



GRANT MALLOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
BK 9073 Pgs 501-512 (12Pgs)
CLERK'S # 2018015887
RECORDED 02/09/2018 03:39:18 PM
RECORDING FEES \$103.50
RECORDED BY Jeckenro

This instrument Prepared by and Return to:
REGAL POINTE PARK NORTH
CONDOMINIUM ASSOCIATION, INC.
541 North Palmetto Ave. Suite 105
Sanford, Florida 32771

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF
REGAL POINTE PARK NORTH CONDOMINIUM**

This AMENDMENT is made this 7 day of FEB²⁰¹⁸, by SUNCOR PROPERTIES, INC., a Florida corporation, ("Developer").

WHEREAS, the Declaration of Condominium of Regal Pointe Park North Condominium ("Declaration") was recorded in O.R. Book 8245, page 006 of the Public Records of Seminole County, Florida; and

WHEREAS, SUNCOR PROPERTIES, INC. is the Developer as described in the Declaration; and

WHEREAS, pursuant to Article XIV, Section 4 of the Declaration, the Developer may amend the Declaration; and

WHEREAS, Developer desires to amend the Declaration,

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article II, Section 3 is hereby amended as follows:

Section 3. Building Associations. "Building Associations" means the ~~Building One Association, Building Two Association~~, Building Three Association and Building Seven Association.

2. Article II, Section 8 and Section 10 are hereby deleted in their entirety.

3. Exhibit "A" is hereby deleted in its entirety and replace with the Exhibit "A" attached hereto and incorporated herein by reference.

4. Exhibit "B" is hereby deleted in its entirety and replace with the Exhibit "B" attached hereto and incorporated herein by reference.

5. Exhibit "C". The Articles of Incorporation for Regal Pointe Park North Building One Condominium Association, Inc. and Regal Pointe Park North Building Two Condominium Association, Inc. are hereby deleted in their entirety.

6. Exhibit "D". The Bylaws for Regal Pointe Park North Building One Condominium Association, Inc. and Regal Pointe Park North Building Two Condominium Association, Inc. are hereby deleted in their entirety.

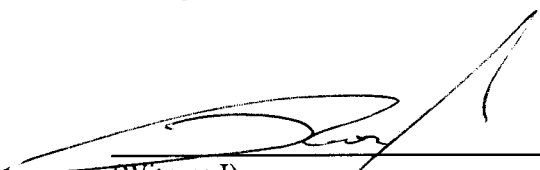
7. Exhibit "E" is hereby deleted in its entirety and replace with the Exhibit "E" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Developer has executed this Amendment the day and year first above written.

Signed, sealed and delivered
in the presence of:

SUNCOR PROPERTIES, INC., a Florida
corporation

By: 
ROBERT HORIAN
PRESIDENT


(Witness I)

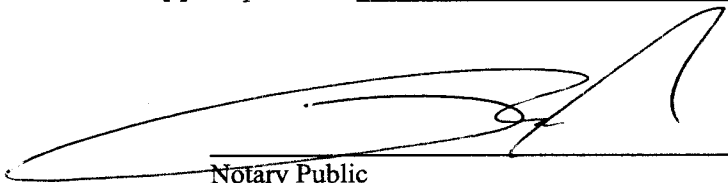
RON SEMANS
Print Name:


(Witness II)

LAURA Hlavin
Print Name:

STATE OF FLORIDA
COUNTY OF SEMINOLE

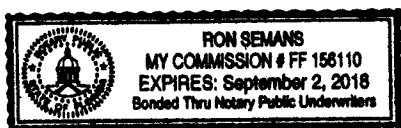
The foregoing instrument was acknowledged before me this 7 day of FEB, 2008, by ROBERT HORIAN as PRESIDENT of SUNCOR PROPERTIES, INC., a Florida corporation, on its behalf. He/she is ☐ personally known to me or ☐ has produced _____ as identification.



