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MIAMI-DADE COUNTY, FLORIDA

**FIRST AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
KEYSTONE VILLAS, A CONDOMINIUM**

Prepared by:

GATEWAY TITLE COMPANY  
Sidney Z. Brodie  
7270 NW 12<sup>th</sup> Street  
Penthouse I  
Miami, Florida 33126  
(305) 477-1155

Record and return to:

Gateway Title Company  
Sidney Z. Brodie  
7270 NW 12<sup>th</sup> Street  
Penthouse I  
Miami, Florida 33126

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**DECLARATION OF CONDOMINIUM OF**  
**KEYSTONE VILLAS, A CONDOMINIUM**

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**EXHIBITS TO FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
KEYSTONE VILLAS, A CONDOMINIUM**

- "A" PAGE 6 OF THE DECLARATION OF CONDOMINIUM OF KEYSTONE VILLAS, A CONDOMINIUM
- "B" FINAL SURVEY, PLOT AND FLOOR PLAN WITH SURVEYOR'S AFFIDAVIT OF COMPLETION FOR KEYSTONE VILLAS CONDOMINIUM

**FIRST AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
KEYSTONE VILLAS, A CONDOMINIUM**

VILLAS AT CORAL WAY, L.L.C., a Florida Limited Liability Company, hereinafter referred to as "Developer" does hereby declare as follows:

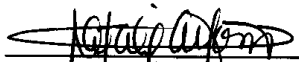

1. The Developer hereby amends the Declaration of Condominium of KEYSTONE VILLAS, A CONDOMINIUM, (the "Declaration") recorded in Official Records Book 23190 at Page 1808 in Miami-Dade County, Florida, and specifically Page 6 of said Declaration at Article 3.3(b) to reflect changes to the article, and it should now read as follows:

**"Parking Area.** Each unit owner shall have the exclusive right to use one parking space to be assigned by the Developer at the time a unit owner takes title to such respective unit. All owners of two and three bedroom units have the right of use for one additional unassigned parking space. The remaining unassigned parking spaces will be made available by the Developer, to the unit owners, on an exclusive right of use basis, by entering into a long term assignment of the same for an assignment price to be negotiated with the Developer. Remaining unassigned parking spaces shall be made available for use by guests of the unit owners and for handicapped parking, all as required by applicable law. It is estimated that all of the parking areas described above will be available for use by unit owners, concurrent with the closing on the first unit within the Condominium. All parking spaces shall be maintained by the Association as common elements, as herein defined in the Declaration of Condominium."

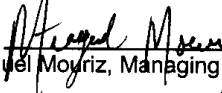
2. Developer further amends the Declaration by replacing Exhibit "C", the Survey, Plot Plan and Floor Plan of said Condominium, and adds the Surveyor's Affidavit of Completion.

Dated this 19th day of December, 2005.

Signed in the presence of:

  
Name: Natalie Adams  
  
Name: Juan Fernandez

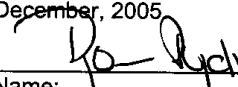
VILLAS AT CORAL WAY, L.L.C.  
A Florida Limited Liability Company

By:   
Miguel Mouriz, Managing Member

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 19 day of December, 2005, by Miguel Mouriz as Managing Member of Villas at Coral Way, L.L.C., a Florida Limited Liability Company, on behalf of and with full authority and at the direction of the Company; did affix thereto the official seal of said company. He is personally known to me or has produced driver's license as identification and did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal at Miami-Dade County, Florida, this 19 day of December, 2005.

  
Name: \_\_\_\_\_  
Notary Public, State of Florida  
My commission expires:





## KEYSTONE VILLAS CONDOMINIUM.

### LEGAL DESCRIPTION:

Lot 15, less the North 35 feet, Lot 16, less the North 35 feet and the West 10 feet, Lot 17, less the South 10 feet and the West 10 feet, Lot 18, less the South 10 feet, in Block 5, of Amended Plat of Miami Suburban Acres, according to the Plat thereof, as recorded in Plat Book 4, at Page 73 of the Public Records of Miami-Dade County, Florida, less that portion of lot 16, Block 5, of Amended Plat of Miami Suburban Acres according to the Plat thereof, as recorded in Plat Book 4, at Page 73, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: The external area of a circular curve having a radius of 25 feet and tangents which area 25 feet East of and parallel with the Centerline of S.W.36 Avenue and also being tangent to a line 35 feet South of and parallel with the North property line of Lot 16 as shown on "Miami Suburban Acres Amended" (4-73), and less all of the external area of a twenty-five (25) foot arc concave Northeasterly, tangent to a line ten (10) feet Easterly of and parallel with the Westerly boundary of lot 17 and tangent to a line ten (10) feet Northerly and parallel with the Southerly, boundary line of said Lot 17, Block 5 of the Amended Plat of Miami Suburban Acres as recorded in Plat Book 4, at Page 73 of the Public Records of Dade County, Florida.

