



INSTR 20050132730
OR BK 07842 PG 2160 PGS=7
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
02/23/2005 11:03:20 AM
REC FEE 61.00

This Instrument was prepared by:
Caroline R. Nichols, Esq.
Pappas Metcalf Jenks & Miller, P.A.
245 Riverside Avenue, Suite 400
Jacksonville, FL 32202

Return to:
MILLER, SOUTH, MILHAUSEN & CARR, P.A.
2699 Lee Road, Suite 120
Winter Park, Florida 32789
Mechel Gines

**FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR METROPOLITAN AT LAKE EOLA, A CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR METROPOLITAN AT LAKE EOLA, A CONDOMINIUM (the "Amendment") is made this 16th day of November, 2004, by **THE METROPOLITAN AT LAKE EOLA, LLC**, a Delaware limited liability company ("Developer").

RECITALS:

A. Developer has subjected certain property to the condominium form of ownership (the "Condominium"), as more fully described in the Declaration of Condominium for Metropolitan at Lake Eola, a Condominium, recorded in Official Records Book 7630, page 3798, of the public records of Orange County, Florida (referred to herein as the "Declaration").

B. Pursuant to Section ~~718.104~~, Florida Statutes, and the provisions of Article IV and Article XI of the Declaration, the Developer desires to amend the Declaration to modify Exhibits B and C to the Declaration as more particularly described hereafter.

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

1. Exhibit B to the Declaration is hereby replaced in its entirety with Exhibit B attached hereto.
2. Exhibit C to the Declaration is hereby amended to replace Exhibit D, Sheet 3 of the Declaration in its entirety with Exhibit D, Sheet 3 attached hereto.
3. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, this Amendment to the Declaration of Condominium has been duly executed as of the date and year first above written.

Signed, sealed and delivered

{00108918.DOC.}

in the presence of:

**THE METROPOLITAN AT LAKE EOLA,
LLC, a Delaware limited liability company**

Abiyah Hassan
Abdourahmou Hassan
(Print Name)
Linda Lindsey
LINDA LINDSEY
(Print Name)

By: *David L. Eichenblatt*
David L. Eichenblatt
Managing Member

Kimberly Miller
Notary Public, Cobb County GA

STATE OF *Georgia* }
COUNTY OF *Fulton* } ss }

Kimberly Miller
Notary Public-Cobb County, Georgia
My Commission Expires September 11, 2006

The foregoing instrument was acknowledged before me this *15th* day of *November*, *2004*
2004, by David L. Eichenblatt, as Managing Member of **THE METROPOLITAN AT LAKE
EOLA, LLC**, a Delaware limited liability company, on behalf of the company.



Kimberly Miller
Print Name: *Kimberly Miller*
NOTARY PUBLIC
State of *Georgia*
Commission # _____
My Commission Expires: *September 11, 2006*
Personally Known _____
Or Produced I.D.
[check one of the above]
Type of Identification Produced
Georgia Drivers License

EXHIBIT B

(Common Elements and Common Surplus)

The undivided share in the Common Elements and Common Surplus appurtenant to each Unit shall be allocated based on the relative square footage of each Unit as follows:

<u>Unit No.</u>	<u>Percentage Share</u>
C101	0.494%
201	1.211%
204	1.232%
205	0.968%
206	0.855%
208	0.570%
209	0.968%
210	0.574%
214	0.855%
215	0.855%
216	0.855%
217	1.161%
218	1.161%
219	1.188%
301	0.486%
303	0.486%
304	1.220%
305	0.505%
306	0.570%
307	0.486%
308	0.570%
309	0.486%
310	0.855%
311	0.728%
314	0.855%
315	0.855%
316	0.855%
317	1.161%
318	1.161%
319	1.188%
320	0.487%
321	0.793%
322	0.487%
323	0.565%
324	0.487%
325	0.519%
326	0.487%

COPY

327	0.565%
328	0.487%
329	0.519%
401	0.486%
403	0.486%
404	1.220%
405	0.505%
406	0.570%
407	0.486%
408	0.855%
409	0.486%
410	0.855%
411	0.728%
414	0.855%
415	0.855%
416	0.855%
417	0.161%
418	0.161%
419	1.188%
420	0.487%
421	0.793%
422	0.487%
423	0.565%
424	0.487%
425	0.519%
426	0.487%
427	0.565%
428	0.487%
429	0.519%
501	0.486%
503	0.486%
504	1.220%
505	0.505%
506	0.570%
507	0.486%
508	0.855%
509	0.486%
510	0.855%
511	0.728%
512	0.998%
514	0.855%
515	0.855%
516	0.855%
517	1.161%
518	1.161%
519	1.188%