Notary Public

(NOTARY SEAL)

RON SEMANS
Name printed or typed
Commission Number: _____
My Commission Expires: _____



LEGIBILITY UNSATISFACTORY
FOR SCANNING

EXHIBIT "A"

DESCRIPTION: LOT 1A

FROM THE MOST NORTHWESTERLY CORNER OF LOT 3, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES: N89°48'27"E A DISTANCE OF 489.96 FEET; THENCE S53°57'05"E A DISTANCE OF 20.30 FEET; THENCE N89°48'27"E A DISTANCE OF 255.50 FEET; THENCE S53°57'05"E A DISTANCE OF 81.19 FEET; THENCE N89°48'27"E A DISTANCE OF 145.32 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID LOT 3 RUN S00°11'33"E A DISTANCE OF 30.00 FEET; THENCE S04°50'50"W A DISTANCE OF 24.09 FEET; THENCE S00°11'33"E A DISTANCE OF 26.27 FEET; THENCE S89°48'27"W A DISTANCE OF 96.22 FEET; THENCE S40°47'39"W A DISTANCE OF 11.56 FEET; THENCE S89°48'27"W A DISTANCE OF 19.60 FEET; THENCE S02°40'25"W A DISTANCE OF 68.03 FEET; THENCE S25°24'33"W A DISTANCE OF 14.14 FEET; THENCE S89°48'27"W ON A NON-RADIAL BEARING A DISTANCE OF 32.05 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET; THENCE FROM A CHORD BEARING OF S03°39'51"W RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'03" A DISTANCE OF 24.15 FEET TO THE P.T. OF SAID CURVE; RUN THENCE S06°25'52"W A DISTANCE OF 65.48 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID LOT 3; SAID POINT OF INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 372.50 FEET; THENCE FROM A CHORD BEARING OF S86°01'23"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 3; THROUGH A CENTRAL ANGLE OF 08°20'20" A DISTANCE OF 54.21 FEET TO THE P.T. OF SAID CURVE; RUN THENCE N89°48'27"E A DISTANCE OF 498.39 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 3 RUN N00°11'36"W A DISTANCE OF 38.00 FEET; THENCE N08°46'55"E A DISTANCE OF 37.06 FEET; THENCE N00°33'32"W A DISTANCE OF 70.39 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 62.00 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'46" A DISTANCE OF 85.79 FEET; THENCE FROM A CHORD BEARING OF S40°11'55"E RUN N10°09'42"E ON A RADIAL BEARING A DISTANCE OF 43.72 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 3; RUN THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES; S89°48'30"W A DISTANCE OF 270.43 FEET; THENCE N56°21'48"W A DISTANCE OF 27.24 FEET; THENCE S89°48'27"W A DISTANCE OF 44.94 FEET TO THE POINT OF BEGINNING. CONTAINING 2.75 ACRES

