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INSTRUMENT # 2006027210 5 PGS  
2006 FEB 10 05:07 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
MMARSH Receipt#747808

FIRST  
AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF



KENSINGTON PRESERVE OF ST. ANDREWS EAST AT THE PLANTATION

PURSUANT to Section 718.403, Florida Statutes, and the provisions of the Declaration of Condominium of Kensington Preserve of St. Andrews East at the Plantation, as recorded in the Official Records at Instrument #2005244388, Public Records of Sarasota County, Florida, SAP Panther Development, Inc., a Florida corporation, hereby amends said Declaration of Condominium for the purpose of submitting Phase 2 to condominium ownership as a part of Kensington Preserve of St. Andrews East at the Plantation, a Condominium. Phase 2 is more particularly described in the Condominium Plat of Kensington Preserve of St. Andrews East at the Plantation, attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 38, Page 23, Public Records of Sarasota County, Florida. The condominium Plat also contains an identification of each unit in Phase 2, a graphic description of the improvements in which such units are located and a plot plan thereof, a survey of Phase 2, and a certificate of surveyor in conformance with Section 718.104(4)(e), Florida Statutes. By this Amendment, the common elements of Phase 2 are merged with the common elements of existing phases and hereby becomes part of one condominium known as Kensington Preserve of St. Andrews East at the Plantation. Commencing with the recording of this Amendment in the Public Records, each condominium unit will have a 1/16th share in the common elements, common expenses, and common surplus of the condominium, so that each condominium unit will share equally with all other condominium units in Kensington Preserve of St. Andrews East at the Plantation. Developer further amends said survey and plot plan in accordance with the Certificate of Surveyor attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Developer has caused this Amendment to be executed in its name this 3rd day of February, 2006.

Witnesses:

[Signature]  
Signature of Witness  
WM Seider  
Print Name of Witness

SAP PANTHER DEVELOPMENT, INC.  
a Florida corporation  
By: [Signature]  
Stephen E. Lattmann  
As its President

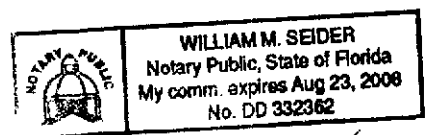
[Signature]  
Signature of Witness  
Carole Wildes  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3rd day of February, 2006, by STEPHEN E. LATTMANN, as President of SAP PANTHER DEVELOPMENT, INC., Florida corporation, on behalf of the corporation. The above-named person is personally known to me.

[Signature]  
Notary Public

(Seal)



Print or type name of Notary Public  
I am a Notary Public of the State of Florida and my commission expires on \_\_\_\_\_.


Prepared by and return to:  
William M. Seider, Esquire, bz ✓  
Williams, Parker, Harrison, Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236

**CERTIFICATE OF SURVEYOR**

I, the undersigned Registered Land Surveyor, hereby certify the following:

1. This certificate is made with respect to Building 780, being Units 101-104 and 201-204 of Phase 2, Kensington Preserve of St. Andrews East at the Plantation, a condominium shown on the Condominium plat recorded in Condominium Book 38, Pages 23 –23E, Public Records of Sarasota County, Florida.
2. The Construction of the improvements for said Units are substantially complete.
3. The plat, together with the provisions of the Declaration describing the Condominium Property, is an accurate representation of the location and dimensions of said Unit.
4. The identification, location and dimensions of the common elements and of each such Unit can be determined from the plat and the provisions of said Declaration.
5. All planned improvements, including, but not limited to, landscaping, utility services and access to said Units, and common element facilities, serving the building in which said Unit is located have been substantially completed.

JRI ENGINEERING, INC.  
LICENSED SURVEYOR BUSINESS NO. 6673

  
\_\_\_\_\_  
Ronald Kerfoot                      Date: 1/31/06  
Florida Surveyor Certificate No. 2994

JRI ENGINEERING, INC.  
2328 Hancock Bridge Parkway, Suite 114  
Cape Coral, Florida 33990  
Phone: 239-458-5544