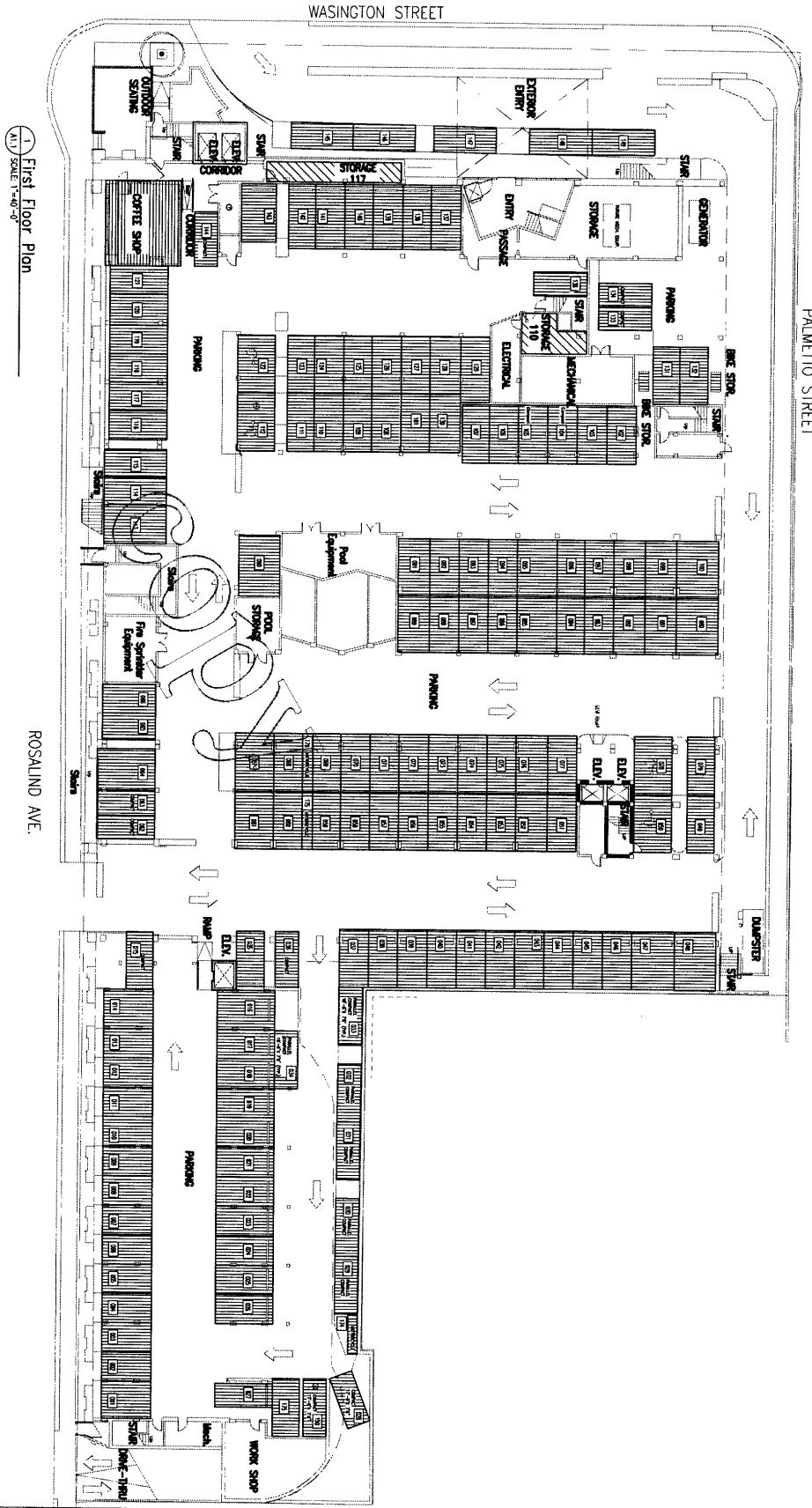
COPY

520	0.743%
521	0.843%
522	0.487%
523	0.565%
524	0.487%
525	0.519%
526	0.487%
527	0.565%
528	0.487%
529	0.565%
601	0.0486%
603	0.486%
604	1.220%
605	0.505%
606	0.570%
607	0.486%
608	0.855%
609	0.486%
610	0.855%
611	0.728%
612	0.953%
614	0.855%
615	0.855%
616	0.855%
617	1.161%
618	1.161%
619	1.188%
620	0.743%
621	0.843%
622	0.487%
623	0.565%
624	0.487%
625	0.519%
626	0.487%
627	0.565%
628	0.487%
629	0.565%
Penthouse 2-A	1.083%
Penthouse 2-B	1.224%
Penthouse 3-A	1.340%
Penthouse 3-B	1.303%
Penthouse 3-C	1.565%
Penthouse 3-D	1.681%
Penthouse3-E	1.475%
Penthouse 5-A	1.052%
Penthouse 5-B	1.371%


