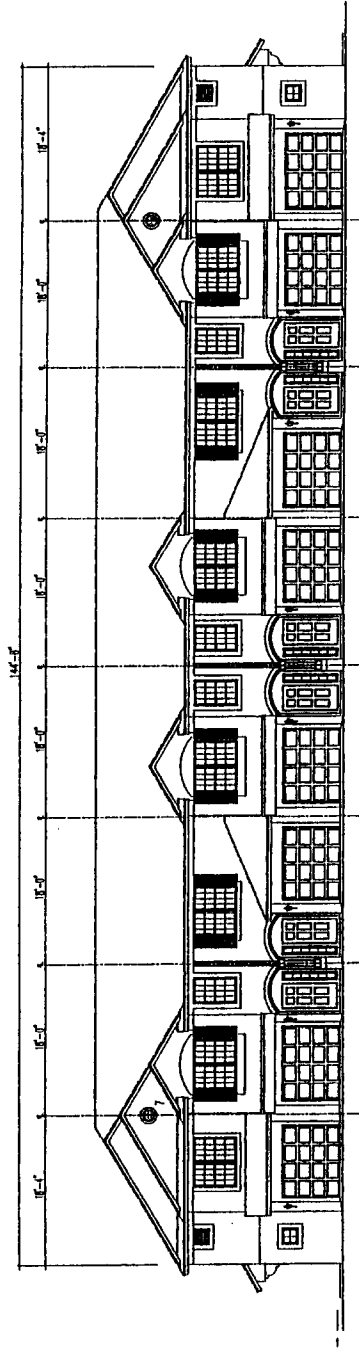


STONEBRIDGE LAKES PHASE 20
A CONDOMINIUM

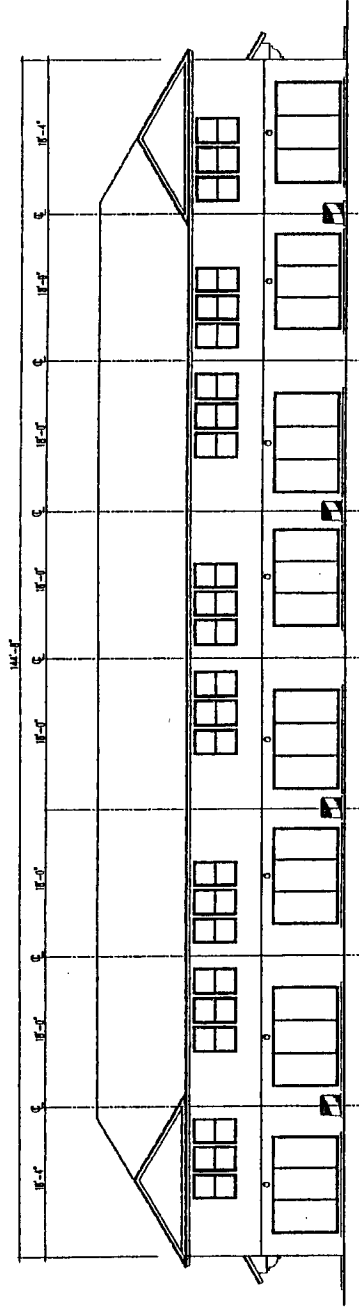
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 8'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 8'

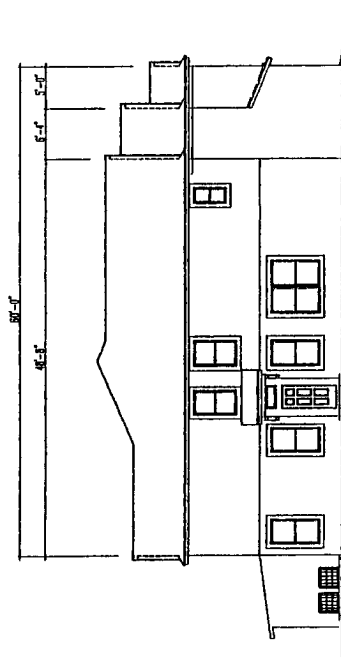


STONEBRIDGE LAKE PHASE 20
A CONDOMINIUM

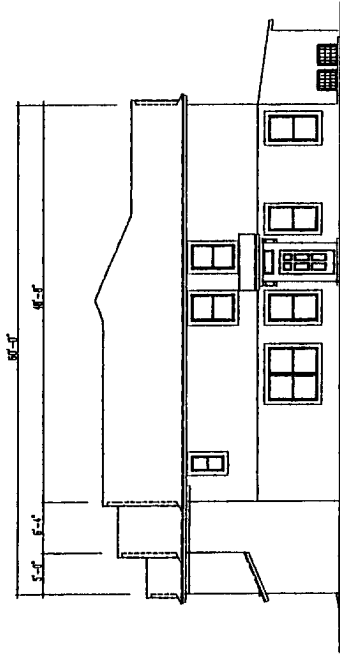
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

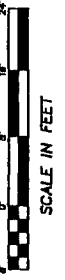
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 8'



RIGHT ELEVATION
SCALE 1" = 8'

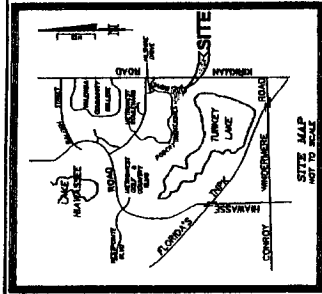


STONEBRIDGE LAKES PHASE 21
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

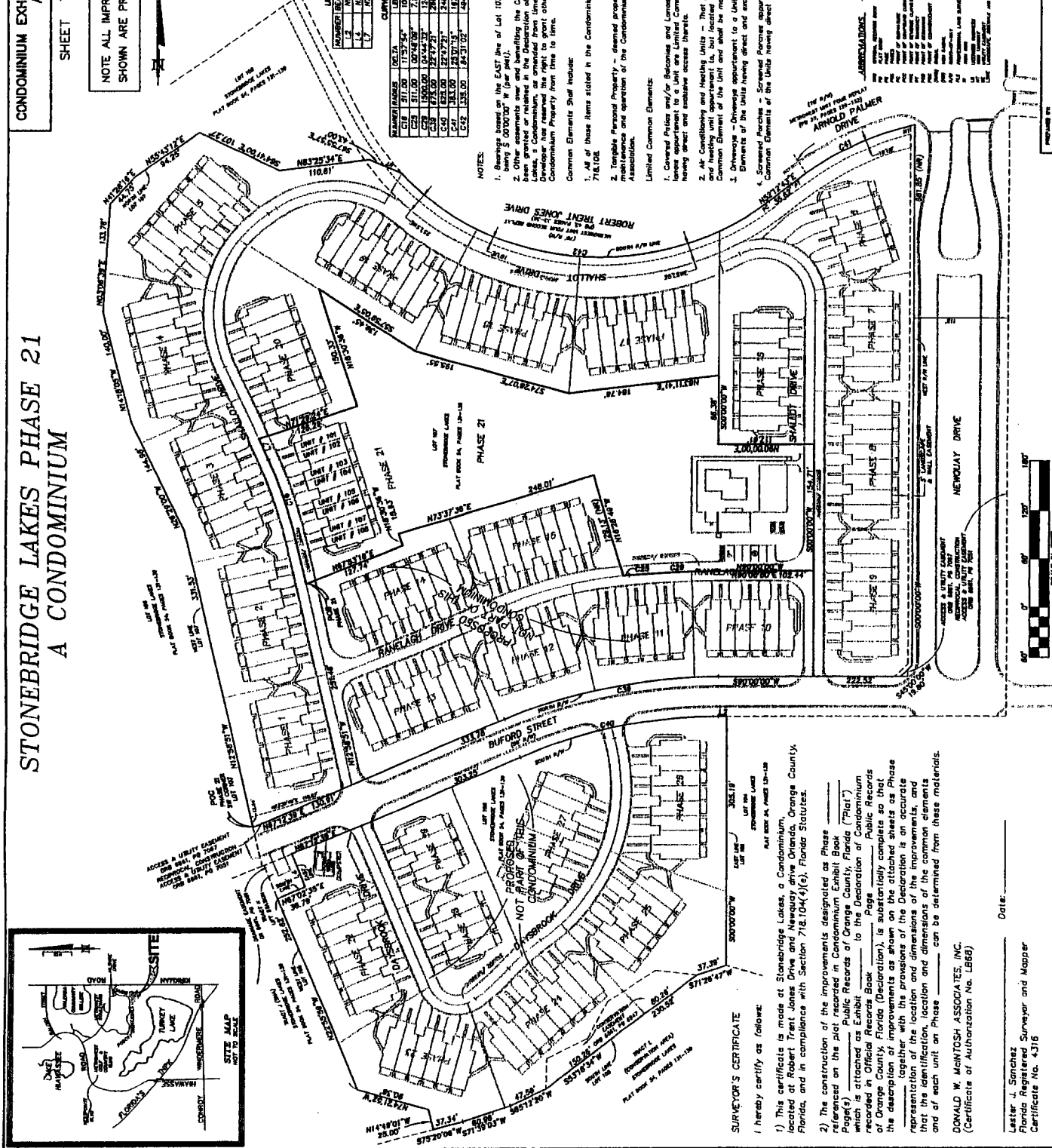
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



NUMBER	BEARING	DISTANCE
1	N 83° 52' 30" W	22.00'
2	S 89° 52' 30" W	22.00'

CURVE TABLE	CHORD BEARING	CHORD DISTANCE
1	N 83° 52' 30" W	22.00'
2	S 89° 52' 30" W	22.00'

NOTES:
1. Bearings based on the EAST line of LK 107, STONEBRIDGE LAKES, as being 5 000'00" N (per plat).
2. Other easements over and benefiting the Condominium Property have been shown on the plat. The Condominium Property is shown as a Condominium, as provided from time to time. The Developer has reserved the right to grant other easements over the Condominium Property from time to time.
Common Elements shall include:
1. All of those items stated in the Condominium Act of Florida Statute 716.10(2).
2. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.
Limited Common Elements:
1. Covered Patios and/or Balconies and Lanais - The patios, balconies and lanais appurtenant to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
2. Air Conditioning and Heating Units - That portion of the air conditioning and heating unit appurtenant to a Unit, but located outside of a Unit as a Limited Common Element of the Unit and shall be maintained by the Unit owner.
3. Driveways - Driveways appurtenant to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
4. Screened Porches - Screened Porches appurtenant to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.



SURVEYOR'S CERTIFICATE

I hereby certify as follows:
1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newquay Drive, Orange County, Florida, and in compliance with Section 716.10(4)(e), Florida Statute.
2) The construction of the improvements designated as Phase 21 (Plat 1) which is attached as Exhibit _____ to the Declaration of Condominium recorded in Official Records Book _____ Page _____ Public Records of Orange County, Florida (Declaration), is substantially complete so that the description of improvements as shown on the attached sheets as Phase 21 together with the provisions of the Declaration is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase 21 can be determined from these materials.
DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB68)

Date: _____
Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
SURVEYORS
3001 W. LAKE NATION BLVD., SUITE 200, ORANGE, FLORIDA 32835 (407) 261-1111
CONTRACT NO. 20040446386

Exhibit A-21

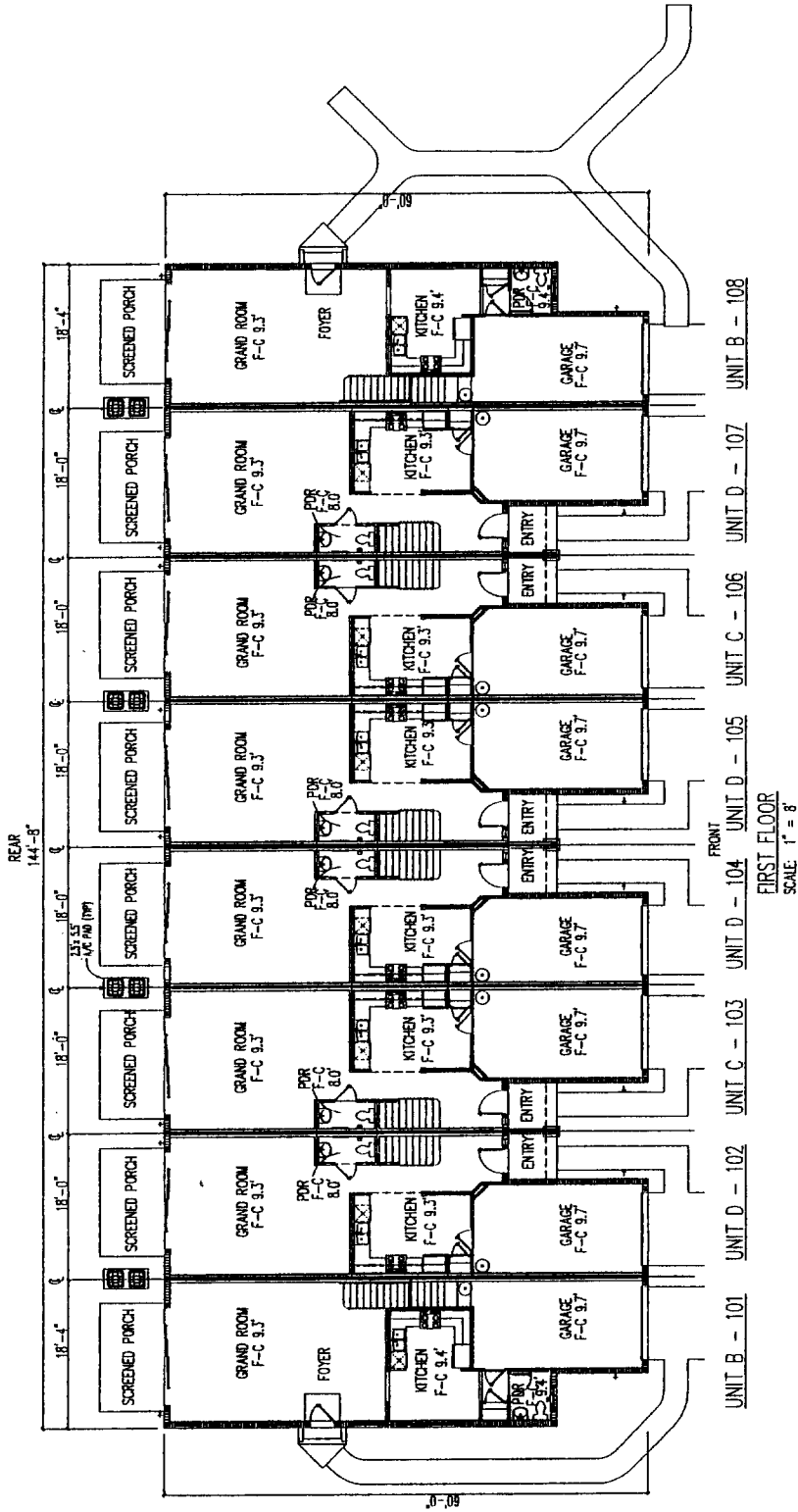
STONEBRIDGE LAKES PHASE 21

A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT
FIRST FLOOR
SCALE: 1" = 8'



SCALE IN FEET

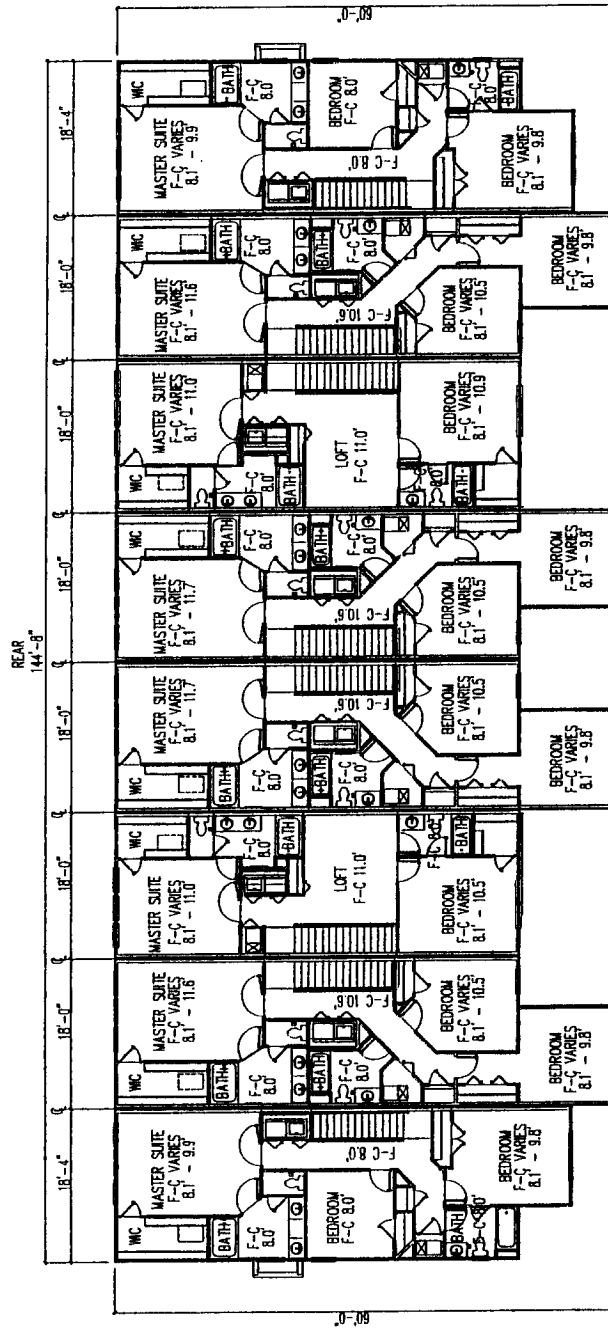
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2201 First Avenue, Suite 2000
Boulder, Colorado 80502
PH: 303.440.1100
FAX: 303.440.1101
WWW.DWMA.COM

STONEBRIDGE LAKES PHASE 21
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



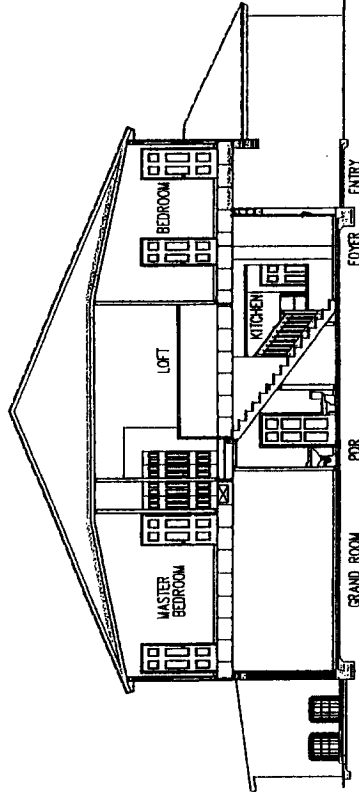
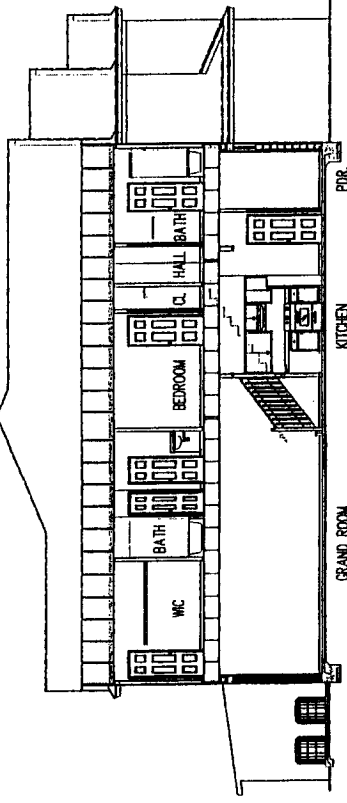
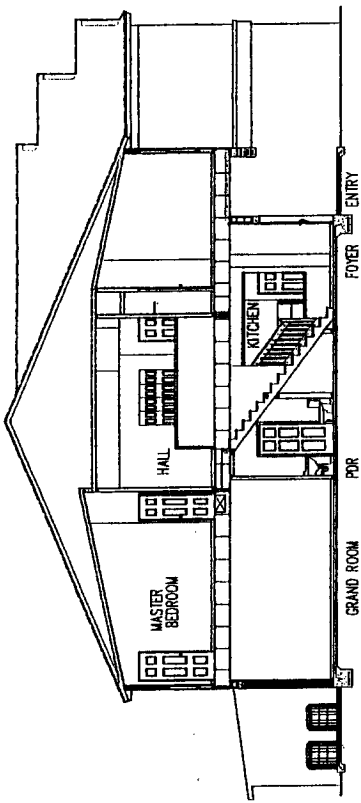
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
REGISTERED ARCHITECTS
IN ILLINOIS

