

THIS IS NOT A  
CERTIFIED COPY OAKWOOD COURT CONDOMINIUMS

CONDO BK. 3 PG 25  
TIME 3:02 PM DATE January 26, 1981  
RECORDED 3742 A.

JAMES F. TAYLOR, JR.  
Clerk of Circuit Court

By Linda Miranda  
D. C.

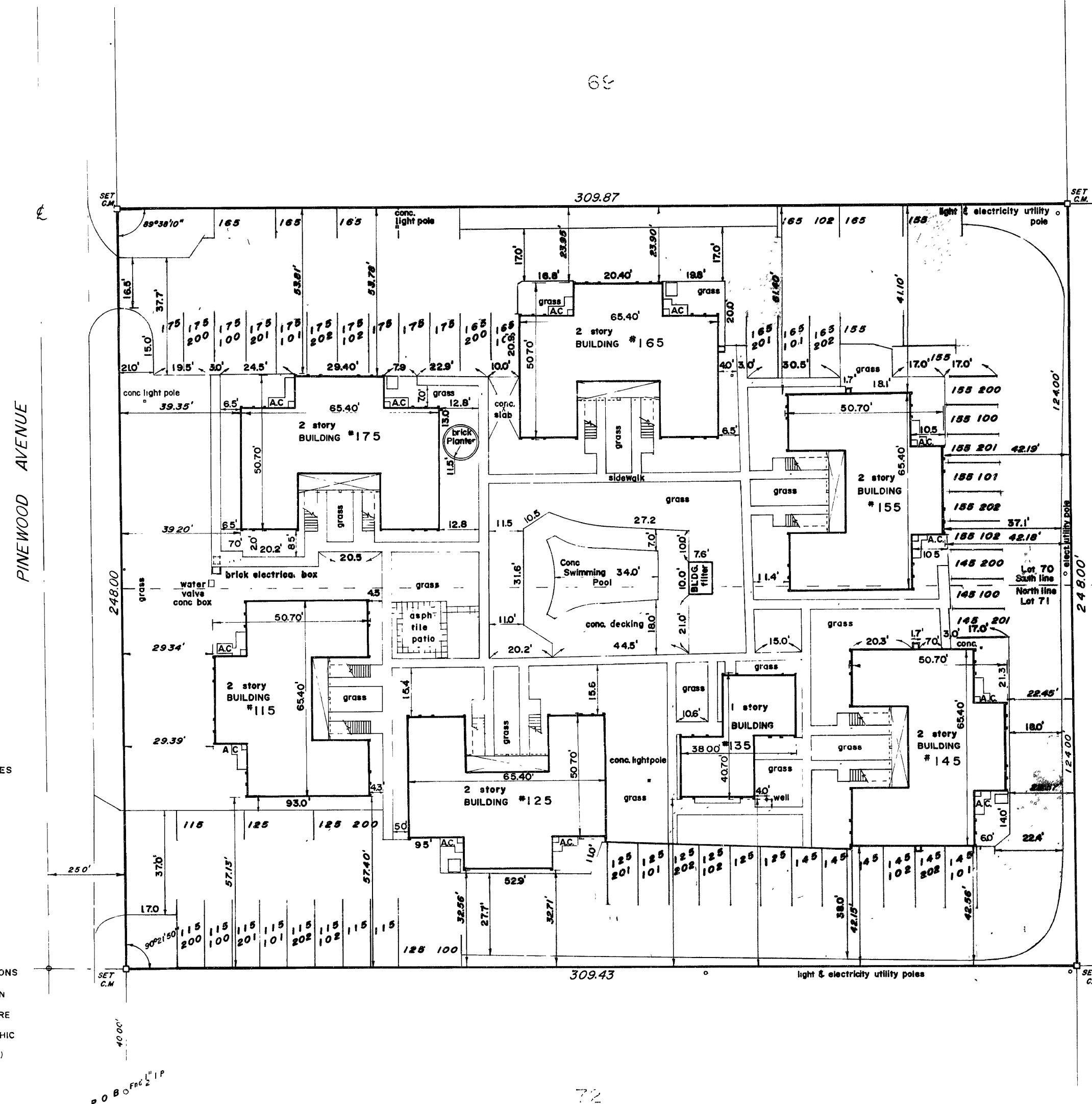
## DESCRIPTION OF LIMITED COMMON PROPERTY

LIMITED COMMON PROPERTY SHALL MEAN AND COMPRISE THAT PORTION OF THE COMMON PROPERTY CONSISTING OF 54 SEPARATE AND DESIGNATED PARKING SPACES AS SPECIFICALLY IDENTIFIED ON THIS EXHIBIT 'A' SHEET # 1 AS TO EACH OF WHICH SAID PARKING SPACES A RIGHT TO EXCLUSIVE USE FOR VEHICULAR PARKING PURPOSES RESERVED AS AN APPURTENANCE TO THE PARTICULAR APARTMENT UNIT DESIGNATED ON THIS EXHIBIT WITH SAID PARKING SPACE.

THE LIMITED COMMON PROPERTY PARKING SPACES BEAR NUMBERS 115-100 THROUGH 175-202 AND EACH SEPARATELY NUMBERED PARKING SPACE IS FURTHER IDENTIFIED BY THE PREFIX LCP BEFORE EACH SAID NUMERICAL DESIGNATION.