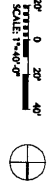
COPY

Exhibit D
(Floor Plans)

COPY




1.1 First Floor Plan
SCALE: 1" = 40'-0"

Metropolitan at Lake Fola 511 East Washington Street Orlando, Florida 32801			
 DAVID ECKHARDT & COMPANY <small>Real Estate, Interiors and Development</small>			
LEOA DALY			
Exhibit: D Sheet: _____			
REVISIONS			
NO.	DESCRIPTION	DATE	
1	ISSUE FOR PERMITS	6/2/04	
2	EXERCISE RESPONSE	11/01/04	
			
Job No. 91320300 16 April 2004			
First Floor Plan			
A1.1			



INSTR 20050428243
OR BK 08042 PG 2387 PGS=4
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
06/27/2005 12:36:43 PM
REC FEE 35.50

This Instrument was prepared by:
Caroline R. Nichols, Esq.
Pappas Metcalf Jenks & Miller, P.A.
245 Riverside Avenue, Suite 400
Jacksonville, FL 32202

MILLER, SOUTH, MILHAUSEN & CARR, P.A.
2699 Lee Road, Suite 120
Winter Park, Florida 32789 
Mechel Gines

**SECOND AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR METROPOLITAN AT LAKE EOLA, A CONDOMINIUM**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR METROPOLITAN AT LAKE EOLA, A CONDOMINIUM (the "Amendment") is made this _____ day of June, 2005, by **THE METROPOLITAN AT LAKE EOLA, LLC**, a Delaware limited liability company ("Developer").

30
RECITALS:

A. Developer has subjected certain property to the condominium form of ownership (the "Condominium"), as more fully described in the Declaration of Condominium for Metropolitan at Lake Eola, a Condominium, recorded in Official Records Book 7630, page 3798, of the public records of Orange County, Florida (referred to herein as the "Declaration").

B. Pursuant to the provisions of Article XI (G) of the Declaration, the Developer may amend the Declaration in a manner that will not materially and adversely affect the property rights of any Unit Owner other than the Developer.

C. The Developer intends to modify Exhibit D of the Declaration to designate additional area as limited common area, and such amendment does not materially and adversely affect the property rights of any Unit Owner other than the Developer.

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

1. Article V, Section E (2) is amended in its entirety to read as follows:

to certain Units in the Condominium, the patio areas and/or roof patio areas within the Condominium Property as assigned by the Developer. The location of the patio areas and roof patio areas that are hereby designated as Limited Common Elements are described on Exhibit D.

{00118283.DOC.2}

2. Article V, Section F is amended in its entirety to read as follows:

The Developer hereby reserves the exclusive right, for so long as Developer holds Units for sale in the ordinary course of business, to assign Limited Common Element parking spaces, storage areas, patios, roof patios, and guest suites in connection with Developer's offering and sale of Units to third parties. Developer shall be permitted to undertake any and all such assignments for consideration paid by a purchaser in addition to the purchase price of the Unit, and the Association shall have no claim or right to any such funds associated with assignment of a Limited Common Element. Subsequent to the conveyance of a particular Unit, Developer, for so long as Developer holds Units for sale in the ordinary course of business, further reserves the right to assign additional Limited Common Elements to the owner of such Unit as Developer desires in its sole discretion. The Association shall maintain a list of assigned Limited Common Element parking spaces, storage areas, roof patios, and guest suites.

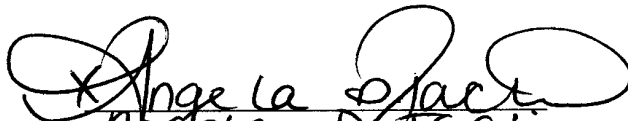
3. Exhibit D to the Declaration is hereby amended to replace Exhibit D, Sheet 2 of the Declaration in its entirety with Exhibit D, Sheet 2 attached hereto.

4. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.

