



CFN 97065737 04-18-97 01:55 pm
 OR Book/Page: 3664 / 2273

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 19	#Names: 2	Serv 1.00
Trust: 10.00	Rec: 77.00	Exiser: 0.00
Deed: 0.00		nt Tax: 0.00
Mtg: 0.00		

This instrument prepared by:
 Record and Return to: *(Signature)*
 CURTIS R. MOSTLEY, ESQ.
 Mosley, Wallis & Whitehead, P.A.
 Post Office Box 1210
 Melbourne, Florida 32902-1210

Phase 3-P.D. B

**SECOND AMENDMENT TO DECLARATION OF
 CONDOMINIUM OF SHOREWOOD, A CONDOMINIUM**

SHOREWOOD OF CAPE CANAVERAL, INC., a Florida corporation, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing SHOREWOOD, A CONDOMINIUM, as recorded in Official Records Book 3612, Pages 3839 through 3920, as amended by First Amendment to Declaration of Condominium as recorded in Official Records Book 3640, Page 3720, of the Public Records of Brevard County, Florida and the Florida Condominium Act, hereby amends and expands said Declaration above described and submits the following described real property located in the City of Cape Canaveral, Brevard County, Florida, which property is more particularly described as follows, to-wit:

SEE SHEET 4 OF EXHIBIT "F" ATTACHED HERETO WHICH IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF PHASE THREE.

together with improvements thereon, containing one (1) five-story building, having a total of twenty-four (24) units and other appurtenant improvements more specifically described in Exhibit "F" attached hereto and made a part hereof, to condominium ownership pursuant to the Florida Condominium Act, and hereby declares the same to be known and identified as SHOREWOOD, A CONDOMINIUM.

SHOREWOOD OF CAPE CANAVERAL, INC., a Florida corporation, further amends and expands the above-described Declaration of Condominium to include and merge the common and limited common elements and easements of the property submitted to Condominium by this Amendment with the property described in the original Declaration of Condominium recorded in Official Records Book 3612, Pages 3839 through 3920, as amended by First Amendment to Declaration of Condominium as recorded in Official Records Book 3640, Page 3720, of the Public Records of Brevard County, Florida.

SHOREWOOD OF CAPE CANAVERAL, INC., a Florida corporation, hereby amends the Declaration of Condominium as follows:

1. **II**

SURVEY AND DESCRIPTION OF IMPROVEMENTS

A. Attached hereto and made a part hereof, and marked Exhibit A consisting of fifteen (15) pages, Exhibit B, consisting of twelve (12) pages, Exhibit E consisting of sixteen (16) pages, and Exhibit F consisting of fifteen (15) pages, are boundary surveys of the entire premises of which Phases One, Two, Three, Four, Five, Six and Seven are a part, boundary surveys of each phase, a graphic plot plan of the overall planned improvements, and graphic descriptions of the improvements contemplated as comprising Phases One, Two, Three, Four, Five, Six and Seven in which units are located, and plot plans thereof, identifying the units, the common elements and the limited common elements, and their respective locations and dimensions.

Said surveys, graphic descriptions and plot plans were prepared by:

ALLEN ENGINEERING, INC.
 By: ROBERT M. SALMON
 Professional Land Surveyor
 No. 4262, State of Florida

and have been certified in the manner required by the Florida Condominium Act. Each unit is identified and designated by a specific number. No unit bears the same numerical designation as any other unit. The specific numbers identifying each unit are listed on Sheets 7 through 10, inclusive, of Exhibit A, Sheets 7 through 10, inclusive, of Exhibit E and Sheets 7 through 10, inclusive, of Exhibit F attached to this Declaration of Condominium.

All other paragraphs of Article II shall remain in full force and effect and unchanged by this Amendment.



2.

III

**OWNERSHIP OF UNITS AND APPURTENANT SHARE IN COMMON ELEMENTS
AND COMMON SURPLUS, AND SHARE OF COMMON EXPENSES**

Each unit shall be conveyed as an individual property capable of independent use and fee simple ownership and the owner or owners of each unit shall own, as an appurtenance to the ownership of each said unit, an undivided one-eighty-eighth (1/88) share of all common elements of the condominium, which includes, but is not limited to, ground support area, walkways, yard area, parking areas, foundations, etc./ and substantial portions of the exterior walls, floors, ceiling and walls between units. The space within any of the units and common elements shall not be further subdivided. Any undivided interest in the common property is hereby declared to be appurtenant to each unit and such undivided interest shall not be separate from the unit and such interest shall be deemed conveyed, devised, encumbered or otherwise included with the unit even though such interest is not expressly mentioned or described in the conveyance, or other instrument. Any instrument, whether a conveyance, mortgage or otherwise, which describes only a portion of the space within any unit shall be deemed to describe the entire unit owned by the person executing such instrument and an undivided one-eighty-eighth (1/88) interest in all common elements of the condominium.

The common expenses shall be shared and the common surplus shall be owned in the same proportion as each unit owner's share of the ownership of the common elements, that is one-eighty-eighth (1/88).

All other paragraphs of Article III shall remain in full force and effect and unchanged by this Amendment.

3.

IV

UNIT BOUNDARIES, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS

The units of the condominium consist of that volume of space which is contained within the decorated or finished exposed interior surfaces of the perimeter walls, floors (excluding carpeting and other floor coverings) and ceilings of the units, the boundaries of the units are more specifically shown in Exhibit A, Exhibit E, and Exhibit F attached hereto. The dark solid lines on the floor plans hereinabove mentioned represent the perimetrical boundaries of the units, while the upper and lower boundaries of the units, relating to the elevations of the units, are shown in notes on said plan.

There are limited common elements appurtenant to each of the units in this condominium, as shown and reflected by the floor and plot plans. These limited common elements are reserved for the use of the units appurtenant thereto, to the exclusion of other units, and there shall pass with a unit, as an appurtenance thereto, the exclusive right to use the limited common elements so appurtenant. In addition, there are ninety-one (91) garages as shown on Sheet 6, of Exhibit "A", Sheet 6 of Exhibit "E", and Sheet 6 of Exhibit "F". These garages are common elements for which the Developer reserves the right to designate the unit which shall be entitled to exclusive use of the garage. After such designation the garage shall be appurtenant to the unit and shall become a limited common element. The Developer may charge a fee for the assignment of these garages, in its sole discretion.

Any air conditioning and/or heating equipment which exclusively services a Unit shall be a Limited Common Element appurtenant to the Unit it services.

The common elements of the condominium unit consist of all of the real property, improvements and facilities of the condominium other than the units and the limited common elements as the same are hereinabove defined, and shall include easements through the units for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to the units, limited common elements and common elements and easements of support in every portion of a unit which contributes to the support of improvements and shall further include all personal property held and maintained for the joint use and enjoyment of all the owners of the units.

There are located on the common elements of the condominium property swale areas for the purpose of water retention and these areas are to be perpetually maintained by the Association so that they will continue to function as water retention areas.

All other paragraphs of Article IV shall remain in full force and effect and unchanged by this Amendment.

4.

VI



CFN 97065737

MEMBERSHIP AND VOTING RIGHTS

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There shall be a total of eighty-eight (88) votes to be cast by the owners of the condominium units. Such votes shall be apportioned and cast as follows: The owner of each condominium unit (designated as such on the exhibits attached to this Declaration) shall be entitled to cast one (1) vote. Where a condominium unit is owned by a corporation, partnership or other legal entity or by more than one (1) person, all the owners thereof shall be collectively entitled to the vote assigned to such unit and such owners shall, in writing, designate an individual who shall be entitled to cast the vote on behalf of the owners of such condominium unit of which he is a part until such authorization shall have been changed in writing. The term, "owner," as used herein, shall be deemed to include the Developer.

All other paragraphs of Article VI shall remain in full force and effect and unchanged by this Amendment.

5.

VII

COMMON EXPENSES, ASSESSMENTS, COLLECTION LIEN AND ENDORSEMENT, LIMITATIONS

The Board of Administration of the Association shall propose annual budgets in advance for each fiscal year which shall contain estimates of the cost of performing the functions of the Association, including but not limited to the common expense budget, which shall include, but not be limited to, the estimated amounts necessary for maintenance, and operation of common elements and limited common elements, landscaping, street and walkways, office expense, utility services, replacement and operating reserve, casualty insurance, liability insurance, administration and salaries. Failure of the board to include any item in the annual budget shall not preclude the board from levying an additional assessment in any calendar year for which the budget has been projected. In determining such common expenses, the Board of Administration may provide for an operating reserve not to exceed fifteen (15%) percent of the total projected common expenses for the year. Each unit owner shall be liable for the payment to the Association of one-eighty-eighty (1/88) of the common expenses as determined in said budget.