## NOTES

IMPROVEMENTS LOCATED AND SHOWN AS OF MAY 23, 1980 DIMENSIONS AND BOUNDARIES OF THE SEVERAL CONDOMINIUM UNITS ARE SHOWN AND DEFINED IN EXHIBIT B, PAGES 1 & 2 ELEVATIONS IN FEET ARE RELATIVE TO (WITHIN 01 OF A FOOT) THE NATIONAL OCEANOGRAPHIC SURVEY (N O S) DATUM (ADJUSTED SEA LEVEL DATUM AS OF 1929) OF MEAN SEA LEVEL



## CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF FLORIDA, HEREBY CERTIFIES THAT THESE SURVEYS AND PLANS MARKED EXHIBIT 'A', SHEETS 1 THROUGH 2 AND EXHIBIT 'B', SHEETS 1 THROUGH 2 AND EXHIBITS 'C' SHEET 1 AND EXHIBIT 'D' SHEET 1 INCLUSIVE, ALL OF WHICH ARE EXHIBITS ANNEXED TO AND MADE A PART OF THE DECLARATION OF CONDOMINIUM OF "OAKWOOD COURT CONDOMINIUMS", TOGETHER WITH THE PROVISIONS OF SAID DECLARATION ARE AN ACCURATE AND CORRECT REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION DIMENSIONS OF EACH UNIT AND OF THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS.

CERTIFIED TO OAKWOOD COURT CONDOMINIUMS ASSOCIATION INC. AND TO "OAKWOOD COURT CONDOMINIUMS", DATED THIS 31st DAY OF July, 1980 AT BRANDON, HILLSBOROUGH COUNTY, FLORIDA.

BRANDON SURVEYING INC.  
BY Gerald A. Mercer  
GERALD A. MERCER  
REGISTERED LAND SURVEYOR #3326  
STATE OF FLORIDA

EXHIBIT 'A' PAGE ONE  
ANNEXED TO AND EXPRESSLY MADE A PART OF  
DECLARATION OF CONDOMINIUM  
BY OAKWOOD COURT CONDOMINIUM ASSOCIATION INC.  
A FLORIDA CORPORATION

OAKWOOD COURT CONDOMINIUMS  
SURVEY PLOT AND PARKING PLAN

SCALE IN FEET  
0 10 20 40 60 80 100

PREPARED FOR  
OAKWOOD COURT CONDOMINIUMS

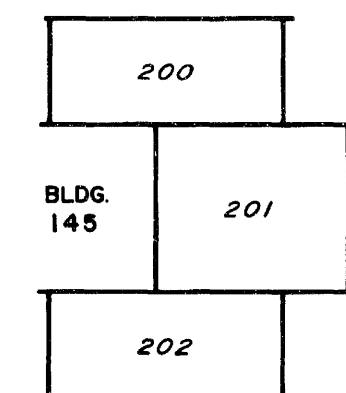
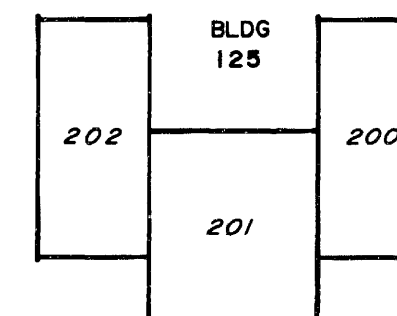
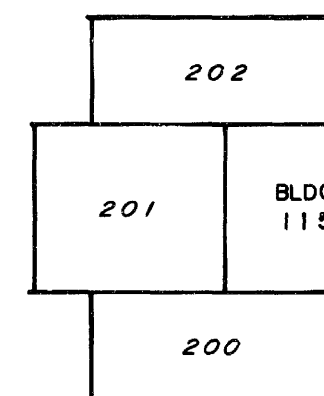
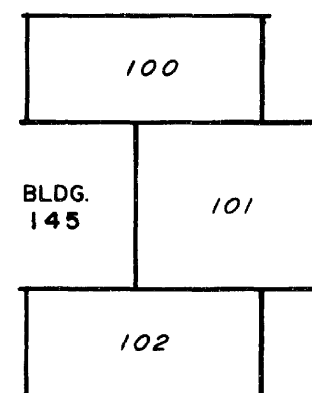
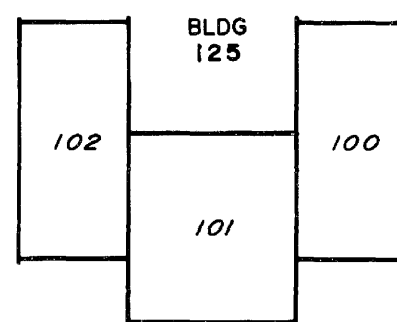
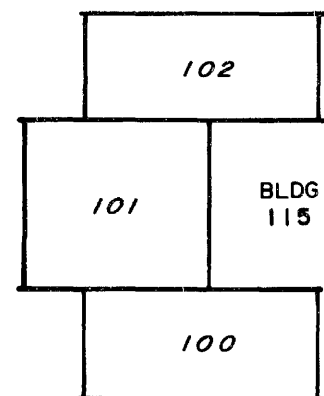
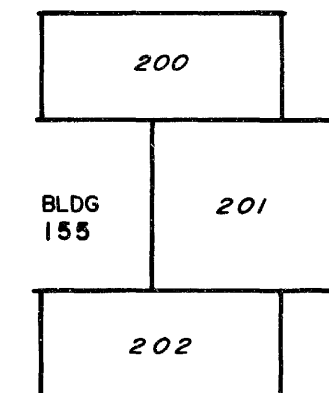
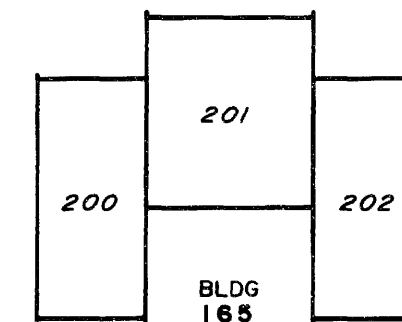
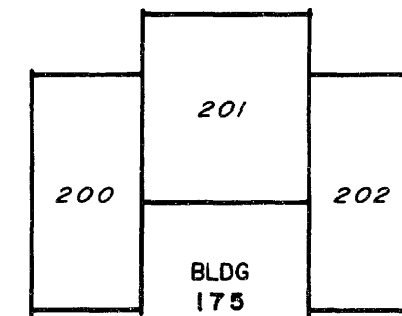
121 NORTH PINWOOD AVENUE  
BRANDON FLORIDA 33511

