

01 Cash 11 Chg

40 Rec 15.00

41 DS

43 Int

47 CC

Tot 15.00

88037557

RETURN TO:

2688-1-28
This instrument prepared by
ERNEST L. MASCARA
OF BAYNARD, HARRELL, MASCARA & OSTOW
P.O. Box 180
St. Petersburg, Florida 33731

THIRD AMENDMENT TO DECLARATION OF
THE OAKS OF SEMINOLE, A CONDOMINIUM

LARRY BANG SEMINOLE LIMITED, a Florida limited partnership, the developer of THE OAKS OF SEMINOLE, A CONDOMINIUM, does hereby create this Third Amendment to the Declaration of Condominium of The Oaks of Seminole, a Condominium (the "Declaration"), which was recorded in Official Records Book 6525, beginning at Page 1719, as Clerk's Instrument No. 87161526, on June 25, 1987, and which appears in Condominium Plat Book 96, Pages 44 through 46, inclusive, all of the Public Records of Pinellas County, Florida and as amended from time to time thereafter.

The Third Amendment to the Declaration of Condominium of The Oaks of Seminole, A Condominium is as follows:

1. Larry Bang Seminole Limited, a Florida limited partnership, for itself, its successors, grantees and assigns, hereby states, declares and ratifies that Phases II, IV and V of The Oaks of Seminole, A Condominium, as more particularly defined in Exhibit "A" attached hereto and by this reference made a part hereof is submitted to condominium ownership, pursuant to the requirements of Chapter 718 of the statutes of the State of Florida. Accordingly, Phases II, IV and V, of The Oaks of Seminole, A Condominium is hereby filed for record and shall become a part of The Oaks of Seminole, A Condominium and shall be subject to the Declaration of Condominium and all exhibits thereto as recited above.

2. This Third Amendment does not show substantial completion of the improvements in Phases II, IV and V, of The Oaks of Seminole, A Condominium, and substantial completion of these Phases shall be by separate amendment.

3. The units located in Phases II, IV and V, of The Oaks of Seminole, A Condominium submitted to Condominium ownership are 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311 and 312 all in Phase II, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511 and 512 all in Phase IV and all recreational facilities located in Phase V.

4. Upon submission hereby of Phases II, IV and V, of The Oaks of Seminole, A Condominium, each unit in this Condominium shall own a one-sixtieth (1/60th) undivided share of the common expense and common surplus of this Condominium.

5. All other terms, conditions, obligations, responsibilities and duties required by the Declaration of Condominium, and all exhibits and schedules thereto, and any and all amendments including exhibits and schedules thereto, including any amendments, shall remain in full force and effect and unchanged except as amended by this Third Amendment.

LARRY BANG SEMINOLE LIMITED, a
Florida limited partnership, by its sole
general partner:

LARRY BANG GENERAL CONTRACTOR,
INC., a Florida corporation

By:

Its President

(CORPORATE SEAL)

incl.

PAGES

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM PLAT BOOK

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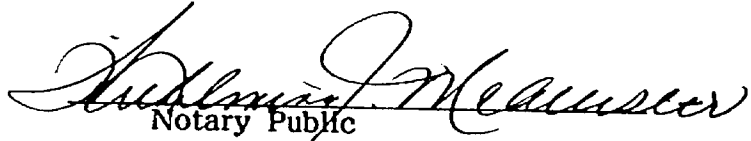
89 MAR 18 4 58 PM '89
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STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 16th day of February, 1988, by LARRY BANG the _____ President of LARRY BANG GENERAL CONTRACTOR, INC., a Florida corporation, on behalf of the corporation as the sole general partner of LARRY BANG SEMINOLE LIMITED, a Florida limited partnership.


Notary Public

(SEAL)

My Commission Expires:



311402.3G8

EXHIBIT "A"

LEGAL DESCRIPTION OF PHASE II:

Commence at the Center of Section 28, Township 30 South, Range 15 East, Pinellas County, Florida; thence S.00°18'08"W., 471.00 feet for a Point of Beginning (#II); thence continue S.00°18'08"W., 178.64 feet; thence N.89°41'52"W., 90.00 feet; thence N.78°29'09"W., 39.76 feet; thence N.00°18'08"E., 122.83 feet; thence N.47°00'00"W., 70.90 feet; thence S.89°41'52"E., 181.11 feet to the Point of Beginning (#II).

LEGAL DESCRIPTION OF PHASE IV:

Commence at the Center of Section 28, Township 30 South, Range 15 East, Pinellas County, Florida; thence S.00°18'08"W., 822.64 feet for a Point of Beginning (#IV); thence continue S.00°18'08"W., 237.00 feet; thence N.88°42'08"W., 176.00 feet; thence S.00°18'08"W., 240.00 feet; thence N.88°42'08"W., 34.03 feet; thence N.00°18'08"E., 473.35 feet; thence S.89°41'52"E., 210.00 feet to the Point of Beginning (#IV).

LEGAL DESCRIPTION OF PHASE V:

Commence at the Center of Section 28, Township 30 South, Range 15 East, Pinellas County, Florida; thence N.88°40'38"W., 210.03 feet; thence S.00°18'08"W., 474.74 feet for a Point of Beginning (#V); thence S.89°41'52"E., 28.89 feet; thence S.47°00'00"E., 70.90 feet; thence S.00°18'08"W., 122.83 feet; thence N.78°29'09"W., 16.85 feet; thence S.54°00'00"W., 80.00 feet; thence N.00°18'08"E., 215.00 feet to the Point of Beginning (#V).