STONEBRIDGE LAKES PHASE 21
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

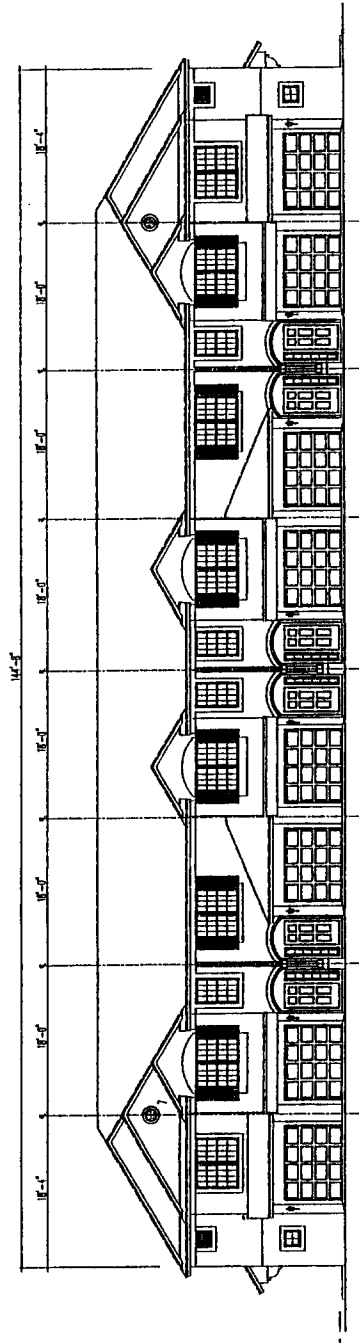


STONEBRIDGE LAKES PHASE 21
A CONDOMINIUM

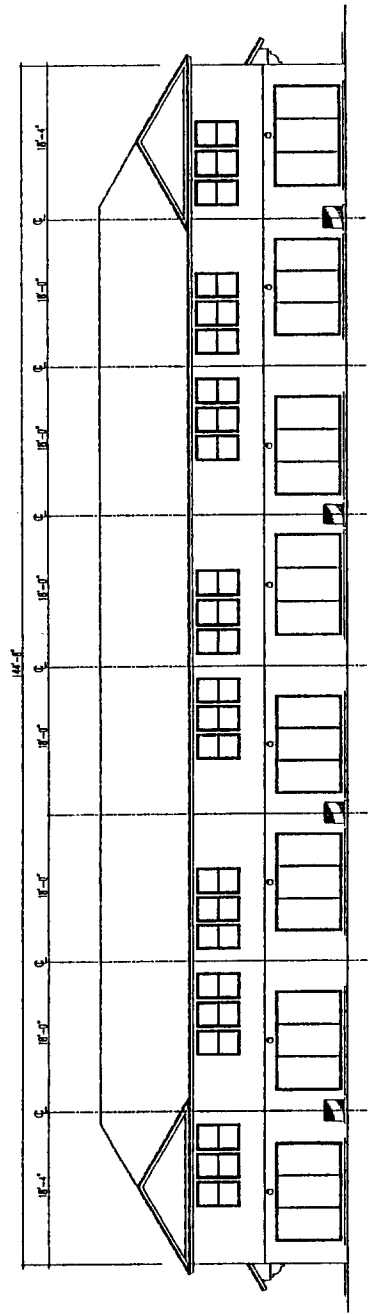
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 8'



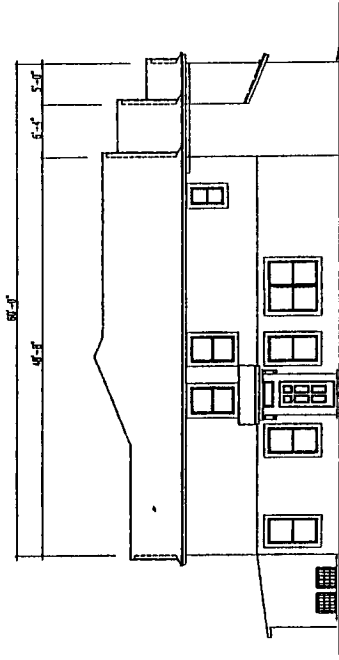
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SCALE: 1" = 8'



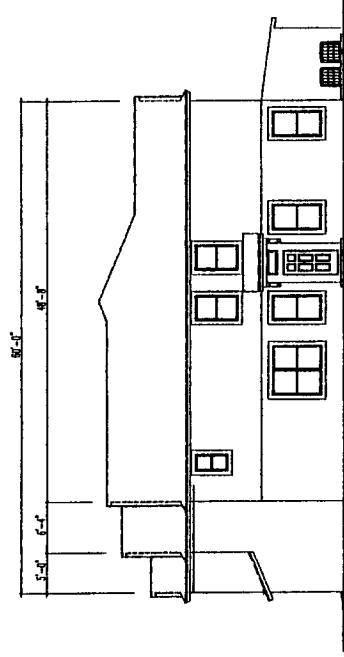
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
SURVEYORS
ENGINEERS

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

STONEBRIDGE LAKE PHASE 21
A CONDOMINIUM



LEFT ELEVATION
SCALE 1" = 1'



RIGHT ELEVATION
SCALE 1" = 1'



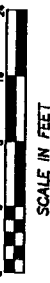
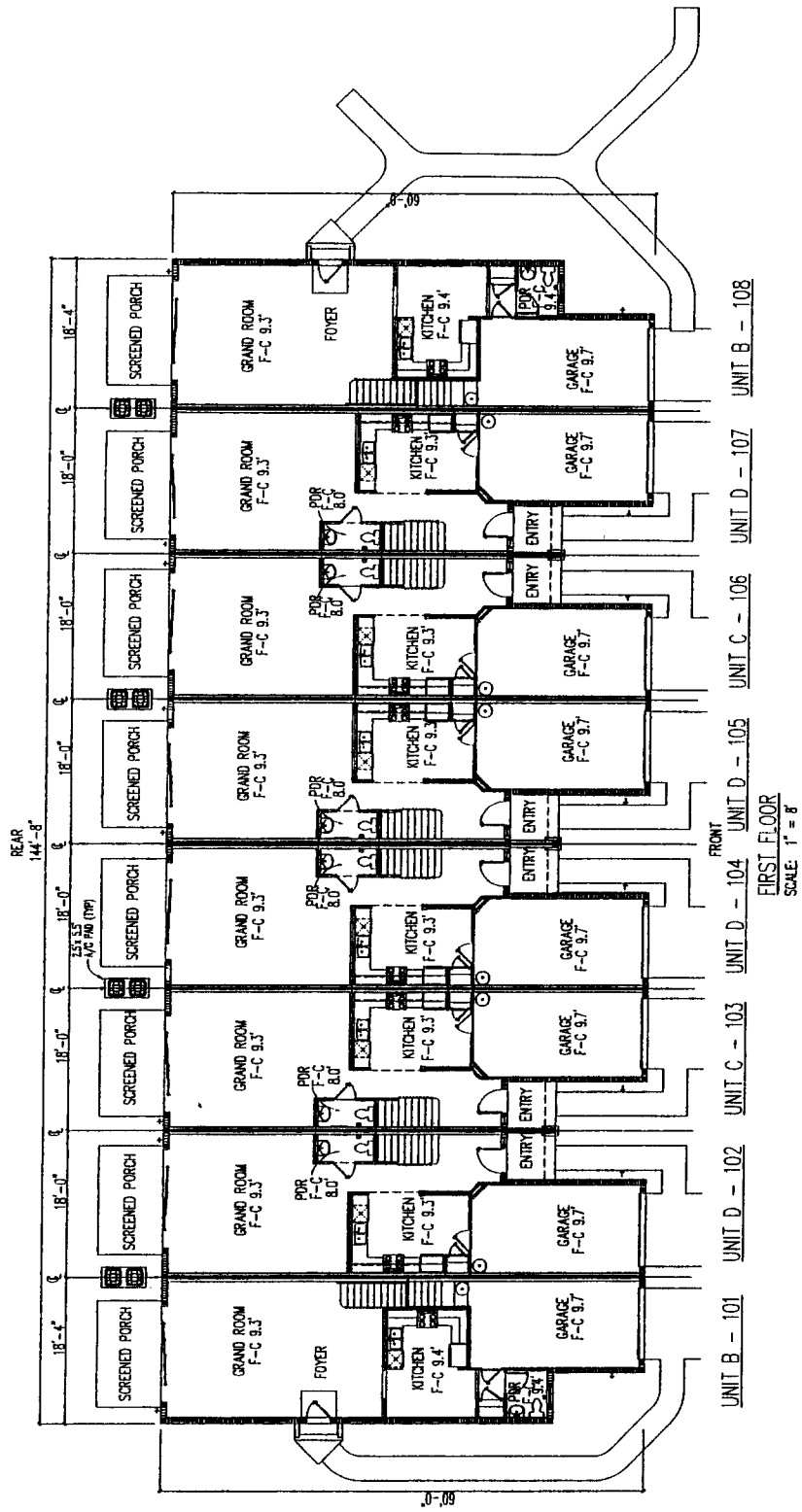
SCALE IN FEET

STONEBRIDGE LAKES PHASE 22
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



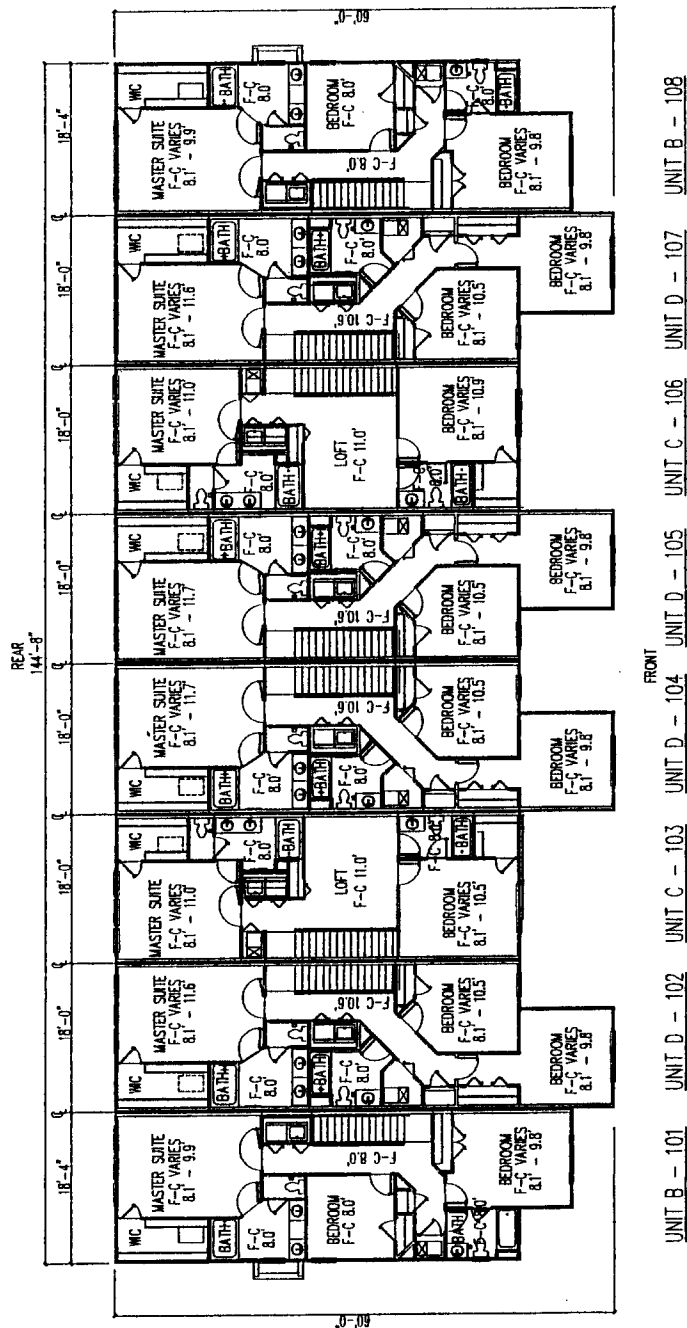
PREPARED BY:
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS ARCHITECTS SURVEYORS
200 West Alameda Street, Suite 2000, Los Angeles, CA 90012
213-621-1000

STONEBRIDGE LAKES PHASE 22
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

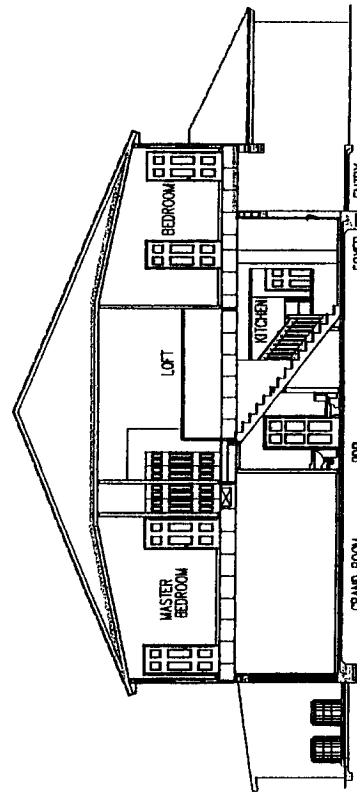
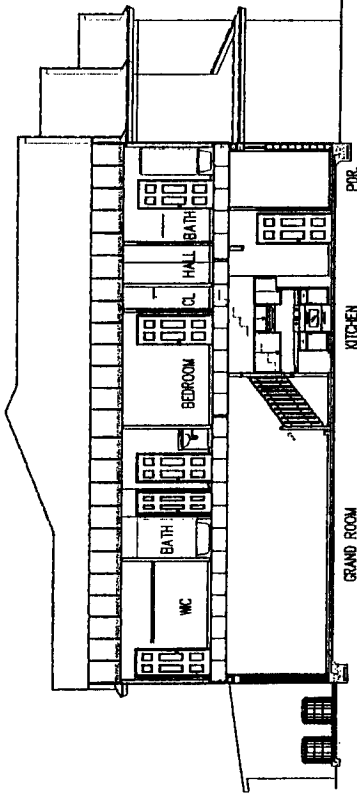
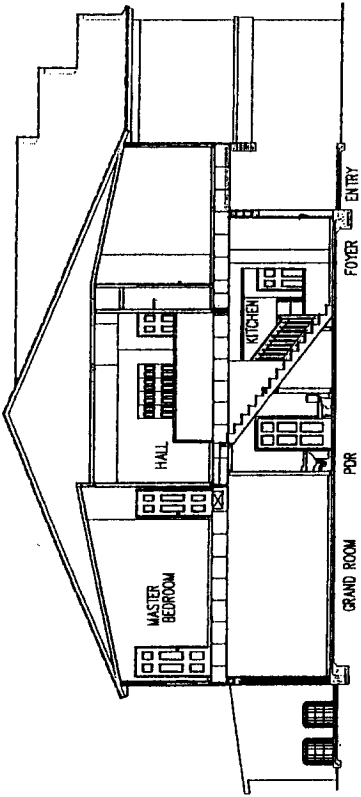


STONEBRIDGE LAKES PHASE 22
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE: ALL IMPROVEMENTS
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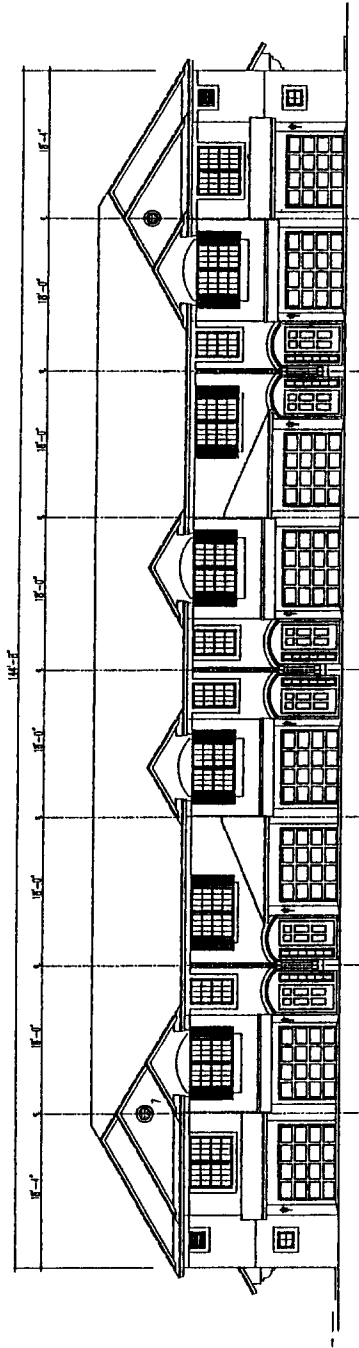
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
SURVEYORS
200 West Park Ave., West Park, Florida 32981 (407) 496-0888

STONEBRIDGE LAKES PHASE 22
A CONDOMINIUM

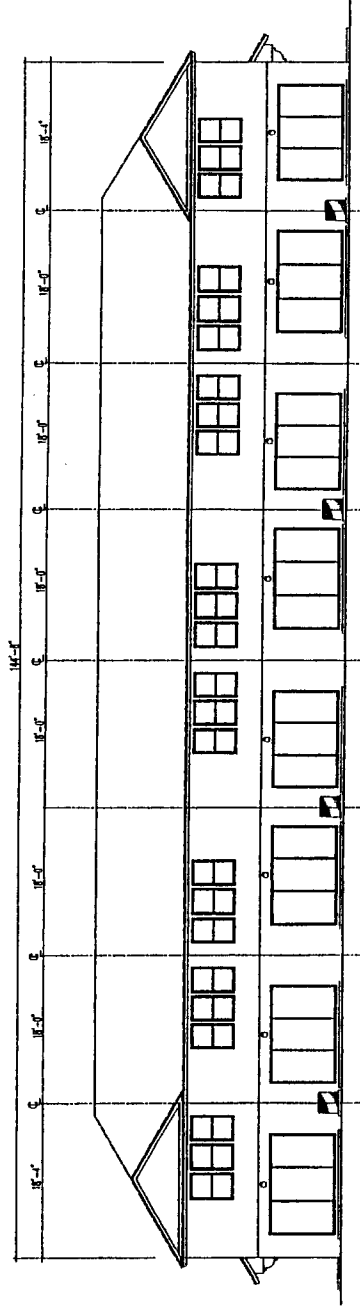
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AND PAGE

SHEET 6 OF 7

NOTE: ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1/8" = 1'-0"



SCALE IN FEET

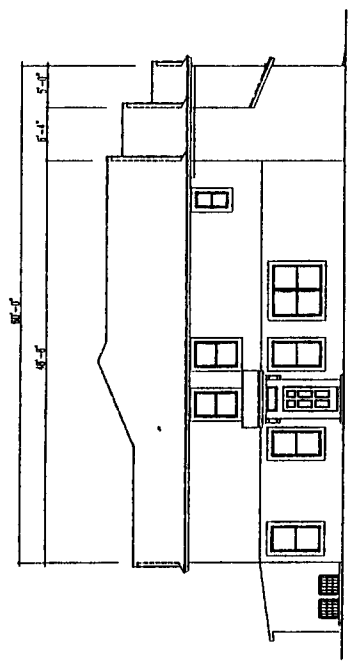
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS, PLANNERS, ARCHITECTS, INTERIORS, ENVIRONMENTAL SCIENTISTS, SURVEYORS
2000 WEST WASHINGTON AVENUE, SUITE 2000, CHICAGO, ILLINOIS 60610-4000
TELEPHONE: 312.467.1000 FAX: 312.467.1001

STONEBRIDGE LAKE PHASE 22
A CONDOMINIUM

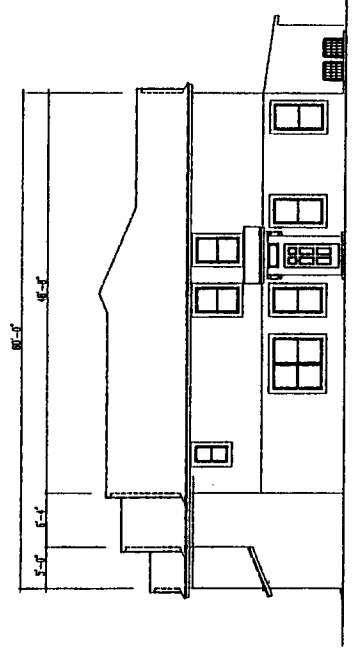
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 8'



RIGHT ELEVATION
SCALE 1" = 8'



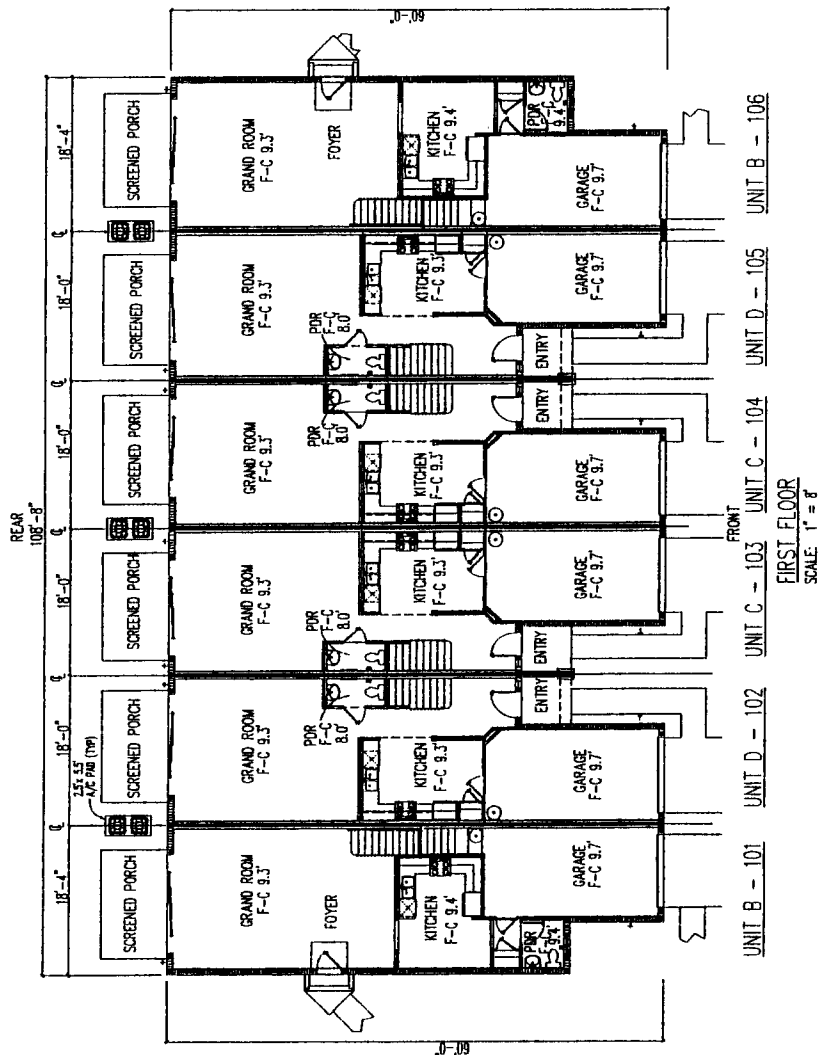
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A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
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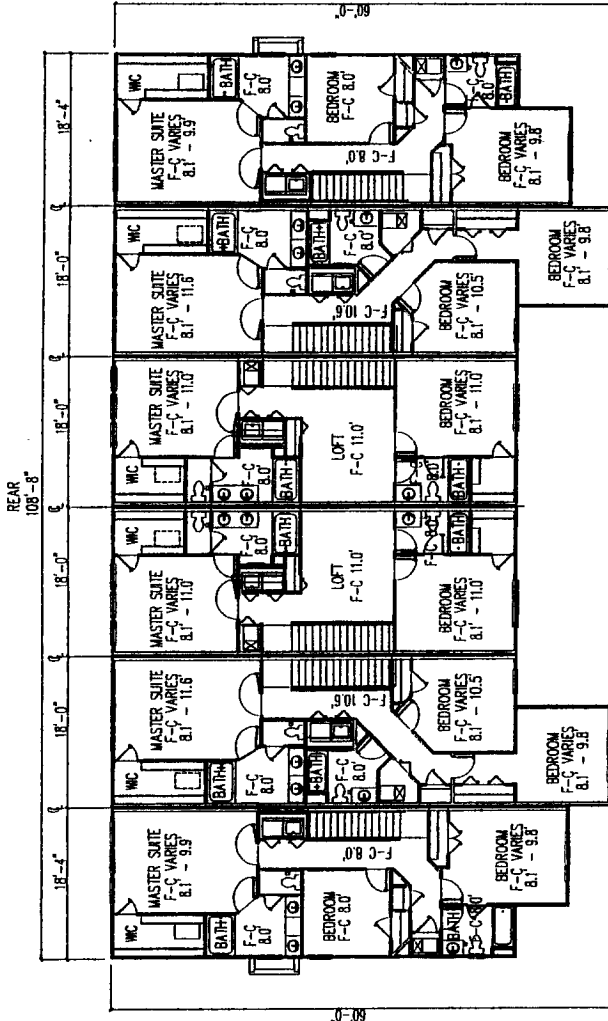
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ARCHITECTS
2200 PINE AVENUE NORTH, SUITE 300, ALBANY, ALABAMA 36820 (907) 534-2000
CERTIFICATE OF ARCHITECTURAL LIABILITY