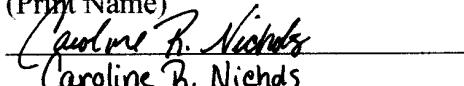
IN WITNESS WHEREOF, this Second Amendment to the Declaration of Condominium has been duly executed as of the date and year first above written.

Signed, sealed and delivered
in the presence of:

**THE METROPOLITAN AT LAKE EOLA,
LLC**, a Delaware limited liability company

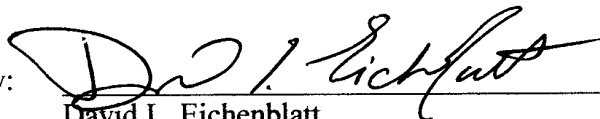


Angela D. Tacti
(Print Name)



Caroline B. Nichols
(Print Name)

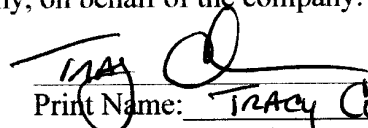
By:



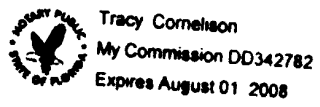
David L. Eichenblatt
Managing Member

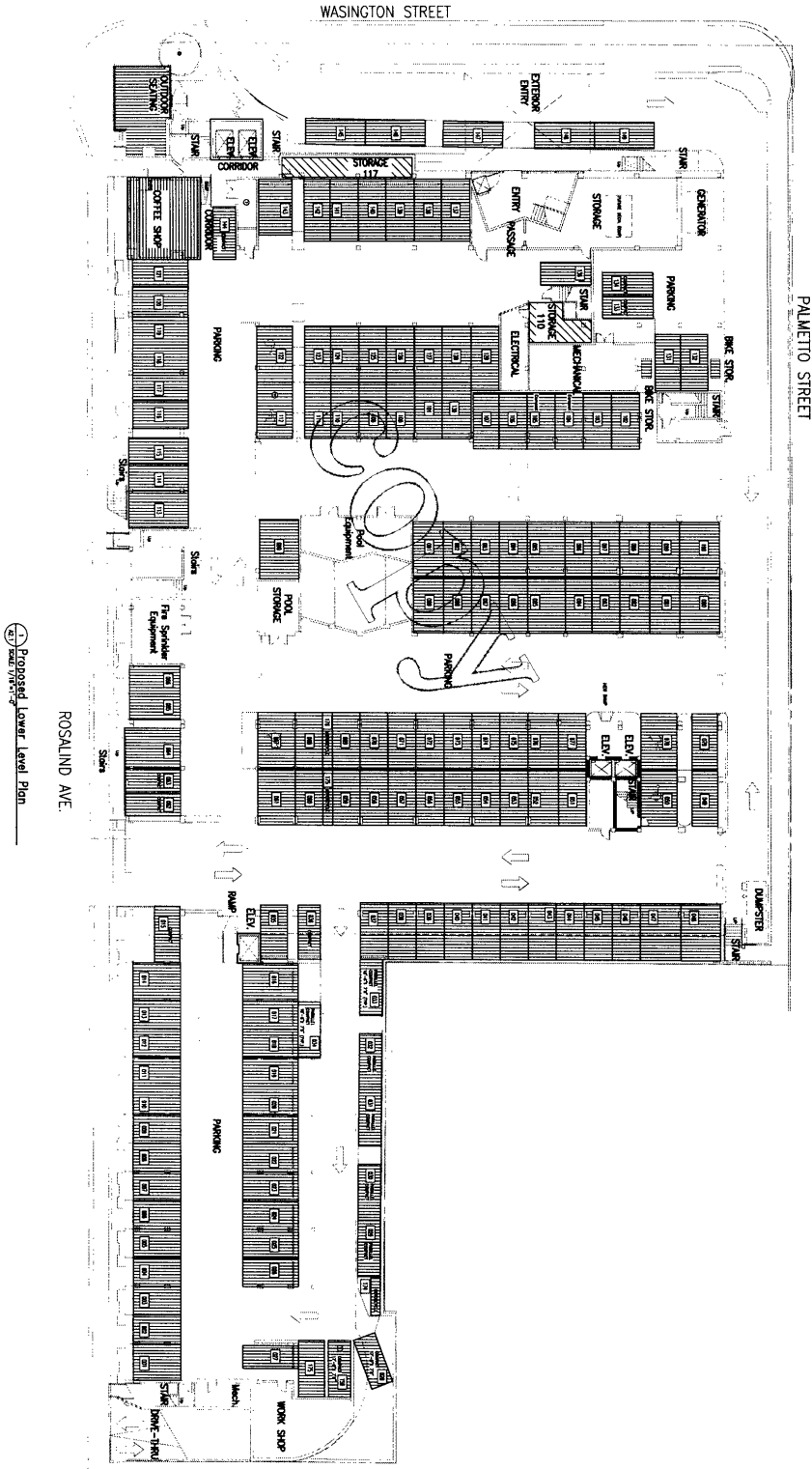
STATE OF FLORIDA }
COUNTY OF ORANGE } ss