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MIAMI, FLORIDA 33175

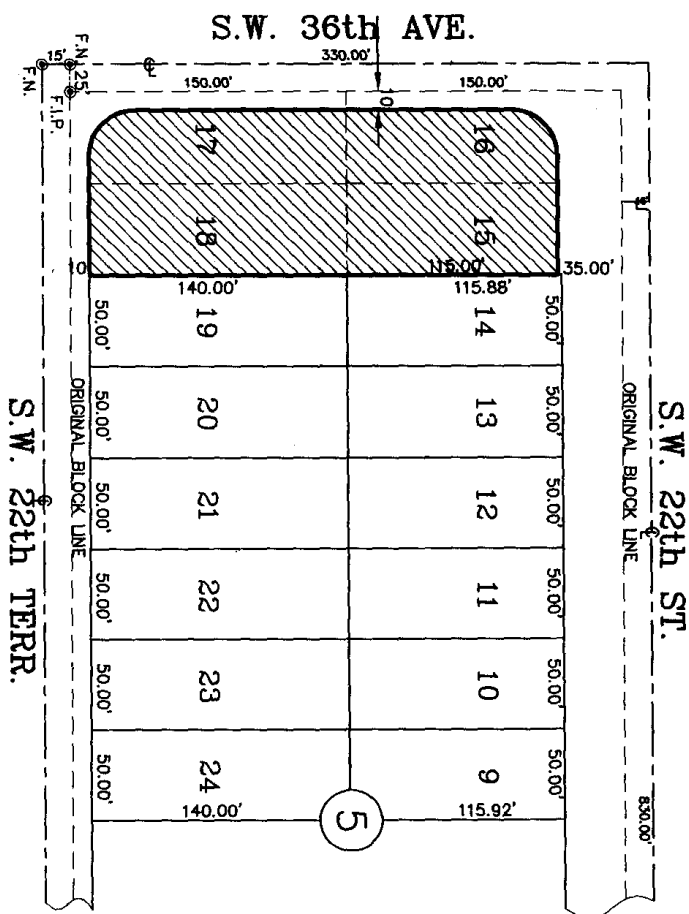
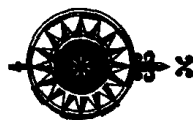
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# KEYSTONE VILLAS CONDOMINIUM.

LOTATION SKETCH

SCALE: 1" = 80'



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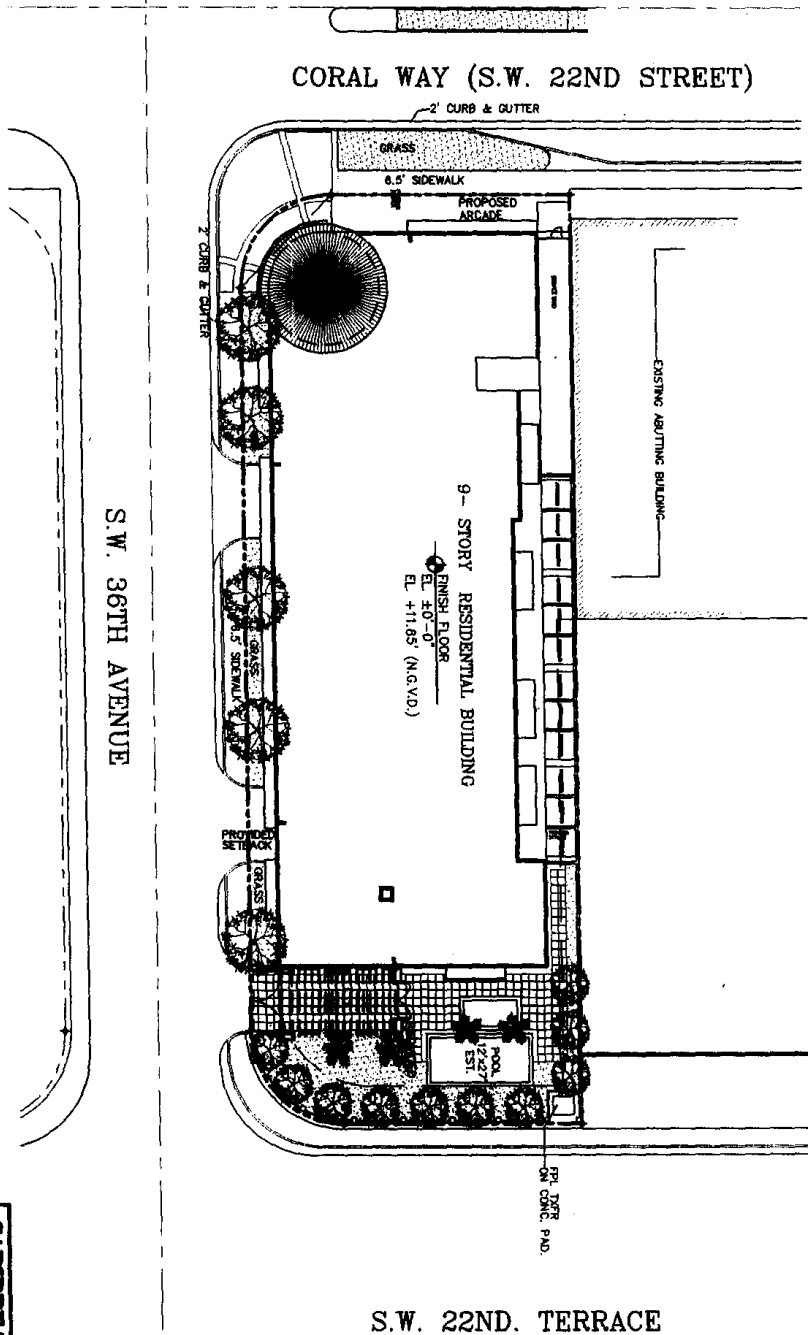
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# KEYSTONE VILLAS CONDOMINIUM.