PREPARED BY W.M.L.  
BRANDON SURVEYING INC.  
120 EAST BRANDON BOULEVARD, BRANDON, FLORIDA

## LEGAL DESCRIPTION

POULTRY COLONY UNIT I. A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, PLAT BOOK 20, PAGE 11 AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

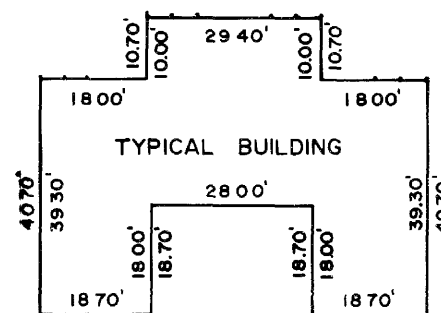
DECLARATION OF CONDOMINIUM FOR 10 THIS IS NOT A CONDOMINIUM BOOK  
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 OAKWOOD COURT CONDOMINIUMS



UNIT	DESCRIPTION
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APARTMENT UNITS SHALL MEAN AND COMPRISE EACH OF 6 SEPARATE AND NUMBERED DWELLING UNITS WHICH ARE DESIGNATED IN EXHIBIT 'B' PAGES 1 & 2 EXCLUDING HOWEVER, ALL SPACES AND IMPROVEMENTS LYING BENEATH THE UN-DECORATED AND/OR UNFINISHED INNER SURFACE OF THE PERIMETER WALLS AND FLOORS AND ABOVE THE UNDECORATED AND/OR INNER SURFACE OF THE CEILING OF EACH DWELLING UNIT AND FURTHER EXCLUDING ALL PIPES, DUCTS, WIRES, CONDUITS, AND OTHER FACILITIES RUNNING THROUGH ANY INTERIOR WALL OR PARTITION FOR THE FURNISHING OF UTILITY SERVICE TO SAID DWELLING UNITS AND FURTHER EXCLUDING ALL COMMON PROPERTY.

SECOND FLOOR UNIT  
APARTMENTS 2-A & 2-B



**CONDO IN.** 3 **PG** 25  
**TIME** 3:02 pm **DATE** January 26, 1981  
**RECORDED** 3742A

**JAMES F. TAYLOR, JR.**  
 Clerk of Circuit Court

Linda Miranda  
D.C.

EXHIBIT 'A' PAGE TWO

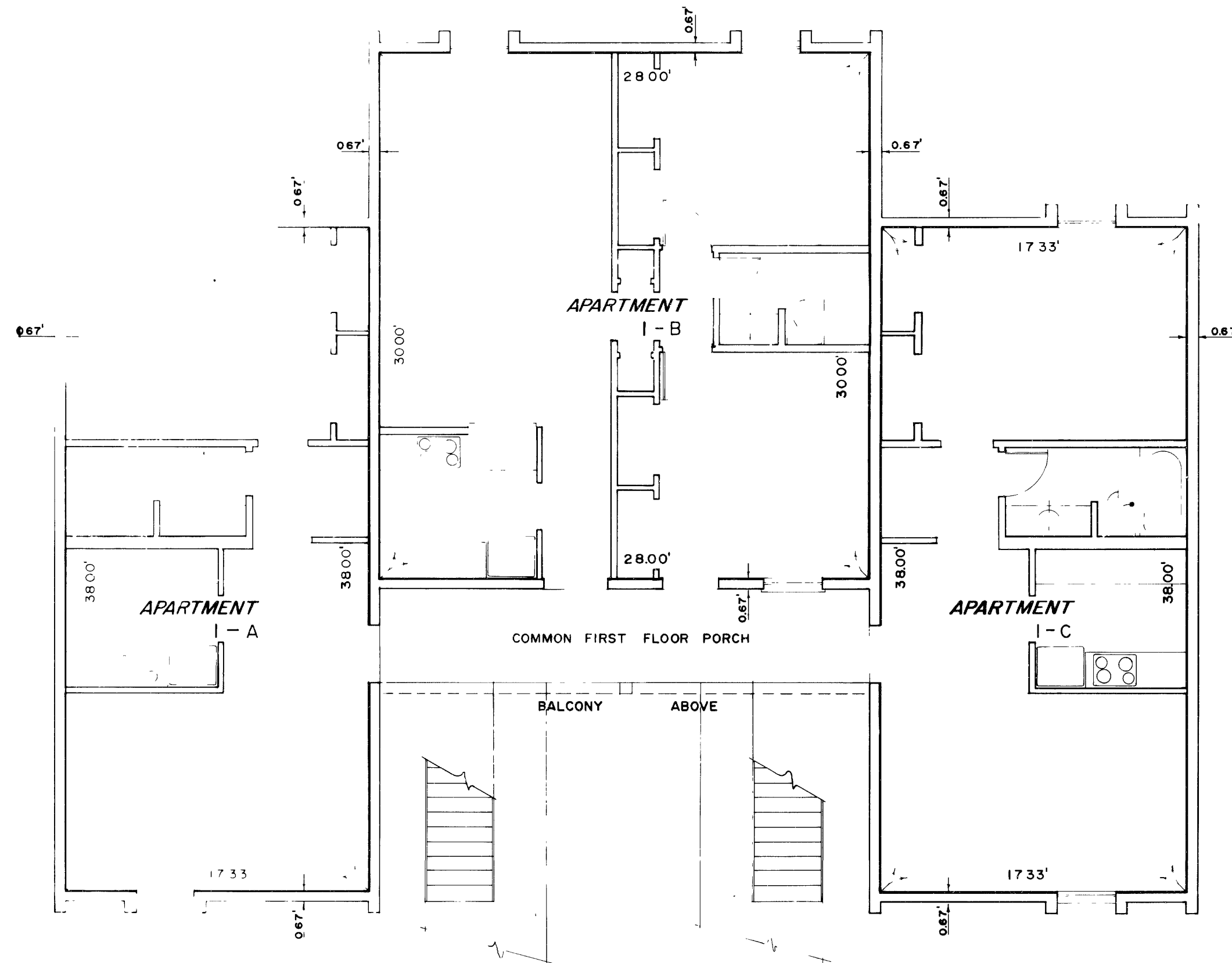
ANNEXED TO AND EXPRESSLY MADE A PART OF  
DECLARATION OF CONDOMINIUM  
BY OAKWOOD COURT CONDOMINIUM ASSOCIATION INC  
A FLORIDA CORPORATION