The foregoing instrument was acknowledged before me this 13th day of June, 2005, by David L. Eichenblatt, as Managing Member of **THE METROPOLITAN AT LAKE EOLA, LLC**, a Delaware limited liability company, on behalf of the company.


Print Name: TRACY CORNELISON
NOTARY PUBLIC
State of FL
Commission # DD 342782
My Commission Expires: AUG 1st 08
Personally Known
Or Produced I.D. ✓
[check one of the above]
Type of Identification Produced
Georgia DL # 025516019

COPY

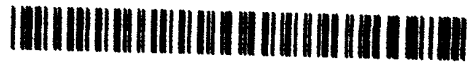




Proposed Lower Level Plan

Exhibit D, Sheet 2

<p>Shepton Four Points Residential Conversion 151 East Washington Street Orlando, Florida 32801</p>																			
<p>LEO A DALY ARCHITECTS 1170 Peachtree Street, NE Atlanta, GA 30309 USA Tel: (404) 874-8333 Fax: (404) 874-8330</p>																			
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMITS</td> <td>05/24/05</td> </tr> <tr> <td>2</td> <td>ISSUED FOR PERMITS</td> <td>05/24/05</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMITS</td> <td>05/24/05</td> </tr> <tr> <td>4</td> <td>ISSUED FOR PERMITS</td> <td>05/24/05</td> </tr> <tr> <td>5</td> <td>ISSUED FOR PERMITS</td> <td>05/24/05</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMITS	05/24/05	2	ISSUED FOR PERMITS	05/24/05	3	ISSUED FOR PERMITS	05/24/05	4	ISSUED FOR PERMITS	05/24/05	5	ISSUED FOR PERMITS	05/24/05
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2	ISSUED FOR PERMITS	05/24/05																	
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<p>FILE LOC</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMITS</td> <td>05/24/05</td> </tr> <tr> <td>2</td> <td>ISSUED FOR PERMITS</td> <td>05/24/05</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMITS</td> <td>05/24/05</td> </tr> <tr> <td>4</td> <td>ISSUED FOR PERMITS</td> <td>05/24/05</td> </tr> <tr> <td>5</td> <td>ISSUED FOR PERMITS</td> <td>05/24/05</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMITS	05/24/05	2	ISSUED FOR PERMITS	05/24/05	3	ISSUED FOR PERMITS	05/24/05	4	ISSUED FOR PERMITS	05/24/05	5	ISSUED FOR PERMITS	05/24/05
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3	ISSUED FOR PERMITS	05/24/05																	
4	ISSUED FOR PERMITS	05/24/05																	
5	ISSUED FOR PERMITS	05/24/05																	
<p>KEY PLAN</p>																			
<p>Job No. 913203 24 September 2003</p> <p>Proposed Lower Level Plan</p> <p>A2.1</p>																			



INSTR 20050528779
OR BK 08117 PG 3876 PGS=4
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
08/09/2005 03:45:10 PM
REC FEE 35.50

This Instrument was prepared by
Caroline R. Nichols, Esq.
Pappas Metcalf Jenks & Miller, P.A.
245 Riverside Avenue, Suite 400
Jacksonville, FL 32202

R

Mehal Cines
MILLER, SOUTH, MILHAUSEN & CARR, P.A.
2699 Lee Road, Suite 120
Winter Park, Florida 32789



**THIRD AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR METROPOLITAN AT LAKE EOLA, A CONDOMINIUM**

**THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
METROPOLITAN AT LAKE EOLA, A CONDOMINIUM** (the "Amendment") is made this
3rd day of August, 2005, by **THE METROPOLITAN AT LAKE EOLA, LLC**, a
Delaware limited liability company ("Developer").

CO
RECITALS:

A. Developer has subjected certain property to the condominium form of ownership (the "Condominium"), as more fully described in the Declaration of Condominium for Metropolitan at Lake Eola, a Condominium, recorded in Official Records Book 7630, page 3798, of the public records of Orange County, Florida (referred to herein as the "Declaration").