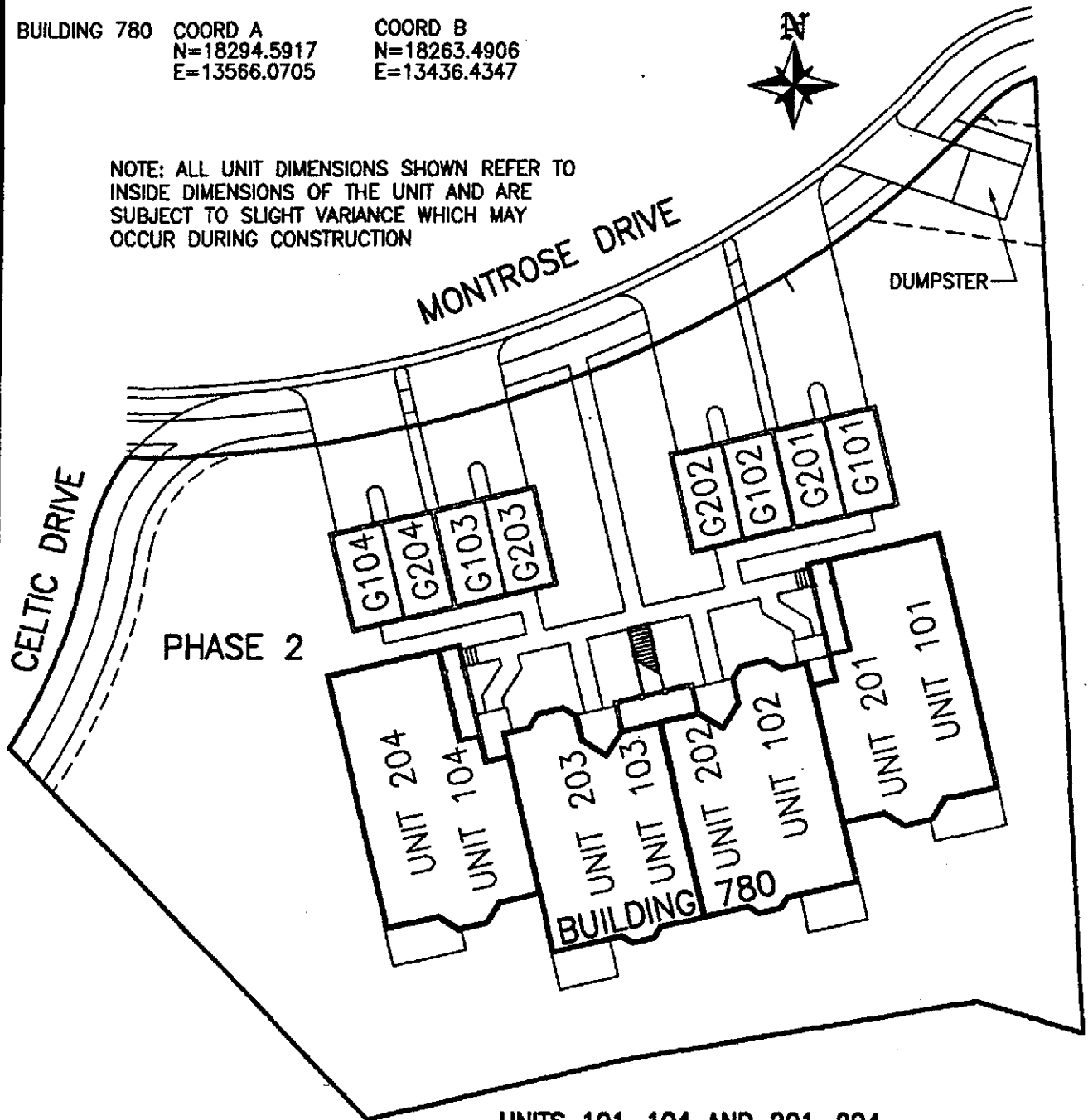
SHEET 1 OF 4

BUILDING 780 COORD A  
N=18294.5917  
E=13566.0705

COORD B  
N=18263.4906  
E=13436.4347



NOTE: ALL UNIT DIMENSIONS SHOWN REFER TO  
INSIDE DIMENSIONS OF THE UNIT AND ARE  
SUBJECT TO SLIGHT VARIANCE WHICH MAY  
OCCUR DURING CONSTRUCTION



UNITS 101-104 AND 201-204  
BUILDING 780, PHASE 2, "RECORD" FLOOR PLAN  
KENSINGTON PRESERVE OF ST. ANDREWS EAST AT THE PLANTATION  
A CONDOMINIUM  
SARASOTA COUNTY, FLORIDA

