

DOCUMENTS BINDER FOR OCEAN HOUSE AT INDIAN RIVER PLANTATION, A CONDOMINIUM

This Original Documents Binder was revised in accordance with the July 15, 2010 recording in the public records of Martin County and accurately reflects the documents which are to be included in subsequent copies of the Ocean House at Indian River Plantation Association, Inc. Documents. The Original Declaration of Condominium of Ocean House at Indian River Plantation had been recorded in the public records of Martin County at Official Records Book 925, Page 370 et. seq., and amended at Official Records Book 980, Page 664 et. seq., at Official Records Book 1002, Page 2114 et. seq., and at Official Records Book 2304, Page 1731 et. seq. The same Declaration of Condominium as Amended and Restated on June 28, 2010, was recorded, on July 15, 2010, in the Public Records of Martin County at Official Records Book 2465, Page 1622 et. seq., and includes Exhibits No. 1 through No. 5 to the Declaration of Condominium. Also included in the document package are copies of the Declaration of Covenants and Easements of IRP POA, Cross Easement Agreement of IRP POA, and the Special Warranty Deed (with Ocean Terrace). This same Amended and Restated Declaration of Condominium incorporated applicable amendments and scrivener's error affidavits previously found in the Original Documents Binder, while items no longer applicable have been omitted. For historical reference purposes, the original License Agreement between Radnor/Plantation Corporation and Ocean House at Indian River Plantation Condominium Association, Inc., is found in OR Book 0848, page 2118 et seq., of the Public Records of Martin County, Florida.

1. Amended and Restated Declaration of Condominium of Ocean House at Indian River Plantation, a Condominium, approved by members on June 28, 2010 and made by the Ocean House at Indian River Plantation Association, Inc., dated July 8, 2010, recorded July 15, 2010, in Official Records Book 2465, Page 1622 et. seq., in the Public Records of Martin County, Florida (comprised of 90 pages, including Exhibits No. 1 through No. 5, pages 1622 - 1710), as follows:
 - a- Amended and Restated Declaration of Condominium found on pages 1 - 29 of 90;
 - b- IRP POA Documents noted as items 2 & 3 below found on page 30 of 90;
 - c- Exhibit No. 1, Surveyor's Certificates, found on pages 31 - 54 of 90;
 - d- Exhibit No. 2, Articles of Incorporation, found on pages 55 - 62 of 90;
 - e- Exhibit No. 3, Amended and Restated Bylaws, found on pages 63 - 85 of 90;
 - f - Exhibit No. 4, Rules and Regulations, found on pages 86 - 88 of 90;
 - g- Exhibit No. 5, Unit's Share of Common Elements, found on pages 89 - 90 of 90.
2. Declaration of Covenants and Easements made by and between the Radnor/Plantation Corporation and the Indian River Plantation Property Owners Association, Inc., dated September 23, 1991, recorded September 26, 1991, in Official Records Book 0925, Page 0359 - 0369, Public Records of Martin County, Florida.
3. Cross Easement Agreement between Ocean House at Indian River Plantation Association, Inc. and Plantation Ocean Terrace Association, Inc., dated April 14, 1992, recorded May 7, 1992, in Official Records Book 0957, Page 1351 - 1365, Public Records of Martin County, Florida.
4. Special Warranty Deed (for driveway area) from Radnor/Plantation Corporation to Plantation Ocean Terrace Association, Inc., dated April 22, 1992, recorded May 7, 1992, in Official Records Book 0957, Page 1344 - 1350, Public Records of Martin County, Florida, containing covenants for the benefit of Ocean House at Indian River Plantation Association, Inc.