B. Pursuant to the provisions of Article XI (G) of the Declaration, the Developer may amend the Declaration to alter the configuration of the Commercial Unit (without affecting the configuration or size of any Residential Unit).

C. The Developer intends to modify Exhibit D of the Declaration to reflect the as-built condition of the Commercial Unit, which change does not affect the configuration or size of any Residential Unit.

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

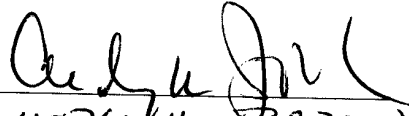
1. Exhibit D to the Declaration is hereby amended to replace Exhibit D, Sheet 2 of the Declaration in its entirety with Exhibit D, Sheet 2 attached hereto.
2. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.

{00120931.DOC.}

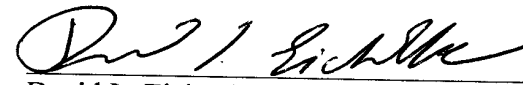
IN WITNESS WHEREOF, this Third Amendment to the Declaration of Condominium has been duly executed as of the date and year first above written.

Signed, sealed and delivered
in the presence of:

**THE METROPOLITAN AT LAKE EOLA,
LLC**, a Delaware limited liability company



(Print Name)

By: 

David L. Eichenblatt
Managing Member

(Print Name)

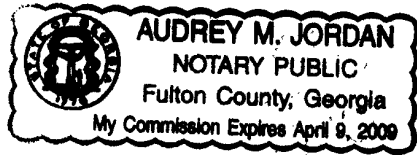
COPY

STATE OF Georgia }
COUNTY OF FULTON } ss

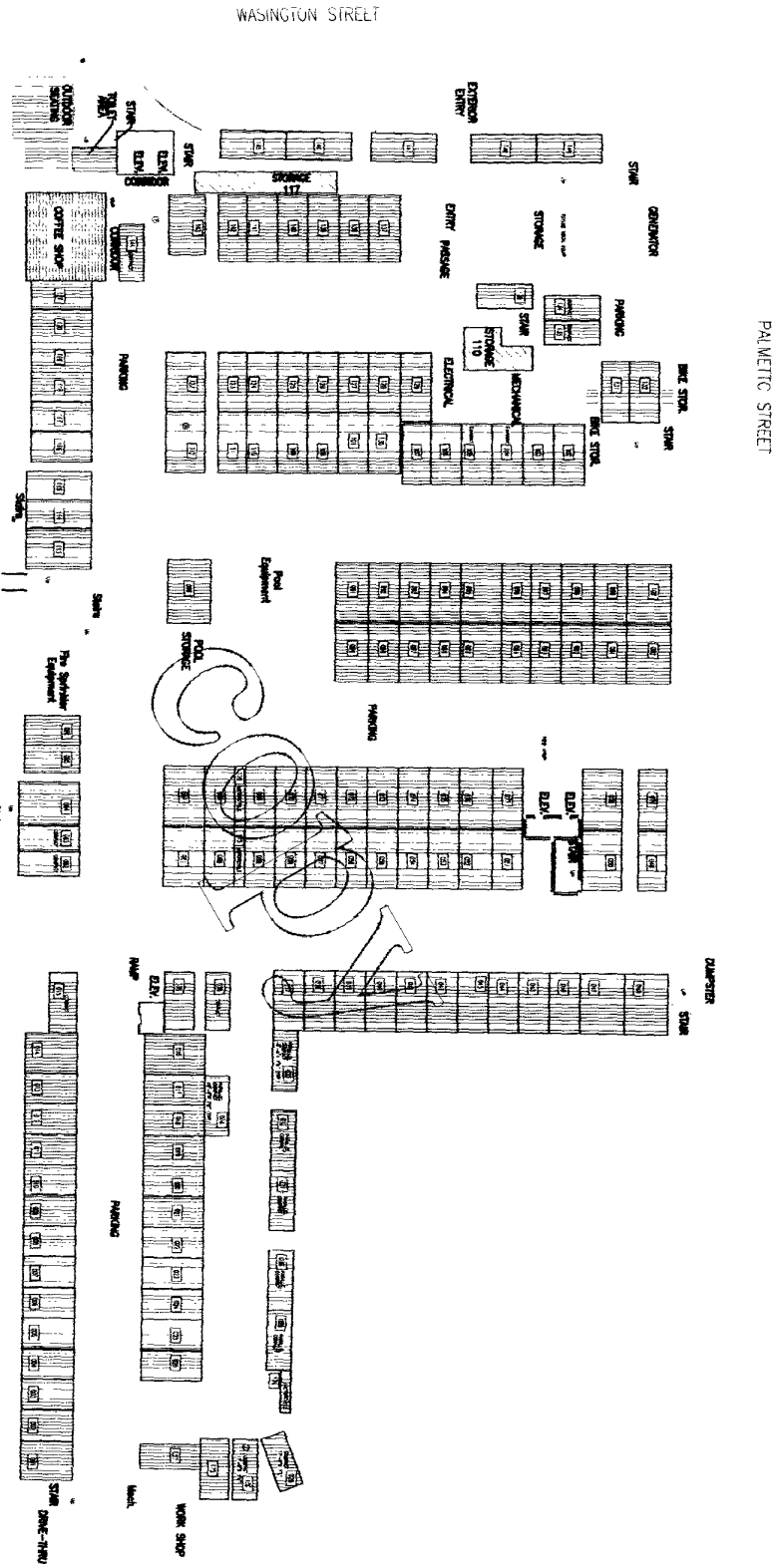
The foregoing instrument was acknowledged before me this 3rd day of Aug, 2005, by David L. Eichenblatt, as Managing Member of **THE METROPOLITAN AT LAKE EOLA, LLC**, a Delaware limited liability company, on behalf of the company.