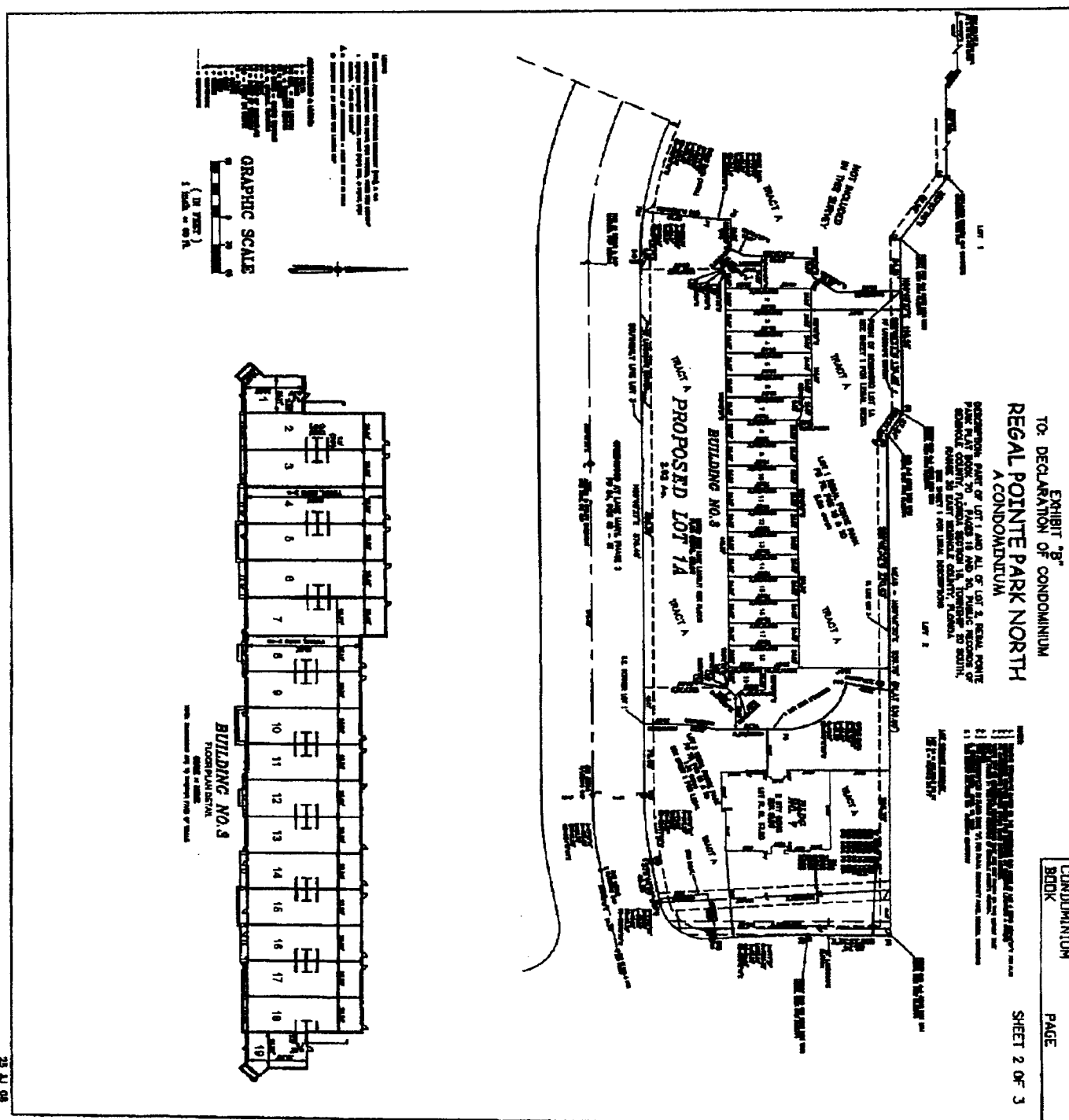
DESCRIPTION: LOT 2

LOT 2, REGAL POINTE PARK, AS RECORDED IN PLAT BOOK 70, PAGES 19 AND 20, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