STONEBRIDGE LAKES PHASE 23
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



REAR 108'-8"

FRONT

UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT C - 104 UNIT D - 105 UNIT B - 106

SECOND FLOOR

SCALE: 1" = 8'



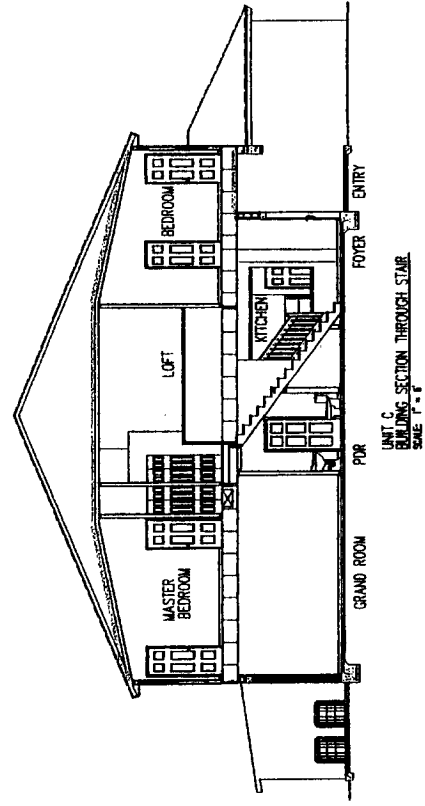
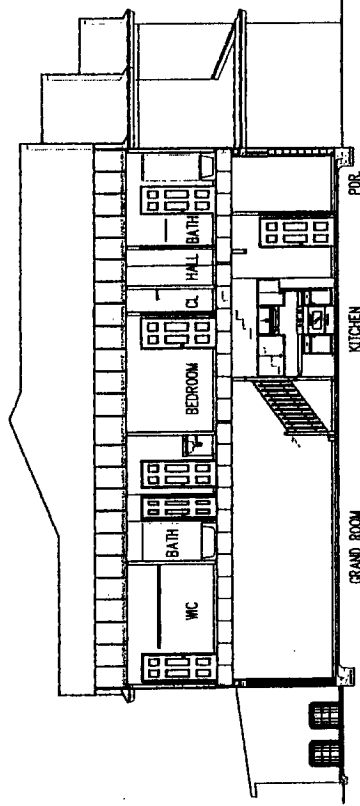
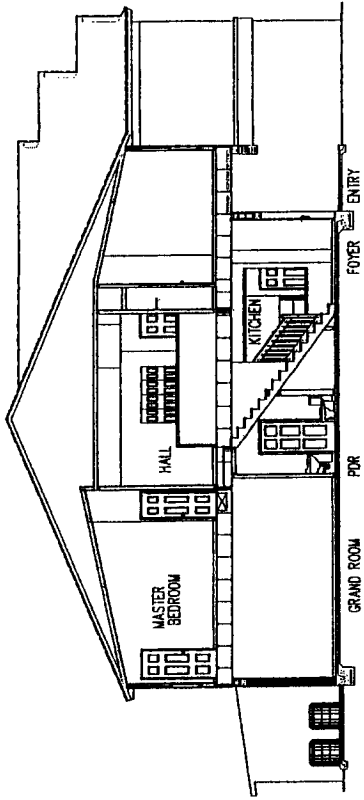
DONALD W. MCINTOSH ASSOCIATES, INC.
REGISTERED PROFESSIONAL ARCHITECTS
PLANNERS
200 W. WASHINGTON ST., SUITE 200
ANN ARBOR, MI 48106-1500
PHONE: (313) 963-1100
FAX: (313) 963-1101

STONEBRIDGE LAKES PHASE 23
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



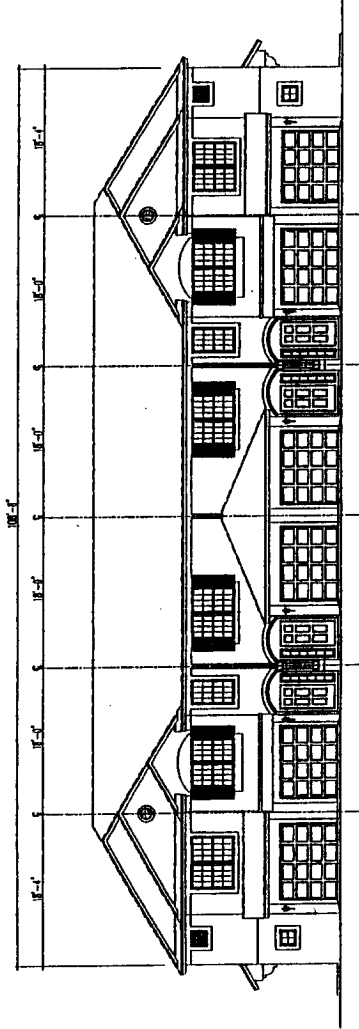
PREPARED BY
DONALD W. MCHINTOSH ASSOCIATES, INC.
ARCHITECTS
2000 PALM BEACH BLVD., SUITE 1000, WEST PALM BEACH, FLORIDA 33411 (407) 844-4400
CONTRACT NO. 03-00000000000000000000

STONEBRIDGE LAKES PHASE 23
A CONDOMINIUM

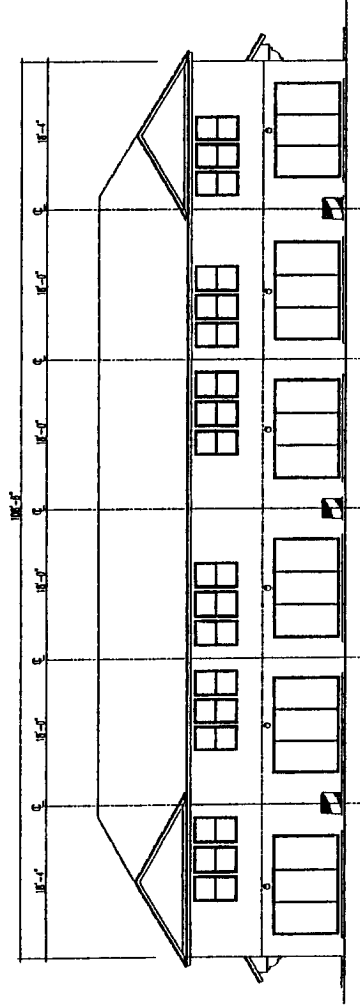
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 4'



SCALE IN FEET

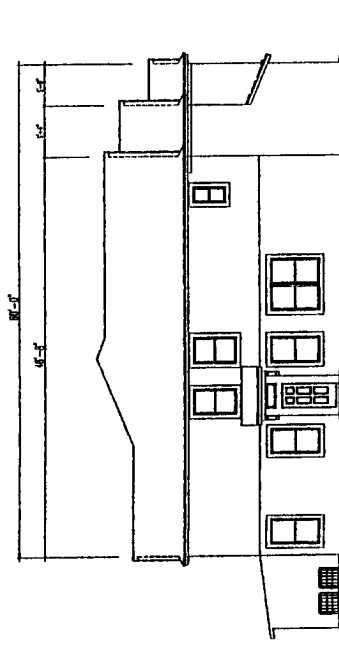
REGISTERED IN
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2200 MAIN STREET, SUITE 1000, FORT WORTH, TEXAS 76102 (817) 342-1000
MEMBER OF ARCHITECTURAL RECORDING BOARD

STONEBRIDGE LAKE PHASE 23
A CONDOMINIUM

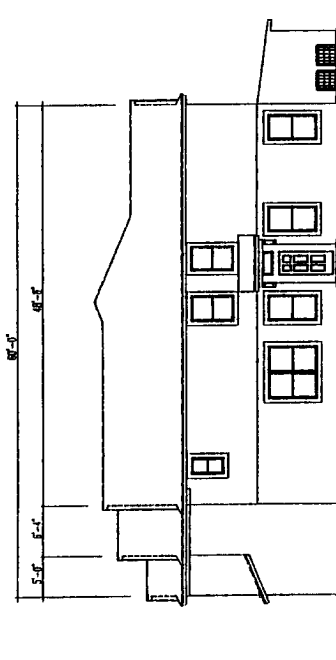
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

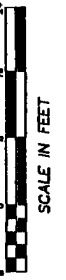
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'



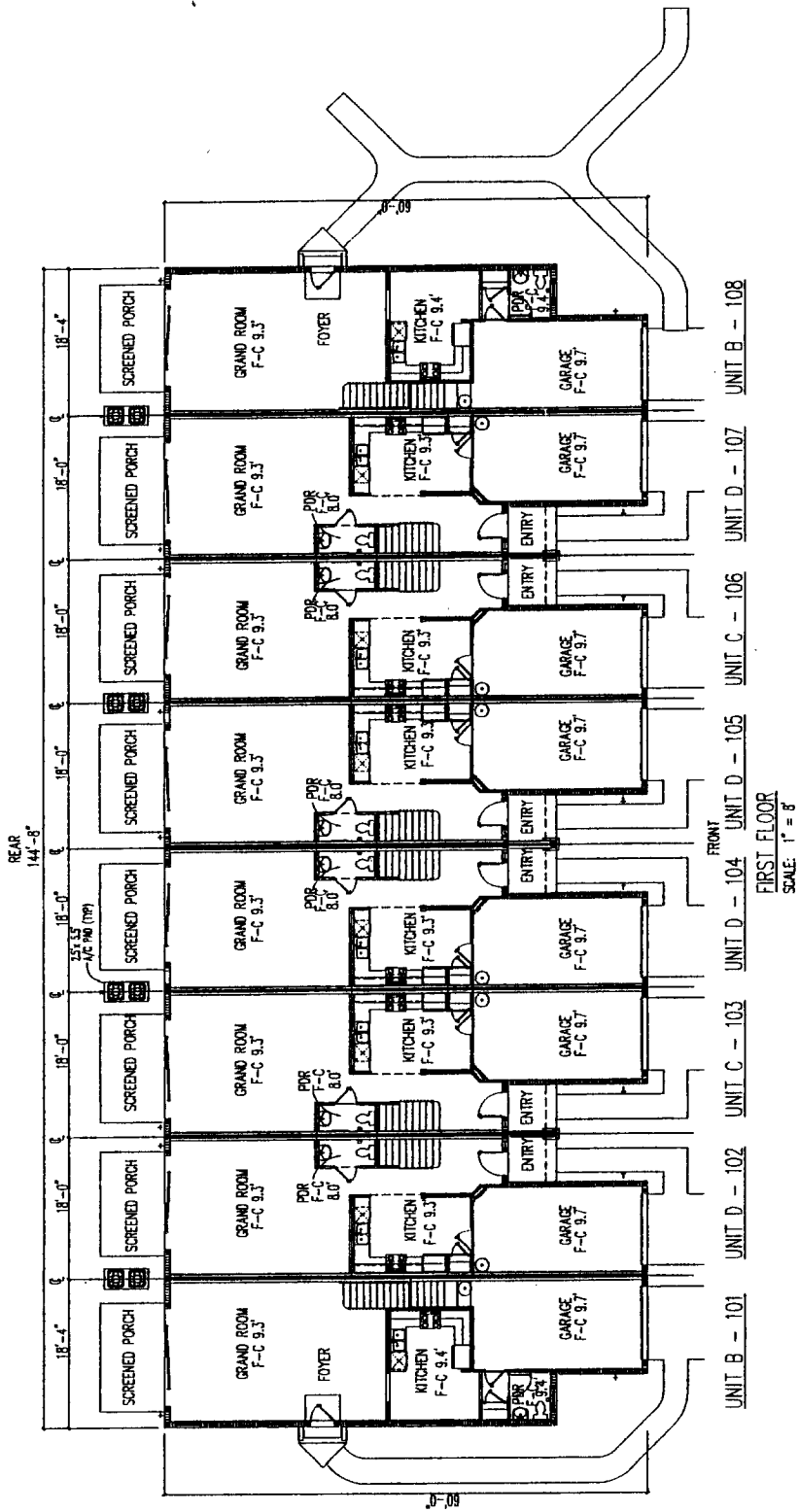
SCALE IN FEET

STONEBRIDGE LAKES PHASE 24
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FIRST FLOOR
SCALE: 1" = 8'



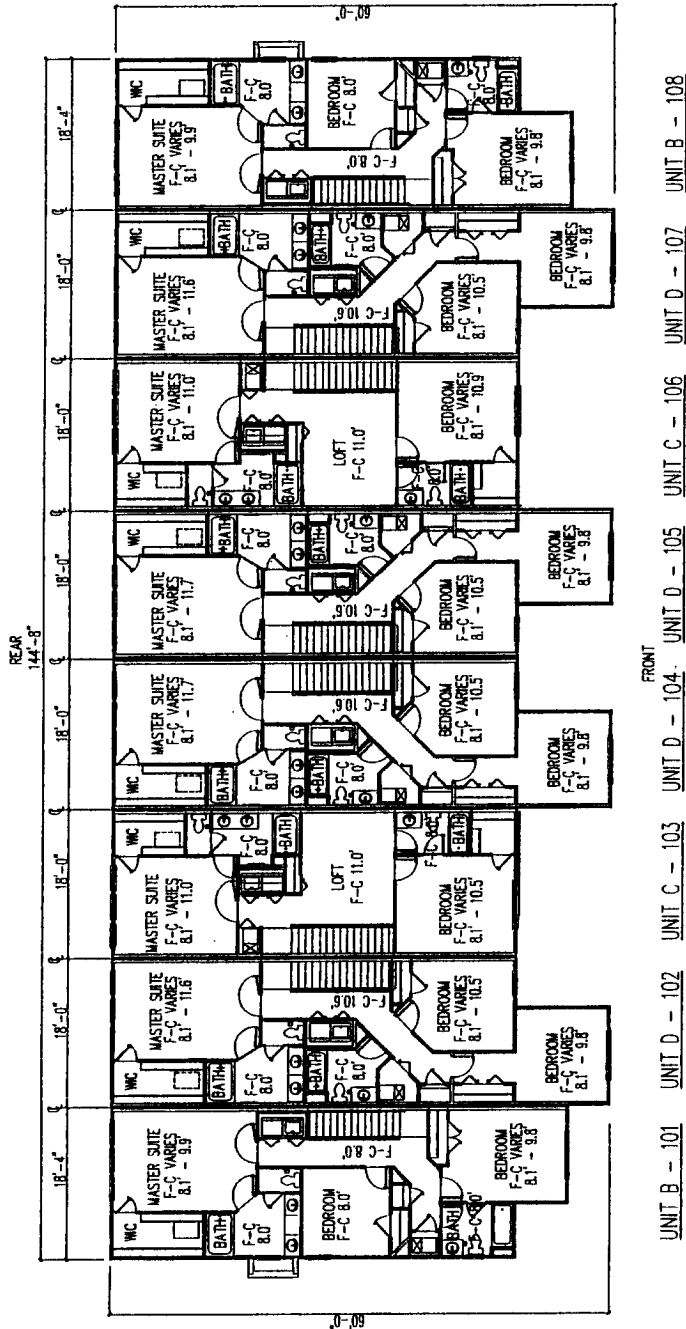
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2200 PALM AVENUE, SUITE 1000, PALM BEACH, FLORIDA 33480 (561) 844-0000

STONEBRIDGE LAKES PHASE 24
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



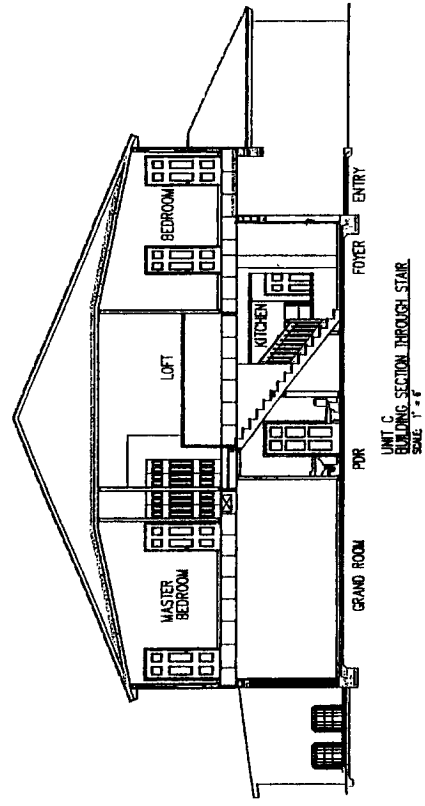
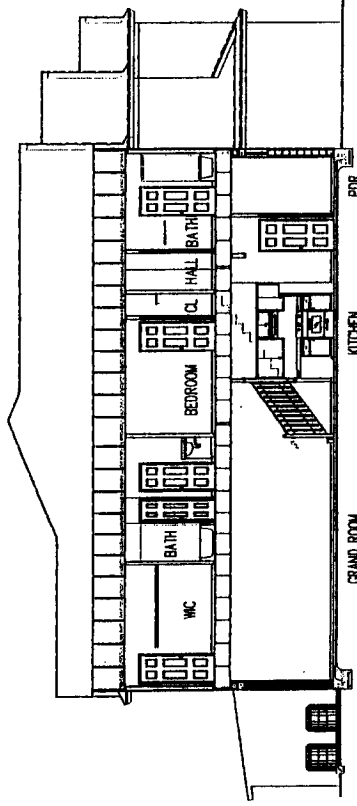
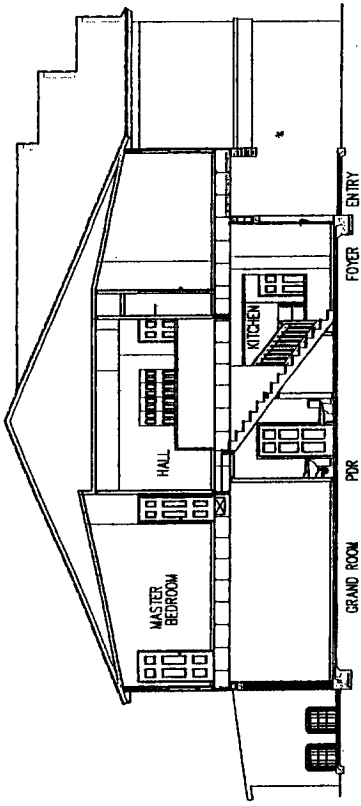
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
2500 PARKWAY DRIVE, SUITE 100, FARMERSVILLE, TEXAS 77834