Print Name: Audrey M. Jordan
NOTARY PUBLIC
State of Georgia
Commission # _____
My Commission Expires: _____
Personally Known
Or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

COPY



{00120931.DOC.}



Proposed Lower Level Plan

Shearson Four Points Residential Conversion
 157 Elm Washington Street
 Cambridge, MA 02142 (781) 874-1000

LEO A DALY
 ARCHITECTS
 1170 Massachusetts Ave. 12th Fl.
 Cambridge, MA 02139 USA
 Tel: (617) 552-4000 Fax: (617) 552-4001

REVISIONS

NO.	DESCRIPTION	DATE

FILL LOT

KEY PLAN

MAP

1/15/2020 09:00:00 AM Case: 20050528779_21-1.dwg Job: 11/2020 - 30pm Landplot

Prepared by and Return to:
Ptryk Ozim, Esq.
MARTELL & OZIM, P.A.
213 S. Dillard St., Suite 210
Winter Garden, FL 34784
(407) 377-0890



AMENDMENT TO DECLARATION OF CONDOMINIUM FOR METROPOLITAN AT LAKE EOLA, A CONDOMINIUM

WHEREAS, that certain Declaration of Condominium for Metropolitan at Lake Eola, a Condominium was recorded at Official Records Book 7630, Page 3798, Public Records of Orange County, Florida, as amended from time to time (the "Declaration"); and

WHEREAS, Article XI, Section C the Declaration states that the Declaration may be amended upon the affirmative vote at such meeting of Unit Owners owning not less than sixty-six and two-thirds percent (66 2/3%) of the Voting Interests; and

WHEREAS, the necessary vote was obtained at a duly noticed meeting of the membership to amend the Declaration.

NOW, THEREFORE, pursuant to the amendment procedures set forth in Article XI, Section C of the Declaration, the following Amendments are hereby adopted:

1. Article V, Section D(8) of the Declaration is amended and shall read as follows:

8. ~~The community center and fitness center in the building in which the Units are located, which shall be for the exclusive use of the owners, and occupants, and guests of the Units. The location of the community center and fitness center is more particularly described in Exhibit D.~~

2. A new Article V, Section D(9) is added to the Declaration and shall read as follows:

9. Common Elements may be exclusively rented or leased by the Association when deemed beneficial by the Board of Directors in its sole discretion.

3. A new Article V, Section E(5) is added to the Declaration and shall read as follows:

5. to certain Units in the Condominium, the primary entrance door locks, excluding balconies and patios.

4. A new Article V, Section H is added to the Declaration and shall read as follows:

Limited common elements shall not be subdivided and must be sold in full with record title to the Unit with the exception that limited common element parking spaces may be sold back to the Association.

5. Article VI, Section C of the Declaration is hereby deleted in its entirety:

~~C. An exclusive easement for the use of the air space occupied by the Unit as it exists at any particular time (as shown on Exhibit "D" of this Declaration) and as it may lawfully be altered or reconstructed from time to time, which easement shall be terminated automatically in any air space that is permanently vacated from time to time.~~

And as a result of the deletion of Article VI, Section C of the Declaration, the following Sections are hereby renumbered in Article VI as follows:

- i) Section D to be renamed Section C [no changes to text content].
- ii) Section E to be renamed Section D [no changes to text content].
- iii) Section F to be renamed Section E [no changes to text content].
- iv) Section G to be renamed Section F [no changes to text content].