All other paragraphs of Article VII shall remain in full force and effect and unchanged by this Amendment.

6.

XIV

TERMINATION OF CONDOMINIUM

The distributive share of each unit owner in the net proceeds of sale, though subject to the provisions hereinafter contained shall be the following portion thereof; to-wit:

AN UNDIVIDED ONE EIGHTY-EIGHTH (1/88)

All other paragraphs of Article XIV shall remain in full force and effect and unchanged by this Amendment.

IN WITNESS WHEREOF, the above stated Developer has caused these presents to be signed and sealed this 17th day of April, 1997.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Lea Mosley
Charles E. Kelliher
STATE OF FLORIDA
COUNTY OF BREVARD

SHOREWOOD OF CAPE CANAVERAL, INC., a Florida corporation
By: *Charles E. Kelliher*
CHARLES E. KELLIHER, Vice-President

The foregoing instrument was acknowledged before me this 17th day of April, 1997 by CHARLES E. KELLIHER, Vice-President, of SHOREWOOD OF CAPE CANAVERAL, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification and did not take an oath.

Lea Mosley
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:





SURVEYOR'S CERTIFICATE

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**FOR
SHOREWOOD, A CONDOMINIUM, PHASE THREE**

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED "JOSEPH C. BAKER," BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS AN OATH AS FOLLOWS, TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "F" IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "F" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING SHOREWOOD, A CONDOMINIUM, PHASE THREE, IS AN ACCURATE REPRESENTATION OF THE LOCATIONS AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 16TH DAY OF APRIL, 1997, A.D.

ALLEN ENGINEERING, INC.
BY: *[Signature]*
JOSEPH C. BAKER
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, NO. 4222

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 16TH DAY OF APRIL, 1997
BY JOSEPH C. BAKER, WHO IS PERSONALLY
KNOWN AND WHO DID TAKE AN OATH.

[Signature]

DEBORAH A. HASH
NOTARY PUBLIC-STATE OF FLORIDA
MY COMMISSION EXPIRES: MAY 30, 1998
MY COMMISSION NO IS: CC 379625



DEBORAH A HASH
My Commission CC379625
Expires May, 30, 1998
Bonded by ANB
800-852-5979

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA

APRIL 16, 1997

EXHIBIT "F-1"

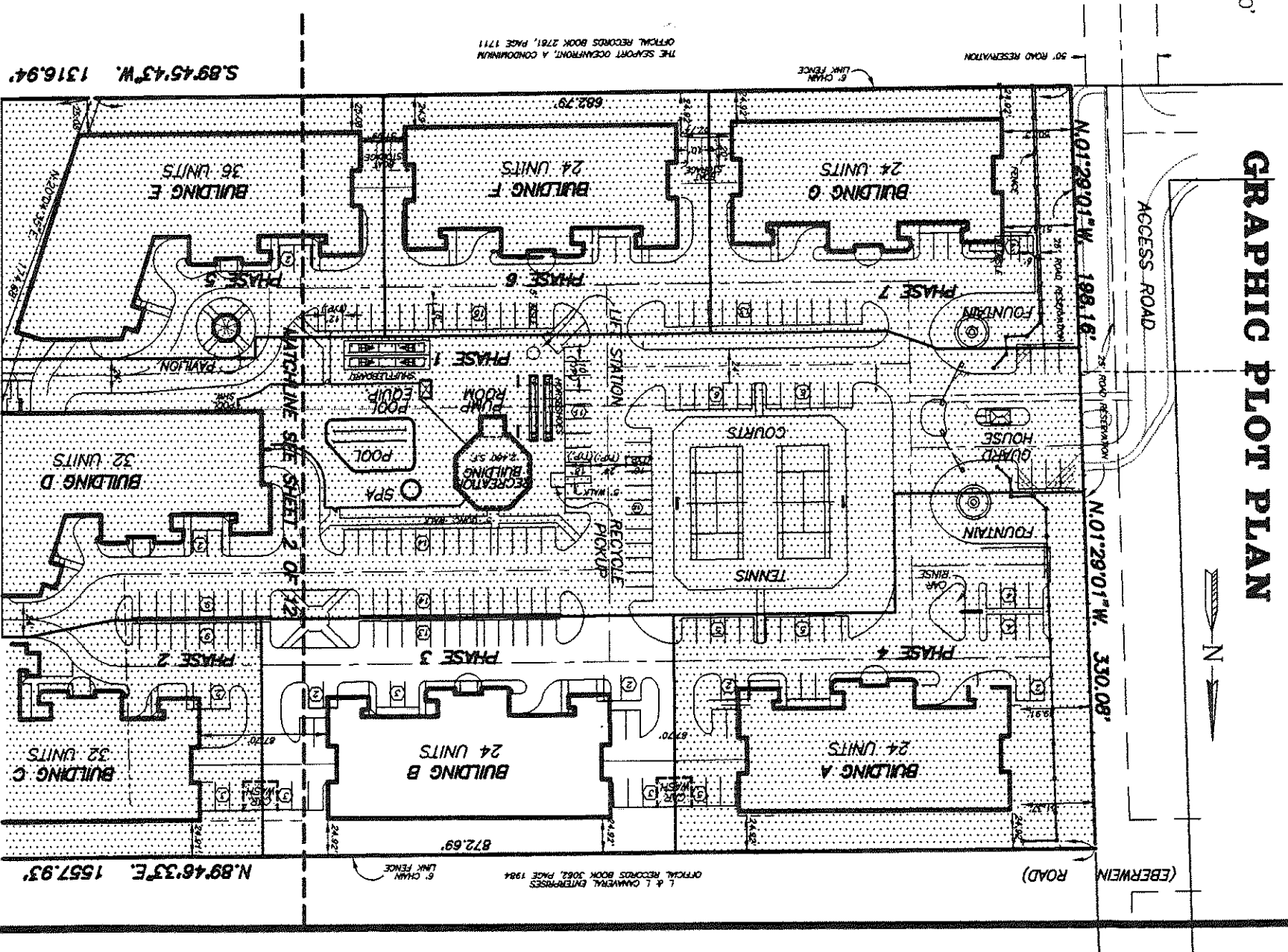
SHEET 1 OF 1

SHOREWOOD, A CONDOMINIUM

PHASE 3

GRAPHIC PLOT PLAN

SCALE: 1"=100'



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NOTES:

1. SEE SHEET 3 OF 15 FOR THE NOTES CONCERNING THE GRAPHIC PLOT PLAN.
2. REFER TO SHEET 4 OF 15 FOR THE SKETCH OF SURVEY & LEGAL DESCRIPTION.

3. =INDICATES NOT A PART OF PHASE THREE.

UNSUITABLE
FOR
MICROFILM

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106 DIXIE LANE
COCOA BEACH, FLORIDA
APRIL 16, 1997