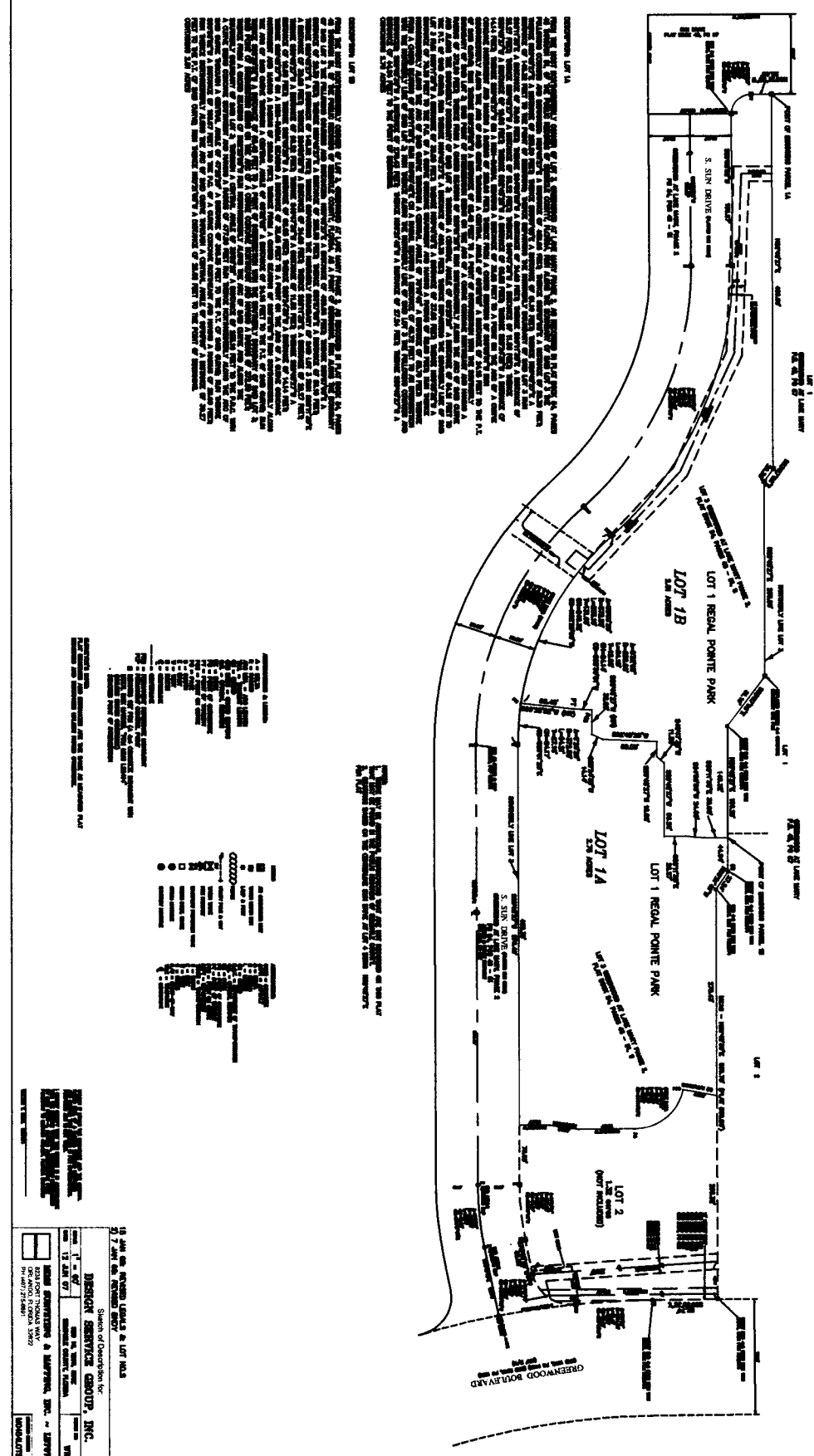
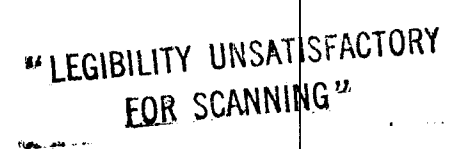
ALSO KNOWN AS:

TRACT "A" AND BUILDING 7, REGAL POINTE PARK NORTH, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 70, PAGES 21, 22, AND 23, PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA.

EXHIBIT “B”