OAKWOOD COURT CONDOMINIUM  
BUILDING AND UNIT LOCATION PLAN

0 10 20 40 60 80 100  
SCALE IN FEET

PREPARED FOR  
OAKWOOD COURT CONDOMINIUMS  
121 NORTH PINEWOOD AVENUE  
BRANDON FLORIDA 33511

PREPARED BY W.M.L.  
BRANDON SURVEYING INC.  
128 EAST BRANDON, BOULEVARD, BRANDON, FLORIDA

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## NOTES

THESE FLOOR PLANS AND THE DIMENSIONS SHOWN HEREON ARE COMPILED FROM PLANS AND DATA FURNISHED BY ROBERT L. DYKES, AIA, ARCHITECT AND PAUL E. KORNMAN, REGISTERED ENGINEER SUPPLEMENTED BY SUCH FIELD SURVEYS AS DEEMED NECESSARY BY BRANDON SURVEYING, INC. THEREFORE THE RESULTANT SAID DIMENSIONS SHOWN HEREON MAY VARY SLIGHTLY (WITHIN .01 OF A FOOT) WITH RESPECT TO THE ACTUAL DIMENSIONS.

APARTMENT FLOOR AREA  
LIMITS: I-A & C = 658.54 sq. ft.  
I-B = 840.00 sq. ft.

FIRST FLOOR PLAN  
TYPICAL UNIT



CONDO BK. 3 PG 25  
TIME 3:02 PM DATE January 26, 1981  
RECORDED 3742 A

JAMES F. TAYLOR, JR.  
Clerk of Circuit Court

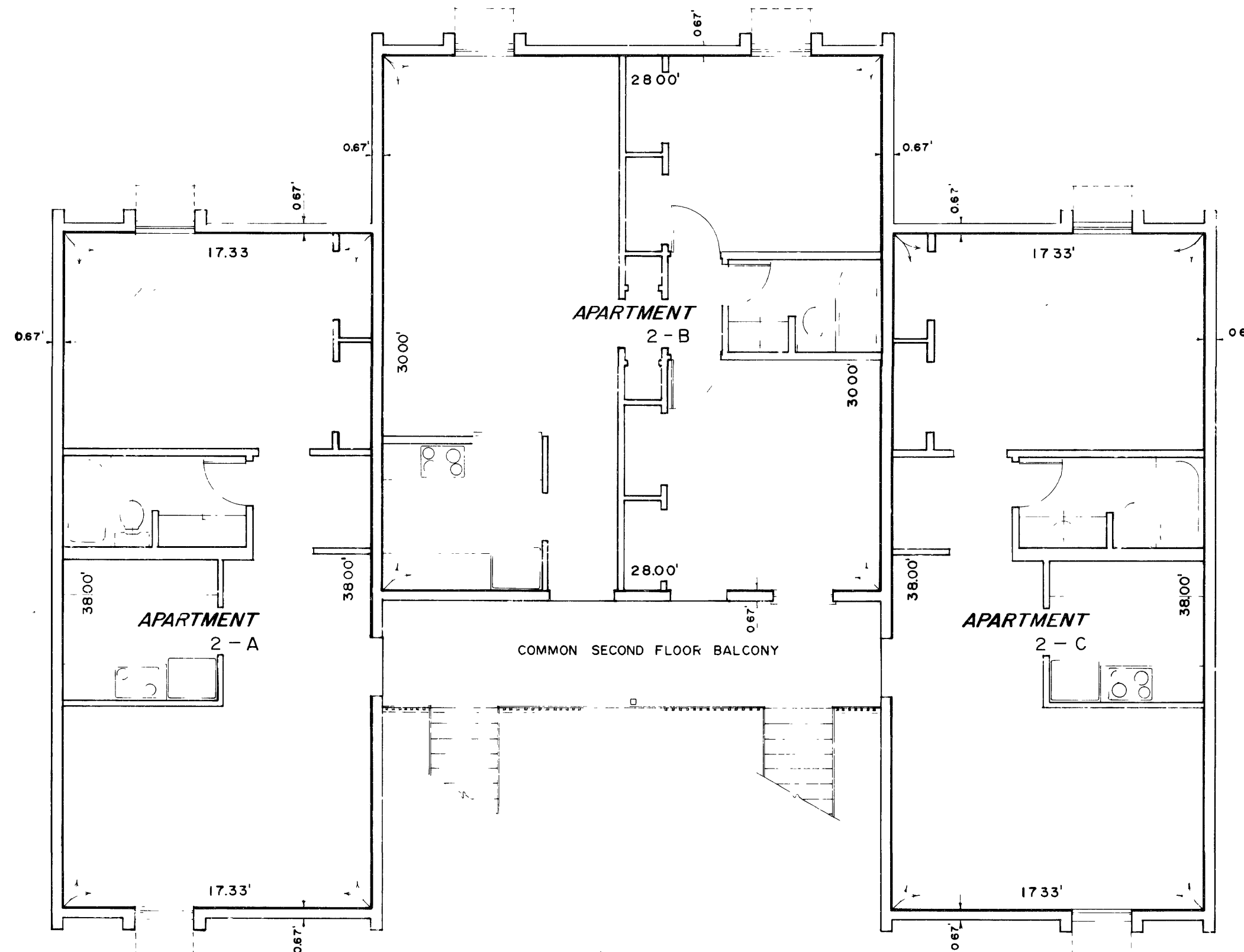
By Linda Miranda  
D.C.