**LEGEND**

L.C.E. LIMITED COMMON ELEMENT  
G GARAGE

JRI ENGINEERING, INC.  
LICENSED SURVEYOR BUSINESS NO. 6673

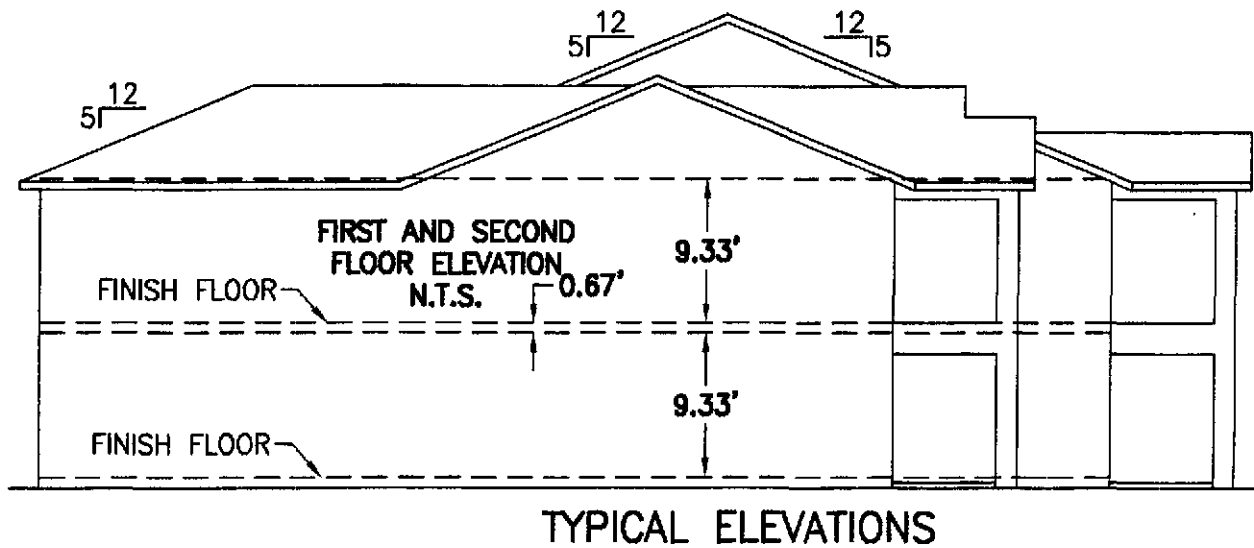
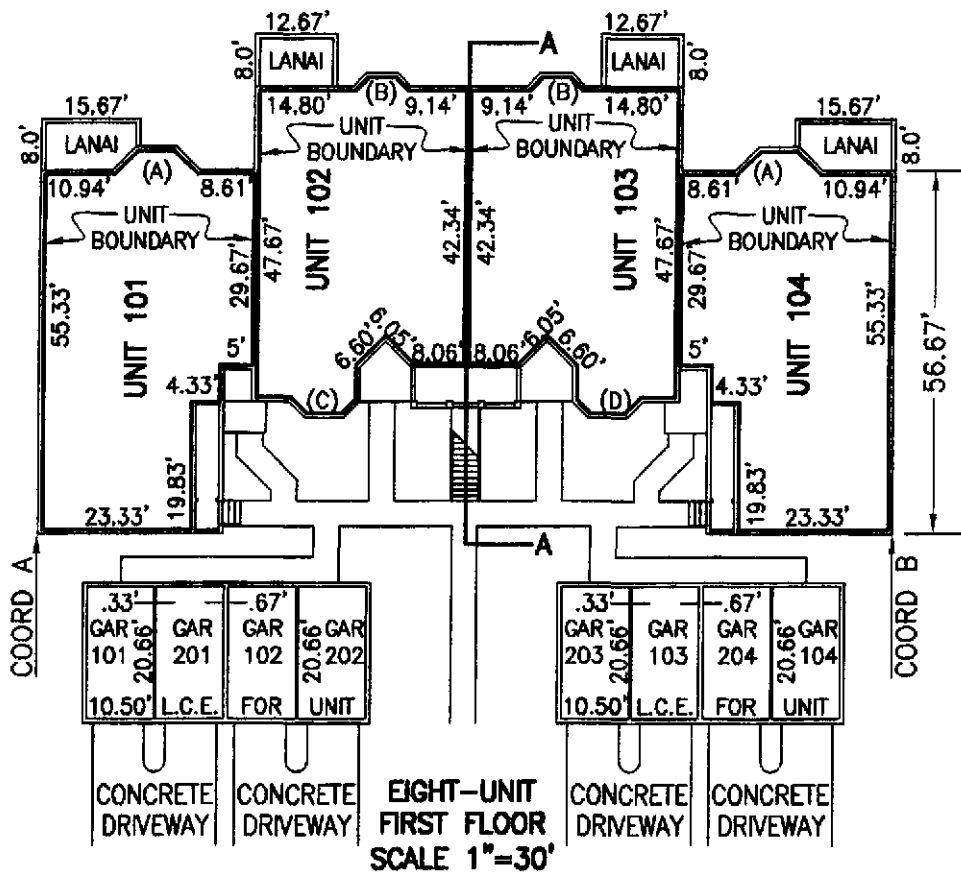
**JRI Engineering, Inc.**