STONEBRIDGE LAKES PHASE 24
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

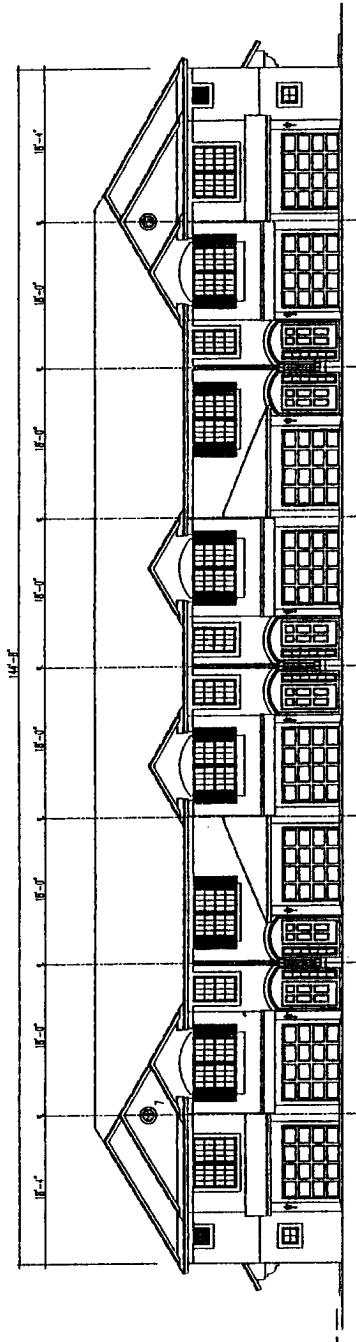


STONEBRIDGE LAKES PHASE 24
A CONDOMINIUM

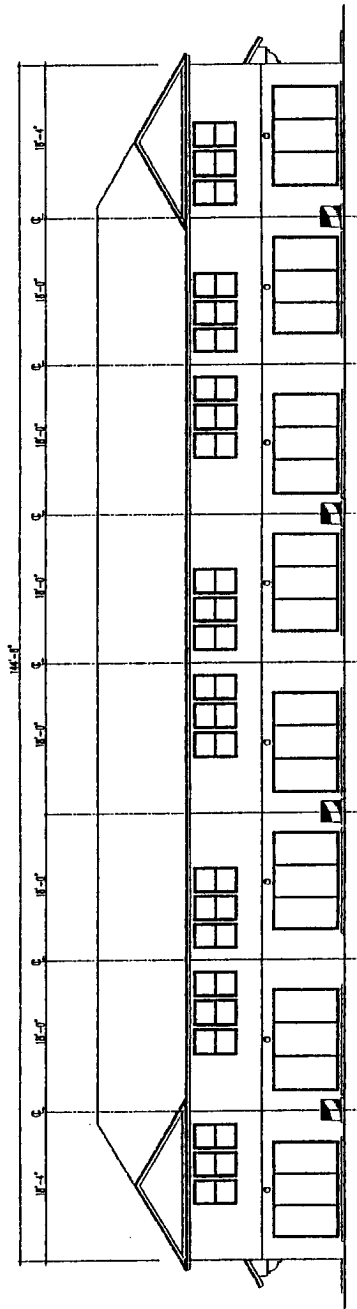
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 8'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 8'

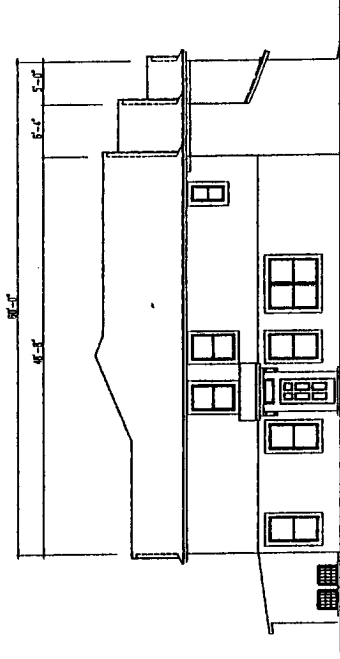


SCALE IN FEET

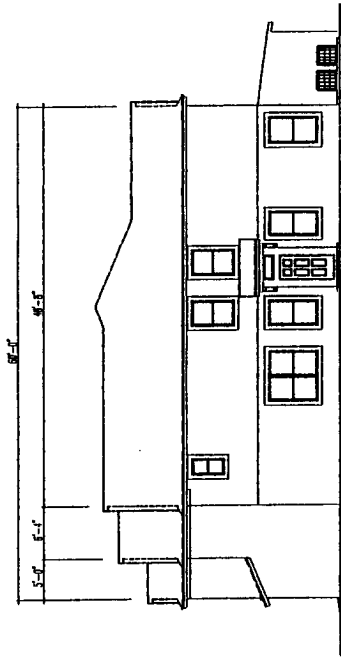
PREPARED BY
DONALD W. MONTOSH ASSOCIATES, INC.
ARCHITECTS
2000 WEST GARDEN AVENUE, SUITE 2000, FT. LAUDERDALE, FLORIDA 33309 (954) 561-4800

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

STONEBRIDGE LAKE PHASE 24
A CONDOMINIUM



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'



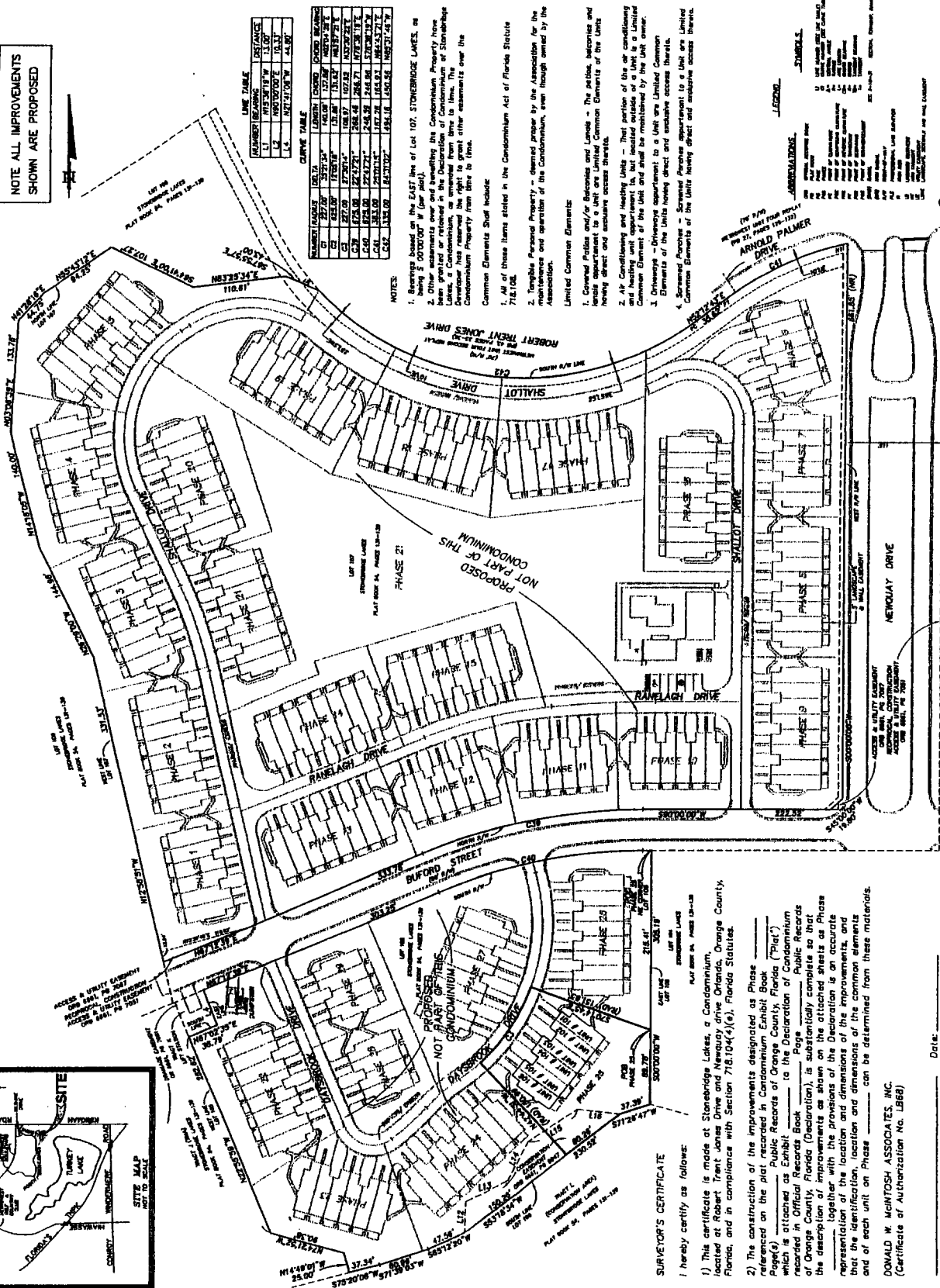
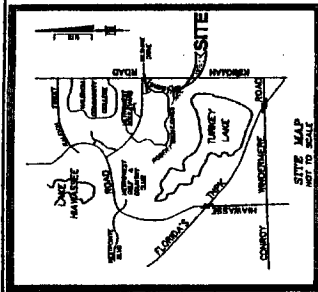
SCALE IN FEET

STONEBRIDGE LAKES PHASE 25
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LINE NUMBER	BEARING	DISTANCE
L1	N75°34'19"W	11.00'
L2	N85°00'00"E	10.13'
L3	S27°51'00"W	44.80'

CURVE TABLE	CHORD BEARING	CHORD DISTANCE
C1	S27°51'00"W	146.08'
C2	S27°51'00"W	127.80'
C3	S27°51'00"W	127.80'
C4	S27°51'00"W	127.80'
C5	S27°51'00"W	127.80'
C6	S27°51'00"W	127.80'
C7	S27°51'00"W	127.80'
C8	S27°51'00"W	127.80'
C9	S27°51'00"W	127.80'
C10	S27°51'00"W	127.80'
C11	S27°51'00"W	127.80'
C12	S27°51'00"W	127.80'
C13	S27°51'00"W	127.80'
C14	S27°51'00"W	127.80'
C15	S27°51'00"W	127.80'
C16	S27°51'00"W	127.80'
C17	S27°51'00"W	127.80'
C18	S27°51'00"W	127.80'
C19	S27°51'00"W	127.80'
C20	S27°51'00"W	127.80'
C21	S27°51'00"W	127.80'
C22	S27°51'00"W	127.80'
C23	S27°51'00"W	127.80'
C24	S27°51'00"W	127.80'
C25	S27°51'00"W	127.80'
C26	S27°51'00"W	127.80'
C27	S27°51'00"W	127.80'
C28	S27°51'00"W	127.80'
C29	S27°51'00"W	127.80'
C30	S27°51'00"W	127.80'
C31	S27°51'00"W	127.80'
C32	S27°51'00"W	127.80'
C33	S27°51'00"W	127.80'
C34	S27°51'00"W	127.80'
C35	S27°51'00"W	127.80'
C36	S27°51'00"W	127.80'
C37	S27°51'00"W	127.80'
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C39	S27°51'00"W	127.80'
C40	S27°51'00"W	127.80'
C41	S27°51'00"W	127.80'
C42	S27°51'00"W	127.80'
C43	S27°51'00"W	127.80'
C44	S27°51'00"W	127.80'
C45	S27°51'00"W	127.80'
C46	S27°51'00"W	127.80'
C47	S27°51'00"W	127.80'
C48	S27°51'00"W	127.80'
C49	S27°51'00"W	127.80'
C50	S27°51'00"W	127.80'
C51	S27°51'00"W	127.80'
C52	S27°51'00"W	127.80'
C53	S27°51'00"W	127.80'
C54	S27°51'00"W	127.80'
C55	S27°51'00"W	127.80'
C56	S27°51'00"W	127.80'
C57	S27°51'00"W	127.80'
C58	S27°51'00"W	127.80'
C59	S27°51'00"W	127.80'
C60	S27°51'00"W	127.80'
C61	S27°51'00"W	127.80'
C62	S27°51'00"W	127.80'
C63	S27°51'00"W	127.80'
C64	S27°51'00"W	127.80'
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C66	S27°51'00"W	127.80'
C67	S27°51'00"W	127.80'
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C72	S27°51'00"W	127.80'
C73	S27°51'00"W	127.80'
C74	S27°51'00"W	127.80'
C75	S27°51'00"W	127.80'
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C78	S27°51'00"W	127.80'
C79	S27°51'00"W	127.80'
C80	S27°51'00"W	127.80'
C81	S27°51'00"W	127.80'
C82	S27°51'00"W	127.80'
C83	S27°51'00"W	127.80'
C84	S27°51'00"W	127.80'
C85	S27°51'00"W	127.80'
C86	S27°51'00"W	127.80'
C87	S27°51'00"W	127.80'
C88	S27°51'00"W	127.80'
C89	S27°51'00"W	127.80'
C90	S27°51'00"W	127.80'
C91	S27°51'00"W	127.80'
C92	S27°51'00"W	127.80'
C93	S27°51'00"W	127.80'
C94	S27°51'00"W	127.80'
C95	S27°51'00"W	127.80'
C96	S27°51'00"W	127.80'
C97	S27°51'00"W	127.80'
C98	S27°51'00"W	127.80'
C99	S27°51'00"W	127.80'
C100	S27°51'00"W	127.80'

NOTES:
 1. Bearings based on the EAST line of Lot 107, STONEBRIDGE LAKES, as shown on Plat 107-108, dated 08/11/09.
 2. Other easements affecting this Condominium Property have been granted or reserved in the Declaration of Condominium of Stonebridge Lakes, a Condominium, as amended from time to time. The Declaration of Condominium of Stonebridge Lakes, as amended, is hereby incorporated by reference into this Declaration of Condominium of Stonebridge Lakes, a Condominium, and shall be deemed to be a part of this Declaration of Condominium of Stonebridge Lakes, a Condominium.
 3. All of these items stated in the Condominium Act of Florida Statute 718.108.
 4. Tangible Personal Property - defined as property by the Association for the maintenance and operation of the Condominium, even though owned by the Association.
 5. Common Elements shall include:
 a. All of these items stated in the Condominium Act of Florida Statute 718.108.
 b. Tangible Personal Property - defined as property by the Association for the maintenance and operation of the Condominium, even though owned by the Association.
 6. Common Elements shall include:
 a. Covered Patios and/or Balconies and Landscaping - The patios, balconies and landscaping shall be the property of the Unit owner.
 b. Common Elements of the Unit - The portion of the air conditioning and heating units - The portion of the air conditioning and heating units of the Unit and all other mechanical equipment of a Unit is a Limited Common Element of the Unit and shall be the property of the Unit owner.
 c. Driveways - Driveways appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.
 d. Stairways - Stairways appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.
 e. Common Elements of the Units having direct and exclusive access thereto.

SURVEYOR'S CERTIFICATE
 I hereby certify as follows:
 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive, Orange County, Florida, and in compliance with Section 718.104(4)(e), Florida Statute.
 2) The construction of the improvements designated as Phase 25, Stonebridge Lakes, a Condominium, is shown on the attached plat which is attached as Exhibit _____ to the Declaration of Condominium of Stonebridge Lakes, a Condominium, recorded in Official Records Book _____, Page _____, Public Records of Orange County, Florida (Declaration), is substantially complete so that the description of improvements as shown on the attached sheets is an accurate representation of the location and dimensions of the improvements, and that the subdivision information and dimensions of the common elements of each unit on Phase 25 can be determined from these materials.
 DONALD W. MCINTOSH ASSOCIATES, INC.
 (Certificate of Authorization No. LB88)

Date: _____
 Lester J. Sanchez
 Florida Registered Surveyor and Mapper
 Certificate No. 4316
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.
 DONALD W. MCINTOSH ASSOCIATES, INC.
 PLANNERS
 SURVEYORS
 200 WEST GORHAM STREET, SUITE 100
 ORANGE COUNTY, FLORIDA 32837
 (407) 879-1111
 WWW.DWMAINC.COM

Exhibit A-26

STONEBRIDGE LAKES PHASE 25
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 2 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

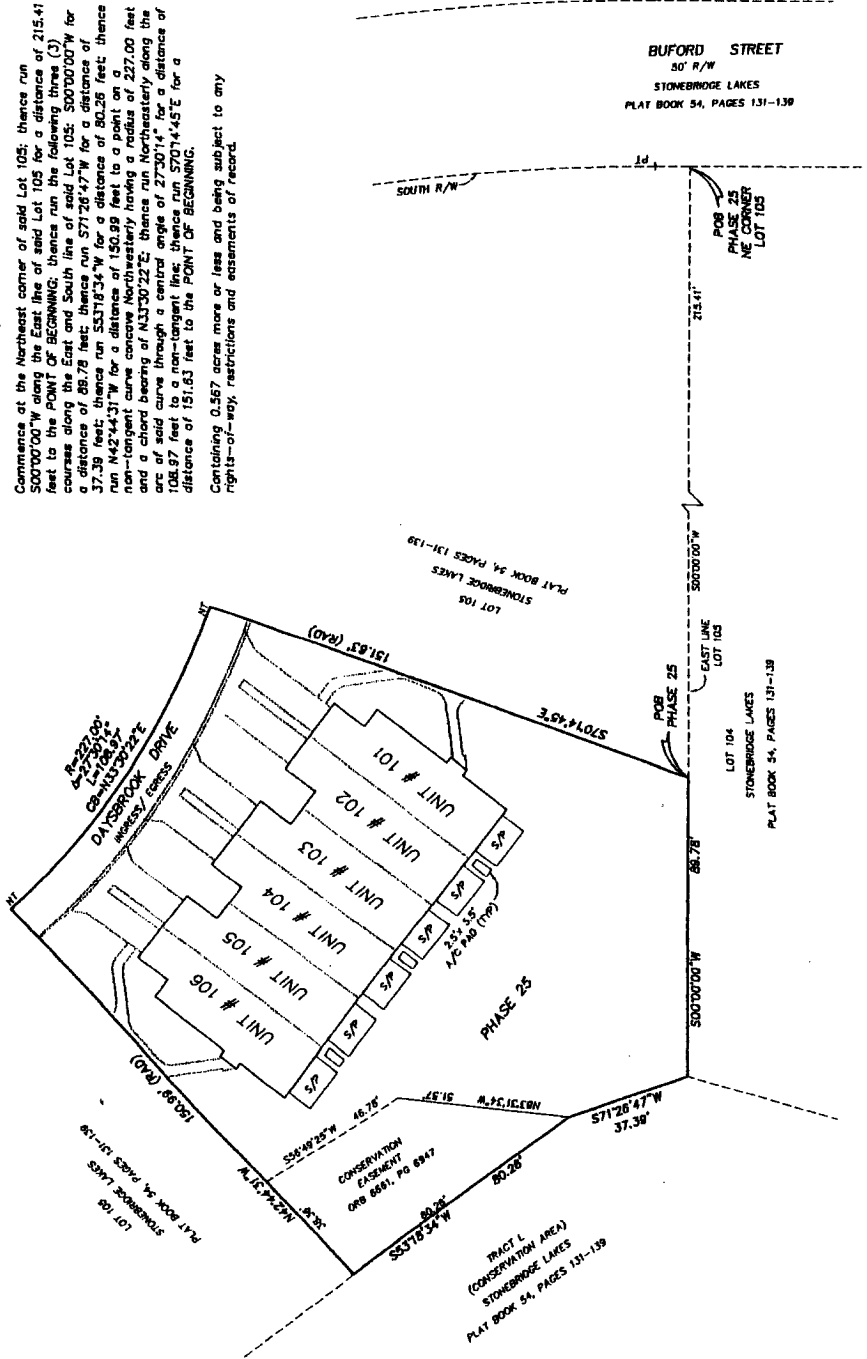
PHASE 25

DESCRIPTION:

That part of Lot 105, STONEBRIDGE LAKES, according to the plat thereof, as recorded in Plat Book 54, Pages 131 through 139 of the Public Records of Orange County, Florida, described as follows:

Commence at the Northeast corner of said Lot 105; thence run S00°00'00"W along the East line of said Lot 105 for a distance of 215.41 feet to the POINT OF BEGINNING; thence run the following three (3) courses along the East and South line of said Lot 105: S00°00'00"W for a distance of 88.78 feet; thence run S71°28'47"W for a distance of 37.39 feet; thence run S53°18'34"W for a distance of 80.26 feet; thence run N42°44'31"W for a distance of 150.99 feet to a point on a non-tangent curve concave Northwesterly having a radius of 227.00 feet and a chord bearing of N33°30'22"E; thence run Northwesterly along the said curve through a central angle of 27°30'14" for a distance of 105.87 feet to the POINT OF BEGINNING; thence run N02°14'45"E for a distance of 151.83 feet to the POINT OF BEGINNING.

Containing 0.567 acres more or less and being subject to any rights-of-way, restrictions and easements of record.