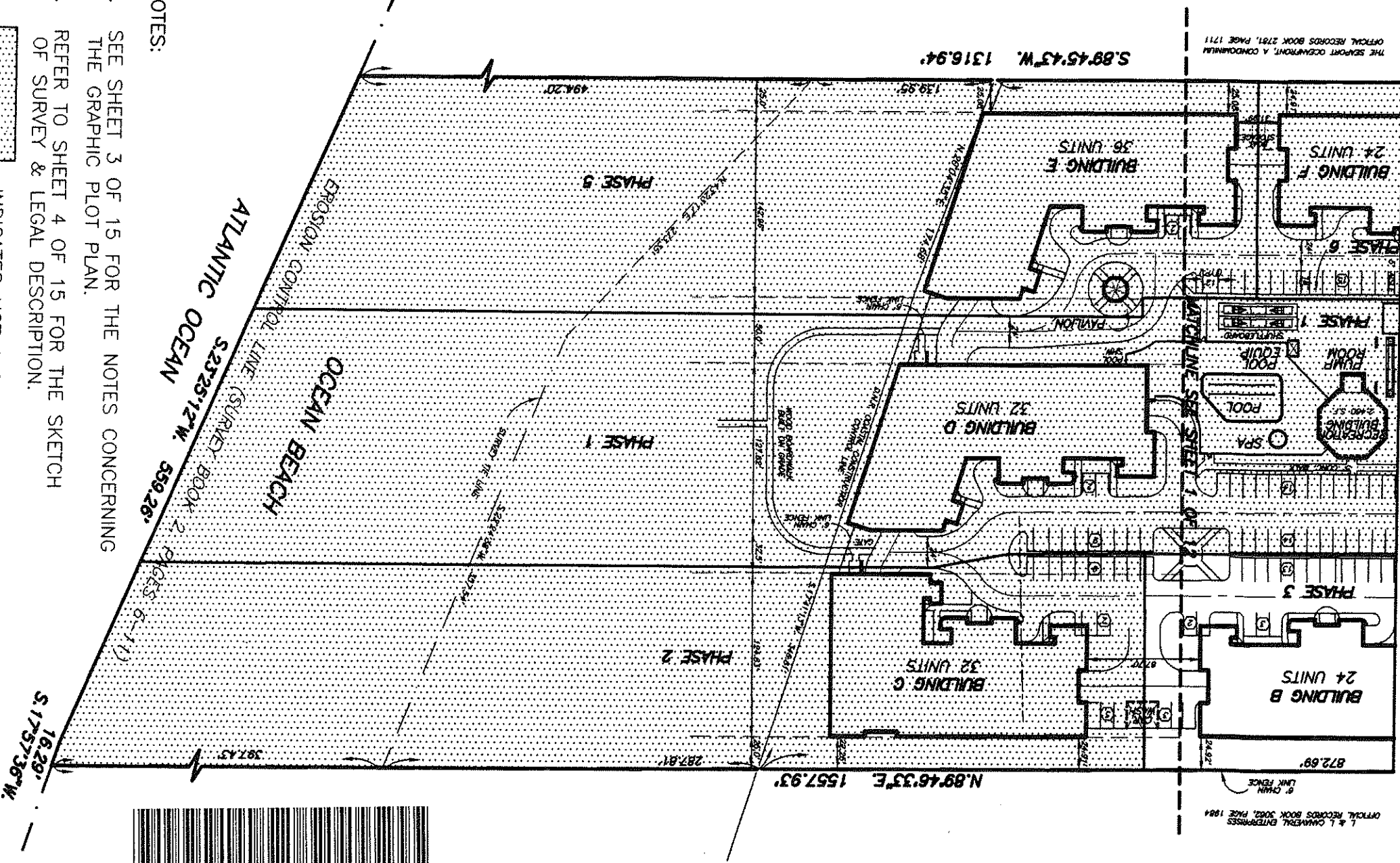
EXHIBIT "F"

SHEET 1 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3

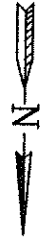
GRAPHIC PLOT PLAN

SCALE: 1"=100'



THE SEAPORT OCCUPANCY, A CONDOMINIUM
OFFICIAL RECORDS BOOK 2791, PAGE 1711

L & L COMMERCIAL ENTERPRISES
OFFICIAL RECORDS BOOK 3002, PAGE 1824



NOTES:

1. SEE SHEET 3 OF 15 FOR THE NOTES CONCERNING THE GRAPHIC PLOT PLAN.
2. REFER TO SHEET 4 OF 15 FOR THE SKETCH OF SURVEY & LEGAL DESCRIPTION.
3. =INDICATES NOT A PART OF PHASE THREE.



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ALLEN ENGINEERING, INC.
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EXHIBIT "F"

SHEET 2 OF 15

SHOREWOOD, A CONDOMINIUM

PHASE 3



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SURVEYOR'S NOTES CONCERNING THE GRAPHIC PLOT PLAN OF PHASE 3:

1. Shorewood, A Condominium, Phase 3, contains Building "B", a 5-story multi-family building having a total of 24 living units. Building "B" also contains 26 garage spaces located on the first floor of the building.
2. The balance of improvements planned by the developer in Phase 3 consists of driveways, walkways, parking areas, open landscaped areas.
3. All areas and improvements exclusive of the units are common elements of the condominium, as set forth in the declaration of condominium. The garage spaces described in note 1 are common elements of the condominium limited to the use of certain units set forth in the declaration of Condominium.
4. The graphic plot plan of Phase 3 was prepared from an Engineering Site Plan, prepared by Allen Engineering, Inc.

SURVEYOR'S NOTE CONCERNING SKETCH OF SURVEY:

1. The bearings shown on the Sketches of Survey (Sheets 4 & 5) are based on the line between Florida Department of Natural Resources Coastal Construction Control Line monuments 70-80-A1 and 70-80-A3 bearing S 15°43'07" W. This bearing was computed using the field location of said monuments and the published coordinates as shown on the map recorded in Survey Book 2A, page 29, of the Public Records of Brevard County Florida.
2. The Sketch of Survey of the Parent Parcel (sheet 5 of 15) is included to illustrate the existing improvements located on the site.

ABBREVIATIONS:

W.I. CLOS. = walk in closet
M. BATH = master bath
BLDG. = building

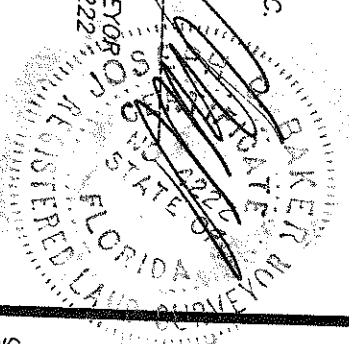
CERTIFICATION:

I hereby certify the Sketch of Survey shown on Sheet 4 of 15 is an accurate representation of a survey performed under my direction, in accordance with the "Minimum Technician Standards" for Land Surveying in the State of Florida, described in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 412.027, Florida Statutes

ALLEN ENGINEERING, INC.

BY

JOSEPH C. BAKER
PROFESSIONAL LAND SURVEYOR,
STATE OF FLORIDA, NO. 42222



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

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
APRIL 16, 1997

EXHIBIT "F"