Planning Engineering Surveying Aerial Photography & Photogrammetry Services

2328 Hancock Bridge Parkway, Suite 114, Cape Coral, Florida 33900  
Phone: 239.458.5544 Fax: 239.458.2233 www.jriengineeringinc.com  
Surveying Business Certificate of Authorization No. 6673

*Ronald Kerfoot* 2/9/06  
RONALD KERFOOT  
FLORIDA REGISTERED LAND SURVEYOR NO. 2994

REV. 2/8/06 SHEET 2 OF 4



**UNITS 101-104 AND 201-204**  
**BUILDING 780, PHASE 2, "RECORD" FLOOR PLAN**  
**KENSINGTON PRESERVE OF ST. ANDREWS EAST AT THE PLANTATION**  
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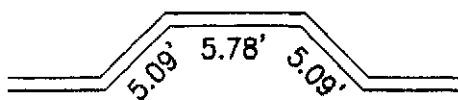
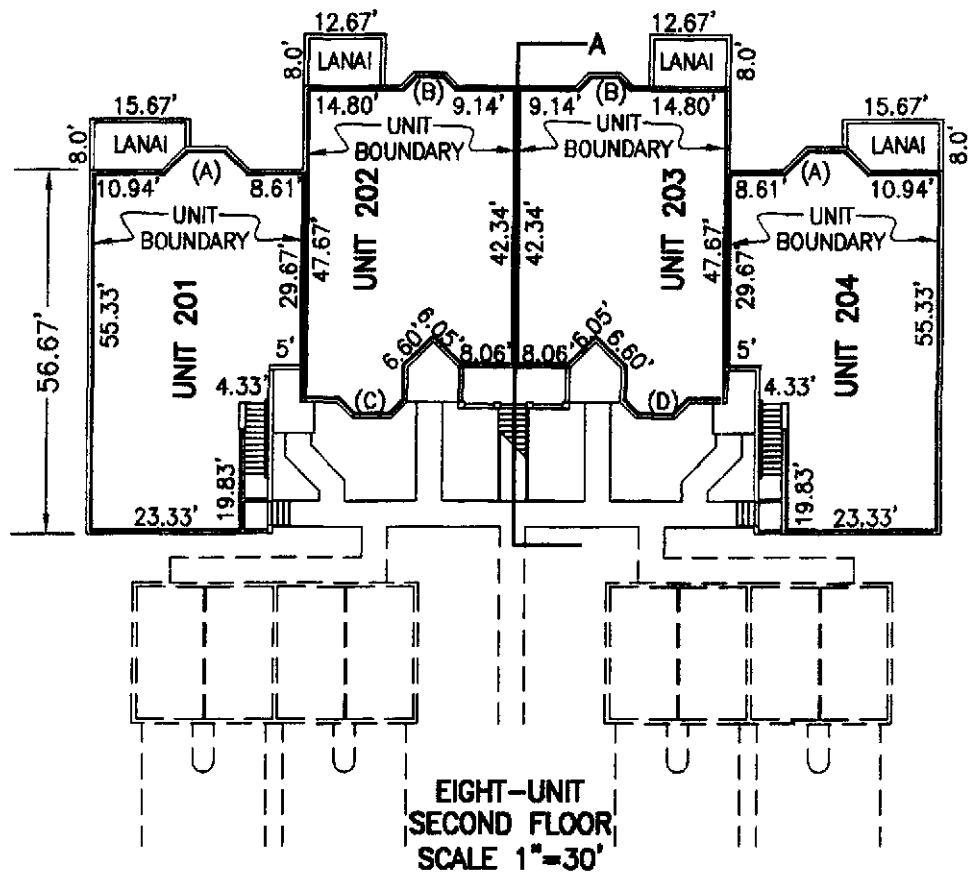
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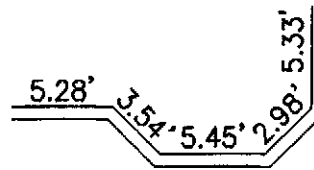
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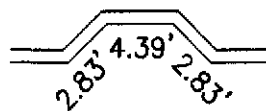
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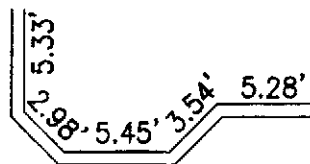
TYPICAL BAY WINDOW (A)



TYPICAL BAY WINDOW (C)



TYPICAL BAY WINDOW (B)



TYPICAL BAY WINDOW (D)

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