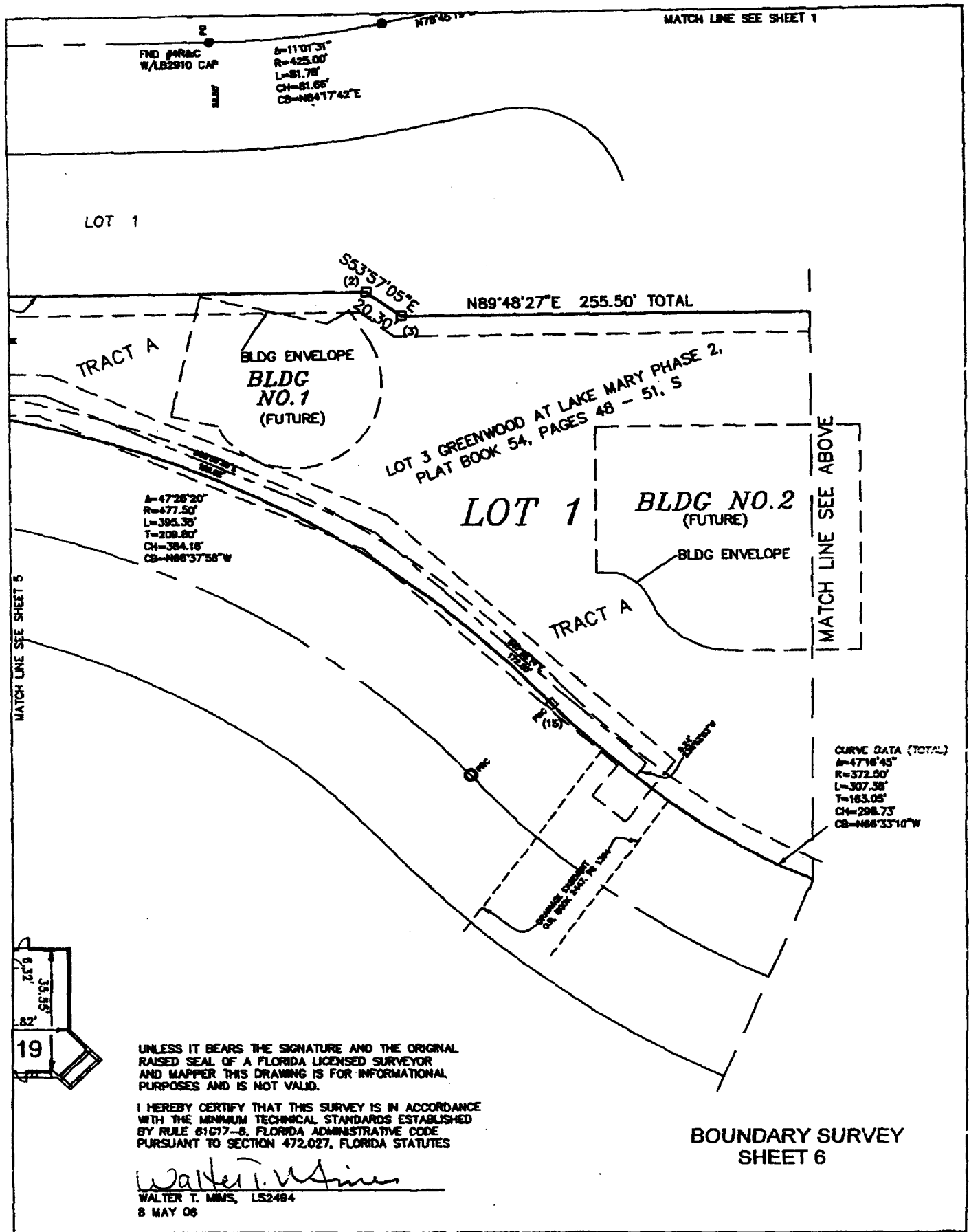


**"LEGIBILITY UNSATISFACTORY
FOR SCANNING"**

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100-443887-1

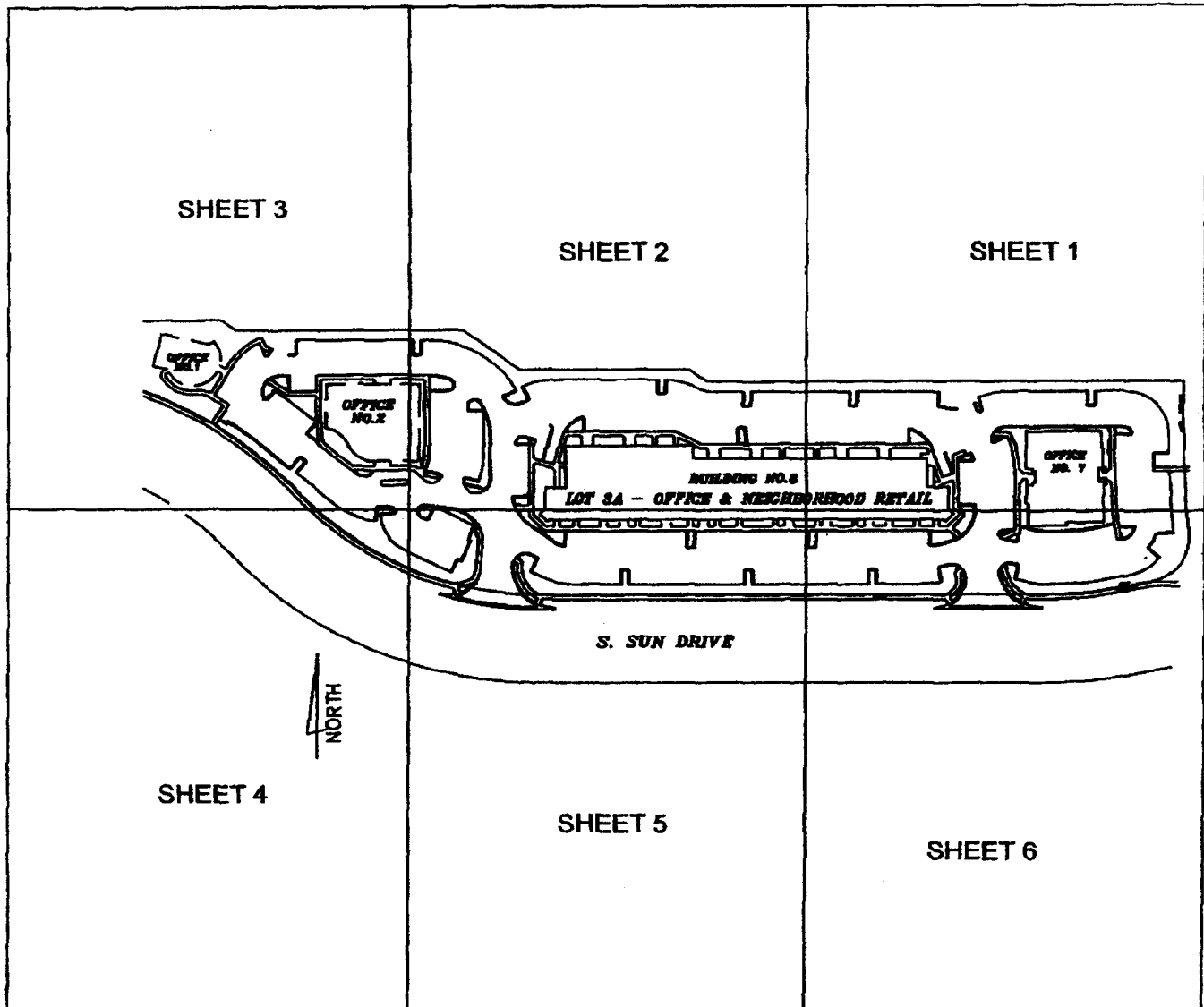
DESIGN SERVICE GROUP, INC. Sketch of Description for:	
ROOM 1 - 60' x 12' 6"	2ND FL. 2ND COR. 2ND FLOOR, 2ND COR.
ROOM 12 - 12' 6" x 12' 6"	2ND FL. 2ND COR. 2ND FLOOR, 2ND COR.
8233 FORT THOMAS WAY FORT WORTH, TEXAS 76120 PH (817) 725-0800	



"LEGIBILITY UNSATISFACTORY
FOR SCANNING"

EXHIBIT "B"
TO: DECLARATION OF CONDOMINIUM
REGAL POINTE PARK NORTH
A CONDOMINIUM

DESCRIPTION: LOTS 1 AND 2, REGAL POINTE PARK PLAT BOOK 70,
PAGES 19 THROUGH 20, SEMINOLE COUNTY, FLORIDA SECTION 18,
TOWNSHIP 20 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA



SITE PLAN SHEET
KEY MAP

"LEGIBILITY UNSATISFACTORY
FOR SCANNING"