## NOTES

ALL AIR CONDITIONING EQUIPMENT SERVING AN APARTMENT UNIT IS CONSIDERED TO BE A PART OF THAT UNIT EVEN THOUGH SOME EQUIPMENT MAY BE LOCATED OUTSIDE THE BOUNDARIES OF THE UNIT AS DEFINED AND SHOWN HEREON.

EXHIBIT 'B' PAGE ONE  
ANNEXED TO AND EXPRESSLY MADE A PART OF  
DECLARATION OF CONDOMINIUM  
BY OAKWOOD COURT CONDOMINIUM ASSOCIATION INC.  
A FLORIDA CORPORATION  
OAKWOOD COURT CONDOMINIUMS  
FIRST FLOOR PLAN  
SCALE 0 2 4 8 12 16  
IN FEET  
PREPARED FOR  
OAKWOOD COURT CONDOMINIUMS  
121 NORTH PINWOOD AVENUE  
BRANDON FLORIDA 33511  
PREPARED BY W.M.L.  
BRANDON SURVEYING INC.  
128 EAST BRANDON BOULEVARD, BRANDON, FLORIDA

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## NOTES

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APARTMENT FLOOR AREA  
LIMITS 2-A & C = 65854 sqft  
2-B = 84000 sqft

SECOND FLOOR PLAN  
TYPICAL UNIT

## NOTES

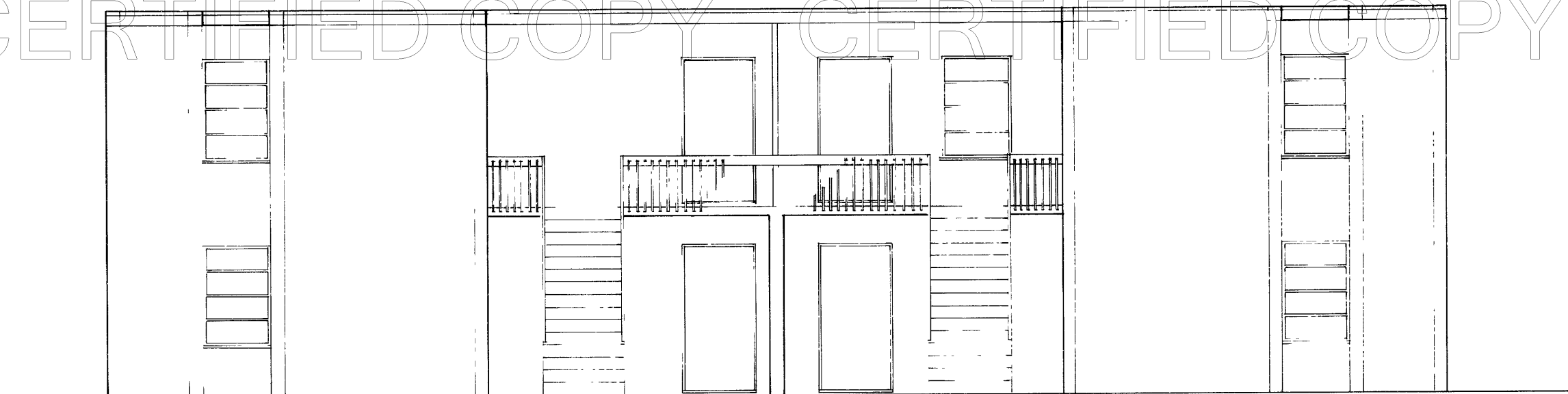
ALL AIR CONDITIONING EQUIPMENT SERVING AN APARTMENT UNIT IS CONSIDERED TO BE A PART OF THAT UNIT EVEN THOUGH SOME EQUIPMENT MAY BE LOCATED OUTSIDE THE BOUNDARIES OF THE UNIT AS DEFINED AND SHOWN HEREON.

CONDO BK. 3 PG. 25  
TIME 3:02 PM DATE January 26, 1987  
RECORDED 3742 H.  
JAMES F. TAYLOR, JR.  
Clerk of Circuit Court  
By Linda M. Munda  
D. C.