SHEET 3 OF 15

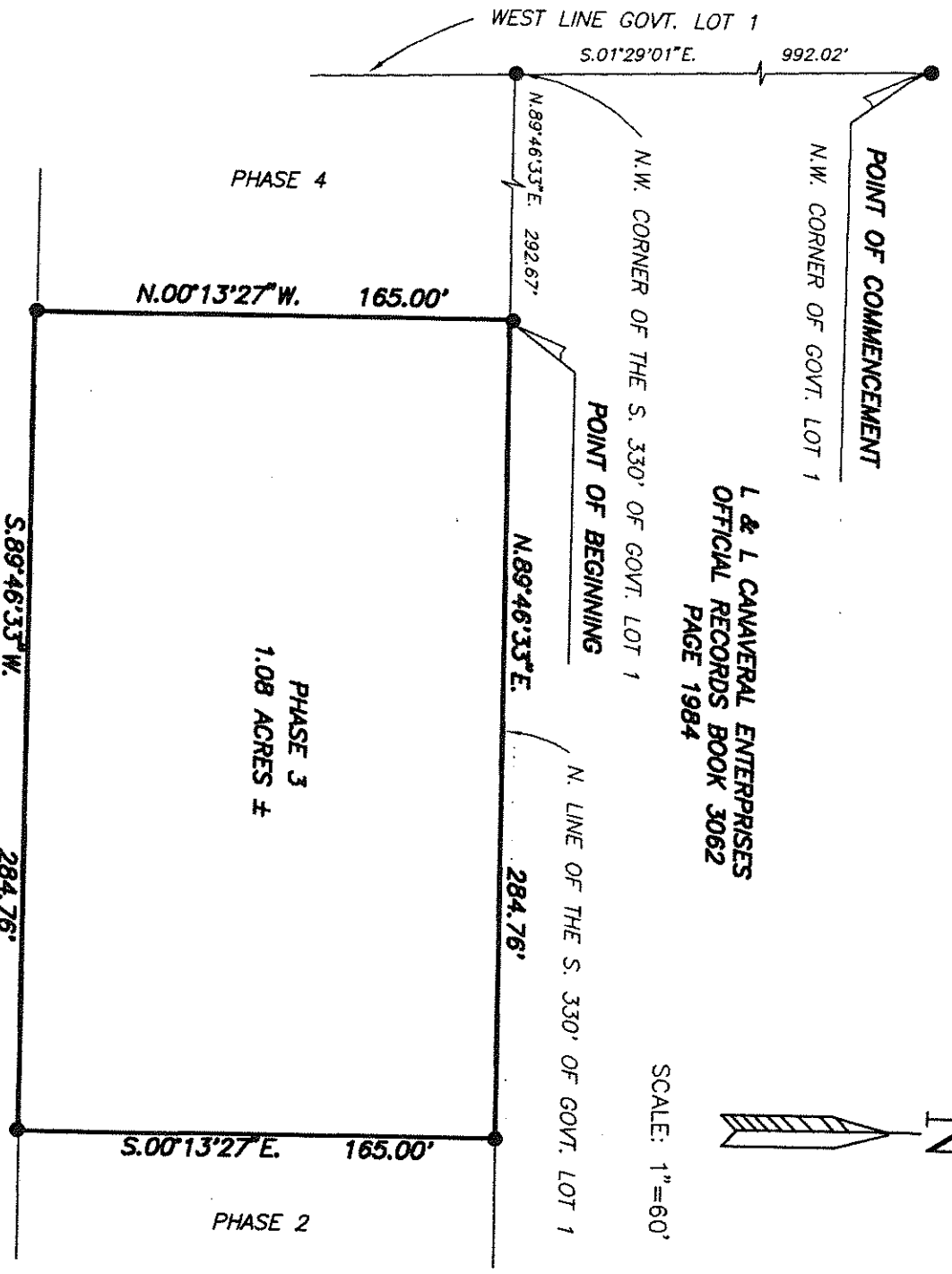
SHOREWOOD, A CONDOMINIUM PHASE 3

SKETCH OF SURVEY

L & L CANAVERAL ENTERPRISES
OFFICIAL RECORDS BOOK 3062
PAGE 1984



SCALE: 1"=60'



NOTE:

1. REFER TO BOUNDARY SURVEY OF THE PARENT PARCEL (SHEET 5 OF 15) FOR THE LOCATION OF THE EXISTING IMPROVEMENTS AND ENCROACHMENTS ON THE SITE.

1. THE SURVEY SHOWN HEREON WAS COMPLETED ON OCTOBER 11, 1995.

LEGEND:

- = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ALLEN ENG LB 266"
- = CORNER NOT SET (LOCATED ON BEACH)

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DESCRIPTION: (PHASE 3)

A portion of Government Lot 1, Section 14, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 1; thence S.01°29'01"E, along the West line of said Government Lot 1, a distance of 992.02 feet, to the Northwest corner of the South 330.00 feet of said Government Lot 1; thence N.89°46'33"E, along the North line of the South 330.00 feet of said Government Lot 1, a distance of 292.67 feet, to the POINT OF BEGINNING of the herein described parcel; thence continue, N.89°46'33"E, along said North line, a distance of 284.76 feet; thence S.00°13'27"E, a distance of 165.00 feet; thence S.89°46'33"W, a distance of 284.76 feet; thence N.00°13'27"W, a distance of 165.00 feet, to the POINT OF BEGINNING; Containing 1.08 acres, more or less.

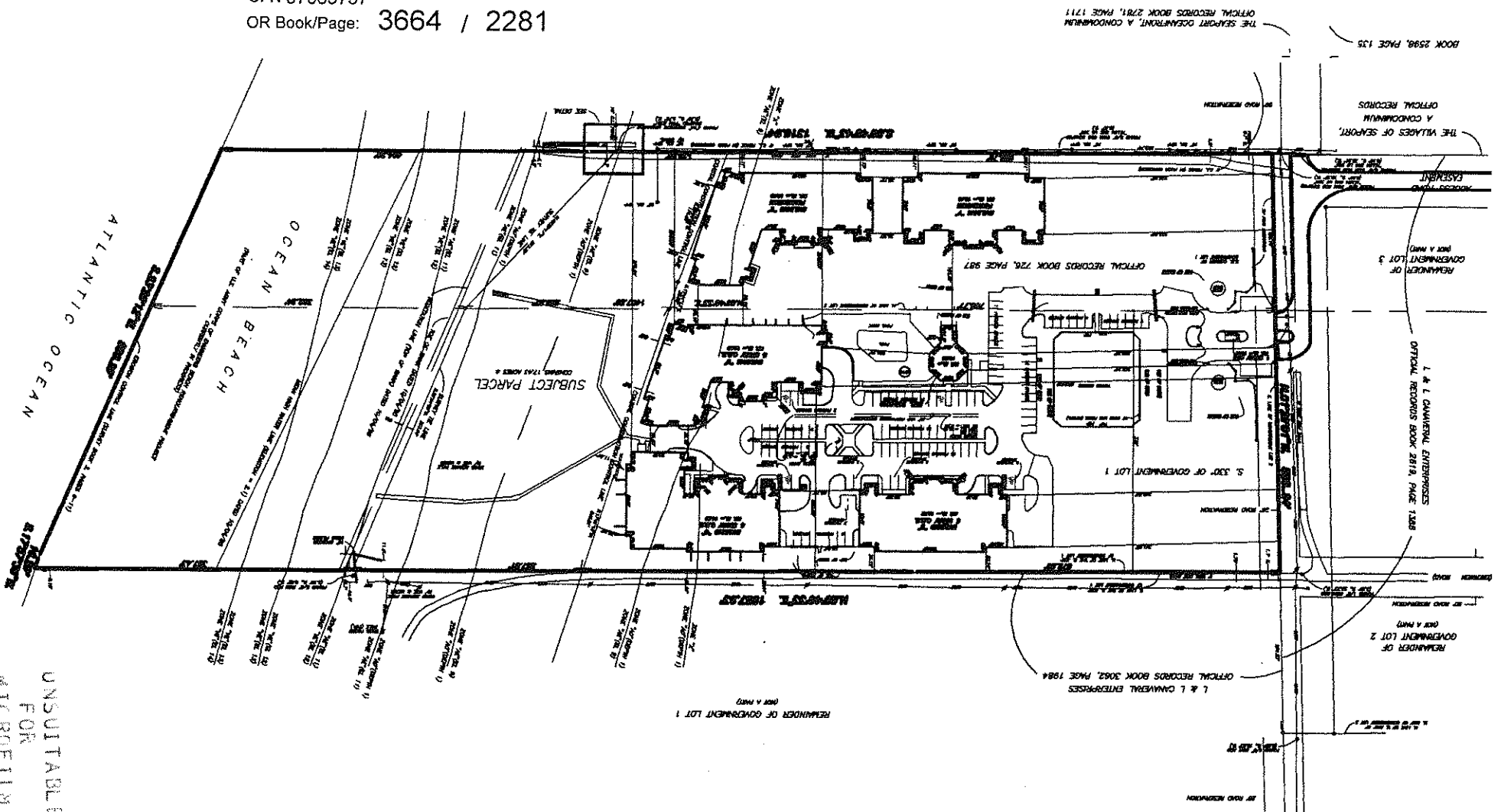
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
APRIL 16, 1997

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EXHIBIT "F"

SHEET 4 OF 15

SHOREWOOD, A CONDOMINIUM BOUNDARY SURVEY - PARENT PARCEL



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OR Book/Page: 3664 / 2281

- NOTE:**
1. REFER TO SHEET 3 OF 15 FOR SURVEYOR'S NOTES.
 2. THIS SKETCH IS INCLUDED TO ILLUSTRATE THE IMPROVEMENTS AND ENCROACHMENTS EXISTING ON THE SITE.

- LEGEND:**
1. ● = Set 5/8" Iron Rod with Plastic Cap stamped "ALLEN ENG LB 266".
 2. ○ = Corner not set (located on beach).

