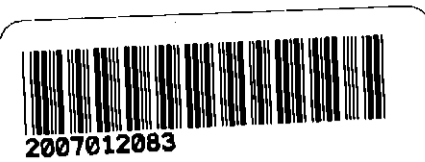


44.00
②



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2007012083 5 PGS
2007 JAN 23 05:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#876014

FOURTH
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, as amended, 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 5 to condominium ownership as a part of Kensington Preserve of St. Andrews East at the Plantation, a Condominium. Phase 5 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 5, a graphic description of the improvements in which such units are located and a plot plan thereof, a survey of Phase 5, and a certificate of surveyor in conformance with Section 718.104(4)(e), Florida Statutes. By this Amendment, the common elements of Phase 5 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 1/40th 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 22nd day of January, 2007.

Witnesses:

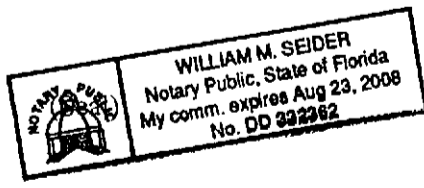
W M Seider
Signature of Witness
W M Seider
Print Name of Witness

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

Carole Wildes
Signature of Witness
Carole Wildes
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 22nd day of January, 2007, 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.



William M. Seider
Notary Public

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

JRI Engineering, Inc.

Site Planning and Engineering Surveying & Mapping Aerial Photography and Photogrammetry Services

CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Building 1730, being Units 101, 102, 201 and 202 of Phase 5, 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