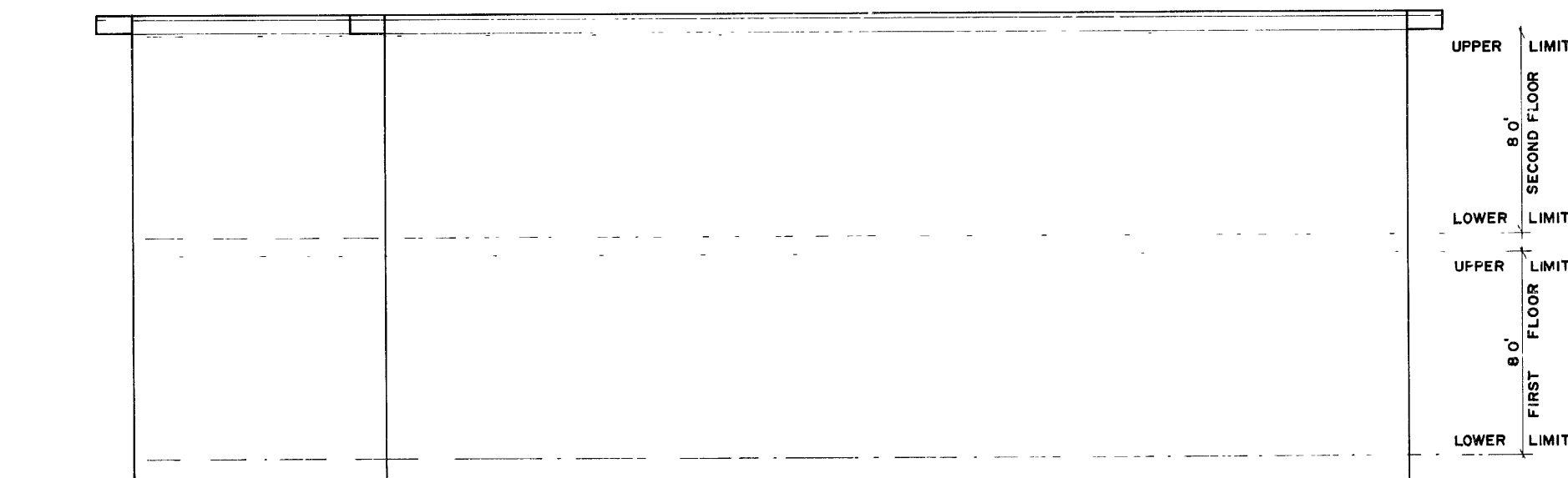


EXHIBIT 'B' PAGE TWO  
ANNEXED TO AND EXPRESSLY MADE A PART OF  
DECLARATION OF CONDOMINIUM  
BY OAKWOOD COURT CONDOMINIUM ASSOCIATION INC.  
A FLORIDA CORPORATION  
OAKWOOD COURT CONDOMINIUMS  
SECOND FLOOR PLAN  
0 2 4 8 12 16  
SCALE IN FEET  
PREPARED FOR  
OAKWOOD COURT CONDOMINIUMS  
121 NORTH PINWOOD AVENUE  
BRANDON FLORIDA 33511  
PREPARED BY W. M. L.  
BRANDON SURVEYING INC.  
129 EAST BRANDON BOULEVARD, BRANDON, FLORIDA

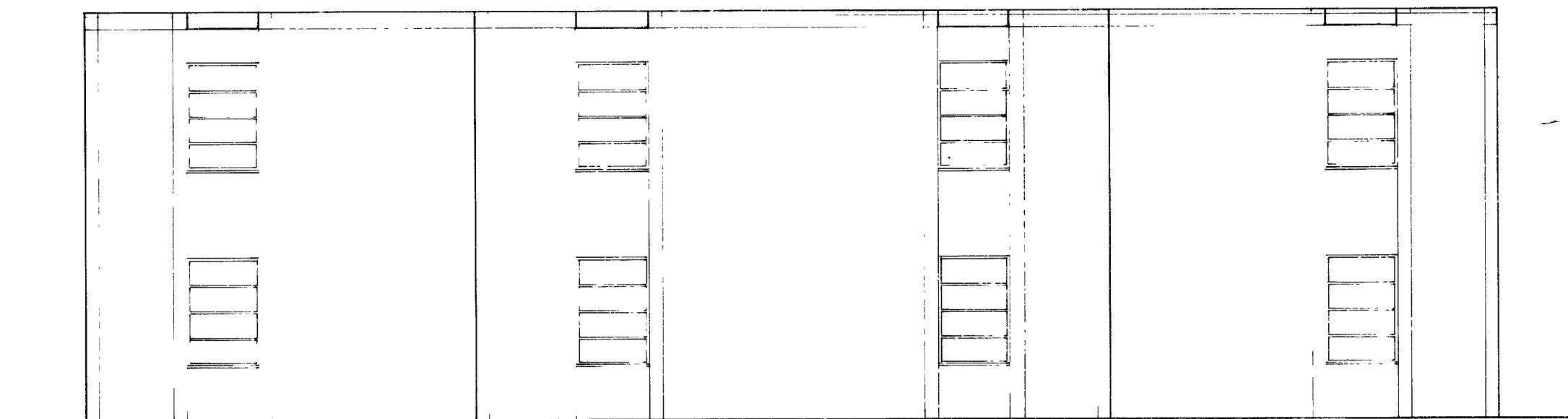
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

## OAKWOOD COURT CONDOMINIUMS

EACH BUILDING CONTAINS APARTMENT UNITS ON THE FIRST AND SECOND FLOORS HAVING THE FOLLOWING ELEVATIONS:

BUILDING NUMBER	175	165	155	145	125	115
SECOND FINISHED FLOOR LEVEL =	58.10'	58.10'	59.80'	60.20'	59.96'	59.57'
FIRST FINISHED FLOOR LEVEL =	49.19'	49.14'	50.75'	51.14'	50.96'	50.55'

ELEVATIONS IN FEET ARE RELATIVE TO (WITHIN 0.01 OF A FOOT) THE NATIONAL OCEANOGRAPHIC SURVEY (N.G.S.)