## SITE PLAN

SCALE: 1" = 40'



S.W. 22ND. TERRACE

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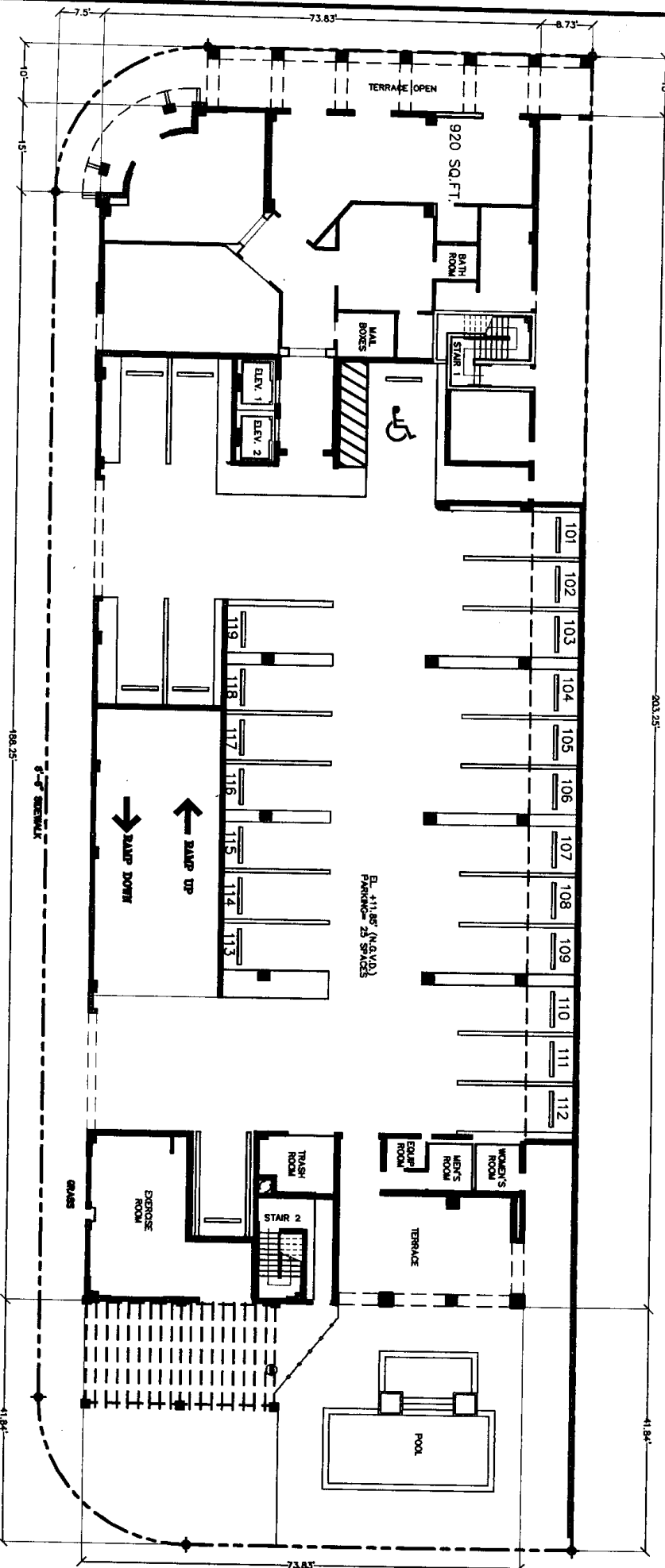
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# KEYSTONE VILLAS CONDOMINIUM. GROUND LEVEL (GARAGE)

SCALE: 1" = 20'



## LEGEND:

LIMITED COMMON ELEMENTS

COMMON ELEMENTS

CONDOMINIUM UNIT

GROUND LEVEL (GARAGE)  
24 regular and 1 handicap parking spaces

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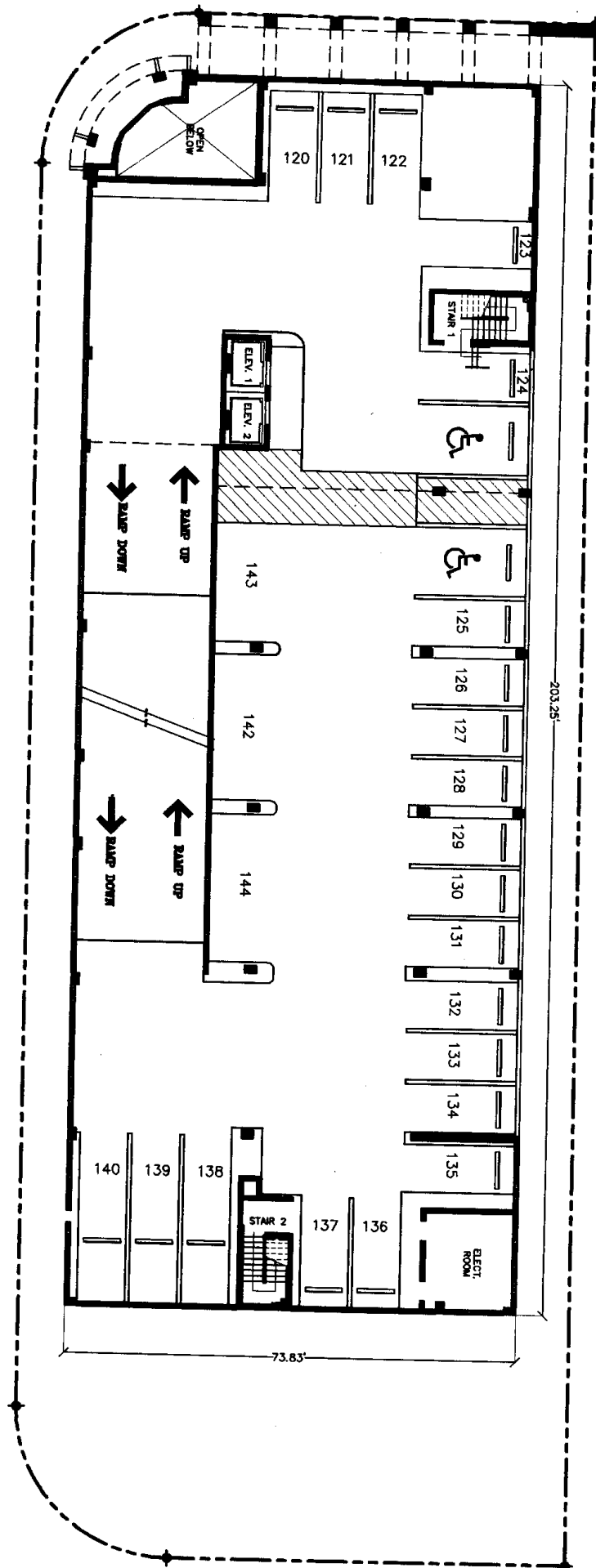
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# KEYSTONE VILLAS CONDOMINIUM. 2nd LEVEL (GARAGE)

SCALE: 1" = 20'



2nd. LEVEL (GARAGE)  
24 regular and 2 handicap parking spaces

LEGEND:  
LIMITED COMMON ELEMENTS  
COMMON ELEMENTS  
CONDOMINIUM UNIT

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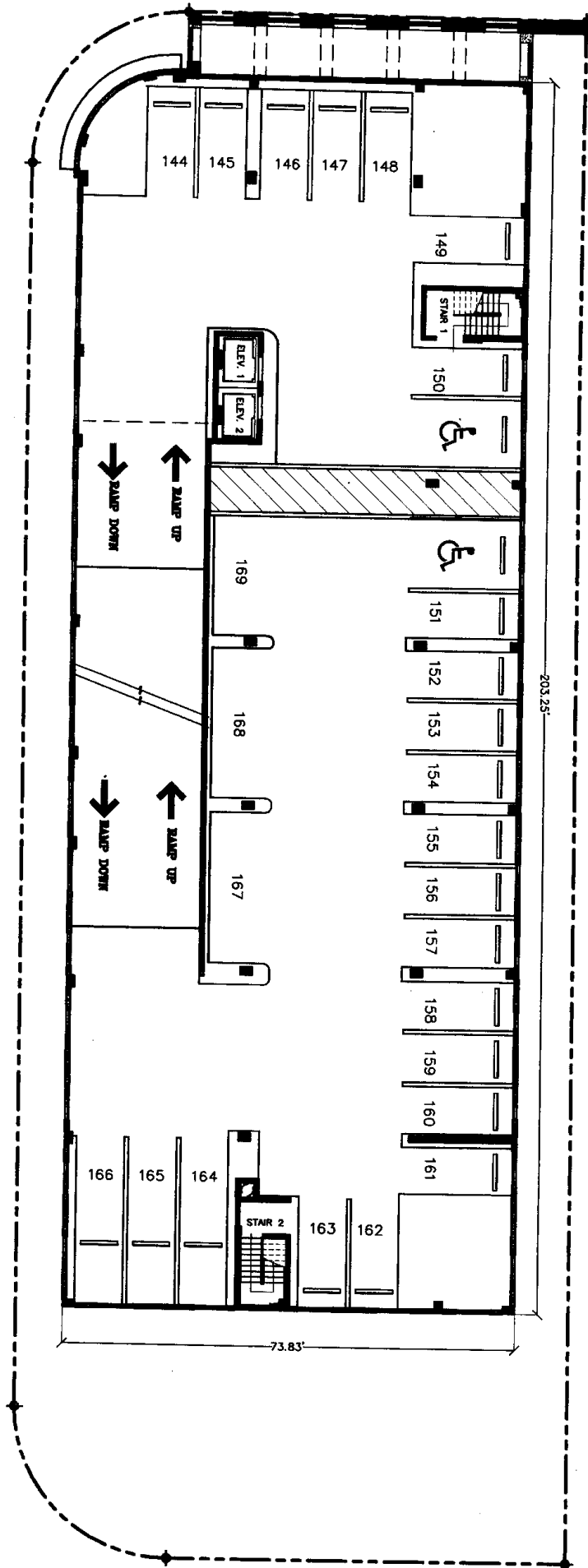
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# KEYSTONE VILLAS CONDOMINIUM. 3rd LEVEL (GARAGE)

SCALE: 1" = 20'



3rd. LEVEL (GARAGE)  
26 regular and 2 handicap parking spaces

LEGEND:  
LIMITED COMMON ELEMENTS  
COMMON ELEMENTS  
CONDOMINIUM UNIT

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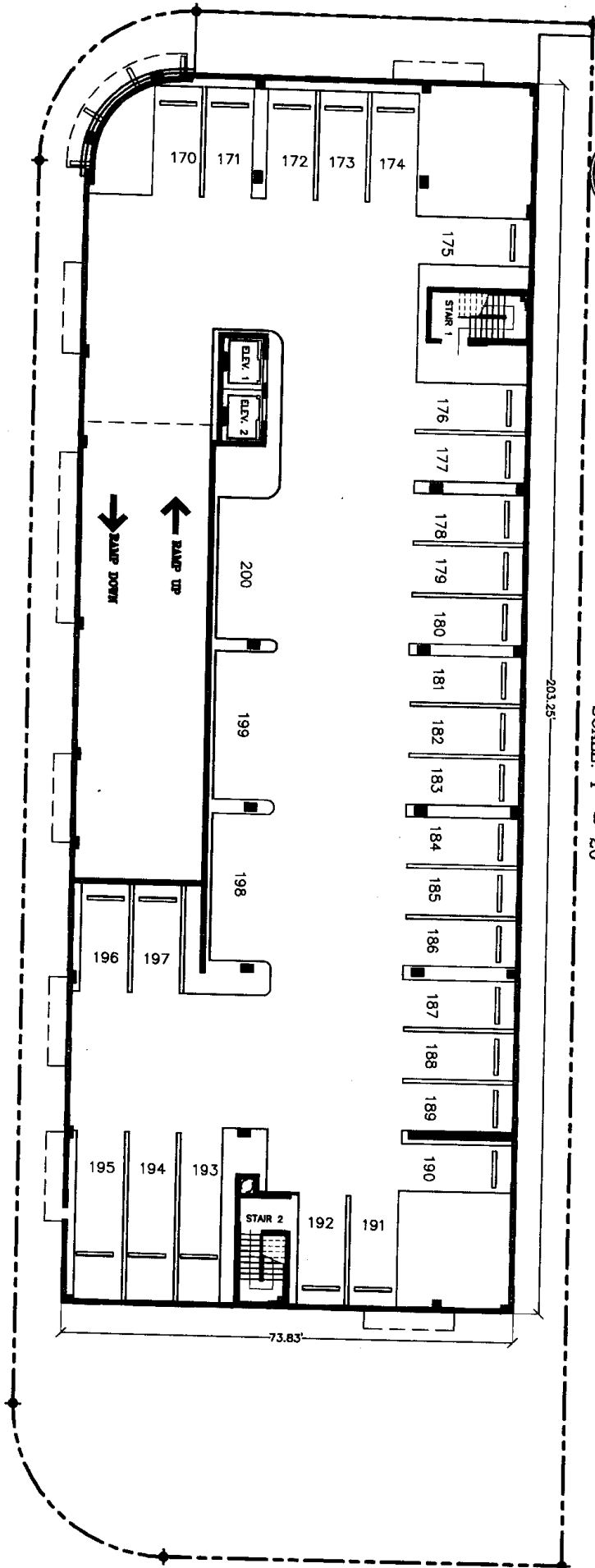
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# KEYSTONE VILLAS CONDOMINIUM. 4th LEVEL (GARAGE)

SCALE: 1" = 20'



4th. LEVEL (GARAGE)

31' regular parking spaces

## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT

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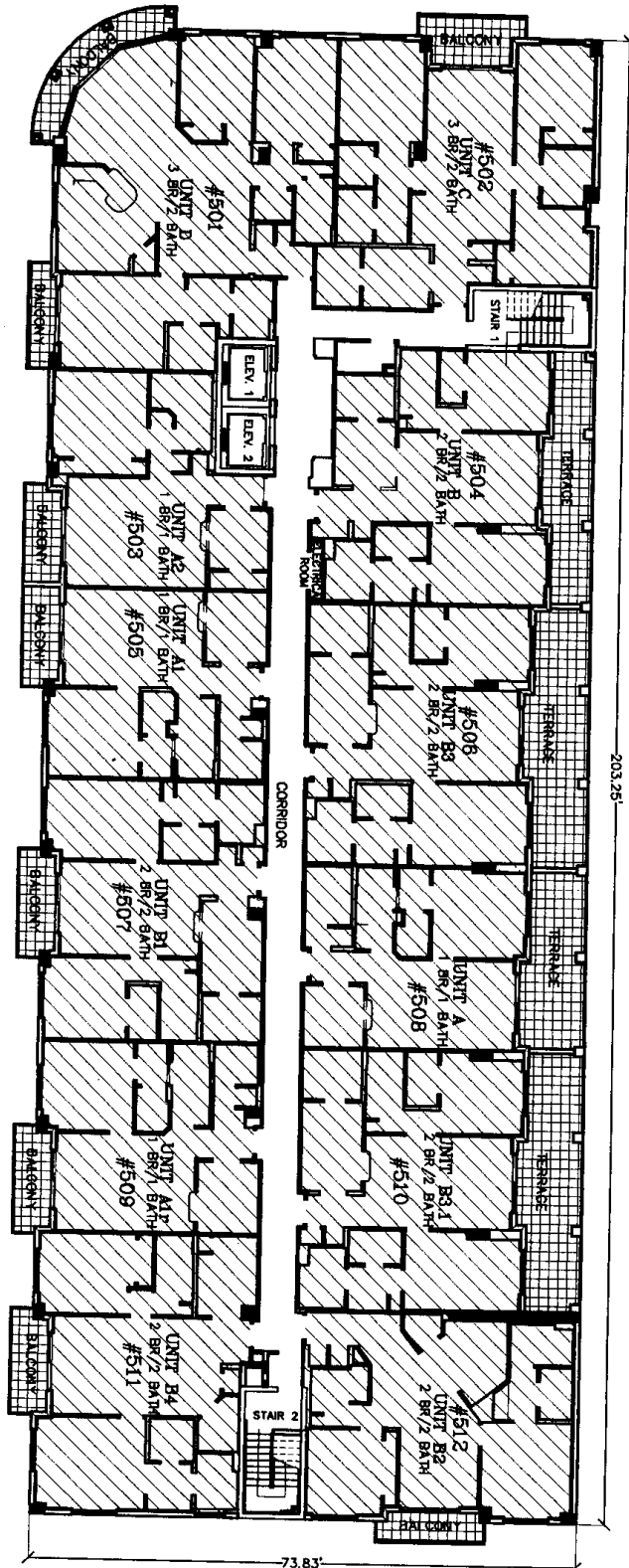
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# KEYSTONE VILLAS CONDOMINIUM. FIFTH FLOOR PLAN

SCALE: 1" = 20'



## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT

## FIFTH FLOOR PLAN

SCALE 1" = 20'

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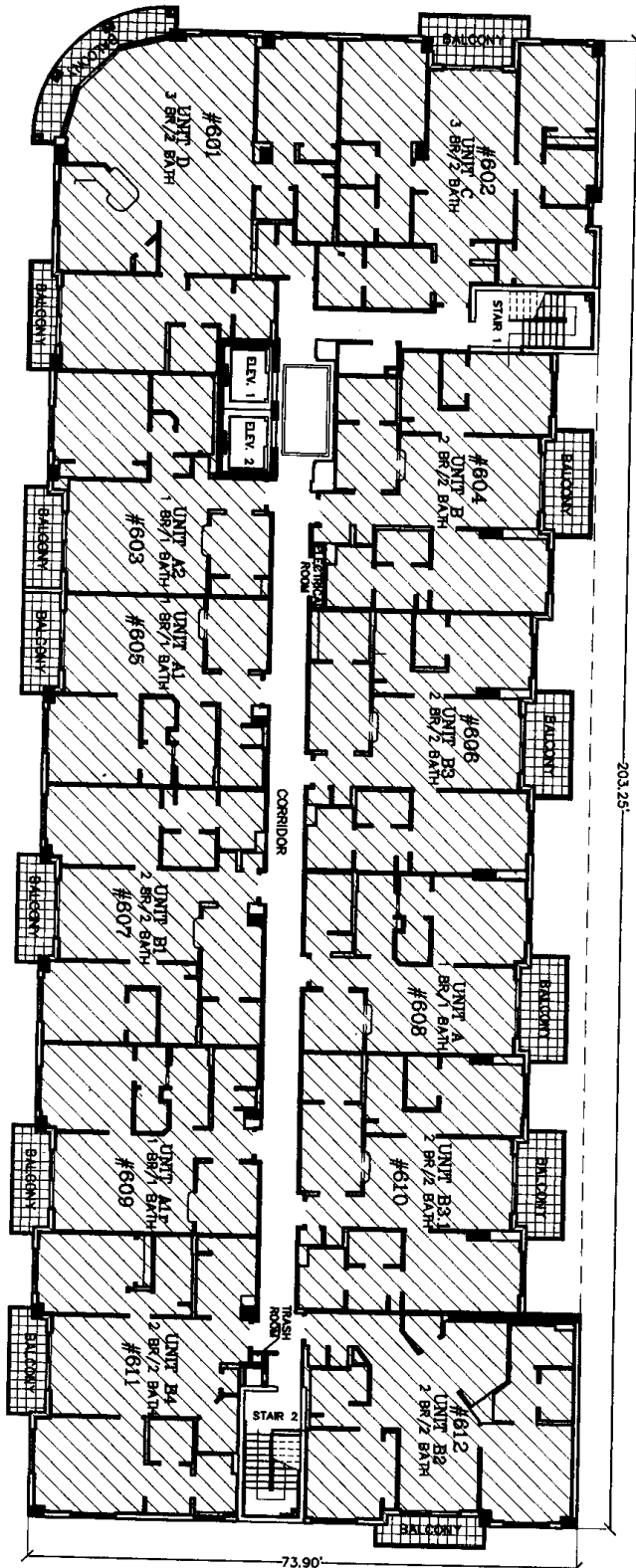
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# KEYSTONE VILLAS CONDOMINIUM.

## SIXTH FLOOR PLAN

SCALE: 1" = 20'



### LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT

SIXTH FLOOR PLAN  
SCALE 1" = 20'

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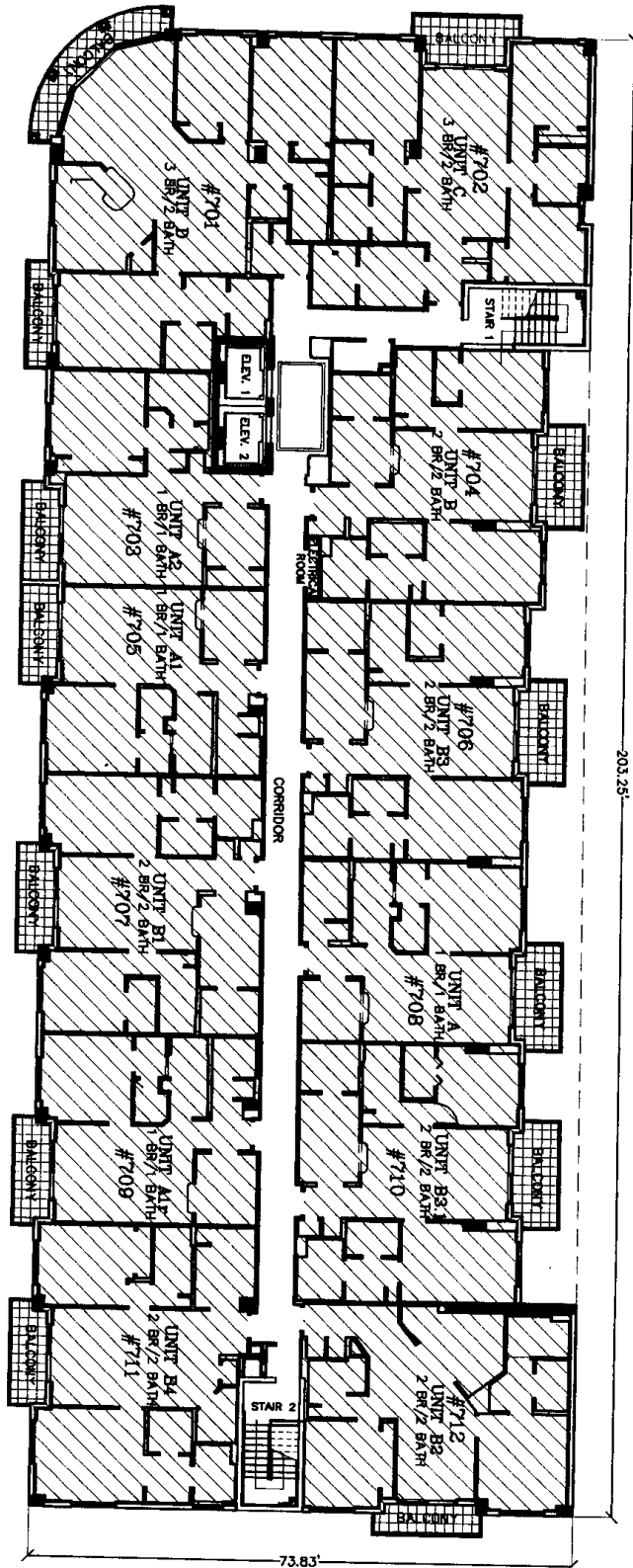
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# KEYSTONE VILLAS CONDOMINIUM. SEVENTH FLOOR PLAN