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
APRIL 16, 1997

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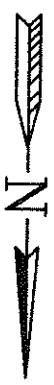


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NOT TO SCALE

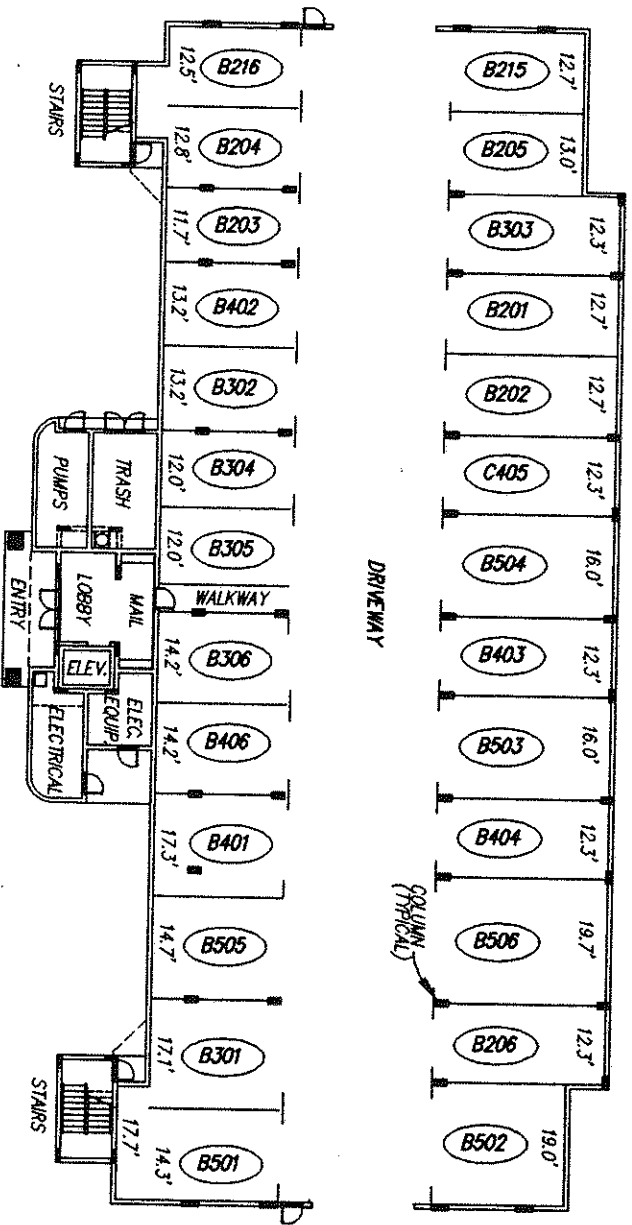
EXHIBIT "F"

SHEET 5 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3

FIRST FLOOR PLAN BUILDING B

SCALE: 1" = 30'



SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 10.72 FEET.
2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 19.72 FEET.
3. **B201** INDICATES THE UNIT NUMBER DESIGNATION.
4. ALL AREAS AND IMPROVEMENTS ON THE FIRST FLOOR ARE COMMON ELEMENTS OF THE CONDOMINIUM. THE PARKING SPACES SHOWN ARE COMMON ELEMENTS OF THE CONDOMINIUM WHOSE USE IS LIMITED TO CERTAIN UNITS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.
5. THE ELEVATIONS SHOWN ARE BASED ON DEPARTMENT OF NATURAL RESOURCES BRASS DISK STAMPED "70-80-A03", ELEVATION = 9.295 FEET PER NATIONAL GEODETIC VERTICAL DATUM OF 1929.



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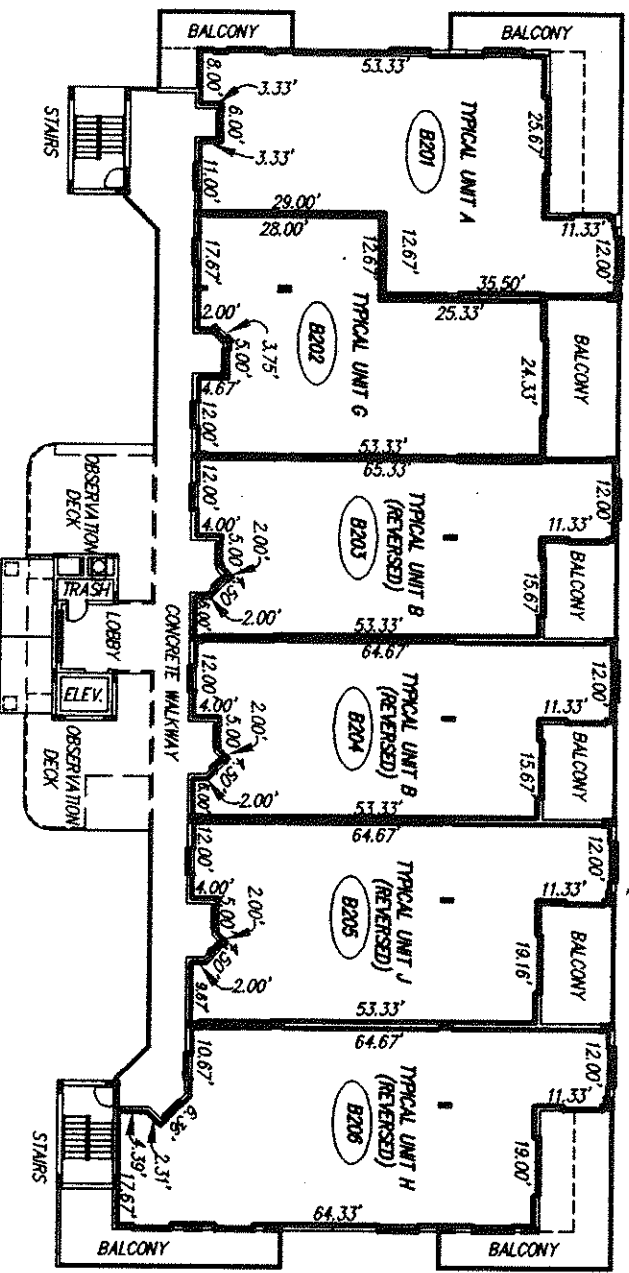
EXHIBIT "F"

SHEET 6 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3

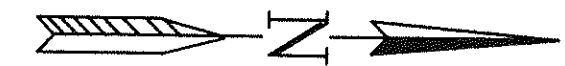
SECOND FLOOR PLAN BUILDING B

SCALE: 1" = 30'



SURVEYOR'S NOTES:

1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 20.34 FEET.
2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 28.34 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (B201) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON DEPARTMENT OF NATURAL RESOURCES BRASS DISK STAMPED "70-80-A03", ELEVATION = 9.295 FEET PER NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
8. SEE SHEETS 11 THROUGH 15 FOR TYPICAL UNIT PLANS.
9. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.



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APRIL 16, 1997

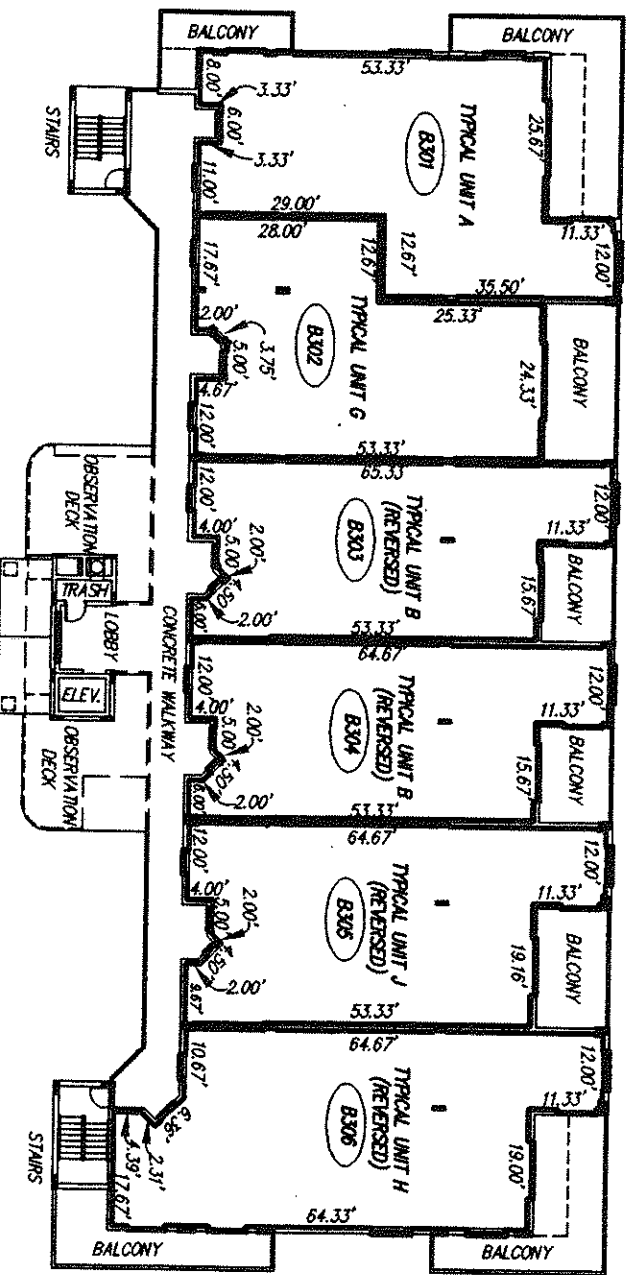
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SHEET 7 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3

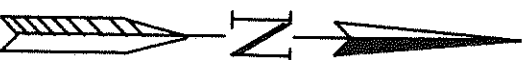
THIRD FLOOR PLAN BUILDING B

SCALE: 1" = 30'



SURVEYOR'S NOTES:

1. THE THIRD FLOOR FINISHED FLOOR ELEVATION IS 28.96 FEET.
2. THE THIRD FLOOR FINISHED CEILING ELEVATION IS 36.96 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (B301) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON DEPARTMENT OF NATURAL RESOURCES BRASS DISK STAMPED "70-80-A03", ELEVATION = 9.295 FEET PER NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
8. SEE SHEETS 11 THROUGH 15 FOR TYPICAL UNIT PLANS.
9. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.