LEGEND

SYMBOLS	DESCRIPTION
(Symbol)	Proposed Improvements
(Symbol)	Proposed Easements
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Lot Lines
(Symbol)	Proposed Unit Boundaries
(Symbol)	Proposed Common Areas
(Symbol)	Proposed Driveways
(Symbol)	Proposed Parking Spaces
(Symbol)	Proposed Walkways
(Symbol)	Proposed Fences
(Symbol)	Proposed Utilities
(Symbol)	Proposed Land Markers
(Symbol)	Proposed Survey Points
(Symbol)	Proposed Survey Lines
(Symbol)	Proposed Survey Bearings
(Symbol)	Proposed Survey Distances
(Symbol)	Proposed Survey Area
(Symbol)	Proposed Survey Date
(Symbol)	Proposed Surveyor
(Symbol)	Proposed Survey Title
(Symbol)	Proposed Survey Plat
(Symbol)	Proposed Survey Book
(Symbol)	Proposed Survey Page
(Symbol)	Proposed Survey Record
(Symbol)	Proposed Survey Office
(Symbol)	Proposed Survey State
(Symbol)	Proposed Survey County
(Symbol)	Proposed Survey City
(Symbol)	Proposed Survey Zip
(Symbol)	Proposed Survey Address
(Symbol)	Proposed Survey Phone
(Symbol)	Proposed Survey Fax
(Symbol)	Proposed Survey Email
(Symbol)	Proposed Survey Website
(Symbol)	Proposed Survey Social Media
(Symbol)	Proposed Survey Other



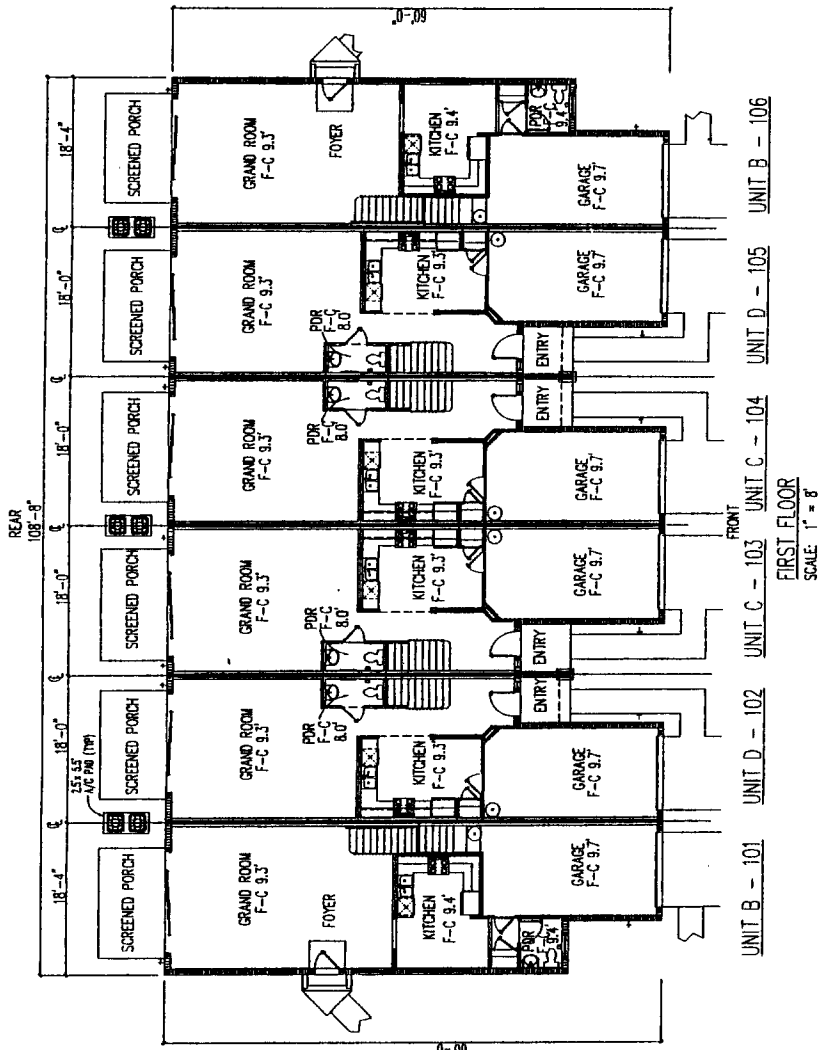
PREPARED BY: DONALD W. MCINTOSH ASSOCIATES, INC.
SURVEYORS
PLANNERS

STONEBRIDGE LAKES PHASE 25
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



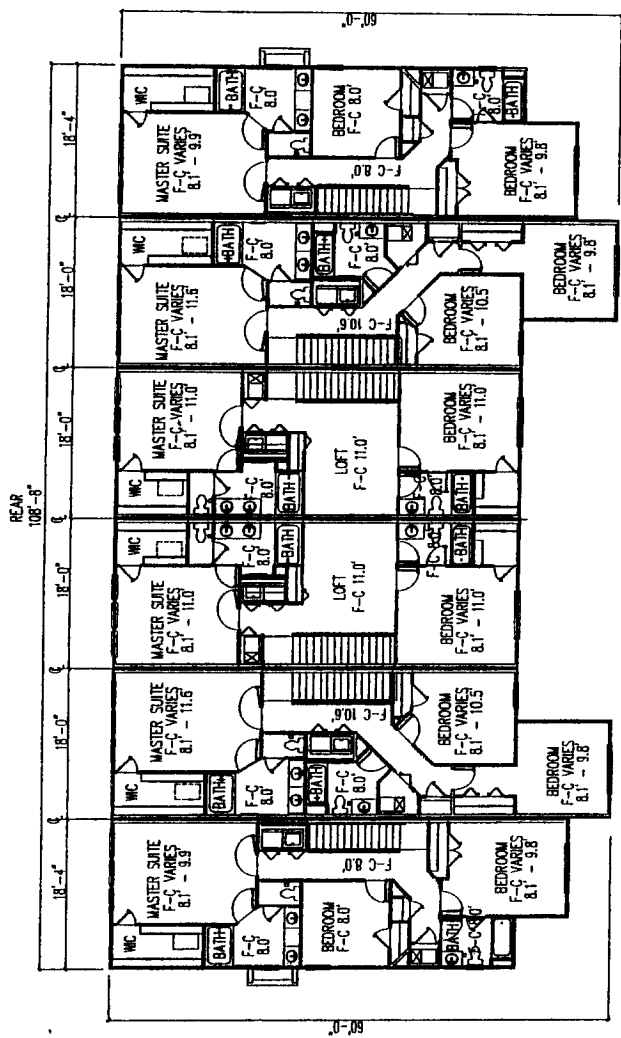
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
2200 PALM AVENUE, SUITE 1000, PALM BEACH, FLORIDA 33480 (407) 644-0000

STONEBRIDGE LAKES PHASE 25
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT
UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT C - 104 UNIT D - 105 UNIT B - 106

SECOND FLOOR
SCALE: 1" = 8'

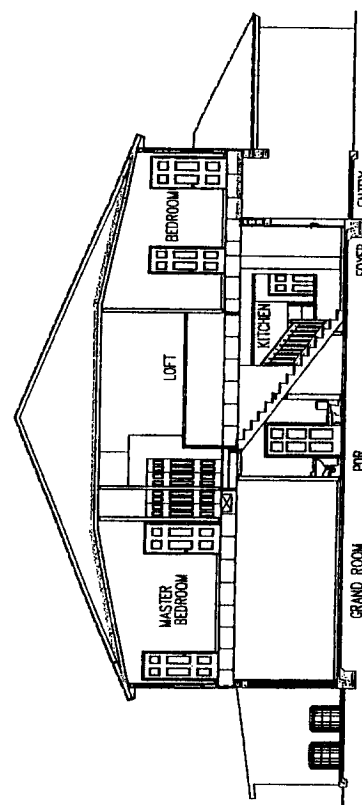
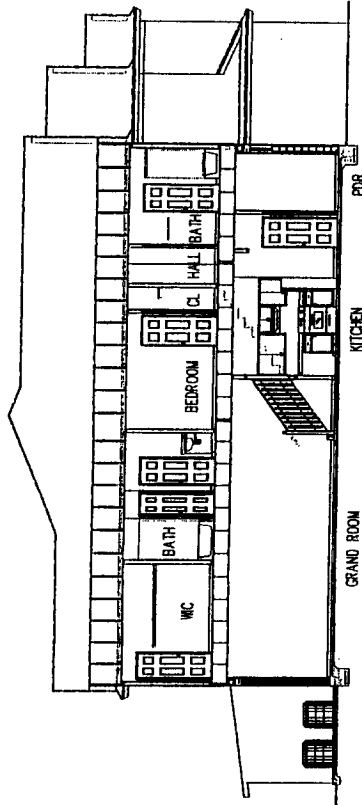
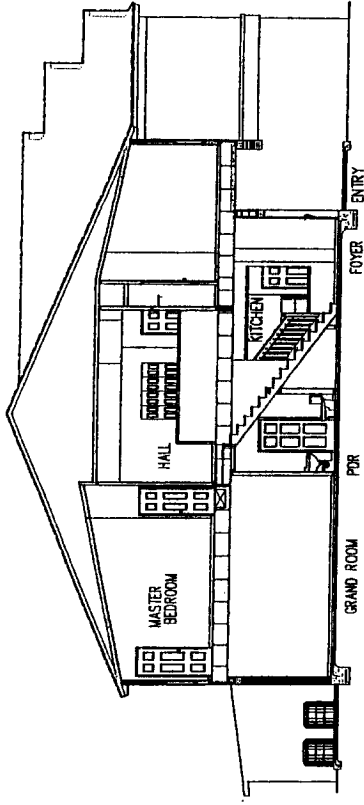


STONEBRIDGE LAKES PHASE 25
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

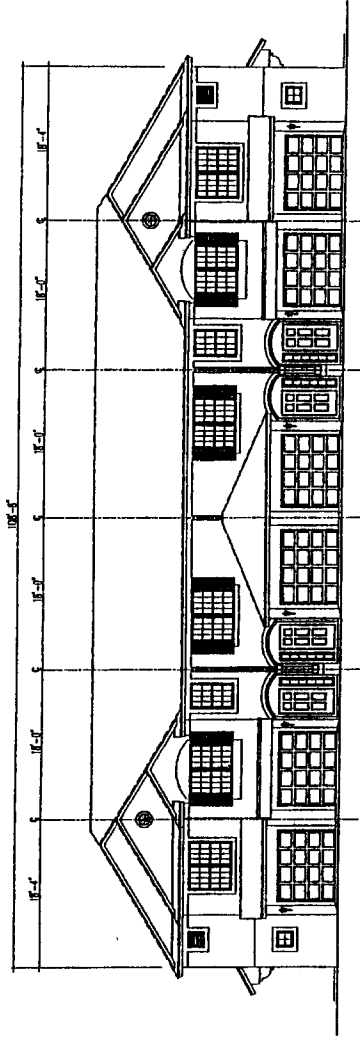


STONEBRIDGE LAKES PHASE 25
A CONDOMINIUM

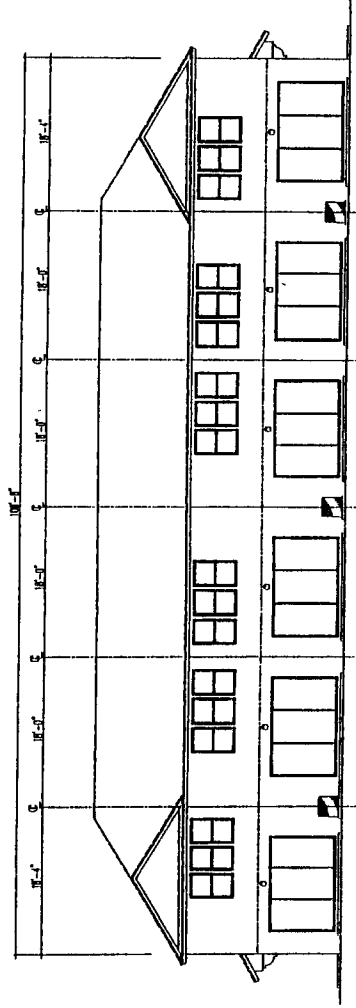
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AND PAGE

SHEET 6 OF 7

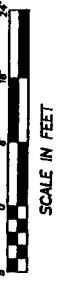
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE: 1" = 8'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE: 1" = 8'



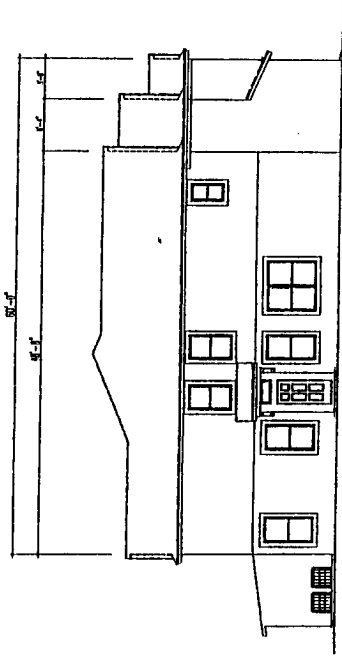
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
SURVEYORS
200 WEST ASHLEY AVENUE, SUITE 1000, JOLIET, ILLINOIS 61781 (815) 944-0888

STONEBRIDGE LAKE PHASE 25
A CONDOMINIUM

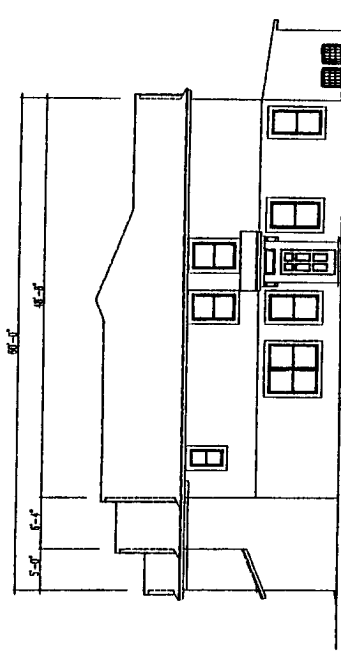
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

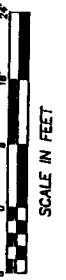
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'

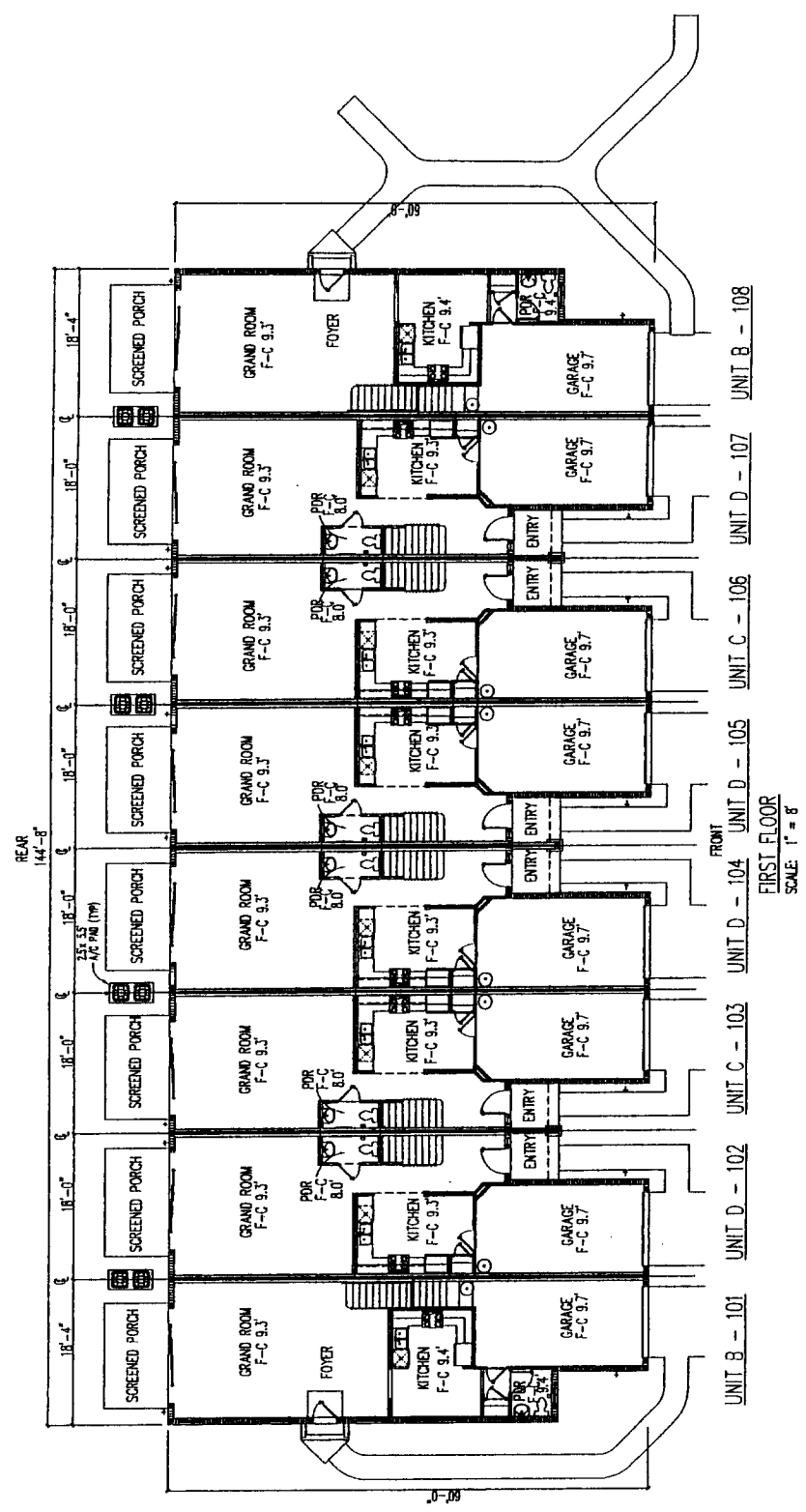


STONEBRIDGE LAKES PHASE 26
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT D - 104 UNIT C - 105 UNIT D - 106 UNIT B - 107 UNIT B - 108

FIRST FLOOR
SCALE: 1" = 8'



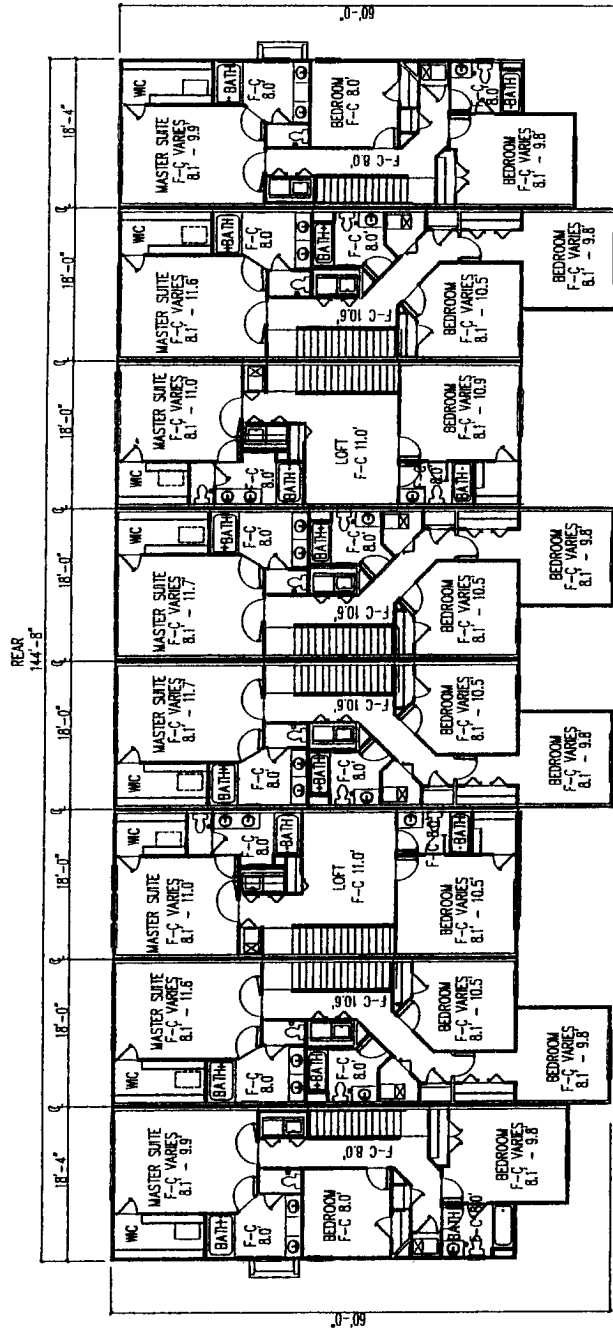
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
SURVEYORS

STONEBRIDGE LAKES PHASE 26
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



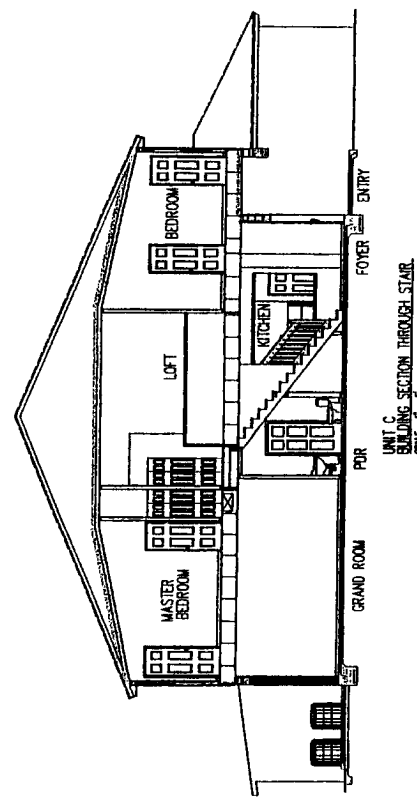
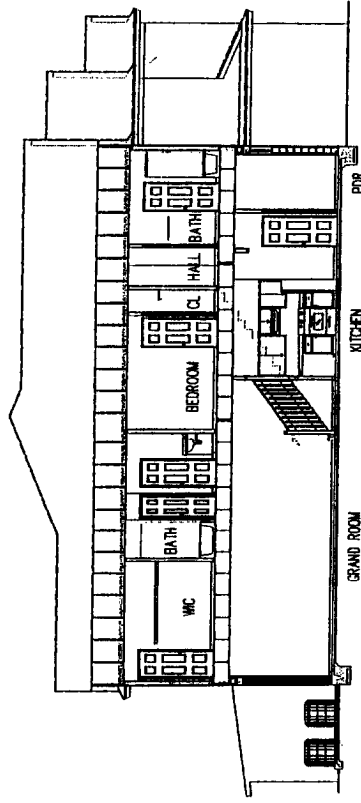
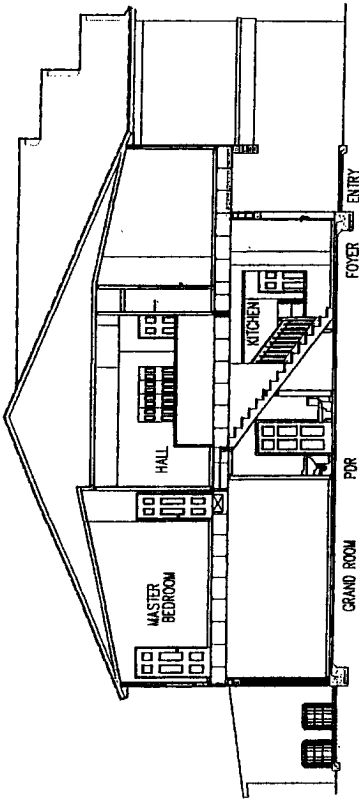
PREPARED BY: DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS