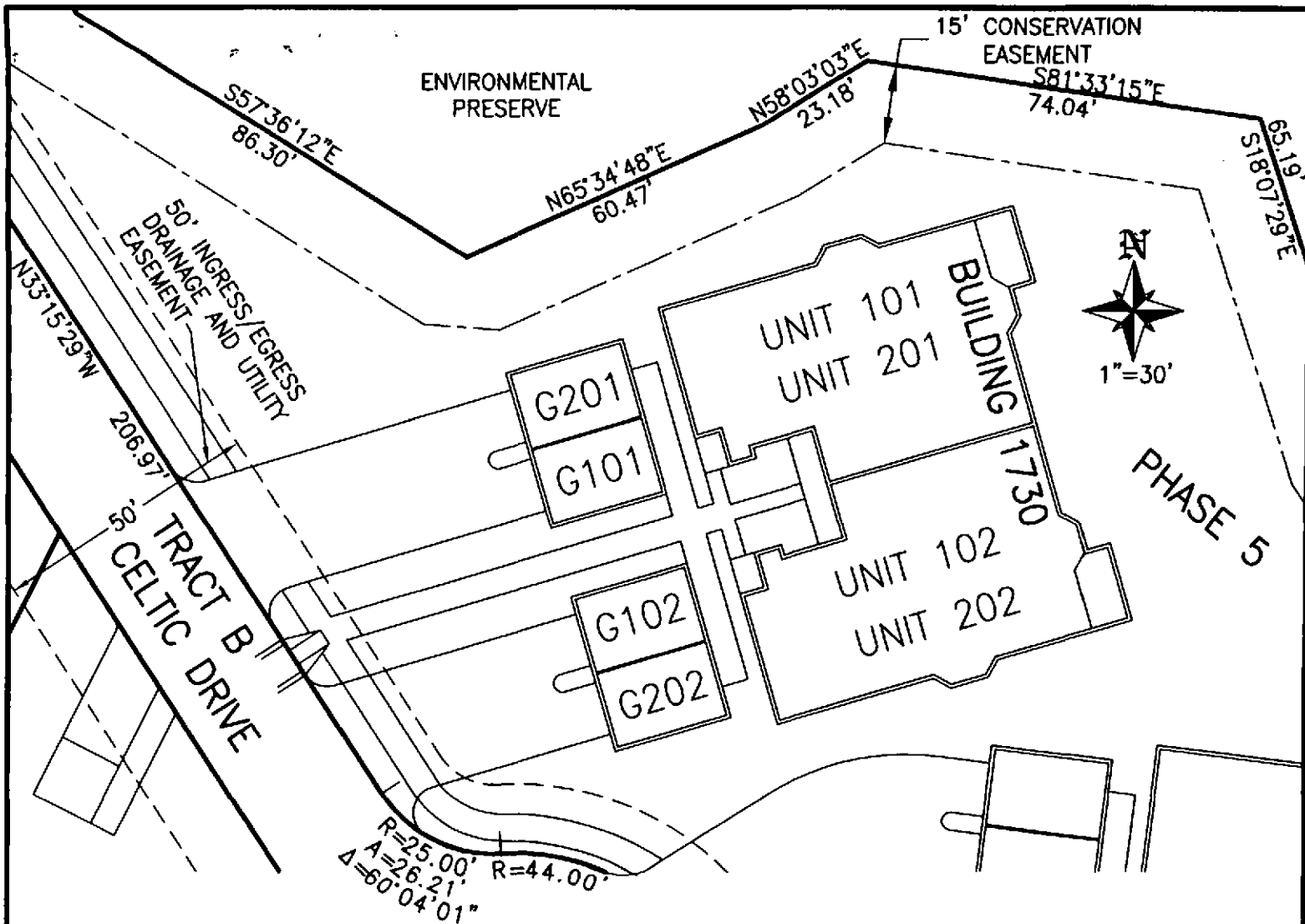

Ronald Kerfoot

Date: 1/8/07

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



UNITS 101, 102, 201 AND 202
 BUILDING 1730, PHASE 5, "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
- COORD COORDINATE
- R RADIUS
- A ARC LENGTH
- Δ CENTRAL ANGLE
- C CHORD LENGTH
- CB CHORD BEARING
- R/W RIGHT OF WAY

JRI ENGINEERING, INC.
 LICENSED SURVEYOR BUSINESS NO. 6673

[Signature] 1/8/07

RONALD KERFOOT
 FLORIDA REGISTERED LAND SURVEYOR NO. 2994

JRI Engineering, Inc.

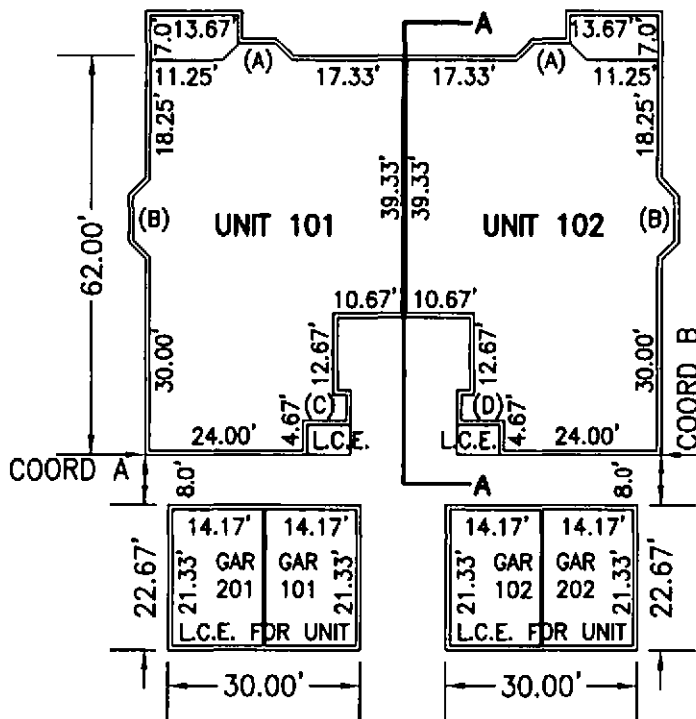
Planning Engineering Surveying Aerial Photography & Photogrammetry Services

2328 Hancock Bridge Parkway, Suite. 114, Cape Coral, Florida 33990
 Phone: 239.458.5544 Fax: 239.458.2233 www.jriengineeringinc.com
 Surveying Business Certificate of Authorization No. 6673

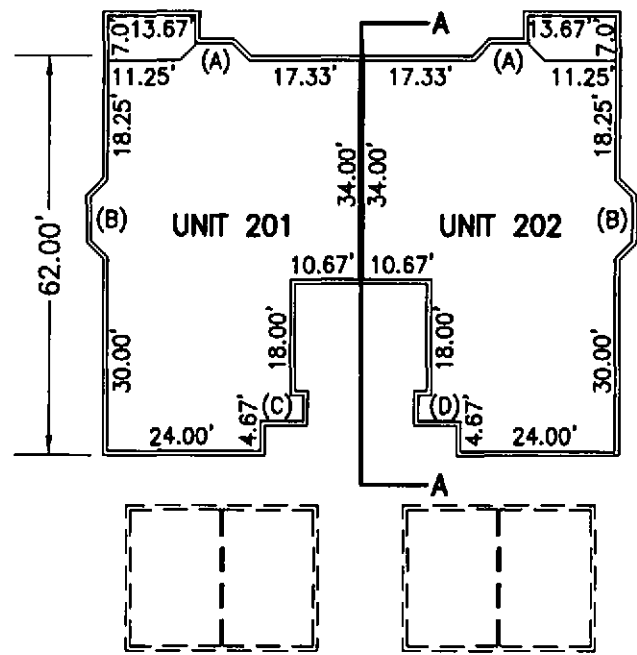
1/5/07 REVISED GARAGE NUMBERS

COORD A		COORD B	
NORTH	EAST	NORTH	EAST
17550.04	13302.68	17472.69	13325.51

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



FIRST FLOOR
SCALE 1"=30'