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COCOA BEACH, FLORIDA
APRIL 16, 1997

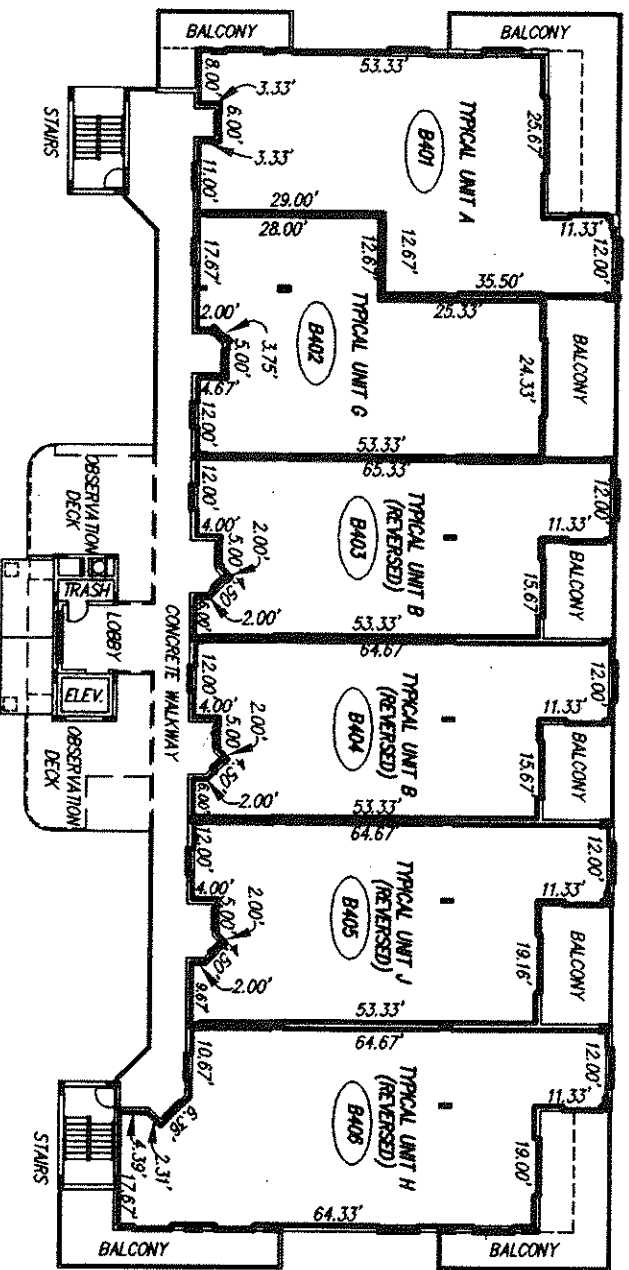
EXHIBIT "F"

SHEET 8 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3

FOURTH FLOOR PLAN BUILDING B

SCALE: 1" = 30'



SURVEYOR'S NOTES:

1. THE FOURTH FLOOR FINISHED FLOOR ELEVATION IS 37.58 FEET.
2. THE FOURTH FLOOR FINISHED CEILING ELEVATION IS 45.58 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (B401) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON DEPARTMENT OF NATURAL RESOURCES BRASS DISK STAMPED "70-80-A03" ELEVATION = 9.295 FEET PER NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
8. SEE SHEETS 11 THROUGH 15 FOR TYPICAL UNIT PLANS.
9. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.



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FOR
MICROFILM

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
APRIL 16, 1997

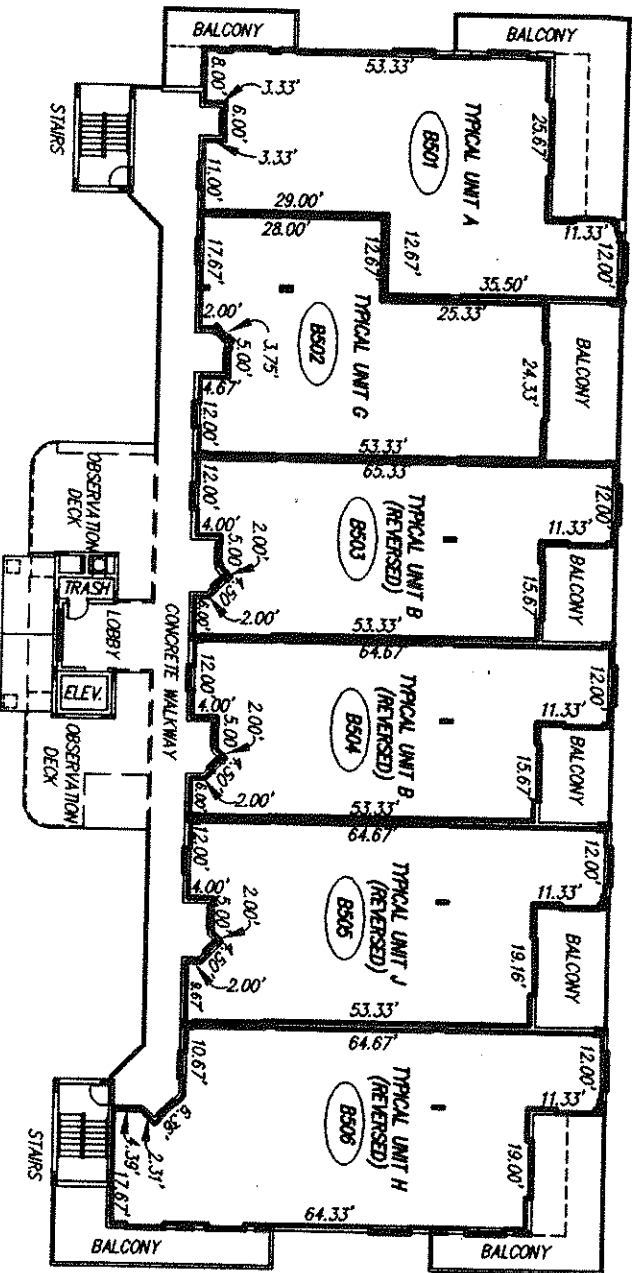
EXHIBIT "F"

SHEET 9 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3

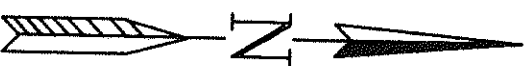
FIFTH FLOOR PLAN BUILDING D

SCALE: 1" = 30'



SURVEYOR'S NOTES:

1. THE FIFTH FLOOR FINISHED FLOOR ELEVATION IS 46.20 FEET.
2. THE FIFTH FLOOR FINISHED CEILING ELEVATION IS 54.95 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (B501) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON DEPARTMENT OF NATURAL RESOURCES BRASS DISK STAMPED "70-80-A03" ELEVATION = 9.295 FEET PER NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
8. SEE SHEETS 11 THROUGH 15 FOR TYPICAL UNIT PLANS.
9. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.