STONEBRIDGE LAKES PHASE 26
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

NOTE ALL IMPROVEMENTS
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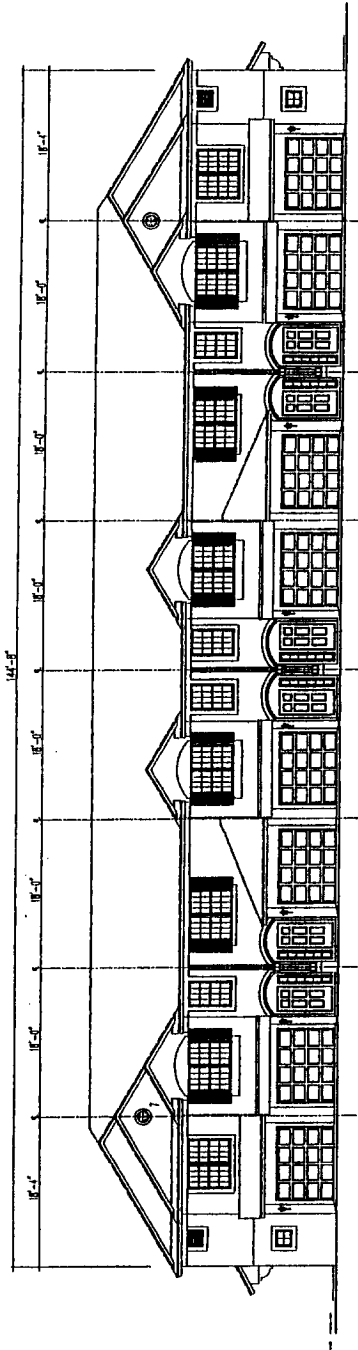


STONEBRIDGE LAKES PHASE 26
A CONDOMINIUM

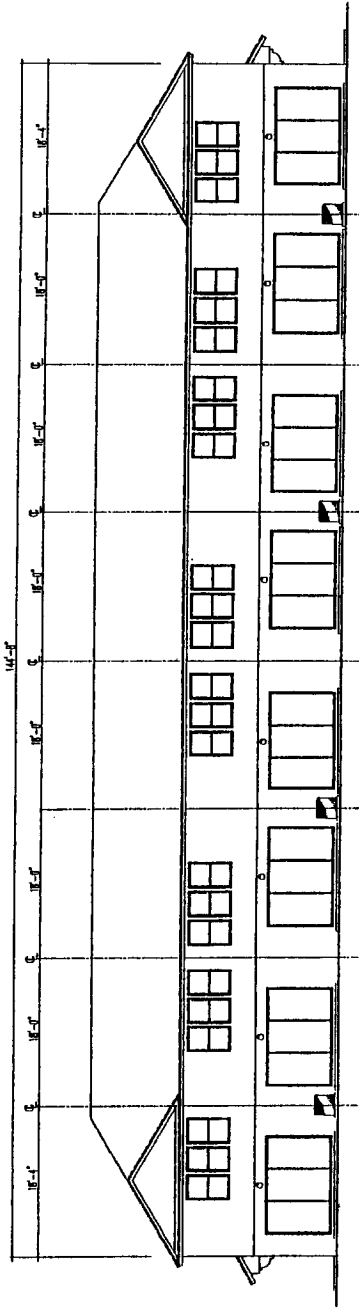
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE 1" = 8'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE 1" = 8'



SCALE IN FEET

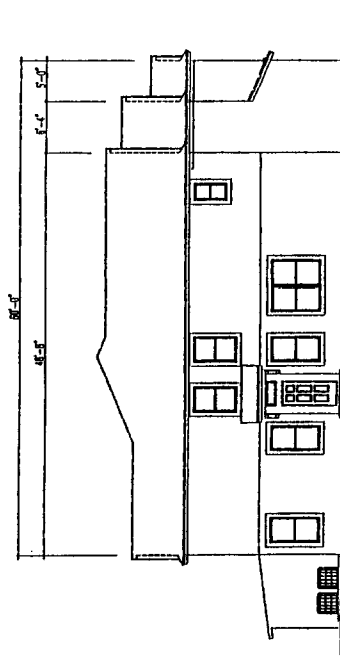
DESIGNED BY
DONALD W. MCHTOSH ASSOCIATES, INC.
ARCHITECTS
2000 PINE RIDGE AVENUE, SUITE 100
DALLAS, TEXAS 75241

STONEBRIDGE LAKE PHASE 26
A CONDOMINIUM

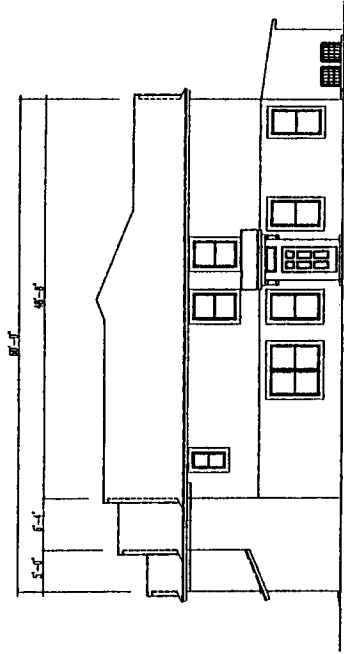
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

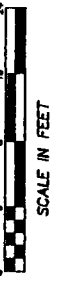
NOTE: ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SHEET 7 OF 7



RIGHT ELEVATION
SHEET 7 OF 7

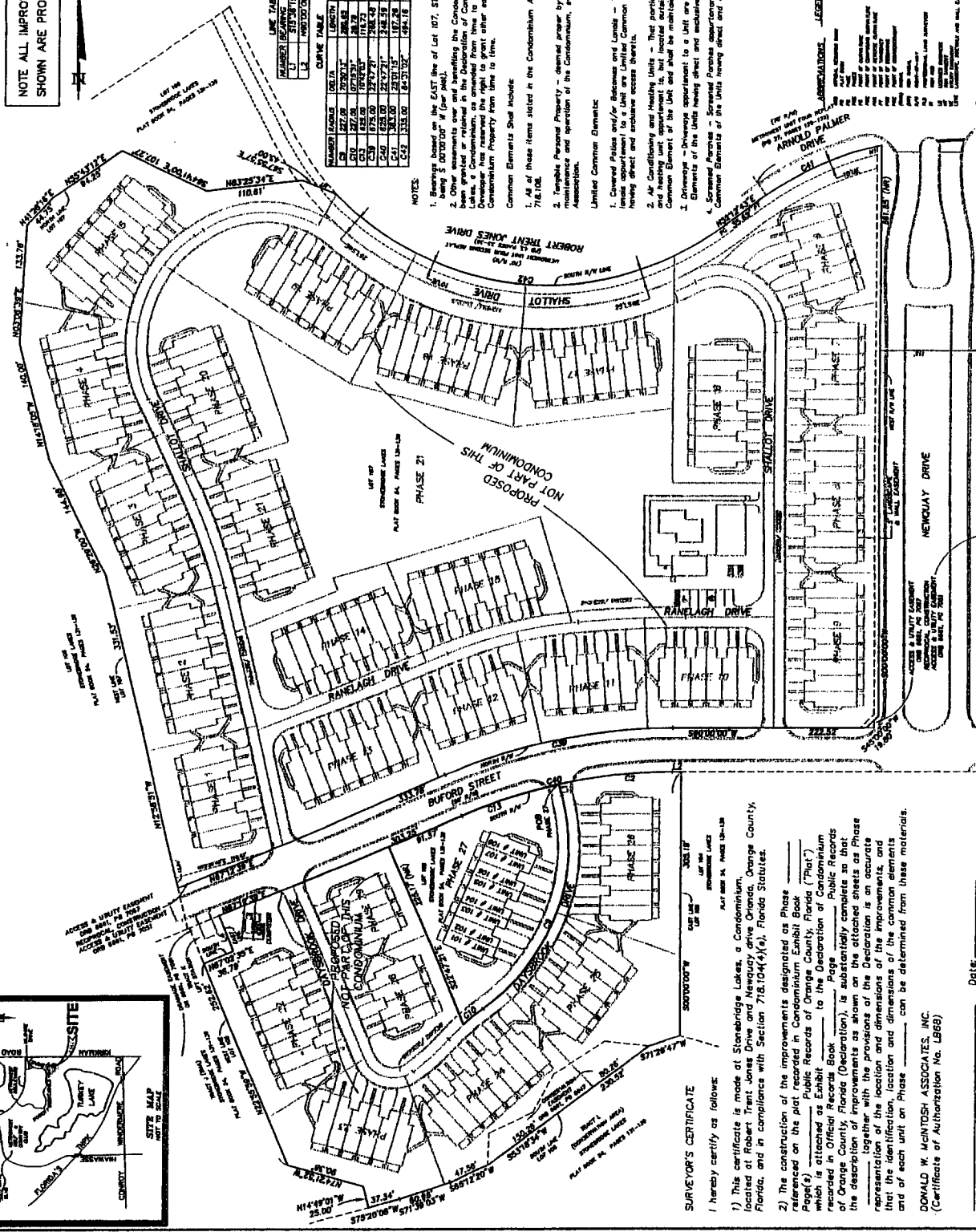
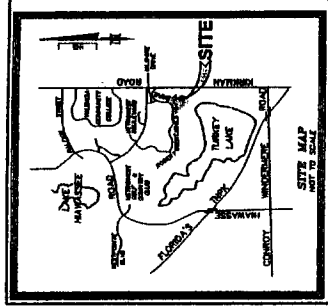


STONEBRIDGE LAKES PHASE 27 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



NUMBER	BEARING	LENGTH	CURVE	CHORD	CHORD BEARING
1	S 81° 28' 18" E	13.00'			S 81° 28' 18" E
2	S 89° 00' 00" E	10.33'			S 89° 00' 00" E

NUMBER	BEARING	LENGTH	CURVE	CHORD	CHORD BEARING
3	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
4	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
5	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
6	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
7	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
8	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
9	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
10	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
11	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
12	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
13	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
14	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
15	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
16	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
17	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
18	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
19	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
20	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
21	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
22	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
23	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
24	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
25	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
26	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	
27	S 77° 30' 12" E	284.83'	183.11'	317.64° 27" W	

NOTES

- Survey based on the EAST line of Lot 107, STONEBRIDGE LAKES, as being 5' 00" 00" W (per plat).
- Other statements over and benefiting the Condominium Property have been recorded in the Public Records of Orange County, Florida.
- Developer has reserved the right to grant other easements over the Condominium Property from time to time.
- Common Elements Shall Include:
 - All of these items situate in the Condominium Act of Florida Statute 718.108.
 - Targeted Personal Property - defined proper by the Association for the use and operation of the Condominium, even though owned by the Association.
- United Common Elements:
 - Covered Patios and/or Balconies and Landscaping - The patios, balconies and landscaped areas of a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
 - Air Conditioning and Heating Units - That portion of the air conditioning and heating unit equipment to be located outside of a Unit is a Limited Common Element of the Unit and shall be maintained by the Unit owner.
 - Driveway - Driveway equipment to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
 - Garage - Garage equipment to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Proposed Improvements
(Symbol)	Existing Improvements
(Symbol)	Proposed Units
(Symbol)	Existing Units
(Symbol)	Proposed Common Elements
(Symbol)	Existing Common Elements
(Symbol)	Proposed Access
(Symbol)	Existing Access
(Symbol)	Proposed Easement
(Symbol)	Existing Easement
(Symbol)	Proposed Right-of-Way
(Symbol)	Existing Right-of-Way
(Symbol)	Proposed Utility
(Symbol)	Existing Utility
(Symbol)	Proposed Boundary
(Symbol)	Existing Boundary
(Symbol)	Proposed Survey
(Symbol)	Existing Survey

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newquay Drive, Orange County, Florida, and in compliance with Section 718.104(4)(e), Florida Statutes.
- The construction of the improvements designated as Phase 27 (Plat) is attached as Exhibit _____ Page _____ Public Records of Orange County, Florida (Declaration), is substantially complete so that the description of improvements as shown on the attached sheets as Phase 27 together with the provisions of the Declaration is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit on Phase 27 can be determined from these materials.

DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB68)

Date: _____
Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RECORD OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER.

DONALD W. MCINTOSH ASSOCIATES, INC.
SURVEYOR
PLANNERS
ENGINEERS
ARCHITECTS
CONSULTANTS
CORPORATION
1000 N. W. 10th Street, Suite 1000
Fort Lauderdale, Florida 33304
(954) 561-1111

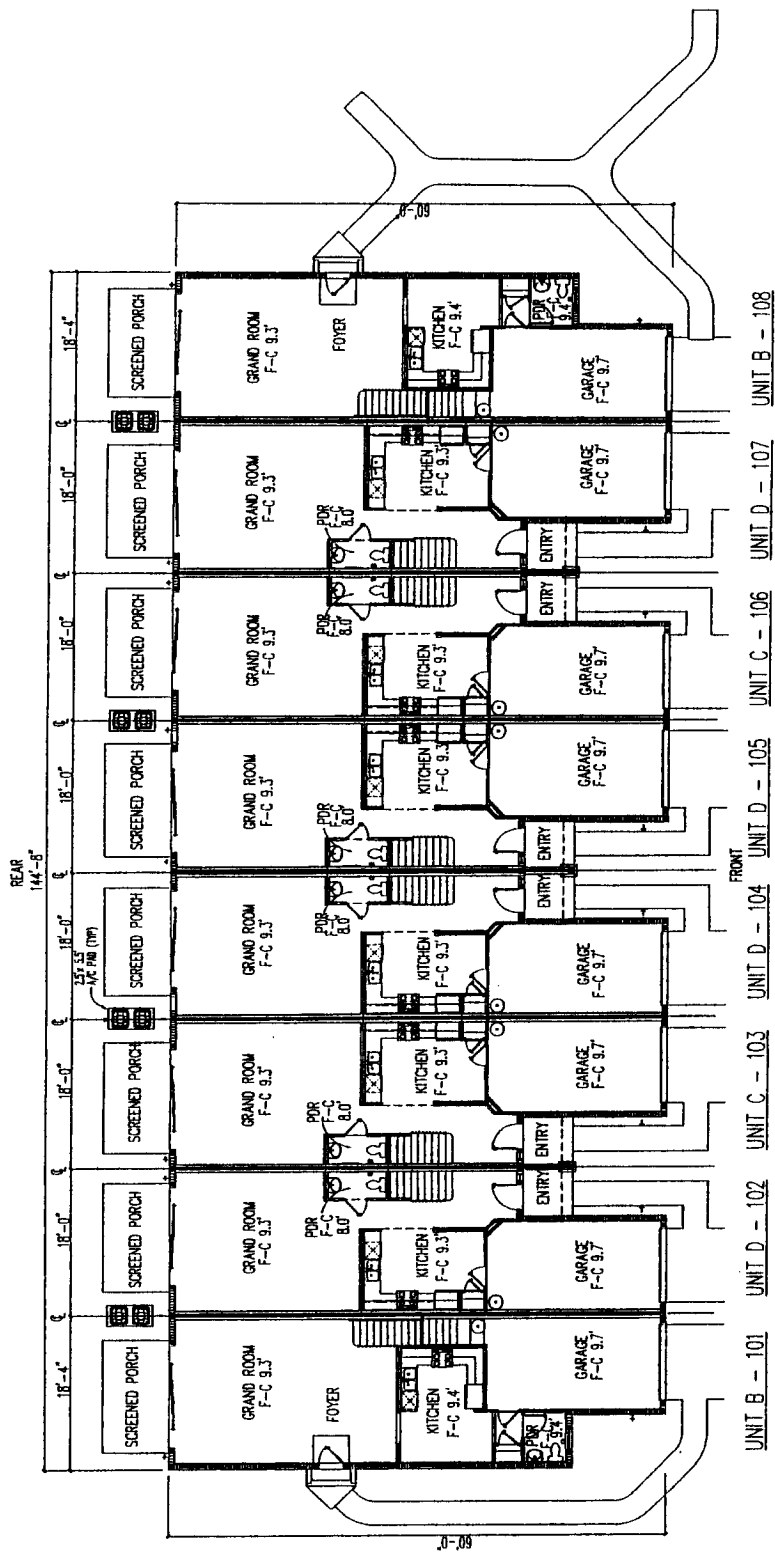
Exhibit A-27

STONEBRIDGE LAKES PHASE 27
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT
FIRST FLOOR
SCALE: 1" = 8'



SCALE IN FEET

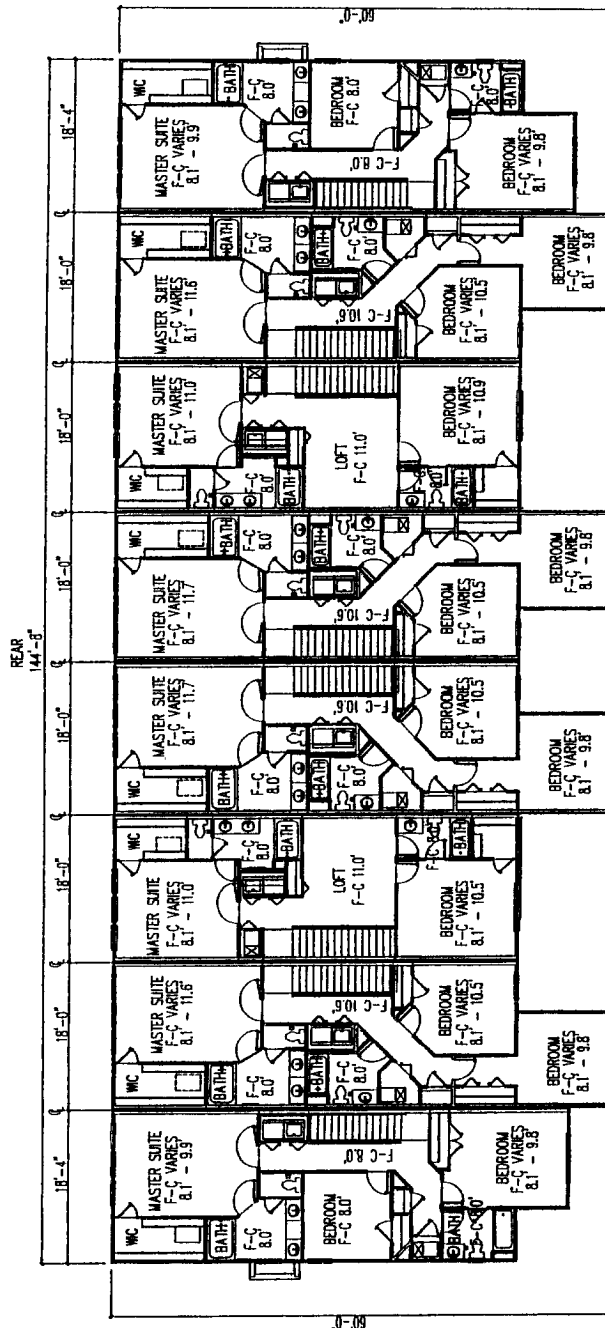
DESIGNED BY
DONALD W. MINTOSH ASSOCIATES, INC.
ARCHITECTS
1111 PLYMOUTH
ANN ARBOR, MI 48106
PHONE 313.761.1111
FAX 313.761.1112

STONEBRIDGE LAKES PHASE 27
A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 4 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



REAR 144'-0"
18'-0" 18'-0" 18'-0" 18'-0" 18'-0" 18'-0" 18'-4"
UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT D - 104 UNIT D - 105 UNIT C - 106 UNIT D - 107 UNIT B - 108
FRONT

SECOND FLOOR
SCALE: 1" = 8'

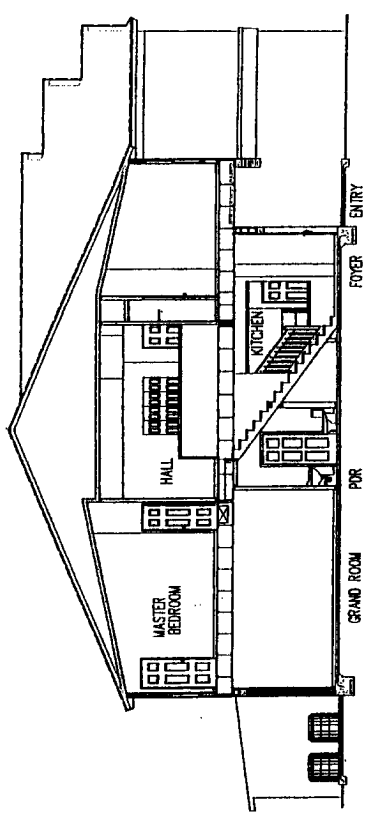


STONEBRIDGE LAKES PHASE 27
A CONDOMINIUM

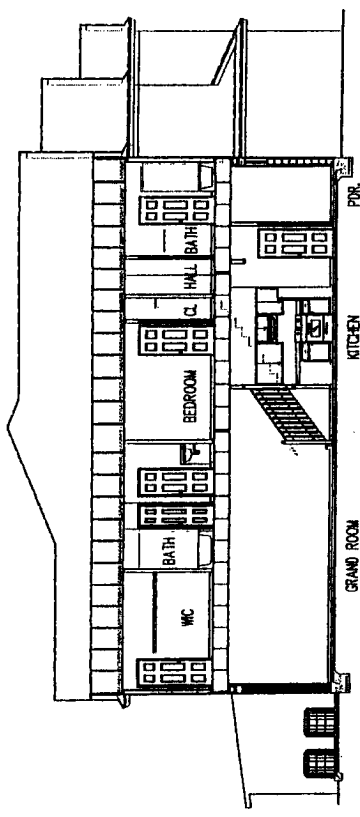
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 5 OF 7