6. A new Article VIII, Section E is added to the Declaration and shall read as follows:

E. Excessive Single-Investor Concentration. Individuals or single entities, such as but not limited to investor groups, partnerships, or corporations, the Association being exempted, are prohibited from owning more than 10% of the total units in the condominium. An individual may be a member of multiple business entities, but their total combined interest individually (and as members of other entities) in aggregate should never exceed 10%.

7. Article XV, Section I of the Declaration is amended and shall read as follows:

I. Regulations. Reasonable regulations concerning the use of the Condominium Property may be made and amended from time to time by the Board. Such regulations may include, without limitation, a minimum term for leases of Residential Units, designation of Smoking Areas, and limitations on the number, size, and species of pets that may be kept within the Condominium Property, etc. No such regulation shall contravene any portion of this Declaration or of the Association's Articles of Incorporation or Bylaws. Copies of such regulations and amendments thereto shall be furnished by the Association to all Unit Owners and residents of the Condominium upon request.

8. Article XVI, Section C of the Declaration is amended and shall read as follows:

C. Fines, etc. The Association shall be authorized to levy reasonable fines against Unit Owners for violations of the terms and conditions of this Declaration, the Articles of Incorporation and Bylaws of the Association, and any and all regulations adopted by the Board. No fine may exceed One Hundred and no/100 Dollars (\$100.00) for any single violation, except that a fine may be levied on the basis of each day of a continuing violation. In such event, the fine shall not exceed One Thousand and no/100 Dollars (\$1,000.00) in the aggregate. ~~No fine may be levied except after giving reasonable notice and~~ The Unit Owners being fined shall have the opportunity for a hearing before a committee comprised of Unit Owners appointed by the Board to the offending Unit Owner in accordance with procedures to be established by the Board. No fine shall be imposed with respect to any unoccupied Unit.

9. Article XIX, Section B of the Declaration is amended and shall read as follows:

B. Common Elements and Limited Common Elements. There shall be no material alterations or substantial improvements or additions to the Common Elements or Limited Common Elements except as set forth below. Upon the affirmative vote of a majority of the members of the Board, the Association shall have the right to make or cause to be made alterations, improvements, or additions to the Common Elements or Limited Common Elements, except for the acquisition of additional real property. The acquisition of additional real property shall be approved by ~~seventy-five percent (75%)~~ a majority of the Voting Interests in the Association. In the case of Common Elements, the cost of such alterations, improvements, or additions shall be assessed against and collected from all Unit Owners as Common Expenses. In the case of Limited Common Elements, the cost of such alterations, improvements, or additions shall be assessed against and collected from the Unit Owners having the exclusive right to use such Limited Common Elements.

CERTIFICATE OF AMENDMENT

I, Bryan Fangman, as President of Metropolitan at Lake Eola Condominium Association, Inc., hereby certify that at least sixty-six and two-thirds percent (66 2/3%) of the Voting Interests affirmatively voted to amend the Declaration at a duly noticed meeting of the membership.

Witnesses:

**Metropolitan at Lake Eola
Condominium Association, Inc**

[Signature]
Witness Signature
Print Name: Denisse Pena
Date: 11/30/18

By: [Signature]
Bryan Fangman, as President
c/o First Service Residential
151 E. Washington St
Orlando, FL 32801
Date: 11-30-2018

[Signature]
Witness Signature
Print Name: Angell Lebron
Date: 11-30-18

ATTEST: [Signature]
By: Cheryl J Bond
Cheryl Bond, as Secretary
c/o First Service Residential
151 E. Washington St
Orlando, FL 32801
Date: 11-30-2018

[Signature]
Witness Signature
Print Name: Elliott Aleman
Date: 11-30-2018

[Signature]
Witness Signature
Print Name: WINDI KENROY
Date: 11-30-18

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30 day of NOV, 2018, by Bryan Fangman, as President of Metropolitan at Lake Eola Condominium Association, Inc., who is personally known to me or has produced FLDL as identification, and by Cheryl Bond, as Secretary of Metropolitan at Lake Eola Condominium Association, Inc., who is personally known to me or has produced FLDL as identification.

[Signature]
Notary Signature

FLDL F525076690580
FLDL 8530110589110

Notary Stamp or Seal:

