

70 units

DOCUMENT INDEX
Harbor Oaks Place, Inc.

Harbor Oaks Place, a Condominium
Condominium Book 14, Page 21 / Pinellas County

Documents Screened 5/24/07

Declaration of Condominium Dated 11/27/72 Recorded at O.R. Book 3947, Page 455	1
Amended Declaration of Condominium Dated 11/27/72 Recorded at O.R. Book 4032, Page 1295	2
Amendment to Amended Declaration Dated 1/28/80 Recorded at O.R. Book 4975, Page 885	3
- Article XVII, Section 11 Re: Alterations; Flags	
Amendments to Amended Declaration Dated 2/16/81 Recorded at O.R. Book 5150, Page 423	4
- Article III, Section 9 Re: Voting Rights	
- Article IV, Section 1a Re: Vacancies of Board Members	
- Article XVII, Section 10 Re: No Children Under 18	
- Article XVIII, Section 13 Re: Lease Approval	
Amendment to Declaration Dated 2/23/87 Recorded at O.R. Book 6437, Page 625	5
- Article XVIII, Section 2 Re: Minimum Leasing Term (12 Months)	
Amendment to Amended Declaration Dated 2/3/89 Recorded at O.R. Book 6932, Page 1374	6
- Article XVII, Section 12 Re: Ownership of Units (No More Than 2)	
Certificate of Amendment to Amended Declaration Dated 3/31/89 Recorded at O.R. Book 6968, Page 0004	7
- Article XVII, Section 13 Re: Fair Housing (No One Under 18; 1 Person 55 or Older)	
- Article XVIII, Section 1 Re: Sales or Transfers	

Certificate of Amendment to Declaration Dated 2/7/90	
Recorded at O.R. Book 7194, Page 1790	8

- Article XII, Section 1 Re: Assessments; \$10.00 Late Fee & Interest

Certificate of Amendment to Declaration Dated 1/29/91	
Recorded at O.R. Book 7482, Page 1965	9

- Article XX Renumbered to Article XXIII
- Article XXI Renumbered to Article XXIV
- Article XX Added Re: Boundaries
- Article XXI Added Re: Maintenance Responsibilities
- Article XXII Added Re: Alterations & Additions

Certificate of Amendment to Declaration Dated 7/23/92	
Recorded at O.R. Book 7984, Page 1599	10

- Article III, Section of Bylaws 10 Re: Proxies

Certificate of Amendment to Declaration Dated 2/7/96	
Recorded at O.R. Book 9253, Page 2318	11

- Article XVII, Section 14 Re: Balcony Coverings

Certificate of Amendment to Amended Declaration Dated 2/20/02	
Recorded at O.R. Book 11857, Page 450	12

- Article XVII, Section 14 Re: Hardwood Flooring



CONDOMINIUM PLATS PERTAINING HERETO ARE ORIGINALLY FILED IN CONDOMINIUM PLAT BOOK 12, PAGES 83 thru 87. AMENDED IN CONDOMINIUM PLAT BOOK 14, PAGES 21 thru 25.

PREPARED BY AND RETURN TO:
Joseph R. Cianfrone, Esq.
Joseph R. Cianfrone, P.A.
1968 Bayshore Boulevard
Dunedin, FL 34698

KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA

9A040295 02-26-2002 14:14:03 PAM
51 AFF-HARBOR OAKS PLACE
006285
IN:02075041 BK:11857 SPG:0450 EPG:0452
RECORDING 003 PAGES 1 \$15.00

TOTAL: \$15.00
CHECK AMT. TENDERED: \$15.00
CHANGE: \$0.00

BY _____ DEPUTY CLERK

02-075041 FEB-26-2002 2:14pm
PINELLAS CO BK 11857 PG 450

CERTIFICATE OF AMENDMENT
TO
AMENDED
DECLARATION OF CONDOMINIUM
OF
HARBOR OAKS PLACE,
A Condominium

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on January 16, 2002 by a vote of not less than seventy-five percent (75%) of the total vote of the voting members of the Association and after the unanimous adoption of a resolution proposing said amendments by the Board of Administration, the Amended Declaration of Condominium for Harbor Oaks Place as originally recorded in O.R. Book 4032, Page 1295, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Amended Declaration of Condominium of Harbor Oaks Place is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Amended Declaration of Condominium of Harbor Oaks Place."

IN WITNESS WHEREOF, Harbor Oaks Place has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 20th day of Feb., 2002.

HARBOR OAKS PLACE, INC.

(Corporate Seal)

ATTEST:

Secretary

PAGES 3 By: David E. Williams
ACCT 15.00
REC 15.00
DE219 _____
CS _____
INT _____
FEES _____
MTF _____
DOC _____
REV 15.00
TOTAL 15.00
-CK BAL _____
CHG AMT _____

STATE OF FLORIDA
COUNTY OF PINELLAS

PINELLAS COUNTY FLA.
OFF. REC. BK 11857 PG 451

On this 20th day of Feb., 2002, personally appeared
before me David E. Williams, President, and Carol Heit,
Secretary, of HARBOR OAKS PLACE, INC. and acknowledged the
execution of this instrument for the purposes herein expressed.

Anna Marie E. Wells
NOTARY PUBLIC

My Commission Expires:



ID - FL. Dr. Lic .

SCHEDULE OF AMENDMENTS
TO
AMENDED
DECLARATION OF CONDOMINIUM
OF
HARBOR OAKS PLACE,
A Condominium

ADDITIONS ARE UNDERLINED.
DELETIONS ARE STRICKEN THROUGH.

1. Article XVII, Section 14 of the Amended Declaration of Condominium is amended to read as follows:

Section 14. Effective January 18, 1996, the installation of new carpeting and the replacement of old carpeting on balconies is prohibited. Ceramic tile may be used on balconies with the provision that a suitable sealant is used before the tile is laid and that the grout is sealed after the tile is installed.

In an attempt to minimize the transmission of sound to surrounding units, ceramic tile, wood or any other hard floor covering may only be installed within a unit with approved sound-deadening underlayment. The Board of Directors shall adopt specifications for sound-deadening underlayment to be installed in conjunction with any hard-floor coverings, such as ceramic tile or wood. A unit owner must receive written approval from the Board of Directors prior to the installation of any hard-floor covering(s).

The unit owner of any unit which has ceramic tile, wood or other hard-floor covering at the time of adoption of this provision, must notify the Association, in writing, within 21 days for the hard-floor covering to be grandfathered and not subject to the foregoing provision. The notification to the Association of any hard-floor covering, as required herein, shall specify the room(s) where the hard-floor covering is located, in detail, accompanied by an appropriate sketch. The Association may verify the existence of such hard-floor covering.

EXHIBIT "A"



REC 10.50
 DE _____
 INT _____
 FEES _____
 MTF _____
 P/C _____
 REV _____
 TOTAL 10.50

RETURN TO: ✓
 RAYBURN, LERNER
 1988 BAYSHORE BLVD.
 DUNEDIN, FL 34608

INST # 96-046405
 FEB 21, 1996 12:31PM

PINELLAS COUNTY FLA.
 OFF.REC.BK 9253 PG 2318

CERTIFICATE OF AMENDMENT
 TO
 DECLARATION OF CONDOMINIUM
 OF
 HARBOR OAKS PLACE, INC.

Condominium Plats pertaining hereto are
 originally filed in Condominium Plat Book
 12, Pages 83 through 87. Amended in
 Condominium Plat Book 14, Pages 21 through 25.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the
 members on Jan. 17, 1996, by a vote of not less than
 seventy-five percent (75%) of the total vote of the voting members
 of the Association and after the unanimous adoption of a resolution
 proposing said amendments by the Board of Administration, the
 Declaration of Condominium for Harbor Oaks Place, Inc. as
 originally recorded in O.R. Book 4032, Page 1295, et seq., in the
 Public Records of Pinellas County, Florida, be, and the same is
 hereby amended as follows:

"The Declaration of Condominium of Harbor Oaks
 Place, Inc. is hereby amended in accordance
 with Exhibit "A" attached hereto and entitled
 "Schedule of Amendments to Declaration of
 Condominium."

IN WITNESS WHEREOF, Harbor Oaks Place, Inc., has caused this
 Certificate of Amendment to be executed in accordance with the
 authority hereinabove expressed this 7 day of Feb,
 1996.

HARBOR OAKS PLACE, INC.

(Corporate Seal)

ATTEST:

Seigun K. Hoon
 Secretary

By: Donald J. Roy
 President

FLORIDA SHORT-FORM CORPORATE ACKNOWLEDGMENT (F.S. 695.25)

No. 5182

STATE OF FLORIDA
 COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this FEBRUARY 7, 1996
 by DONALD J. ROY, PRESIDENT & SEIGUN K. HOON, SECRETARY
 (Name of officer or agent, title of officer or agent)
 of HARBOR OAKS PLACE, INC.
 (Name of corporation acknowledging)
 a FLORIDA corporation, on behalf of the corporation. He/she is
 (State or place of incorporation)
personally known to me or has produced _____
 (Type of identification)

DELORES B. MOORE
 NOTARY PUBLIC, STATE OF FLORIDA
 MY COMM. EXP. AUG. 18, 1998
 COMM. # CG 466630

as identification and did (did not) take an oath.

DeLores B. Moore Notary Public, Commission No. 466630
 (Signature)
DELORES B. MOORE (Name of Notary typed, printed or stamped)

(SEAL ABOVE)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE
 MUST BE ATTACHED
 TO THE DOCUMENT
 DESCRIBED AT RIGHT:

Title or Type of Document CERTIFICATE OF AMENDMENT TO DECLARATION
 OF CONDOMINIUM
 Number of Pages 1 Date of Document FEBRUARY 7, 1996
 Signer(s) Other than Named Above _____

SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
FOR
HARBOR OAKS PLACE, INC.

1. Article XVII of the Declaration is amended to add a new Section 14, to read as follows:

"Section 14. Effective January 18, 1996, the installation of new carpeting and the replacement of old carpeting on balconies is prohibited. Ceramic tile may be used on balconies with the condition that a suitable grout is used before the tile is laid and that the grout is sealed after the tile is installed."

9C247193 COS 02-21-1996 11:50:12
01 CTF-HARBOR OAKS
RECORDING 1 \$10.50
TOTAL: \$10.50
CHECK AMT. TENDERED: \$10.50
CHANGE: \$0.00



01 RECORDING

REC/0.50

DS

INT

FEES

MTF

P/C

REV

TOTAL 10.50

INST # 92-220915
JULY 30, 1992 5:15PM

PINELLAS COUNTY FLA.
OFF. REC. BK 7984 PG 1599

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
HARBOR OAKS PLACE**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on January 18, 1978, by a vote of not less than seventy-five (75%) of the votes of the entire membership of the Association and after the unanimous adoption of a resolution proposing said amendment by the Board of Administration, the Declaration of Condominium for Harbor Oaks Place as originally recorded in O.R. Book 4032, Page 1295, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

"The Declaration of Condominium of Harbor Oaks Place is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Bylaws."

IN WITNESS WHEREOF, Harbor Oaks Place, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 23rd day of July, 1992.

HARBOR OAKS PLACE, INC.

(Corporate Seal)

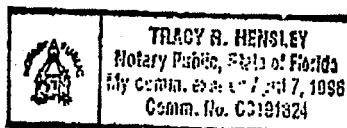
By: Robert R. Pomeroy
President

ATTEST:

Elinor K. Hoon
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 23 day of July, 1992, personally appeared before me Robert R. Pomeroy, President, and Elinor K. Hoon, Secretary of Harbor Oaks Place, Inc., and who are personally known to me or who produced Personally Known as identification and who did take an oath.



Tracy R. Hensley
NOTARY PUBLIC

Condominium Plats pertaining hereto are originally filed in Condominium Plat Book 12, Pages 83 through 87. Amended in Condominium Plat Book 14, Pages 21 through 25.

pomeroy.ltr

KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY: D

24244427 JAR 07-30-92 16:54:24
01 CTF-
RECORDING 1 \$10.50

TOTAL: \$10.50
CHECK AMT. TENDERED: \$10.50
CHANGE: \$0.00

RET-LAWA RAYBURN BLVD
1968 - BAYSHORE
DUNEDIN FLA 34698

SCHEDULE OF AMENDMENTS
TO
BYLAWS OF HARBOR OAKS PLACE, INC.

1. The Bylaws of Harbor Oaks Place, Inc. at Article III, Section 10, are amended as follows:

"Section 10. Proxies. A member may appoint any other member or any owner of an interest in any condominium parcel as a proxy. Any proxy must be filed with the secretary before the appointed time of each meeting, except where a proxy's appointment is contained in a long term lease recorded in the Public Records of Pinellas County, Florida. No person may vote more than three (3) proxies where the decision how the vote is to be cast is made by the proxy holder but the Secretary may vote any number of proxies where the Association member giving the proxy specifically instructs the way the vote is to be cast. A proxy submitted to a Director will be voted "For" on the questions submitted unless you indicate otherwise."



PINELLAS COUNTY FLA.
INST # 91-026624

*** OFFICIAL RECORDS ***
BOOK 7482 PAGE 1965

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF

HARBOR OAKS PLACE, A CONDOMINIUM

01 RECORDING
REC 19.50
DS
INT
FEES
MTF
P/C
REV

TOTAL 19.50

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on January 16, 1991, by a vote of not less than 75% of the total vote of the voting members of the Association and after the unanimous adoption of a resolution proposing said amendments by the Board of Administration, the Declaration of Condominium for HARBOR OAKS PLACE, A CONDOMINIUM as originally recorded in O.R. Book 4032, Page 1295, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

"The Declaration of Condominium of HARBOR OAKS PLACE, A CONDOMINIUM is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium."

IN WITNESS WHEREOF, HARBOR OAKS PLACE, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 29th day of January, 1991.

HARBOR OAKS PLACE, INC.

(Corporate Seal)

By: Robert R. Pomeroy
President

ATTEST:

Elinor K. Hoon
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 29th day of January, 1991, personally appeared before me Robert R. Pomeroy, President, and Elinor K. Hoon, Secretary of HARBOR OAKS PLACE, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

Manoel F. M...
Notary Public
NOTARY PUBLIC STATE OF FLORIDA
201100015 Notary Public
01
RECORDING
\$19.50

RETURN TO:

Instrument Prepared By:
LAURA J. RAYBURN, P.A.
1968 Bayshore Blvd.
Dunedin, FL 34698

TOTAL: \$19.50
CHECK AMT. TENDERED: \$19.50
CHANGE: \$0.00

KARLEEN F. DEBLAKER, CLERK
JAN 31, 1991 10:25AM

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM PLAT BOOK 12, PAGE 83.

SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
OF
HARBOR OAKS PLACE, A CONDOMINIUM

1. Paragraph XX of the Declaration of Condominium is amended to renumber said paragraph to be paragraph XXIII.
2. Paragraph XXI of the Declaration of Condominium is amended to renumber said paragraph to be paragraph XXIV.
3. The Declaration of Condominium is amended to add a new paragraph XX, as follows:

"XX.

Boundaries

Each unit shall include that part of the building containing the unit that lies within these limits:

Section 1. The upper and lower limits of a unit shall be the following boundaries extended to an intersection with the perimetrical boundaries:

- (a) Upper Boundary--the horizontal planes of the undecorated finished ceiling.
- (b) Lower Boundary--the horizontal planes of the undecorated finished floor.

Section 2. The perimetrical boundaries of the unit shall be the vertical planes of the undecorated finished interior of the walls bounding the unit extended to an intersection with each other and with the upper and lower boundaries, including any balcony area(s) serving the unit as indicated on the condominium plat."

4. The Declaration of Condominium is amended to add a new paragraph XXI, as follows:

"XXI.

Maintenance

Responsibility for the maintenance of the condominium property shall be as follows:

Section 1. Units.

(a) By the Association. The Association shall maintain and replace at the Association's expense:

- (1) All portions of a unit, except interior surfaces, contributing to the support of the condominium building, which portions shall include but not be limited to, load bearing columns, load bearing walls, all conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services (i.e. gas, electric power, cold water and sewer disposal) which are contained in the portion of the condominium building maintained by the Association, and all such facilities contained within a unit which service part or parts of the condominium property other than the unit within which contained.
- (2) All incidental damage caused to a unit by such work shall be promptly repaired at the expense of the Association, except for owner-installed decorations, wall coverings, rugs, etc. which cannot be removed and replaced without damage even with reasonable care.
- (3) The painting of all exterior walls, including balconies appurtenant thereto, including railings and metal trim, and the caulking of all exterior cracks and joints on these balconies and walls.

(b) By the unit owner. The responsibility of the owner shall be as follows:

- (1) To maintain, repair and replace at his expense all portions of his unit, including all non-supporting walls and additions, except the portions to be maintained, repaired and replaced by the Association. Included, but not limited to, are windows, screens and glass, kitchen equipment, doors, airflow ducts, heating and air conditioning equipment, hot water heater, unit plumbing and cut-off valves, carpeting and other contents of the unit.
- (2) Not to paint, display signs, or otherwise decorate or change the appearance of any portion of the exterior of the condominium building, including but not limited to balconies, except as otherwise noted in Section 11 of Paragraph XVII of this Declaration.

- (3) Not to make any alterations to his unit which would remove any portion of, or make any additions to common elements or do anything which would adversely affect the safety or soundness of the common elements or any portion of the condominium property which is to be maintained by the Association.
- (4) To promptly report to the Association any defects or need for repairs if the responsibility for the remedying is that of the Association.

Section 2. Common Elements. The maintenance and operation of all common elements shall be the responsibility and expense of the Association."

5. The Declaration of Condominium is amended to add a new paragraph XXII, as follows:

"XXII.

Alterations and Additions

After the completion of initial additions included in the common elements which are contemplated by this Declaration, there shall be no material alteration or substantial additions to the common elements not approved in advance at a meeting called and noticed in accordance with the By-Laws by an affirmative vote of seventy-five percent of all the owners. However, the approval requirements of other paragraphs of this Declaration must be observed where applicable."



PINELLAS COUNTY FLA.
INST # 90-035463

*** OFFICIAL RECORDS ***
BOOK 7194 PAGE 1790

01 RECORDING
REC 10.50
DS _____
INT _____
FEES _____
MTF _____
P/C _____
REV _____
TOTAL 10.50

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
HARBOR OAKS PLACE, A CONDOMINIUM

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on January 17, 1990, by a vote of not less than 75% of the unit owners present and voting and after the unanimous adoption of a resolution proposing said amendments by the Board of Administration, the Declaration of Condominium for HARBOR OAKS PLACE, A CONDOMINIUM as originally recorded in O.R. Book 4032, Page 1295, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

"The Declaration of Condominium of HARBOR OAKS PLACE, A CONDOMINIUM is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium."

IN WITNESS WHEREOF, HARBOR OAKS PLACE, has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 7th day of February, 1990.

HARBOR OAKS PLACE, INC.

(Corporate Seal)

By: [Signature]
President

ATTEST:

Elaine K. Hoon
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 7th day of February, 1990, personally appeared before me Robert R. Pomeroy, President, and Elaine K. Hoon, Secretary of HARBOR OAKS PLACE, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

Jacqueline Gooder
Notary Public

Prepared by: LAURA RAYBURN
Address: 1968 Bayshore Blvd.
Dunedin, FLA 34626

KARLEEN F. DEBLAKER, CLERK
FEB 8, 1990 11:39AM

RETURN TO: Robert L. Smalley
30 Turner St. Apt-405
Clearwater, FLA 34616

NOTARY PUBLIC, State of Florida
My Commission Expires September 19, 1992

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM PLAT BOOK 14 PAGES 21-25

SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
FOR
HARBOR OAKS PLACE, A CONDOMINIUM

1. Articled XII, Section 1 of the Declaration of
Condominium is amended to read as follows:

"Section 1. Common expenses, including those required under any management contract, shall be assessed against each condominium parcel owner by the Association as provided in paragraphs VI and VII hereof. Assessment payments, not received by the Association by the published deadline date, shall be fined a \$10.00 late fee. All such assessments, including reasonable attorney's fees and other costs of collecting same, together with interest at the highest rate allowed by law, shall be secured by a lien against the condominium parcel against which it is made and such lien shall arise in favor of the Association and shall come into effect upon recordation of this Declaration. Said lien shall date back to the date of the Declaration and shall be prior to the creation of any homestead status or any subsequent lien or encumbrance, ~~whether or not said lien shall be subordinate and inferior to that of any institutional first mortgage.~~ whether or not said lien shall be subordinate and inferior to that of any institutional first mortgage."

RECORDING 1 \$10.50
TOTAL: \$10.50
CASH AMT. TENDERED: \$20.00
CHANGE: \$9.50



CI RECORDING
REC 15.00
EN
INT
FEE
MUR
RIR
RHW

89078061

OR6968PG0004

CERTIFICATE OF AMENDMENT
TO
AMENDED
DECLARATION OF CONDOMINIUM
OF

HARBOR OAKS PLACE, A CONDOMINIUM

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on March 29, 1989, by a vote of not less than 75% of the unit owners present and voting and after the unanimous adoption of a resolution proposing said amendments by the Board of Administration, the Amended Declaration of Condominium for HARBOR OAKS PLACE, A CONDOMINIUM as originally recorded in O.R. Book 4032, Page 1295, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

"The Declaration of Condominium of HARBOR OAKS PLACE, A CONDOMINIUM is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Condominium."

IN WITNESS WHEREOF, HARBOR OAKS PLACE, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 31st day of March, 1989.

HARBOR OAKS PLACE, INC.

(Corporate Seal)

KARLEEN L. GRIFFIN
CLERK OF CIRCUIT COURT
PINELLAS COUNTY, FLA.

By: [Signature]
President

COMAR 31 APR 1989

15080461 RMH 03-31-89
01
RECORDING

12:11:40

1 \$15.00

TOTAL: \$15.00
CASH AMT. TENDERED: \$20.00
CHANGE: \$5.00

ATTEST:
Elinor K. Hoon
Secretary

STATE OF FLORIDA

COUNTY OF PINELLAS

On this 31st day of March, 1989, personally appeared before me Robert R. Pomeroy, President, and Elinor K. Hoon, Secretary of HARBOR OAKS PLACE, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

[Signature]
Notary Public

My Commission Expires:

NOTARY PUBLIC, State Of Florida
My Commission Expires August 2nd, 1992

Prepared by: LAURA J. RABURN P.A.

Address: 1968 BAYSHORE BLVD.
DUNEDIN, FLORIDA 34698

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM
PLAT BOOK 14 PAGES 21-25

PREPARED BY:
Robert L. Smalley
30 TAMER ST. APT-403
CLEARWATER, FLORIDA 34626

SCHEDULE OF AMENDMENTS
TO
DECLARATION OF CONDOMINIUM
FOR
HARBOR OAKS PLACE, A CONDOMINIUM

1. Article XVII of the Declaration of Condominium is amended by adding a new Section 13 to read as follows (New Provision. Amendment does not change present text):

Section 13. After September 13, 1988, each unit which is sold, leased or rented shall be permanently occupied by at least one person fifty-five (55) years of age or older, and by no persons under the age of eighteen (18). Persons shall be considered to be permanently occupying a unit when they make such unit their place of residence for more than ninety (90) consecutive days in any annual period. Units which are involuntarily transferred, such as by inheritance or mortgage foreclosure, may be permanently occupied by persons under the age of fifty-five (55), but over the age of eighteen (18), so long as at least eighty percent (80%) of the units occupied since September 13, 1988 have at least one permanent occupant fifty-five (55) years of age or older."

2. Article XVIII, Section 1 is amended to read as follows:

"Section 1. Sales. Prior to the sale or transfer of a condominium parcel, any member desiring to sell or transfer shall first submit the name of the proposed purchaser and the contract of sale, together with other pertinent information on the application form provided, to the Board of Directors for their its approval, or disapproval, which shall be given within thirty (30) days from the date of this submission of the contract of sale. Approval shall be contingent upon inclusion in the contract and application form of language and information insuring compliance with this Declaration, the Articles of Incorporation, the By-Laws of the Association, the Condominium Act, and approved rules, regulations and guidelines of the Association. If approved, the approval of the Board shall be in writing and executed in such manner as to entitle it to be recorded in the Public Records of Pinellas County, Florida. If no action is taken within thirty (30) days, the transfer shall be deemed to have been approved by the Board of Directors.

If the transfer be disapproved, the Directors shall have thirty (30) days from the date of disapproval within which to purchase the condominium parcel on the same terms and conditions as contained in the contract of sale. such disapproval shall cite specifically the grounds for such action. If the Directors fail to exercise their option to purchase within said thirty (30) day period, then the members shall be free to sell and convey to the intended purchaser. disapproval is based on failure to establish the proof of compliance cited above. no further action by the Board of Directors is

EXHIBIT "A"

required unless the seller submits amended or additional documentation establishing compliance. If disapproval is for other reasons, the Directors shall have thirty (30) days from the date of disapproval within which to purchase the condominium parcel on the same terms and conditions as contained in the contract of sale. If the Directors fail to act exercise their option to purchase within thirty (30) days as above provided or fail to exercise their option within thirty (30) days as herein provided, they shall furnish a certificate to that effect in form recordable in the Public Records of Pinellas County, Florida.

The provisions of this Section shall not be applicable to any sale made by the undersigned, to any sale or transfer made by an institutional mortgagee acquiring title as a result of the foreclosure of its mortgage or by voluntary acceptance of a transfer of title in lieu of such foreclosure, to a purchaser acquiring title in such foreclosure proceedings, or accepting title in lieu of foreclosure, or to sales made pursuant to order or decree of court in connection with the foreclosure of an institutional first mortgage. However, purchasers acquiring title in such foreclosure proceedings or by sales made pursuant to order or decree of court in connection with the foreclosure of an institutional first mortgage must submit to the Board of Directors similar proof insuring compliance with the official documents, rules, regulations and guidelines of the Association before becoming a permanent resident of Harbor Oaks Place."



89031342

OR6932PG1374

AMENDED

FEB -7 1989

AMENDMENT TO THE

AMENDED

DECLARATION OF CONDOMINIUM

OF

HARBOR OAKS PLACE
A Condominium15069267 RMH 02-07-89
RECORDING

11:32:40

1 \$6.00

TOTAL: \$6.00
CASH ANT. TENDERED: \$20.00
CHANGE: \$14.00

The following amendment to the Amended Declaration of Condominium for HARBOR OAKS PLACE, A CONDOMINIUM, recorded in O.R. Book 4032, at page 1295, et sq, Public Records of Pinellas County, Florida is effective from the date of recordation of this amending instrument. The amendment was approved under authority of Paragraph IX, Section 1 of the foregoing cited Amended Declaration of Condominium at the regular annual meeting of unit owners on January 18, 1989. The amendment was approved by an affirmative vote exceeding seventy-five per cent of the unit owners present and voting as prescribed by Paragraph IX, Section 1 of the foregoing cited Amended Declaration of Condominium.

Amendment to Paragraph XVII, Restrictions:

Add Section 12. No one person or entity (immediate family members or organization) shall own more than two (2) apartments at Harbor Oaks Place at one time.

HARBOR OAKS PLACE, INC.

By

Robert R. Pomeroy - President

Attest:

Elinor K. Hoon

Elinor K. Hoon - Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 3rd day of February, 1989, by Robert R. Pomeroy, President, and Elinor K. Hoon, Secretary respectively of HARBOR OAKS PLACE, Inc., on behalf of said corporation,

Patricia Cobb Braun



NOTARY PUBLIC, State of Florida
My Commission Expires June 13, 1992

Robert L. Smalley
30 Turner St. APT-403
Clearwater, Florida 34616



PAGE 3

87050757

O.R. 6437 PAGE 625

Amendment to Paragraph XVIII
Transfer of Condominium Parcels

Page 13. Delete Section 2 Leasing, and Amendment thereto dated
16 February 1981, and substitute the following:

Section 2, Leasing. No unit shall be leased or rented by the
respective unit owner thereof for transit or hotel purposes, which
are hereby defined as (a) rentals for less than twelve (12) months,
or (b) rentals where the occupants of the unit are to be provided
services, such as room service for food and beverage, maid service,
furnishing of laundry and linens, and bellboy services. All leases
or rentals are to be for a period of twelve (12) months, but renewal(s)
or extension(s) of lease or rental are allowed for periods not to
exceed twelve (12) months. Prior to the lease, rental, renewal or
extension of lease or rental of a Condominium parcel, the member
desiring to lease, rent, renew or extend shall first submit the name
of the proposed occupant(s) with other pertinent information on the
application form provided and a copy of the lease, rental, renewal or
extension contract to the Board of Directors for its approval or
disapproval. Such approval or disapproval shall be given within
thirty (30) days from the date of submission of the application with
the accompanying contract. Approval shall be contingent upon inclusion
in the contract of language insuring compliance with this Declaration,
the Articles of Incorporation, the By-Laws of the Association, the
Condominium Act, and approved rules, regulations and guidelines of the
Association. Disapproval shall cite specifically the grounds for such
action. Other than for the foregoing, the owner or owners of the
respective units shall have the right to lease same.

HARBOR OAKS PLACE, INC.

Karl F. DeBlanc
MAR 2 1 02 PM '87

By *Robert R. Pomeroy*
Robert R. Pomeroy
President

Attest:

Elinor K. Hoon
Elinor K. Hoon - Secretary

STATE OF FLORIDA }
COUNTY OF PINELLAS }

15 15870422 40 1. 02MCB7
40 5.00
TOTAL 5.00 CASH

The foregoing instrument was acknowledged before me this 13 day
of February, 1987, by Robert R. Pomeroy, President, and Elinor K. Hoon,
Secretary respectively of HARBOR OAKS PLACE, INC. on behalf of said
corporation.

NOTARY PUBLIC, State of Florida
My Commission Expires August 5th, 1990.

My commission expires:

40 Fee 5.00
41 DS
43 Int
Tot 5.00 *OH*

att: Robert Pomeroy
Return Harbor Oaks Place
30 Turner St
Clearwater 33516



81024374

AMENDMENTS TO THE

O.R. 5150 PAGE 523

AMENDED

DECLARATION OF CONDOMINIUM

OF

HARBOR OAKS PLACE
A Condominium

Cash All Lhs
49 Rec 7.00
41 DS
43 Int
Tot 7.00

CONDOMINIUM PLATS PERTAINING HERETO ARE ORIGINALLY FILED IN CONDOMINIUM PLAT BOOK 12, PAGES 21 THRU 28.
AMENDED IN CONDOMINIUM PLAT BOOK 14, PAGES 87 THRU 88.

14 14961431 72 0001. 17F881
40 7.00
7.00 CA

The following amendments to the Amended Declaration of Condominium for HARBOR OAKS PLACE, A CONDOMINIUM, recorded in O.R. Book 4032, at page 1295, et sq, Public Records of Pinellas County, Florida is effective from the date of recordation of this amending instrument. The amendments were approved under authority of Paragraph IX, Section 1 of the foregoing cited Amended Declaration of Condominium at the regular annual meeting of unit owners on January 21, 1981. The amendments were approved by an affirmative vote exceeding seventy-five per cent of the unit owners present and voting as prescribed by Paragraph IX, Section 1 of the foregoing cited Amended Declaration of Condominium.

Amendment to Paragraph III, Section 9,
Voting

Section 9. Amended by adding the following:

In the case of any apartment owned by the Association, Harbor Oaks Place, Inc., voting rights will be exercised only in the case of a tie or in cases where the vote would be decisive, said vote to be cast in accord with a majority vote of members of the Board of Directors present and voting.

Amendment to Paragraph IV Number and
Qualification

Section 1a. Amended by adding the following:

Vacancies of the Board of Directors occurring between Annual Meeting of the Association may remain vacant or be filled by election of a replacement or replacements by the Board of Directors at a meeting of the Board of Directors called for that purpose or at a Special Meeting of the Association called for that purpose in accordance with Paragraph III, Section 4 of these Bylaws.

RECORDED
PINELLAS CO. FLORIDA
Clerk of Circuit Court
Feb 17 2 27 PM '81

M. Carter
44-658

Amendment to Paragraph XVII,
Restrictions

Section 10, (Page 11) Amended by adding the following: In addition, except for the family of members of record of the Association as of February 1, 1981, no individual who has not attained his or her eighteenth birthday may become a permanent resident of Harbor Oaks Place subsequent to February 1, 1981.

Amendment to Paragraph XVIII,
Transfer of Condominium Parcels

Page 13. Amended by adding the following:

Prior to the lease or rental of a Condominium parcel, the member desiring to lease or rent shall first submit the name of the proposed occupant(s) with other pertinent information on the application form provided and a copy of the lease or rental contract to the Board of Directors for its approval or disapproval. Such approval or disapproval shall be given within thirty (30) days from the date of the submission of the application to lease or rent with the accompanying contract. Approval shall be contingent upon inclusion in the contract of language insuring compliance with this Declaration, the Articles of Incorporation, the Bylaws of the Association, the Condominium Act and approved rules, regulations and guidelines of the Association. Disapproval shall cite specifically the grounds for such action.

HARBOR OAKS PLACE, INC.

By Donald J. Roy
Donald J. Roy
President

Attest:

Evelyn L. Figush
Evelyn L. Figush-Secretary

STATE OF FLORIDA }
COUNTY OF PINELLAS }

The foregoing instrument was acknowledged before me this 16th day of February, 1981, by Donald J. Roy, President, and Evelyn L. Figush, Secretary respectively of HARBOR OAKS PLACE, INC. on behalf of said corporation.

Phyllis J. Cochran
Notary Public

My commission expires:



80016105

O.R. 4975 PAGE 885

AMENDMENT TO THE
AMENDED
DECLARATION OF CONDOMINIUM
OF
HARBOR OAKS PLACE
A Condominium

The following amendment to the Amended Declaration of Condominium for HARBOR OAKS PLACE, A CONDOMINIUM, recorded in O.R. Book 4032, at page 1295, et sq, Public Records of Pinellas County, Florida is effective from the date of recordation of this amending instrument. The amendment was approved under authority of Paragraph IX, Section 1 of the foregoing cited Amended Declaration of Condominium at the regular annual meeting of unit owners on January 16, 1980. The amendment was approved by an affirmative vote exceeding seventy-five per cent of the unit owners present and voting as prescribed by Paragraph IX, Section 1 of the foregoing cited Amended Declaration of Condominium.

Amendment to Paragraph XVII, Restrictions:

Section 11. No unit owner(s) shall cause or permit any alteration, change, or addition to his or her (their) unit which in any way alters, changes, or modifies the original structural design, silhouette, configuration, or color scheme of the building exterior. Not prohibited is the appropriate display of the flag or appropriate seasonal decorations using temporary fastening devices.

HARBOR OAKS PLACE, INC.

By Mack J. McCaughey
Mack J. McCaughey - President

Attest:

Donald J. Roy
Donald J. Roy - Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me on this 28th day of January, 1980, by Mack J. McCaughey, President, and Donald J. Roy, Secretary respectively of HARBOR OAKS PLACE, Inc., on behalf of said corporation.

Phyllis J. Calkins
Notary Public

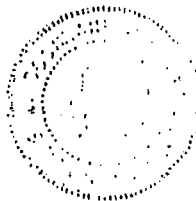
My commission expires:
Notary Public, State of Florida at Large
My Commission Expires Feb. 27, 1982
Bonded By American Life & Casualty Company

Claude L. Crawford
Apt 608 - 30 Turner St.
Clearwater, Fla. 33576

01 Cash 11 Chg
40 Prc 4.00
41 US
43 Int
Tot 4.00

1515293962 70 0001. 30JARD
40 4.00
4.00 CA

JAN 30 10 12 AM '80
CLERK CIRCUIT COURT
STATE OF FLORIDA





MAY 23 12 24 PM '73

AMENDED

DECLARATION OF CONDOMINIUM

OF

HARBOR OAKS PLACE,
A Condominium

I.

Submission Statement

The undersigned hereby submits the condominium property,
hereinafter described, to condominium ownership.

II.

Name

The name by which this condominium is to be identified
is HARBOR OAKS PLACE, A Condominium.

III.

Legal Description

Being the Easterly part of Block 10
of J. K. Cass as recorded in Plat Book
10, Page 39 of the Public Records of
Pinellas County, Florida, and being
described as follows: For a P.O.B.
begin at the N.E. corner of said Block
10, thence S 89°53'57" W along its
North boundary (same being also the
South boundary of Rogers Street), 252.27';
thence S 20°32'54" W, 309.66' to the
North boundary of Turner Street; thence
S 89°58'31" E along the said North
boundary 361.81' to the S.E. corner of
said Block 10; thence N 00°10'03" W
along the West boundary of Orange
Avenue, 290.25' to the P.O.B.

IV.

Identification of Units

The units of this Condominium are identified by number
shown on Exhibit "A" attached hereto and incorporated herein.
(Amended Condominium Plat pertaining hereto recorded in
Condominium Plat Book 14, Pages 21, 22, 23, 24 and 25.)

The original Declaration of Condominium is being amended herewith
and is being refiled in order to correct surveyor's misnumbering
of the condominium units.

RETURN TO:

The instrument prepared by John D. Fito
NOTARIAL PUBLIC, 401 W. 11th St.,
MILWAUKEE, WIS. 53233, P.A.
1323 E. 4th Street
CORTLANDT, FLORIDA 33716

V.

Survey, Plot Plan, and Graphic
Description of Improvements

All information required by Section 711.08 (e) of the Florida Statutes is contained in Exhibit "A" attached hereto and by reference incorporated herein.

VI.

Percentage of Ownership of Common Elements

<u>Unit Number</u>	<u>% of Interest in Common Elements</u>
201	1.46
202	1.41
203	1.41
204	1.46
205	1.46
206	1.10
207	1.10
208	1.46
301	1.46
302	1.41
303	1.41
304	1.46
305	1.46
306	1.10
307	1.10
308	1.46
401	1.46
402	1.41
403	1.41
404	1.46
405	1.46
406	1.10
407	1.10
408	1.46
501	1.46
502	1.41
503	1.41
504	1.46
505	1.46
506	1.10
507	1.10
508	1.46
601	1.46
602	1.41
603	1.41
604	1.46
605	1.46
606	1.10
607	1.10
608	1.46
701	1.46
702	1.41
703	1.41

704	1.46
705	1.46
706	1.10
707	1.10
708	1.46
801	1.46
802	1.41
803	1.41
804	1.46
805	1.46
806	1.10
807	1.10
808	1.46
901	1.46
902	1.41
903	1.41
904	1.46
905	1.46
906	1.10
907	1.10
908	1.46
1001	2.27
1002	2.09
1003	2.27
1004	2.27
1005	1.95
1006	2.27

VII.

Common Expenses and Common Surplus

Each unit owner shall share that percentage of the common expenses, and own that percentage of the common surplus, as designated in paragraph VI above.

VIII.

Voting Rights

Each Condominium parcel shall be entitled to one vote which shall be cast by the respective unit owner. In the event a unit is owned by more than one owner, the total owners of such unit shall collectively be entitled to cast the only vote attributed to such unit. Voting may be by proxy in accordance with the provisions of the bylaws of the Condominium Association.

IX.

Amendments

Section 1. Except as otherwise provided herein, this

Declaration may be amended at any regular or special meeting of unit owners called and noticed in accordance with the bylaws, by an affirmative vote of seventy-five per cent of the unit owners present and voting.

Section 2. The provision of Section 1 shall not apply to any amendment attempting to change (a) any condominium parcel, (b) voting rights, (c) percentages of sharing common expenses and owning common surplus, or (d) any provision contained herein pertaining to termination. In order to change any of the foregoing by amendment or otherwise, the affirmative vote of all unit owners, together with the joinder of all record owners of liens in the execution of such amendment shall be required.

Section 3. All amendments shall be recorded as required by law.

Section 4. Notwithstanding anything herein contained to the contrary, no amendment of this Declaration or of the bylaws which in any way alters, changes, limits, diminishes, or otherwise affects any institutional mortgagee's position, right or equity as mortgagee of any condominium parcel shall be effective without the joinder of said institutional mortgagee.

X.

Association

The name of the Association responsible for the operation of this condominium is HARBOR OAKS PLACE, INC., a corporation not for profit under the laws of the State of Florida. A copy of the Articles of Incorporation of the Association is attached hereto as Exhibit "A" and by reference incorporated herein.

XI.

Bylaws

The bylaws of this condominium are set forth in Exhibit "C" attached hereto and by reference incorporated herein.

XII.

Assessments

Section 1. Common expenses, including those required under any management contract, shall be assessed against each condominium parcel owner by the Association as provided in paragraphs VI and VII hereof. All such assessments, including reasonable attorney's fees and other costs of collecting same, shall be secured by a lien against the condominium parcel against which it is made and such lien shall arise in favor of the Association and shall come into effect upon recordation of this Declaration. Said lien shall date back to the date of this Declaration and shall be prior to the creation of any homestead status or any subsequent lien or encumbrance, except that said lien shall be subordinate and inferior to that of any institutional first mortgage.

Section 2. If an institutional mortgagee obtains title to a condominium parcel as the result of foreclosure of a first mortgage thereon or by voluntary conveyance in lieu of such foreclosure, said mortgagee shall not be liable for the share of common expenses or assessments by the Association pertaining to such condominium parcel or chargeable to the former owner thereof which became due prior to acquisition of title by said mortgagee. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectible from all of the

owners of condominium parcels, including such acquirer, his successors and assigns.

XIII.

Termination

The unit owners may remove the condominium property from the provisions of the Condominium Act in the manner provided by said Condominium Act, and pursuant to the provisions thereof. The Condominium further may be terminated by the affirmative vote of seventy-five per cent of the unit owners, as authorized and provided in paragraph XIV herein.

XIV.

Insurance

The Association, through its Board of Directors, shall purchase an insurance policy insuring the building and improvements erected upon the property, all fixtures and personal property owned in common by the unit owners, against loss or damage by fire and hazards covered by windstorm and extended coverage endorsement; such policy shall be in an amount which shall be equal to the maximum insurable replacement value as determined annually by the insurance carrier. The policy shall be purchased in the name of the Association for the benefit of the Association, the unit owners, and their mortgagees as their interests may appear, and provision shall be made for the issuance of mortgagee endorsements to the mortgagees of the respective units.

In the event of loss, the Association shall use the net insurance proceeds to repair and replace damage to real or personal property covered by the policy, with any excess to be payable to the unit owners and their mort-

gagees as their interests may appear. Any reconstruction, repair, or replacement shall be in accordance with the plans and specifications for the building prepared by Watson & McElmurry, Architect, said plans being on file with the Building Department of the City of Clearwater, Pinellas County, Florida.

If the insurance proceeds are insufficient to cover the loss the Association shall levy an assessment against the unit owners in accordance with this Declaration to cover any deficiency.

In the event the common elements are totally destroyed or damaged, or in the event that said common elements are damaged or destroyed in excess of fifty per cent of their then value, the common elements shall nevertheless be rebuilt as heretofore provided, unless seventy-five per cent of all unit owners shall elect within thirty (30) days not to rebuild, in which event the Condominium shall be terminated, the insurance proceeds shall be disbursed to the unit owners and their mortgagees as their interests may appear.

In addition to the above and foregoing insurance, the Association, through its Board of Directors, shall purchase and keep in effect a comprehensive public liability policy, insuring the Association, its Board of Directors, Officers, and unit owners against possible liabilities arising out of the use of the common elements, units and easements. Said policy shall be in an amount of not less than \$100,000 / \$300,000 personal injury, and \$25,000 property damage.

The Association further shall, if required by State

Laws, carry Workmen's Compensation Insurance Policy, which policy will comply with the requirements of the Laws of the State of Florida.

All insurance premiums shall be included and treated as a common expense

XV.

Common Elements

The common elements shall remain undivided and no condominium unit owner shall bring any action for partition division of the whole or any part thereof. The ordinary rights of tenants in common to partition, at common law or by statute, are expressly waived. No person claiming an interest in the common elements by any source whatever shall be entitled to possession or occupancy until and unless he is likewise vested of title to the condominium unit pursuant unto the provisions hereof. The common elements shall include within its meaning in addition to the items listed in the Florida Condominium Act, Section 711.06, the following terms:

1. An exclusive easement for the use of the air space occupied by the condominium building, as it exists at any particular time and as the same may lawfully be altered.
2. An undivided share of the condominium surplus.
3. Cross easements for egress and ingress, supports, maintenance, repairs, replacements and utilities.
4. Easements for encroachments by the perimeter walls, ceiling and floor surrounding each condominium unit caused by the settlement or movement of the building or by minor inaccuracies in the building or rebuilding which now exists or hereafter exists.

5. The land on which the building housing the units is located and the remaining lands included in the condominium parcel described above.

6. All parts of improvement on said land not located within the condominium unit.

7. An easement of support in every portion of the unit which contributes to the support of the unit.

8. All external walls of the units other than the internal surfaces thereof.

9. All stairways and external walks.

XVI.

Parking

The initial directors of the Association shall establish a parking plan and in connection therewith will allocate and assign one (1) parking space to each of the units in the Condominium. Additional parking spaces shall be allocated as guest parking spaces and shall be used in common by unit owners' guests and invitees, pursuant to reasonable rules and regulations to be adopted from time to time by the Association. Upon the directors' having completed the parking plan, unit owners agree that they will park in their respective allocated spaces and that such plan shall not be changed or amended except upon the vote of ninety per cent of the unit owners. The parking plan need not be recorded in the Public Records but the Association shall keep said plan in its records and make same available to unit owners at all reasonable times.

XVII.

Restrictions

All unit owners in addition to any other obligation,

duty, right and limitation imposed upon them by this declaration, the Articles of Incorporation and Bylaws of the Association and the Condominium Act, shall be subject to and agree to abide by the following restrictive covenants which shall be applicable to all unit owners, their families, guests, invitees, tenants and lessees, to wit:

Section 1. No unit shall be used for any purpose than for residential purposes.

Section 2. All unit owners shall keep and maintain their respective units in good condition and repair, and shall promptly pay for all utilities which are separately metered to the unit.

Section 3. Except for name plates of uniform size and design approved by the Board of Directors, no unit owner shall cause any signs to be posted or affixed to any of the common elements or in any unit in which such sign may be seen from the common elements.

Section 4. Unit owners, their families, guests, invitees, or lessees shall in no way deface or mar, or make any alteration, repair or replacement, or change, in or to the common elements, and shall be liable for damages therefor.

Section 5. All common hallways, balconies and passages shall be kept free for their intended use by the unit owners in common, and shall in no event be used as storage areas by the individual unit owners, either on a temporary or permanent basis.

Section 6. No clothing, bedding, or other similar items, shall be dried or aired in any outdoor area, nor shall any such items be hung over or on balconies.

Section 7. All garbage or trash shall be placed in

the disposal installations provided for such purposes by the Association.

Section 8. All occupants of units shall exercise extreme care about making noises, or the use of musical instruments, radios, televisions and amplifiers that may tend to disturb other occupants.

Section 9. No occupant shall play upon, or suffer to be played upon, any musical instrument, or permit to be operated a phonograph or radio loud speaker in such occupant's unit between the hours of 11:00 o'clock P.M. and the following 9:00 o'clock A.M., if the same disturb or annoy other occupants of the building; and in no event shall either vocal or instrumental music be practiced for more than two (2) hours in any day or between the hours of 6:00 o'clock P.M. and the following 9:00 o'clock A.M.; nor shall an occupant commit or permit any nuisance, immoral or illegal act in his unit or in the common elements;

Section 10. No one bedroom unit in the Condominium shall be permanently occupied by more than two individuals, and no two bedroom unit shall be permanently occupied at any time by more than four individuals, and no three bedroom unit shall be permanently occupied at any time by more than six individuals, except as otherwise provided herein.

The above and foregoing restrictive covenants shall only be amended in the manner as provided for the amendment of this Declaration. The Condominium shall have the right to make and amend reasonable rules and regulations respecting the use of the property in the Condominium as is provided for in its Articles of Incorporation.

XVIII.

Transfer of Condominium Parcels

Section 1. Sales. Prior to the sale or transfer of a condominium parcel, any member desiring to sell or transfer shall first submit the name of the proposed purchaser and the contract of sale to the Board of Directors for their approval, or disapproval, which shall be given within thirty (30) days from the date of the submission of the contract of sale. If approved, the approval of the Board shall be in writing and executed in such manner as to entitle it to be recorded in the Public Records of Pinellas County, Florida. If no action is taken within thirty (30) days, the transfer shall be deemed to have been approved by the Board of Directors.

If the transfer be disapproved, the Directors shall have thirty (30) days from the date of disapproval within which to purchase the condominium parcel on the same terms and conditions as contained in the contract of sale. If the Directors fail to exercise their option to purchase within said thirty (30) day period, then the member shall be free to sell and convey to the intended purchaser. If the Directors fail to act within thirty (30) days as above provided or fail to exercise their option within thirty (30) days as herein provided, they shall furnish a certificate to that effect in form recordable in the Public Records of Pinellas County, Florida.

The provisions of this Section shall not be applicable to any sale made by the undersigned; to any sale or transfer made by an institutional mortgagee acquiring title as a result of the foreclosure of its mortgage or

by voluntary acceptance of a transfer of title in lieu of such foreclosure; to a purchaser acquiring title in such foreclosure proceedings, or accepting title in lieu of foreclosure, or to sales made pursuant to order or decree of court in connection with the foreclosure of an institutional first mortgage.

Section 2. Leasing. No unit shall be leased or rented by the respective unit owner thereof for transit or hotel purposes, which are hereby defined as (a) rentals for less than twelve (12) months, or (b) rentals where the occupants of the unit are to be provided services, such as room service for food and beverage, maid service, furnishing of laundry and linens, and bell boy services. Other than for the foregoing, the owner or owners of the respective units shall have the right to lease same provided that all such leases are made subject to this Declaration, the Articles of Incorporation, and the bylaws of the Association, and the Condominium Act.

XIX.

Mortgages

An owner of a parcel may mortgage his parcel or any interest therein without the approval of the Association to a bank, life insurance company or federal savings and loan association. There shall be no other mortgagee except with the approval of the Association. Such approval of any other mortgagee may be upon conditions determined by the Association or may be arbitrarily withheld.

XX.

Initial Officers and Directors

The officers and directors of the Association who shall serve until their successors have been elected as

provided in the Articles of Incorporation and the bylaws of the Association are as follows:

Jo Ann C. East	Director	President
Robert S. Hooper	Director	Vice President
Dorothy C. Hayward	Director	Secretary-Treasurer

XXI.

Restraint Upon Assignment

The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to his unit.

THIS AMENDED DECLARATION for the Creation and Establishment of HARBOR OAKS PLACE, A Condominium, including exhibits attached hereto, made and entered into and submitted this 23rd day of May, A.D. 1973.

Witnesses:

Jo Ann C. East
Robert S. Hooper

VIWAY, INC.