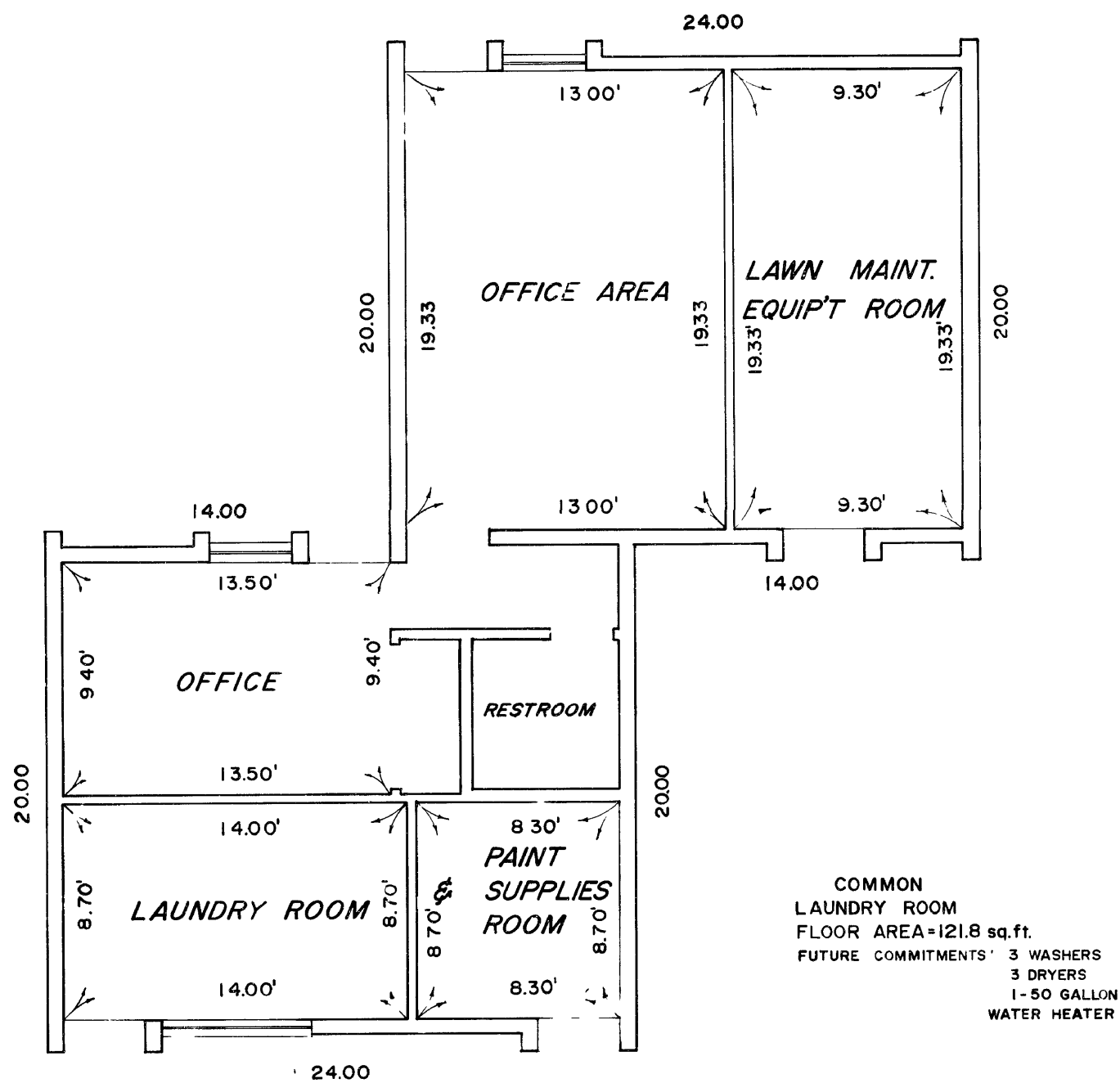
DATUM (ADJUSTED SEA LEVEL DATUM AS OF 1929) OF MEAN SEA LEVEL.

CONDO BK. 3 PG 25  
TIME 3:02 PM DATE January 26, 1987  
RECORDED 37429.  
JAMES F. TAYLOR, JR.  
Clerk of Circuit Court  
By Dorinda M. Quanda  
D.C.