SECOND FLOOR
SCALE 1"=30'

UNITS 101, 102, 201 AND 202
BUILDING 1730, PHASE 5, "RECORD" FLOOR PLAN
KENSINGTON PRESERVE OF ST. ANDREWS EAST AT THE PLANTATION
A CONDOMINIUM
SARASOTA COUNTY, FLORIDA

LEGEND

L.C.E. LIMITED COMMON ELEMENT
GAR GARAGE
COORD COORDINATE

JRI ENGINEERING, INC.
LICENSED SURVEYOR BUSINESS NO. 6673

JRI Engineering, Inc.

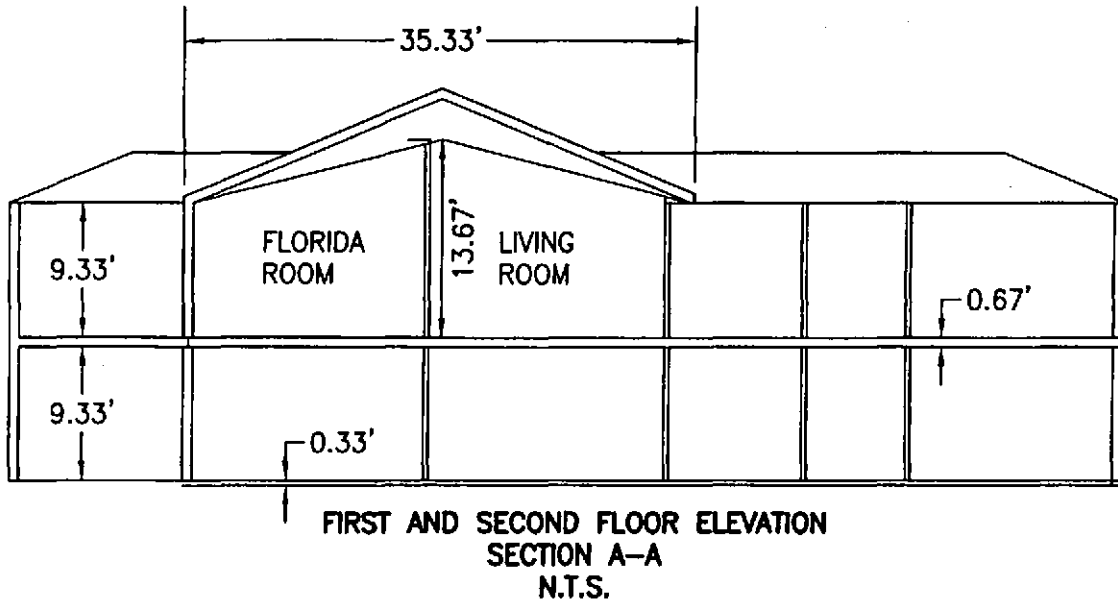
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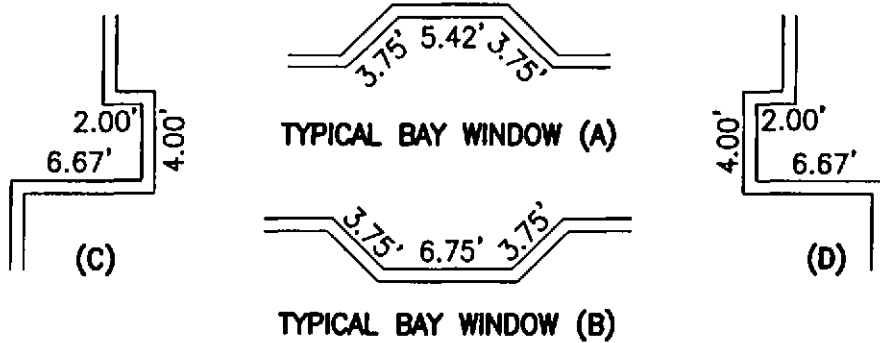
[Signature] 1/8/07

RONALD KERFOOT
FLORIDA REGISTERED LAND SURVEYOR NO. 2994

1/5/07 REVISED GARAGE NUMBERS



TYPICAL ELEVATIONS



**UNITS 101, 102, 201 AND 202
BUILDING 1730, PHASE 5, "RECORD" FLOOR PLAN
KENSINGTON PRESERVE OF ST. ANDREWS EAST AT THE PLANTATION
A CONDOMINIUM
SARASOTA COUNTY, FLORIDA**

LEGEND

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GAR GARAGE

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[Signature] 1/8/07
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