SCALE: 1" = 20'



SEVENTH FLOOR PLAN  
SCALE 1" = 20'

- LEGEND:**
- LIMITED COMMON ELEMENTS
  - COMMON ELEMENTS
  - CONDOMINIUM UNIT

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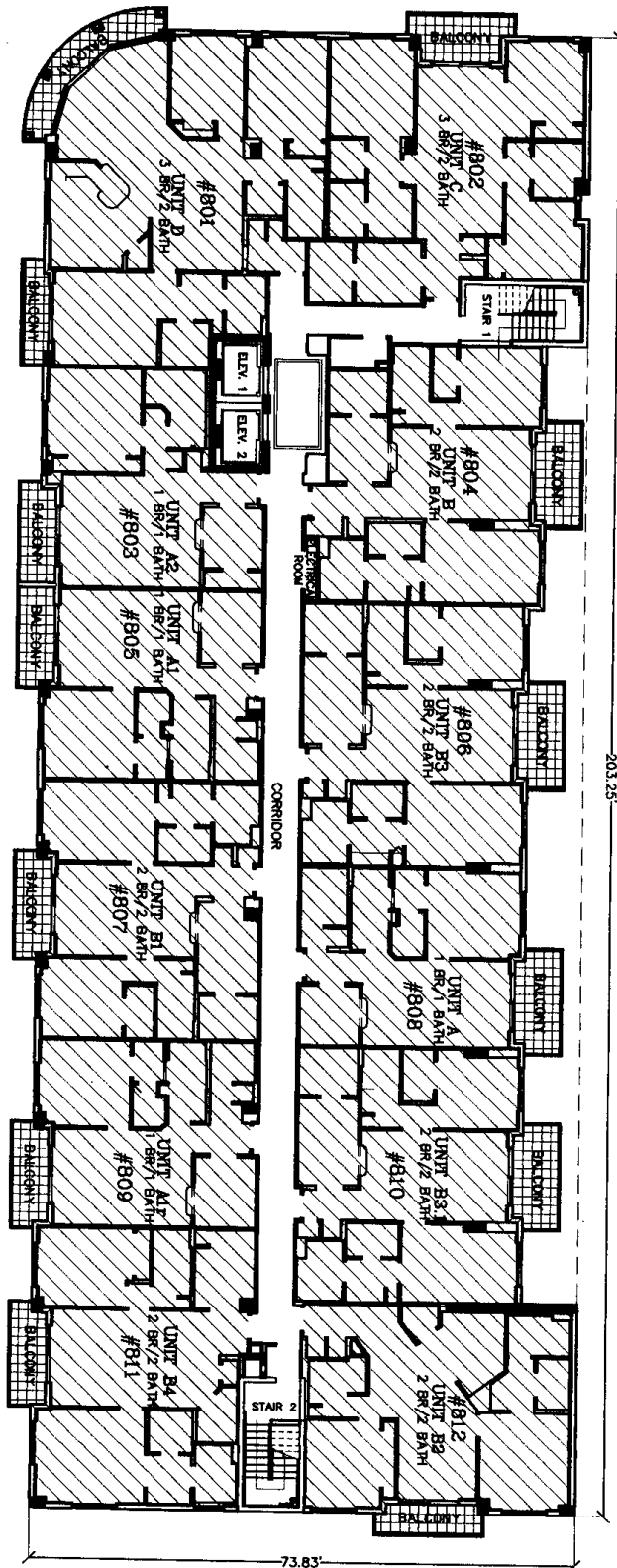
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# KEYSTONE VILLAS CONDOMINIUM. EIGHTH FLOOR PLAN

SCALE: 1" = 20'



○ EIGHTH FLOOR PLAN  
SCALE 1" = 20'