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APRIL 16, 1997

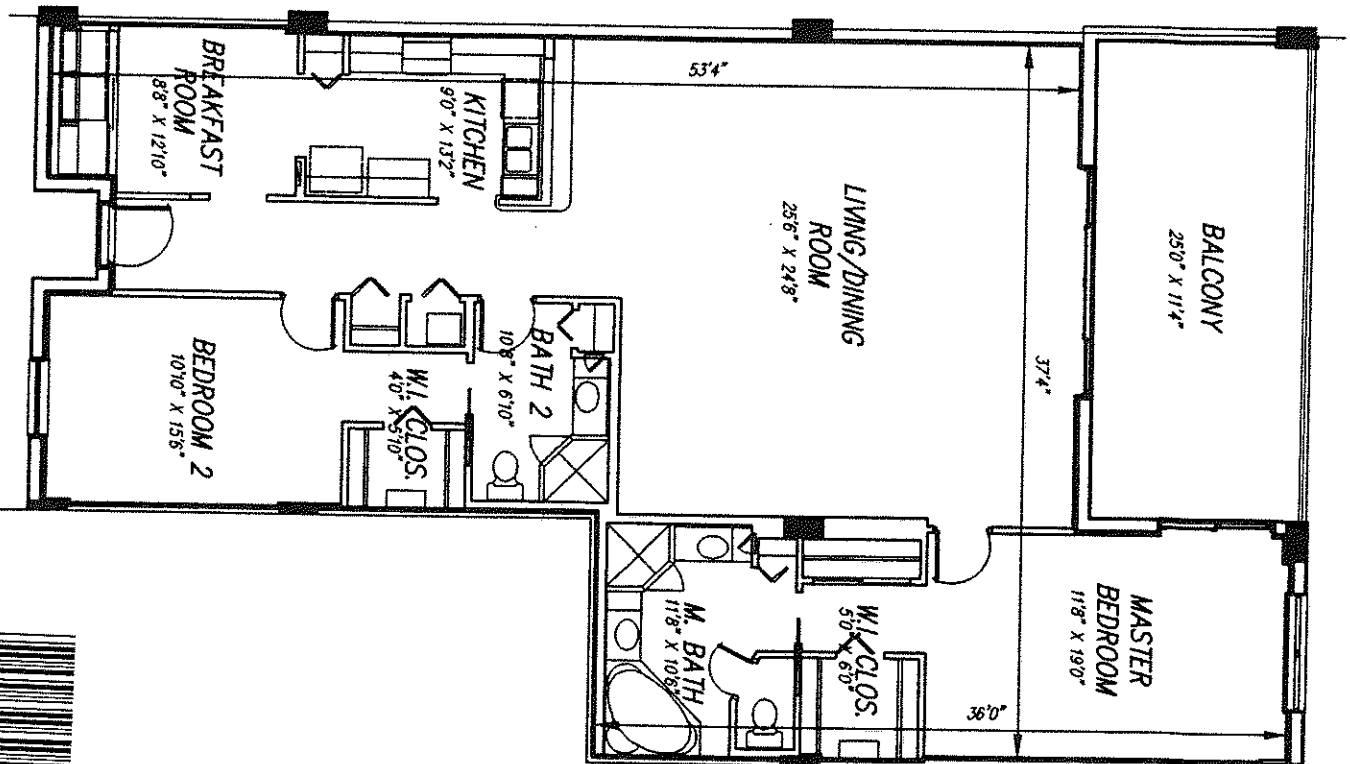
EXHIBIT "F"

SHEET 10 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3

TYPICAL UNIT A

SCALE: 1"=10'



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SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLANS ON SHEETS 7 THROUGH 10 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.

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EXHIBIT "F"

SHEET 11 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3

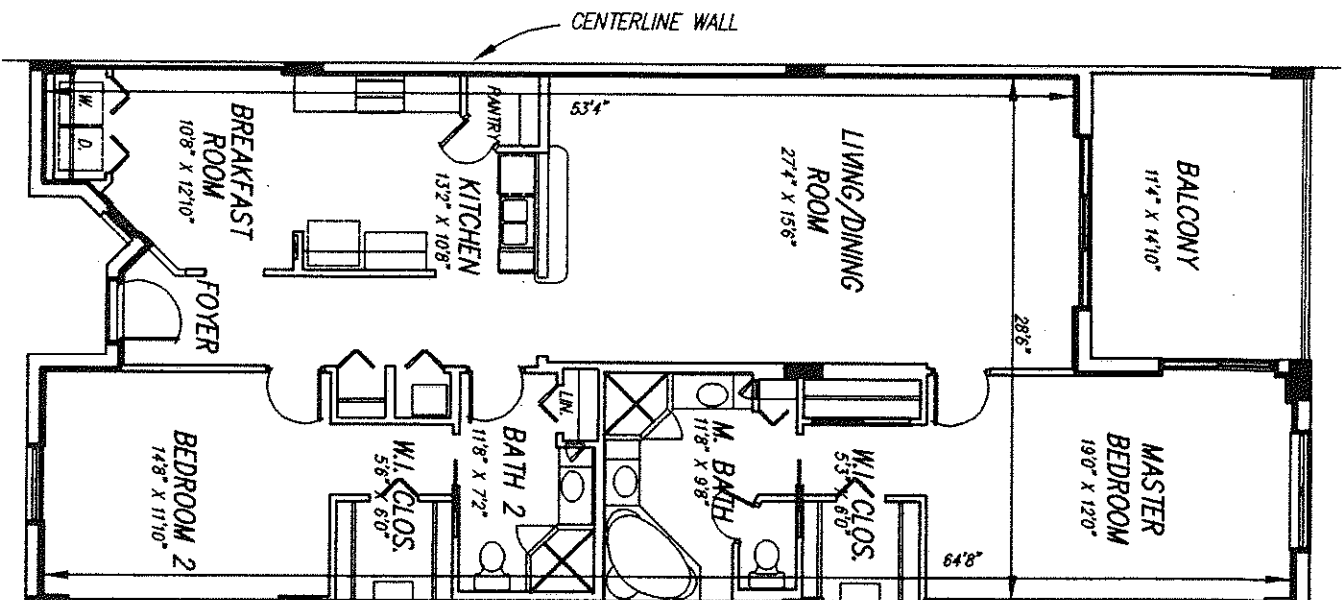
TYPICAL UNIT B



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SCALE: 1"=10'

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SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLANS ON SHEETS 7 THROUGH 10 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.

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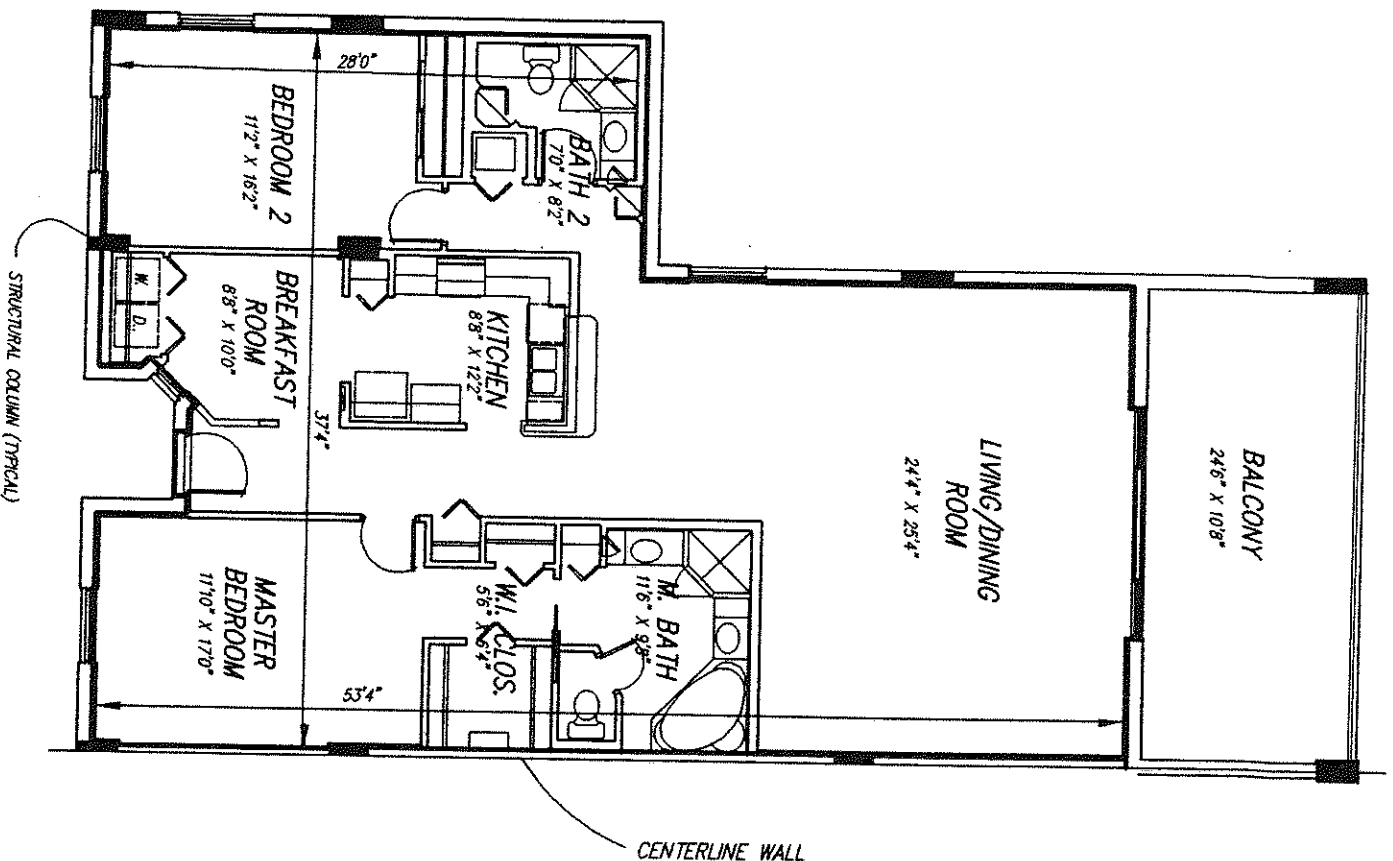
EXHIBIT "F"