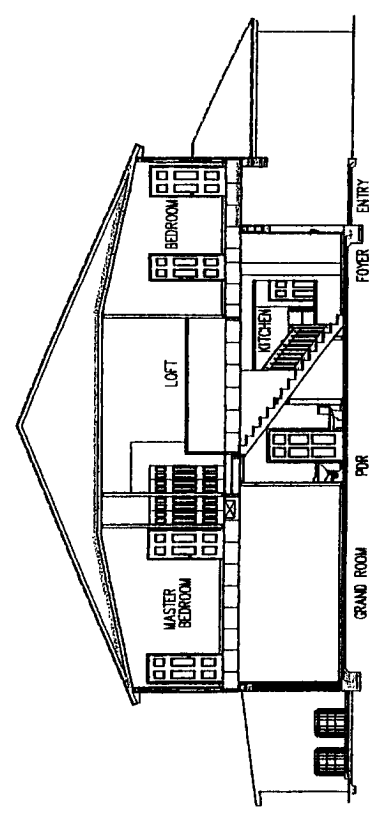
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



UNIT D
BUILDING SECTION THROUGH STAIR
SCALE: 1" = 8'



UNIT C
BUILDING SECTION THROUGH STAIR
SCALE: 1" = 8'



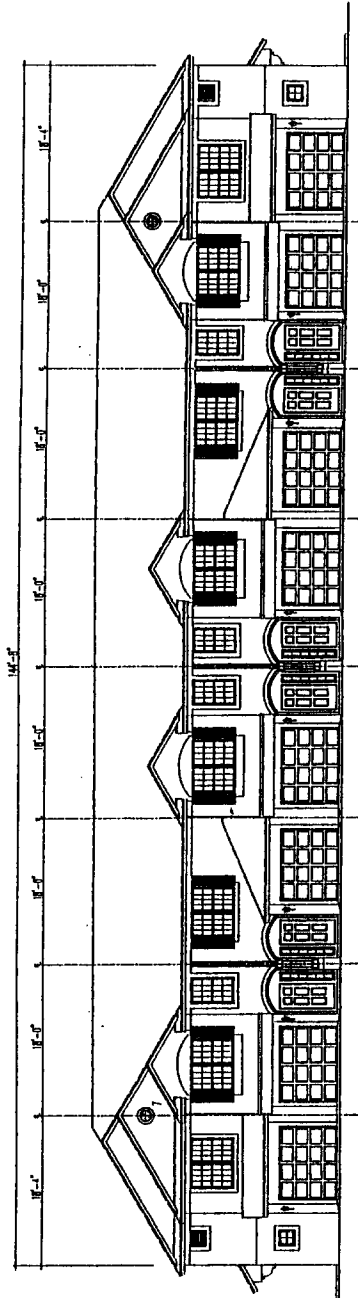
UNIT D
BUILDING SECTION THROUGH STAIR
SCALE: 1" = 8'

STONEBRIDGE LAKES PHASE 27
A CONDOMINIUM

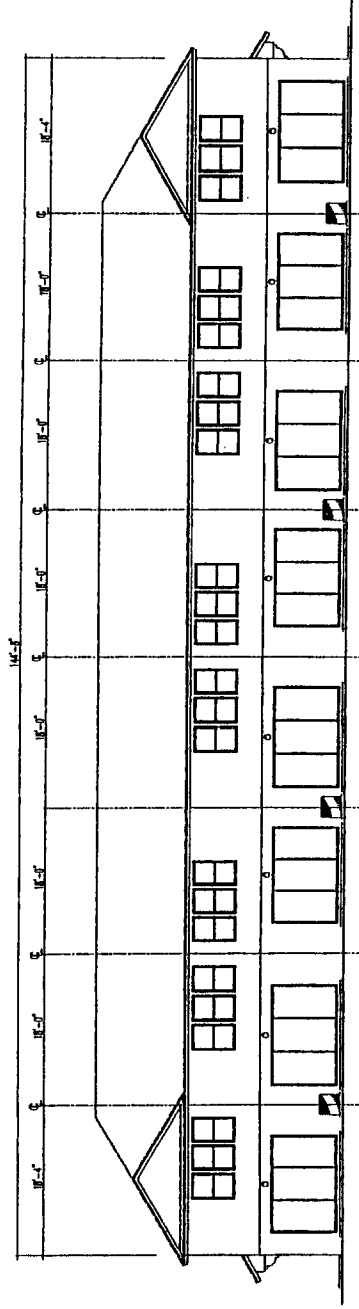
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FRONT ELEVATION
SCALE 1" = 4'



REAR ELEVATION (WITHOUT SCREENED PORCHES SHOWN)
SCALE 1" = 4'

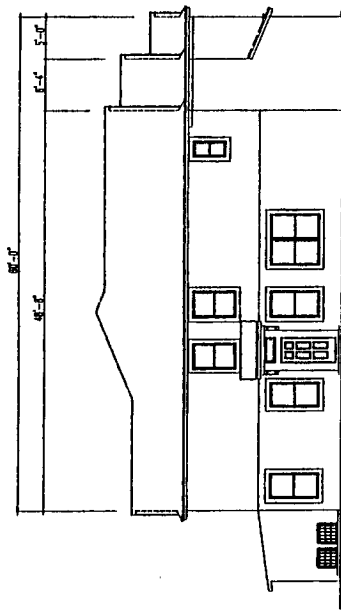


STONEBRIDGE LAKE PHASE 27
A CONDOMINIUM

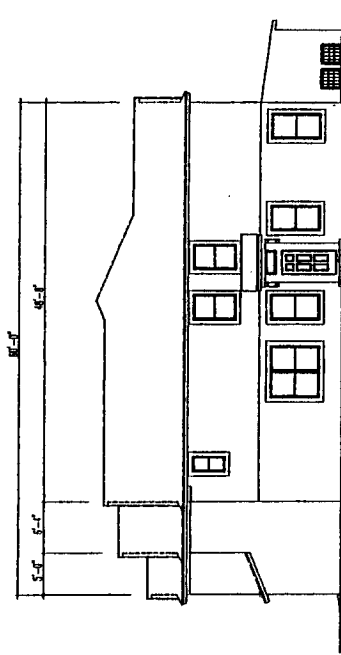
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

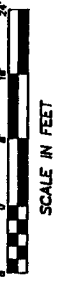
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE 1" = 4'



RIGHT ELEVATION
SCALE 1" = 4'



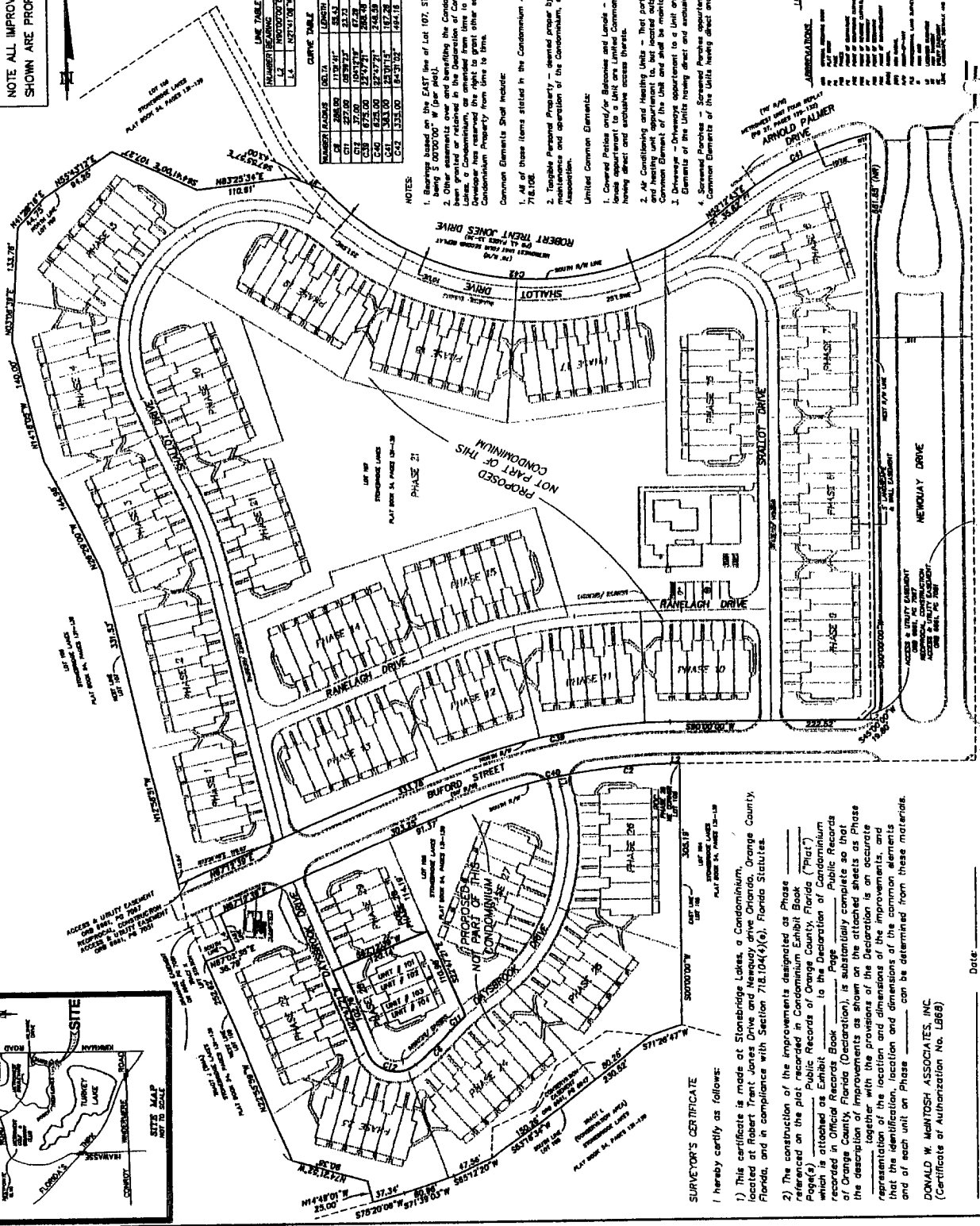
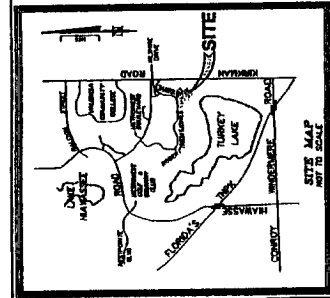
SCALE IN FEET

STONEBRIDGE LAKES PHASE 28 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LINE TABLE

LINE NUMBER	BEARING	DISTANCE
L-1	N87°23'00" W	44.87'
L-2	N87°23'00" W	10.33'

CURVE TABLE

START POINT	END POINT	CHORD	CHORD BEARING	ARC LENGTH
C-1	C-2	100.00	N45°00'00" W	157.08
C-2	C-3	100.00	N45°00'00" W	157.08
C-3	C-4	100.00	N45°00'00" W	157.08
C-4	C-5	100.00	N45°00'00" W	157.08
C-5	C-6	100.00	N45°00'00" W	157.08
C-6	C-7	100.00	N45°00'00" W	157.08
C-7	C-8	100.00	N45°00'00" W	157.08
C-8	C-9	100.00	N45°00'00" W	157.08
C-9	C-10	100.00	N45°00'00" W	157.08

NOTES:

1. Bearings based on the EAST line of Lot 107, STONEBRIDGE LAKES, as shown on Plat Book 84, Pages 12-13.
2. Other easements over and benefiting the Condominium Property have been granted or retained in the Declaration of Condominium of Stonebridge Lakes, a Condominium, as amended from time to time. The Declaration of Condominium is attached hereto and incorporated by reference into this Exhibit Book. The other easements over the Condominium Property from time to time.
3. Common Elements shall include:
 - a. All of those items stated in the Condominium Act of Florida Statute 718.108.
 - b. Tangible Personal Property - owned, leased, or otherwise provided for the maintenance and operation of the Condominium, even though owned by the Association.
4. Limited Common Elements:
 - a. Covered Patios and/or Balconies and Landscaping - The patios, balconies and landscaping area of a Unit are Limited Common Elements of the Unit.
 - b. Air Conditioning and Heating Units - The portion of the air conditioning and heating ducts, pipes, and equipment serving a Unit are Limited Common Elements of the Unit and shall be maintained by the Unit owner.
 - c. Driveways - Driveways appurtenant to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.
 - d. Screened Porches - Screened Porches appurtenant to a Unit are Limited Common Elements of the Unit having direct and exclusive access thereto.

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Proposed Building Footprint
(Symbol)	Proposed Parking Space
(Symbol)	Proposed Driveway
(Symbol)	Proposed Walkway
(Symbol)	Proposed Easement
(Symbol)	Proposed Boundary
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Utility Line
(Symbol)	Proposed Storm Drain
(Symbol)	Proposed Retaining Wall
(Symbol)	Proposed Fencing
(Symbol)	Proposed Landscaping
(Symbol)	Proposed Water Feature
(Symbol)	Proposed Access
(Symbol)	Proposed Easement
(Symbol)	Proposed Boundary
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Utility Line
(Symbol)	Proposed Storm Drain
(Symbol)	Proposed Retaining Wall
(Symbol)	Proposed Fencing
(Symbol)	Proposed Landscaping
(Symbol)	Proposed Water Feature
(Symbol)	Proposed Access

SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Robert Trent Jones Drive and Newway Drive, Orange County, Florida, and in compliance with Section 718.104(4)(e), Florida Statutes.
- 2) The construction of the improvements designated as Phase 28, as shown on the attached sheets, is substantially complete so that the description of improvements as shown on the attached sheets is a true and accurate representation of the location and dimensions of the improvements and that the identification and dimensions of the common elements and of each unit in Phase 28 can be determined from these materials.

DONALD W. MCINTOSH ASSOCIATES, INC.
(Certificate of Authorization No. LB68)

Date: _____
 Lester J. Sanchez
 Florida Registered Surveyor and Mapper
 Certificate No. 4318
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.

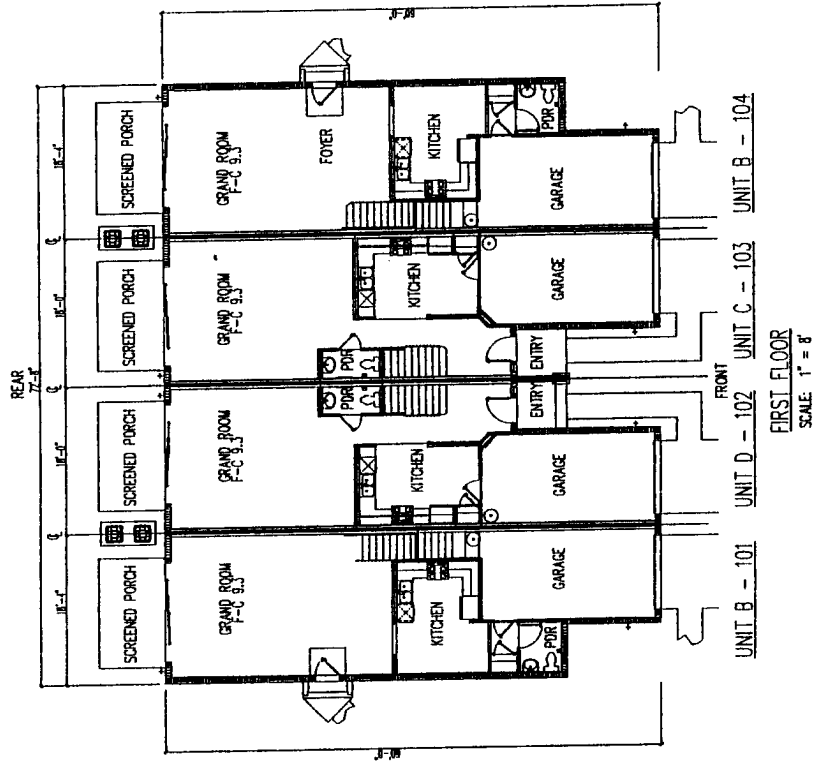


PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
 PLANNERS
 2700 PINE HURST DRIVE, SUITE 100, ORANGE, FLORIDA 32703
 CONTRACTS OF ASSOCIATION NUMBER 100

Exhibit A-28

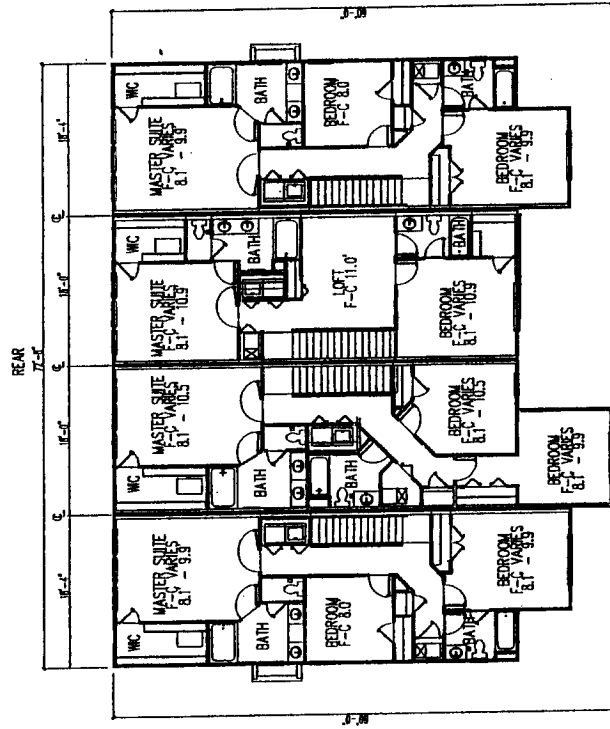
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

STONEBRIDGE LAKES PHASE 28
A CONDOMINIUM



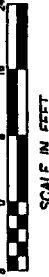
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

STONEBRIDGE LAKES PHASE 28
A CONDOMINIUM



FRONT 18'-1"
REAR 7'-5"
UNIT B - 101 UNIT D - 102 UNIT C - 103 UNIT B - 104

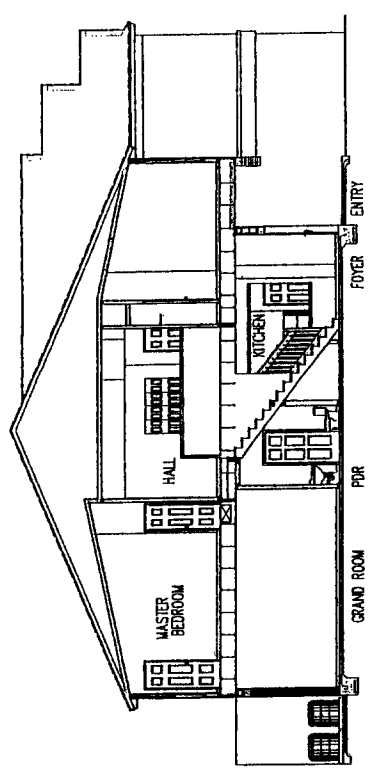
SECOND FLOOR
SCALE: 1" = 8'



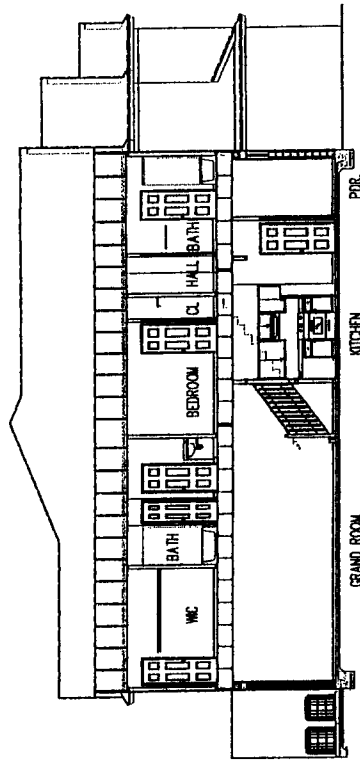
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



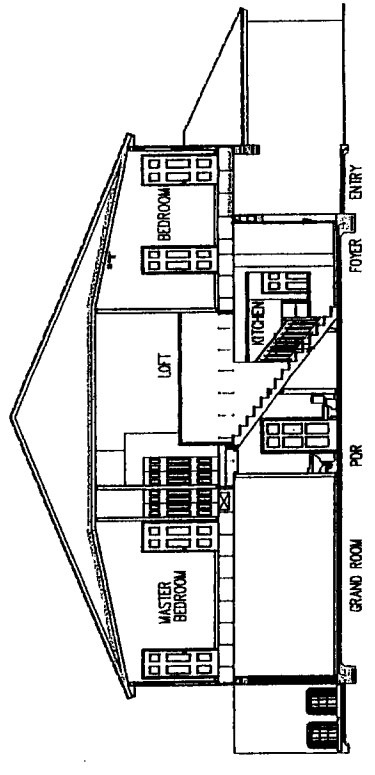
STONEBRIDGE LAKES PHASE 28 A CONDOMINIUM



UNIT D
BUILDING SECTION THROUGH STAIR
SCALE 1" = 4'



UNIT B
BUILDING SECTION THROUGH STAIR
SCALE 1" = 4'



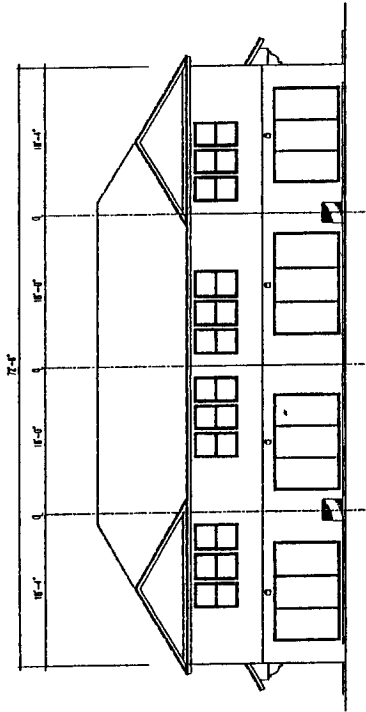
UNIT C
BUILDING SECTION THROUGH STAIR
SCALE 1" = 4'