EXHIBIT "E"**REGAL POINTE NORTH CONDOMINIUM ASSOCIATION**

<u>UNITS</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE OWNERSHIP INTEREST IN MASTER COMMON ELEMENTS AND LIABILITY FOR MASTER COMMON EXPENSES</u>	<u>NUMBER OF VOTES IN MASTER CONDOMINIUM ASSOCIATION</u>
3-1	931	1.81	1810
3-2	2064	4.04	4040
3-3	2064	4.04	4040
3-4	2064	4.04	4040
3-5	2064	4.04	4040
3-6	2064	4.04	4040
3-7	2099	4.10	4010
3-8	1671	3.27	3270
3-9	1696	3.32	3320
3-10	1696	3.32	3320
3-11	1696	3.32	3320
3-12	1696	3.32	3320
3-13	1696	3.32	3320
3-14	1696	3.32	3320
3-15	1696	3.32	3320
3-16	1696	3.32	3320
3-17	1696	3.32	3320
3-18	1696	3.32	3320
3-19	931	1.81	1810
7-	18,200	35.61	35610
Total	51,112	100%	100,000

REGAL POINTE NORTH BUILDING THREE CONDOMINIUM ASSOCIATION

<u>UNITS</u>	<u>SQUARE FOOTAGE</u>	PERCENTAGE OWNERSHIP INTEREST IN BUILDING THREE COMMON ELEMENTS AND LIABILITY FOR BUILDING THREE <u>COMMON EXPENSES</u>	NUMBER OF VOTES IN BUILDING THREE CONDOMINIUM <u>ASSOCIATION</u>
3-1	931	2.829	2829
3-2	2064	6.271	6271
3-3	2064	6.271	6271
3-4	2064	6.271	6271
3-5	2064	6.271	6271
3-6	2064	6.271	6271
3-7	2099	6.379	6379
3-8	1671	5.078	5078
3-9	1696	5.153	5153
3-10	1696	5.153	5153
3-11	1696	5.153	5153
3-12	1696	5.153	5153
3-13	1696	5.153	5153
3-14	1696	5.153	5153
3-15	1696	5.153	5153
3-16	1696	5.153	5153
3-17	1696	5.153	5153
3-18	1696	5.153	5153
3-19	931	2.829	2829
Total	32,912	100%	100,000

REGAL POINTE NORTH BUILDING SEVEN CONDOMINIUM ASSOCIATION

<u>UNITS</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE OWNERSHIP INTEREST IN BUILDING SEVEN COMMON ELEMENTS AND LIABILITY FOR BUILDING SEVEN COMMON EXPENSES</u>	<u>NUMBER OF VOTES IN BUILDING SEVEN CONDOMINIUM ASSOCIATION</u>
1	18,200	100	100,000
Total	18,200	100%	100,000

The Developer may, in its sole discretion, and without the joinder of any person, by recording an amendment or supplement to the Declaration to which this Exhibit "E" is attached in the Public Records of Seminole County, Florida, subdivide from time to time any Unit owned by the Developer in order to create additional Units, and may add to the Common Elements any of the Land which was previously included in any such Unit. Upon the subdividing of any Unit, the share of each Unit in the Common Elements shall be the percentage of the square footage of the floor area contained in that Unit as compared to the aggregate amount of the square footage of the floor area in all Units, determined by a fraction, the numerator of which is the amount of square footage in such Unit, as determined by the last recorded survey and plat plan for the condominium, and the denominator of which is the then existing aggregate amount of square footage contained in all Units within the relevant Association, and rounded to the nearest whole number. Where the sum of the percentages as whole numbers does not equal 100, the Unit with the highest fractional interest to the right of the decimal point which was not rounded up shall be rounded up. Each Unit shall have a corresponding number of votes in an Association, based upon 100,000.00 total Association votes. The total number of votes in an Association shall be 100,000.00 at all times. **Each Unit's percentage responsibility for the assessments of the Regal Pointe North Condominium Association shall be revised upon the amendment of the Declaration to create addition Units in Building Seven to reflect the actual ratio of a Unit's square footage to the square footage of all of the Units. The current allocations for the assessments of the Regal Pointe North Condominium Association are estimates that will be utilized until the Declaration is amended to create addition Units in Building Seven.**