By Victor N. Kirby
Victor N. Kirby
Vice President

Attest: Margaret E. Kirby
Margaret E. Kirby
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY, that on this 23rd day of May, A.D. 1973, before me personally appeared VICTOR N. KIRBY and MARGARET E. KIRBY, Vice President and Secretary respectively of VIWAY, INC., a corporation under the Laws of the State of Florida, to me known to be the persons described in and who executed the foregoing Amended Declaration and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of May, A.D. 1973.

Jo Ann C. East
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COM. EXPIRES 12/31/77
BONDED IN FLORIDA \$10,000.00 UNUSUAL/WHITE

● 中国好声音



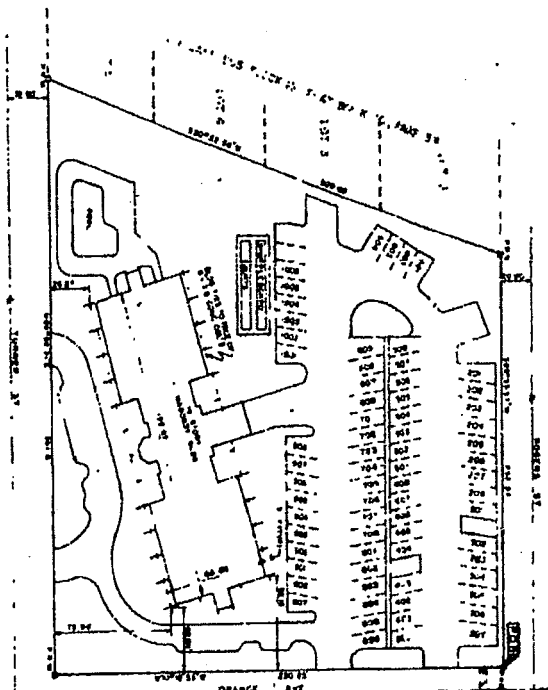
3531 NW-2

HARBOR OAKS PLACE

**A CONDOMINIUM AS ASSOCIATION
CITY OF CLEARWATER, FLORIDA
SECTION 96, TOWNSHIP 22S, RANGE 12E
PINELLAS COUNTY, FLORIDA**

CONDOMINIUM
BOOK _____ PAGE _____

DISCOUNTS
 South Inc. Executive Dept. of Sales to do a 10% cut in discounts to retail buyers of South Inc. products to encourage them to buy more. The company's executives are looking for the retail buyer to buy a greater volume of goods from the company. The company's executives are looking for the retail buyer to buy a greater volume of goods from the company. The company's executives are looking for the retail buyer to buy a greater volume of goods from the company.



-2- **SCALE 1:100**

[illegible]

David B. Brown?

All C's

[illegible][illegible][illegible][illegible]

HARBOR OAKS PLACE

A CONDOMINIUM AS AMENDED

SECTION 18, TOWNSHIP 28S, RANGE 15E, PINELLAS COUNTY, FLORIDA

APARTMENT NUMBER	TYPE	% OF COMMON ELEMENTS
1001, 1003, 1004, 1005	1 BEDROOM - 2 BATH	2.27
1002	2 BEDROOM - 2 BATH	3.53
1006	2 BEDROOM - 2 BATH	3.53
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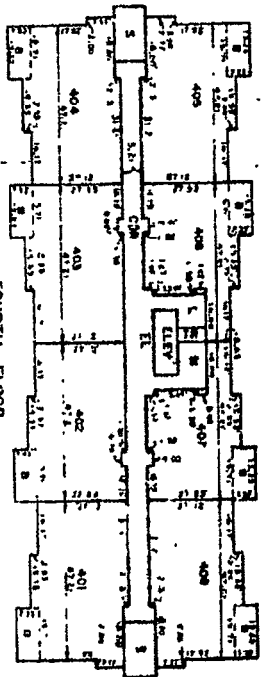
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2nd	85.00	85.00
3rd	86.00	86.00
4th	87.00	87.00
5th	88.00	88.00
6th	89.00	89.00
7th	90.00	90.00
8th	91.00	91.00
9th	92.00	92.00
10th	93.00	93.00
11th	94.00	94.00
12th	95.00	95.00
13th	96.00	96.00
14th	97.00	97.00
15th	98.00	98.00
16th	99.00	99.00
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18th	101.00	101.00
19th	102.00	102.00
20th	103.00	103.00
21st	104.00	104.00
22nd	105.00	105.00
23rd	106.00	106.00
24th	107.00	107.00
25th	108.00	108.00
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28th	111.00	111.00
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30th	113.00	113.00
31st	114.00	114.00
32nd	115.00	115.00
33rd	116.00	116.00
34th	117.00	117.00
35th	118.00	118.00
36th	119.00	119.00
37th	120.00	120.00
38th	121.00	121.00
39th	122.00	122.00
40th	123.00	123.00
41st	124.00	124.00
42nd	125.00	125.00
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44th	127.00	127.00
45th	128.00	128.00
46th	129.00	129.00
47th	130.00	130.00
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51st	134.00	134.00
52nd	135.00	135.00
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11111

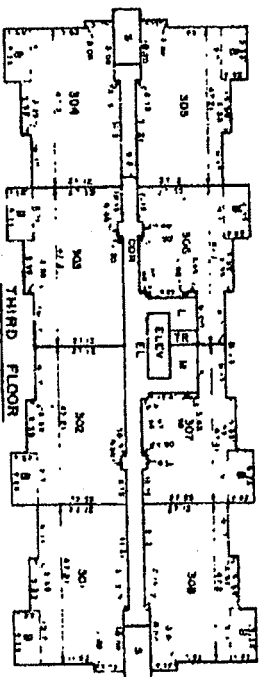
1566

HARBOR OAKS PLACE

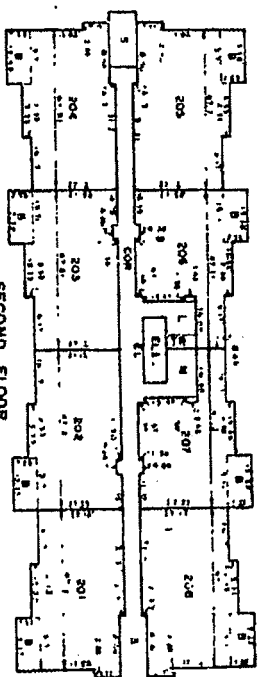
SECTION 15, TOWNSHIP 21S, RANGE 18E, PINELLAS COUNTY, FLORIDA



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

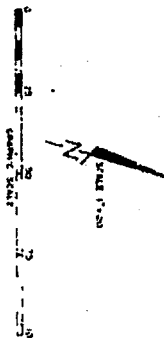


- LEGEND
- BALCONY
 - ELEVATOR SHAFT
 - ELEVATOR LOBBY
 - ELEVATOR
 - STAIRWAY
 - HALLWAY
 - COMMON AREA
 - UNIT WALL

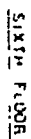
CERTIFICATE
 I HEREBY CERTIFY THAT ON MAY 4, 1977, I, GEORGE A. BERRY, JR., Surveyor of Harbor Oaks Place, a Condominium in accordance with the provisions of the Florida Condominium Act, have caused a survey to be made of the premises and have caused the same to be recorded in the public records of Pinellas County, Florida.

RECORDED AT
 PINELLAS COUNTY, FLORIDA
 MAY 4, 1977
 BOOK 1566, PAGE 1311

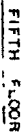
SECTION 16, TOWNSHIP 24S, RANGE 15E, PINELLAS COUNTY, FLORIDA



1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.



1. EQUATIONS OF FLUIDS ARE (1) AND (2) ARE SHOWN ON SHEET 2



POST OFFICE BOX 17