STONEBRIDGE LAKES PHASE 28
A CONDOMINIUM

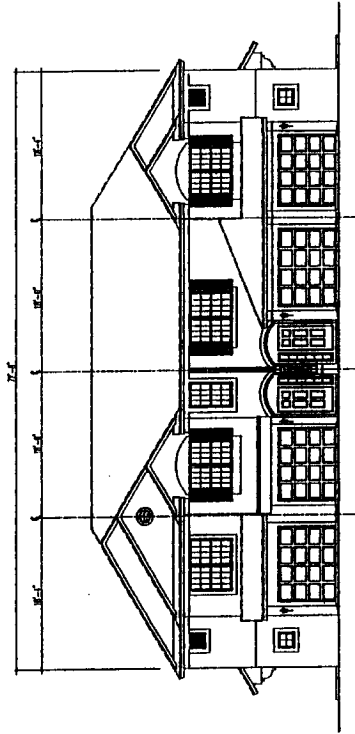
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



REAR ELEVATION
SCALE 1" = 8'

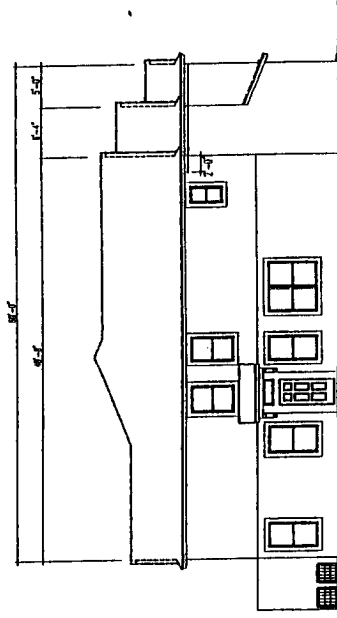


FRONT ELEVATION
SCALE 1" = 8'

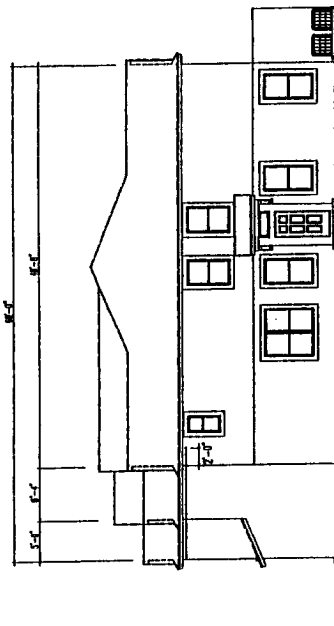


NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED

STONEBRIDGE LAKE PHASE 28
A CONDOMINIUM



LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



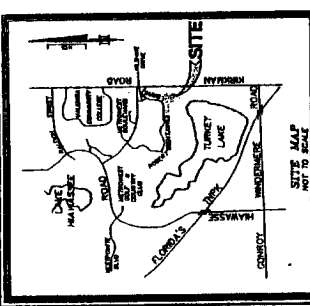
SCALE IN FEET

STONEBRIDGE LAKES PHASE 29 A CONDOMINIUM

CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 1 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



NUMBER	BEARING	DISTANCE
1	N85°32'00"W	10.32
2	S82°12'00"W	15.00

NUMBER	BEARING	DISTANCE
1	N85°32'00"W	10.32
2	S82°12'00"W	15.00
3	S82°12'00"W	15.00
4	N85°32'00"W	10.32

NOTES:

1. Bearings based on the EAST line of Lot 107, STONEBRIDGE LAKES, as shown on the plat recorded in Public Records, Orange County, Florida, and in compliance with Section 718.104(4)(c), Florida Statutes.
2. Other easements over and benefiting the Condominium Property have been granted or retained in the Declaration of Condominium of Stonebridge Lakes, a Condominium, as amended from time to time, the construction of which is shown on the attached sheets as Phase 29 of the Stonebridge Lakes Condominium Property from time to time.

Common Elements shall include:

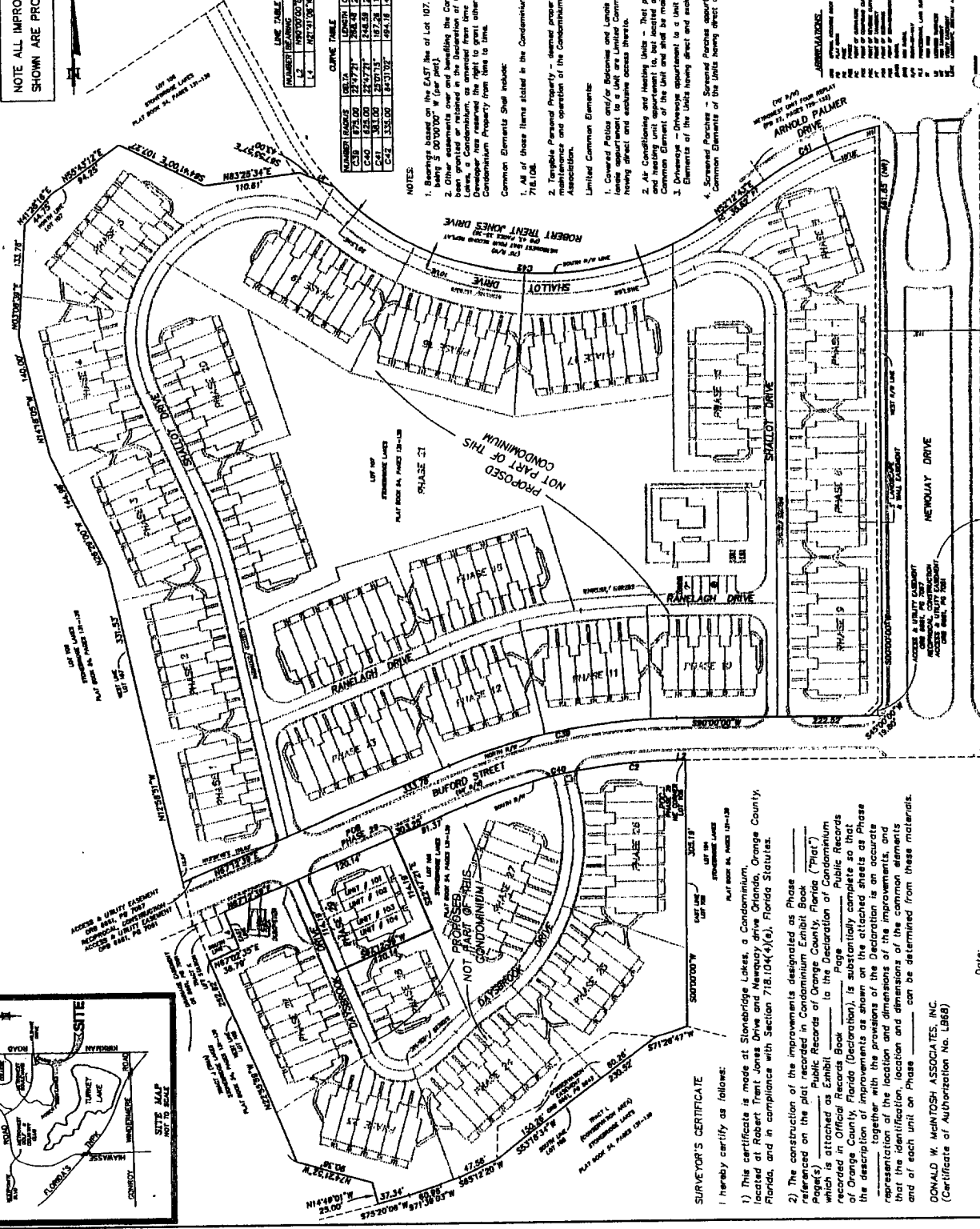
1. All of those items stated in the Condominium Act of Florida Statute 718.108.
2. Tangible Personal Property - deemed proper by the Association for the maintenance and operation of the Condominium, even though owned by the Association.

United Common Elements

1. Covered Patios and/or Balconies and Louvers - The patios, balconies and covered patios and/or balconies and louvers are the Common Elements of the Units having direct and exclusive access thereto.
2. Air Conditioning and Heating Units - This portion of the air conditioning and heating units is to be installed outside of a Unit and is a Limited Common Element of the Unit and shall be maintained by the Unit owner.
3. Driveways - Driveways appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.
4. Stamped Concrete - Stamped Concrete appurtenant to a Unit are Limited Common Elements of the Units having direct and exclusive access thereto.

LEGEND:

SYMBOL	DESCRIPTION
(Symbol)	UNIT
(Symbol)	UNIT WITH UNIT #
(Symbol)	UNIT WITH UNIT # AND NAME
(Symbol)	UNIT WITH UNIT # AND NAME AND ADDRESS
(Symbol)	UNIT WITH UNIT # AND NAME AND ADDRESS AND PHONE NUMBER
(Symbol)	UNIT WITH UNIT # AND NAME AND ADDRESS AND PHONE NUMBER AND FAX NUMBER
(Symbol)	UNIT WITH UNIT # AND NAME AND ADDRESS AND PHONE NUMBER AND FAX NUMBER AND E-MAIL ADDRESS
(Symbol)	UNIT WITH UNIT # AND NAME AND ADDRESS AND PHONE NUMBER AND FAX NUMBER AND E-MAIL ADDRESS AND WEBSITE ADDRESS
(Symbol)	UNIT WITH UNIT # AND NAME AND ADDRESS AND PHONE NUMBER AND FAX NUMBER AND E-MAIL ADDRESS AND WEBSITE ADDRESS AND SOCIAL MEDIA ADDRESS



SURVEYOR'S CERTIFICATE

I hereby certify as follows:

- 1) This certificate is made at Stonebridge Lakes, a Condominium, located at Rancho Truena Drive and Newmoyn Drive, Orange County, Florida, and in compliance with Section 718.104(4)(c), Florida Statutes.
- 2) The construction of the improvements designated as Phase 29 of the Stonebridge Lakes Condominium is shown on the attached sheets as Phase 29 of the Stonebridge Lakes Condominium Property from time to time, the construction of which is shown on the attached sheets as Phase 29 of the Stonebridge Lakes Condominium Property from time to time.

DATE: _____

Lester J. Sanchez
Florida Registered Surveyor and Mapper
Certificate No. 4316

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA SURVEYOR. EXEMPTION FROM SEALS AND EMBLEM.

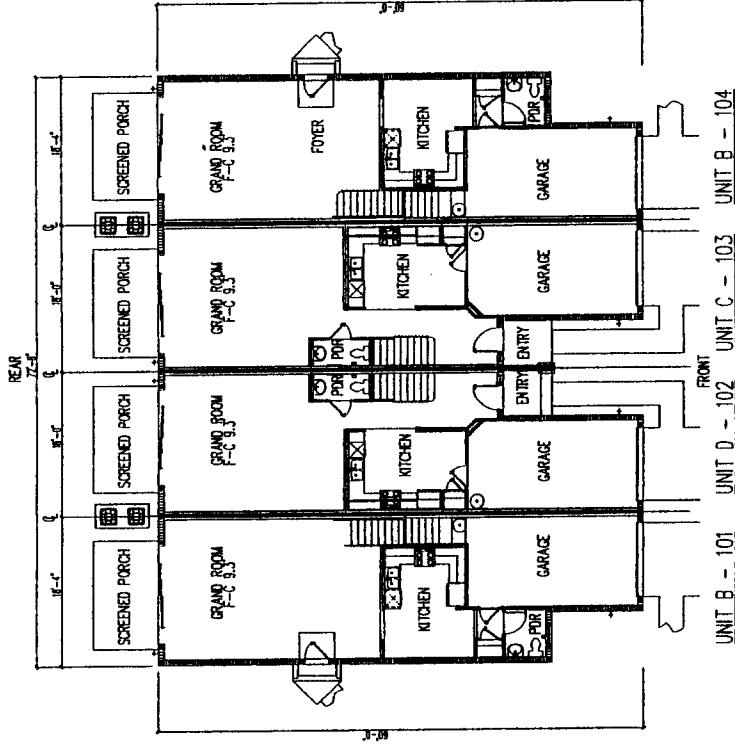
Exhibit A-29

STONEBRIDGE LAKES PHASE 29
A CONDOMINIUM

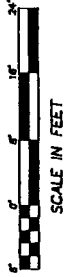
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 3 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



FIRST FLOOR
SCALE: 1" = 8'



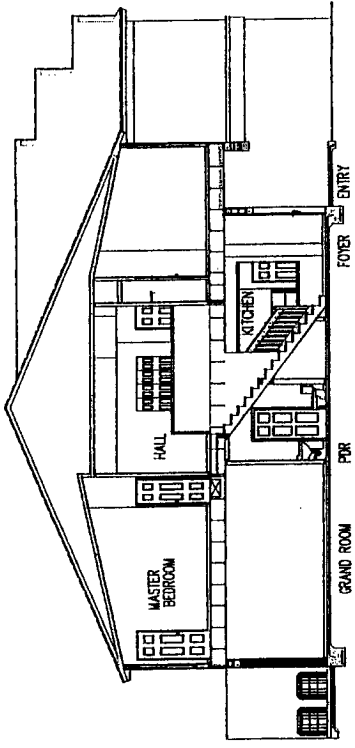
DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
2200 PALM AVENUE, SUITE 200, PALM BEACH, FLORIDA 33480 (407) 844-4444
PLANNERS
SURVEYORS
LICENSE NO. 12547
EXPIRES 12/31/2018

250

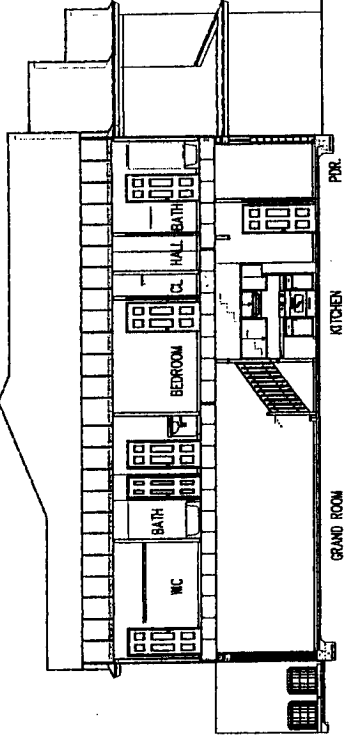
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



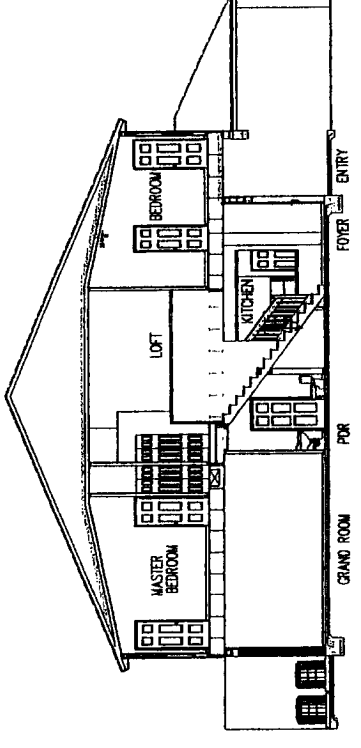
STONEBRIDGE LAKES PHASE 29
A CONDOMINIUM



UNIT A
BUILDING SECTION THROUGH STAIR
SCALE 1/8\"/>



UNIT B
BUILDING SECTION THROUGH STAIR
SCALE 1/8\"/>



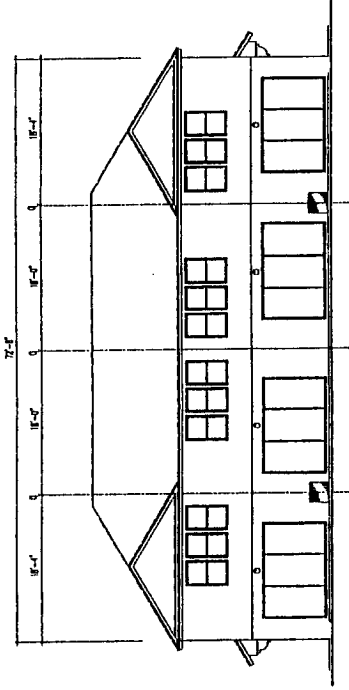
UNIT C
BUILDING SECTION THROUGH STAIR
SCALE 1/8\"/>

STONEBRIDGE LAKES PHASE 29
A CONDOMINIUM

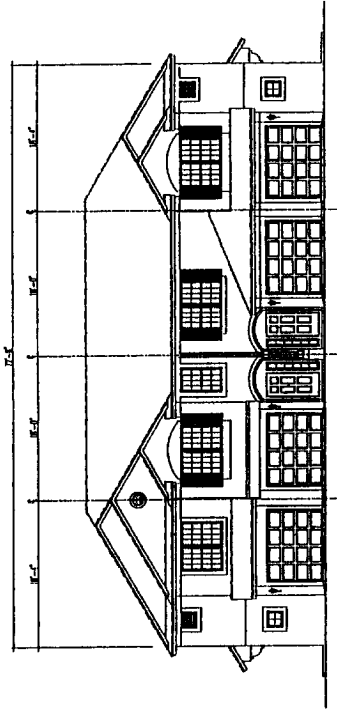
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 6 OF 7

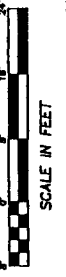
NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



REAR ELEVATION
SCALE: 1" = 8'



FRONT ELEVATION
SCALE: 1" = 8'



SCALE IN FEET

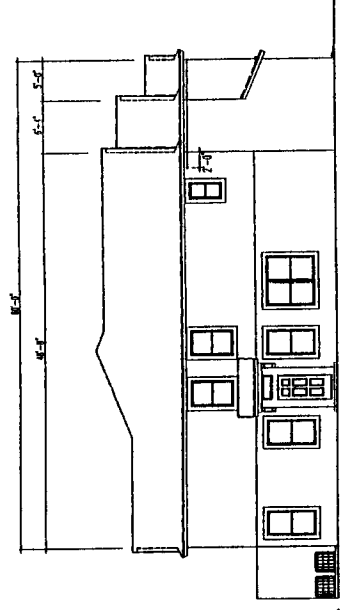
DESIGNED BY DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS ARCHITECTS INTERIORS
2288 West 10th Street, Suite 200, Anchorage, Alaska 99515
CONTACT: 907-561-1111

STONEBRIDGE LAKE PHASE 29
A CONDOMINIUM

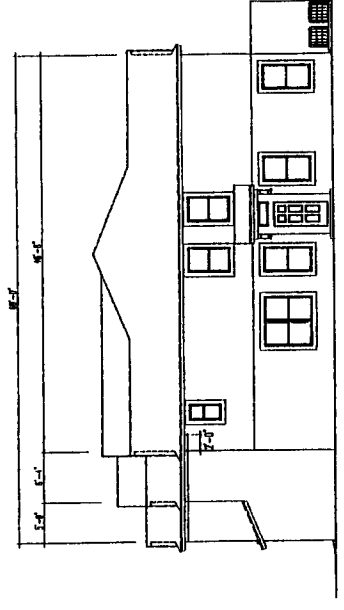
CONDOMINIUM EXHIBIT BOOK
AND PAGE

SHEET 7 OF 7

NOTE ALL IMPROVEMENTS
SHOWN ARE PROPOSED



LEFT ELEVATION
SCALE: 1" = 8'



RIGHT ELEVATION
SCALE: 1" = 8'



SCALE IN FEET

**PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS
AND COMMON SURPLUS AND OBLIGATION FOR COMMON EXPENSES**

STONEBRIDGE LAKES, A CONDOMINIUM

<u>EACH UNIT</u>	<u>SHARE OF OWNERSHIP</u>
When Phase I is submitted to Condominium ownership	1/6
When Phase II is submitted to Condominium ownership	1/14
When Phase III is submitted to Condominium ownership	1/22
When Phase IV is submitted to Condominium ownership	1/30
When Phase V is submitted to Condominium ownership	1/38
When Phase VI is submitted to Condominium ownership	1/44
When Phase VII is submitted to Condominium ownership	1/50
When Phase VIII is submitted to Condominium ownership	1/58
When Phase IX is submitted to Condominium ownership	1/66
When Phase X is submitted to Condominium ownership	1/72
When Phase XI is submitted to Condominium ownership	1/78
When Phase XII is submitted to Condominium ownership	1/84
When Phase XIII is submitted to Condominium ownership	1/90
When Phase XIV is submitted to Condominium ownership	1/98
When Phase XV is submitted to Condominium ownership	1/106
When Phase XVI is submitted to Condominium ownership	1/114
When Phase XVII is submitted to Condominium ownership	1/122
When Phase XVIII is submitted to Condominium ownership	1/130
When Phase XIX is submitted to Condominium ownership	1/138
When Phase XX is submitted to Condominium ownership	1/146
When Phase XXI is submitted to Condominium ownership	1/154
When Phase XXII is submitted to Condominium ownership	1/162
When Phase XXIII is submitted to Condominium ownership	1/168
When Phase XXIV is submitted to Condominium ownership	1/176
When Phase XXV is submitted to Condominium ownership	1/182
When Phase XXVI is submitted to Condominium ownership	1/190
When Phase XXVII is submitted to Condominium ownership	1/198
When Phase XXVIII is submitted to Condominium ownership	1/202
When Phase XXIX is submitted to Condominium ownership	1/206

In any case in which a phase is added out of sequence, the share of ownership for each unit in such phase shall be a fraction having one (1) as the numerator and a denominator determined by adding the total number of units in the Condominium to the total units in the phase being added.

EXHIBIT "B"

State of Florida



Department of State

I certify from the records of this office that **STONEBRIDGE LAKES CONDOMINIUM ASSOCIATION, INC.** is a corporation organized under the laws of the State of Florida, filed on December 8, 2003.

The document number of this corporation is N03000010627.

I further certify that said corporation has paid all fees due this office through December 31, 2003, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 303A00066237-121003-N03000010627-1/1, noted below.

Authentication Code: 303A00066237-121003-N03000010627-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Tenth day of December, 2003



Glenda E. Hood
Glenda E. Hood
Secretary of State