SHEET 12 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3

TYPICAL UNIT G

SCALE: 1"=10'



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SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
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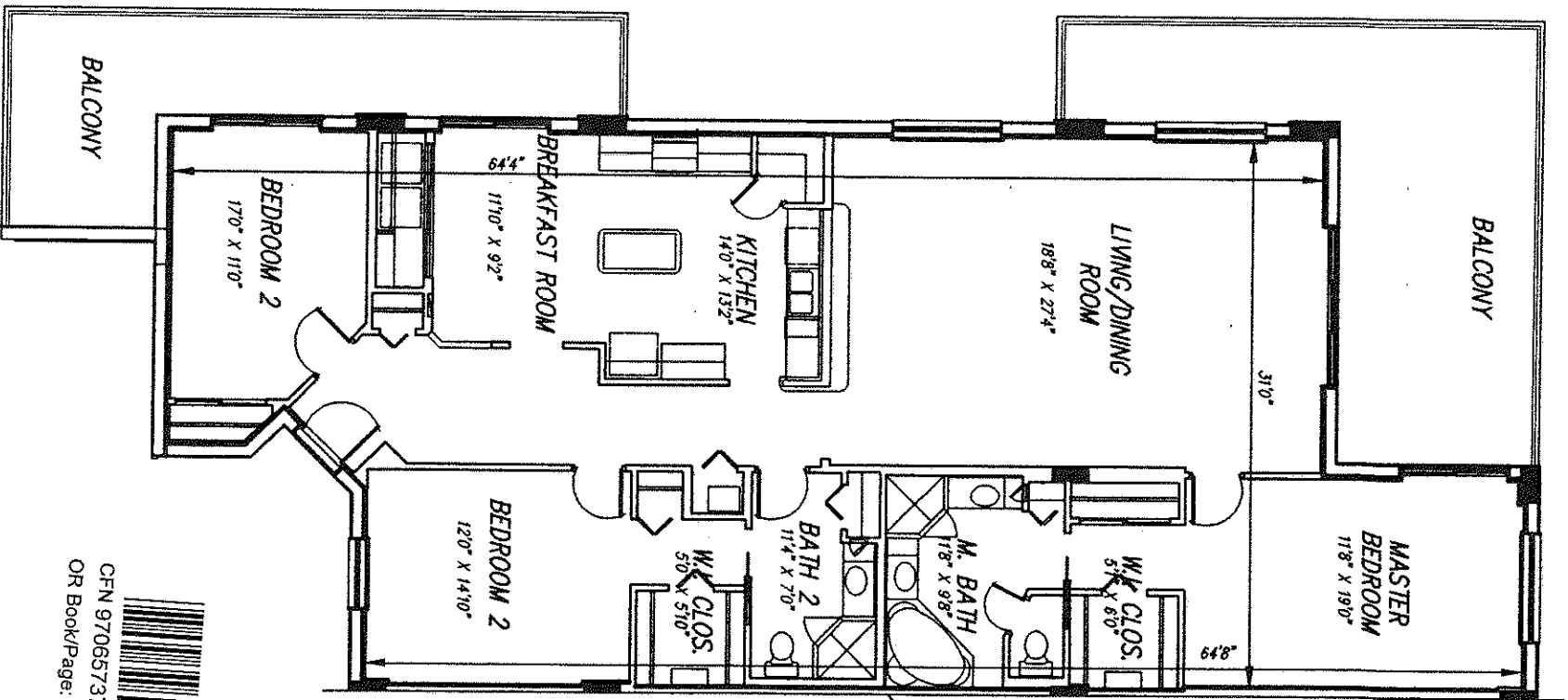
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APRIL 16, 1997

EXHIBIT "F"

SHEET 13 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3 TYPICAL UNIT H

SCALE: 1"=10'



SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
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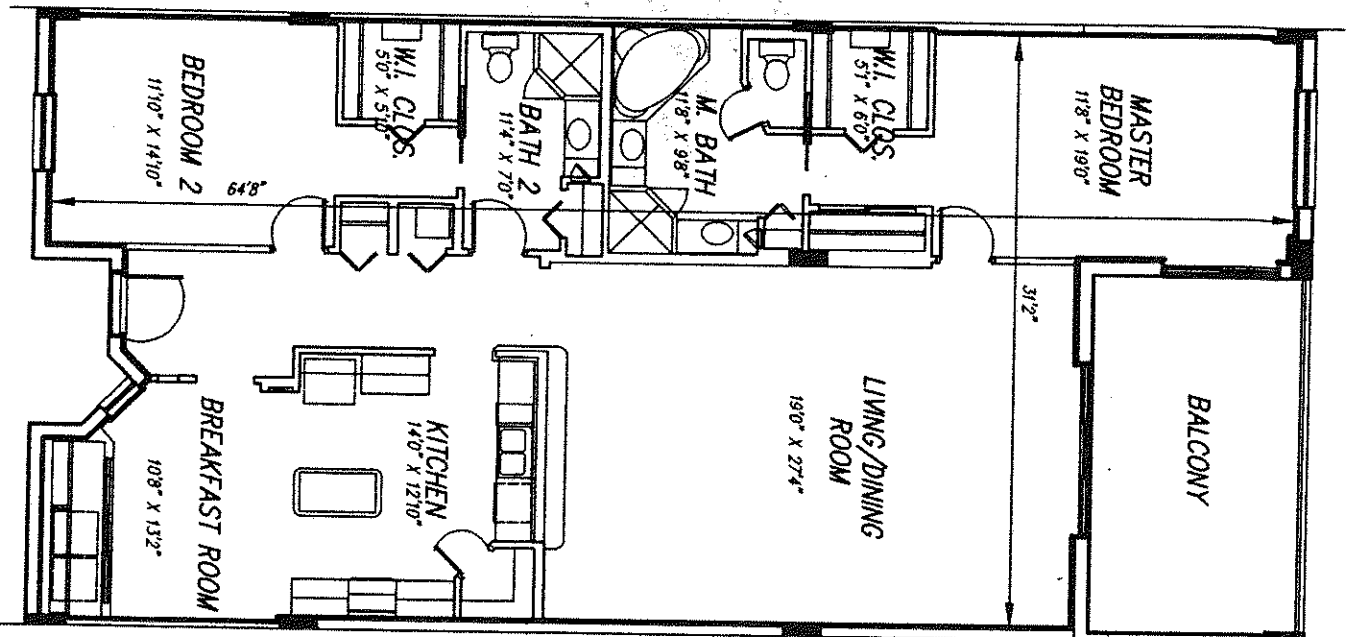
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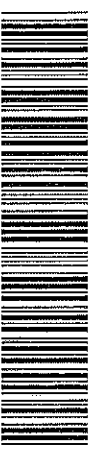
SHEET 14 OF 15

SHOREWOOD, A CONDOMINIUM PHASE 3 TYPICAL UNIT J

SCALE: 1"=10'



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SURVEYOR'S NOTES:

1. _____ INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
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SHEET 15 OF 15