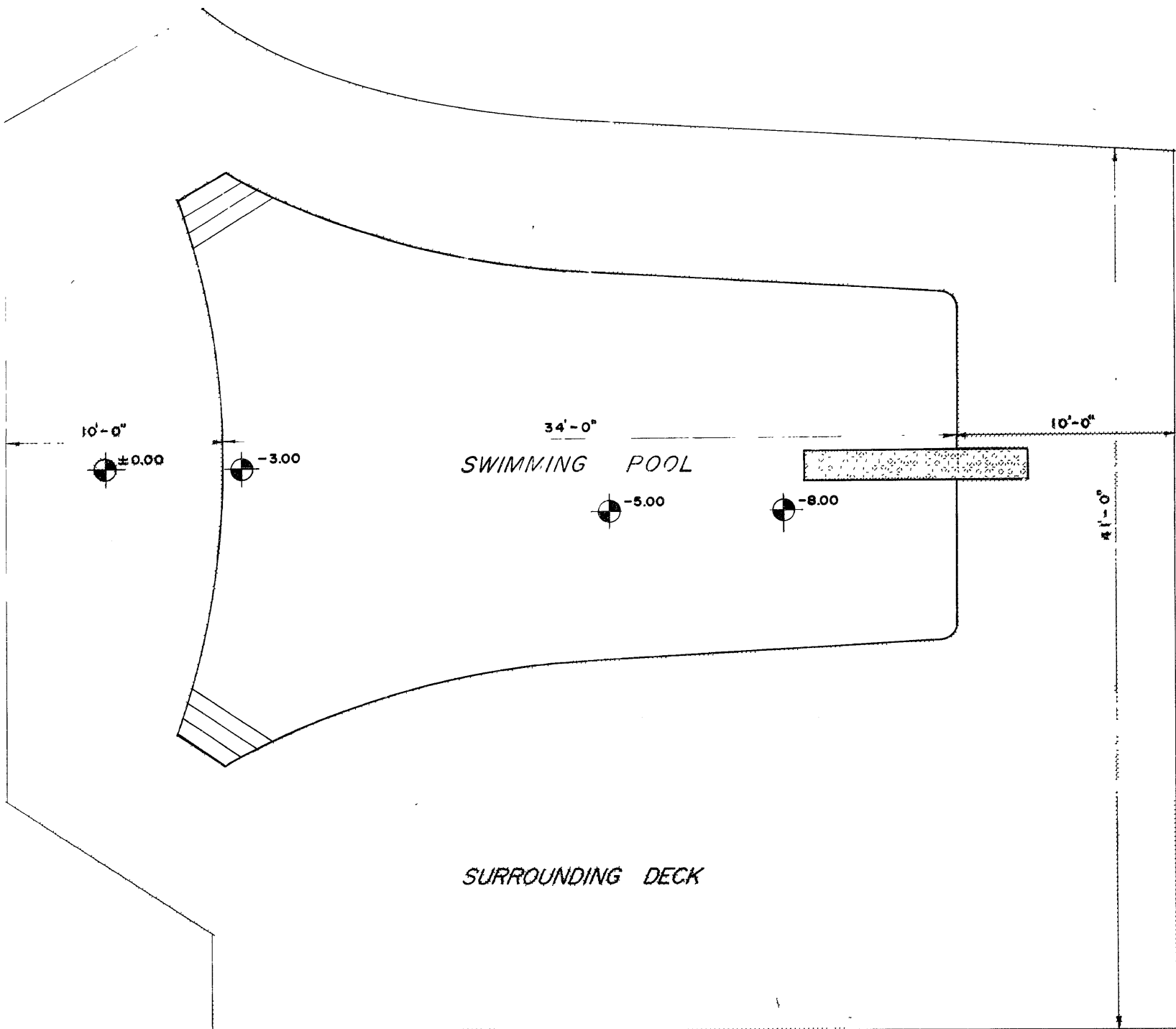


EXHIBIT 'C' PAGE ONE  
ANNEXED TO AND EXPRESSLY MADE A PART OF  
DECLARATION OF CONDOMINIUM  
BY OAKWOOD COURT CONDOMINIUM ASSOCIATION INC  
A FLORIDA CORPORATION  
OAKWOOD COURT CONDOMINIUMS  
TYPICAL ELEVATIONS  
0 2 4 8 12 16  
SCALE IN FEET  
PREPARED FOR  
OAKWOOD COURT CONDOMINIUMS  
121 NORTH PINWOOD AVENUE  
BRANDON FLORIDA 33511  
PREPARED BY W.M.L.  
BRANDON SURVEYING INC.  
128 EAST BRANDON BOULEVARD, BRANDON, FLORIDA

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COMMON  
LAUNDRY ROOM  
FLOOR AREA = 121.8 sq.ft.  
FUTURE COMMITMENTS: 3 WASHERS  
3 DRYERS  
1-50 GALLON  
WATER HEATER



COMMON SWIMMING POOL  
DECK AREA = 1595 ft²  
POOL VOLUME = 3800 ft³  
TOTAL AREA = 2270 ft²

DESCRIPTION OF COMMON PROPERTY  
COMMON PROPERTY SHALL MEAN AND COMPRISE ALL THE REAL  
PROPERTY IMPROVEMENTS AND FACILITIES TO THE OAKWOOD COURT  
CONDOMINIUMS, INCLUDING ALL PARTS OF THE APARTMENT BUILDING  
OTHER THAN THE APARTMENT UNITS AS DEFINED IN EXHIBIT 'B'  
AND SHALL INCLUDE EASEMENTS THROUGH APARTMENT UNITS FOR  
CONDUITS, PIPES, DUCTS, PLUMBING, WIRING AND OTHER FACILITIES  
FOR THE FURNISHING OF UTILITY SERVICE TO APARTMENT UNITS AND  
EASEMENTS OF SUPPORT IN EVERY PORTION OF AN APARTMENT UNIT  
WHICH CONTRIBUTES TO THE SUPPORT OF THE IMPROVEMENTS AND  
SHALL FURTHER INCLUDE ALL PERSONAL PROPERTY HELD AND  
MAINTAINED FOR JOINT USE AND ENJOYMENT OF ALL THE OWNERS  
OF ALL SUCH APARTMENT UNITS AND SHALL EXCLUDE ALL APART-  
MENT UNITS. THE SHARE IN COMMON ELEMENTS ATTRIBUTABLE TO  
EACH UNIT IS 2.78 %

CONDO BK. 3 PG 25  
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RECORDED 3742 H.  
JAMES F. TAYLOR, JR.  
Clerk of Circuit Court  
Linda Miranda  
D.C.



EXHIBIT 'D' PAGE ONE  
ANNEXED TO AND EXPRESSLY MADE A PART OF  
DECLARATION OF CONDOMINIUM  
BY OAKWOOD COURT CONDOMINIUM ASSOCIATION INC.  
A FLORIDA CORPORATION  
OAKWOOD COURT CONDOMINIUMS  
FLOOR PLAN BUILDING 135  
0 2 4 8 12 16  
SCALE IN FEET  
PREPARED FOR  
OAKWOOD COURT CONDOMINIUMS  
121 NORTH PINEWOOD AVENUE  
BRANDON FLORIDA 33511  
PREPARED BY W.M.L.  
BRANDON SURVEYING INC.  
128 EAST BRANDON BOULEVARD, BRANDON, FLORIDA