## LEGEND:

-  LIMITED COMMON ELEMENTS
-  COMMON ELEMENTS
-  CONDOMINIUM UNIT

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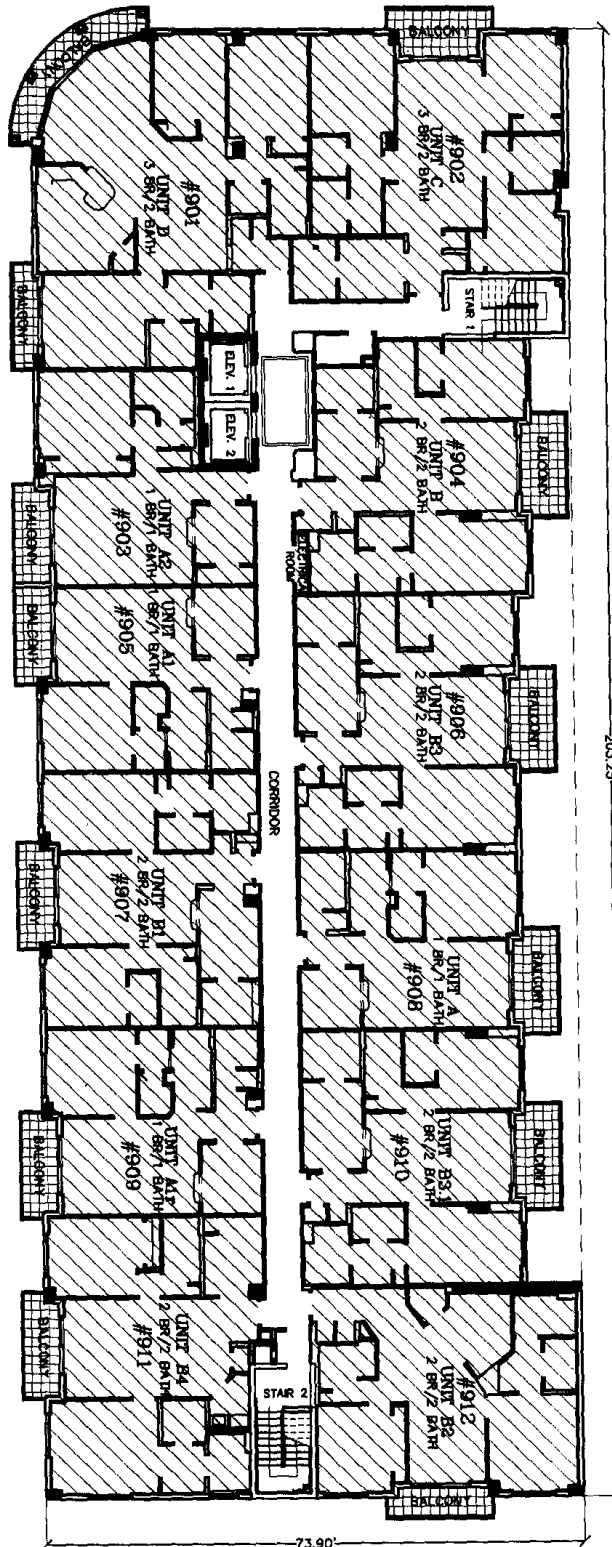
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# KEYSTONE VILLAS CONDOMINIUM. NINTH FLOOR PLAN

SCALE: 1" = 20'



NINTH FLOOR PLAN  
SCALE 1" = 20'

- LEGEND:**
- LIMITED COMMON ELEMENTS
  - COMMON ELEMENTS
  - CONDOMINIUM UNIT

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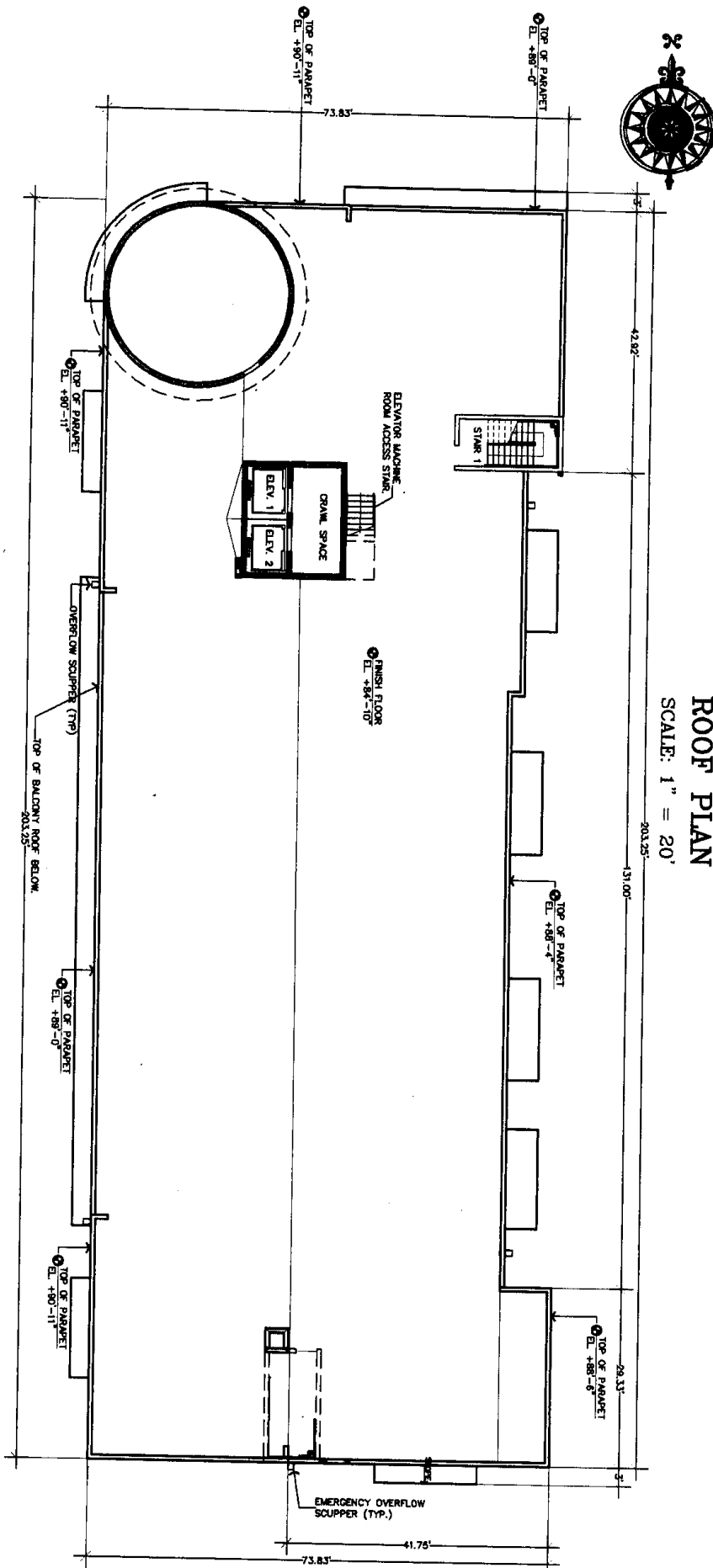
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# KEYSTONE VILLAS CONDOMINIUM.

## ROOF PLAN

SCALE: 1" = 20'



### ROOF PLAN

SCALE 1" = 20'

#### LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT

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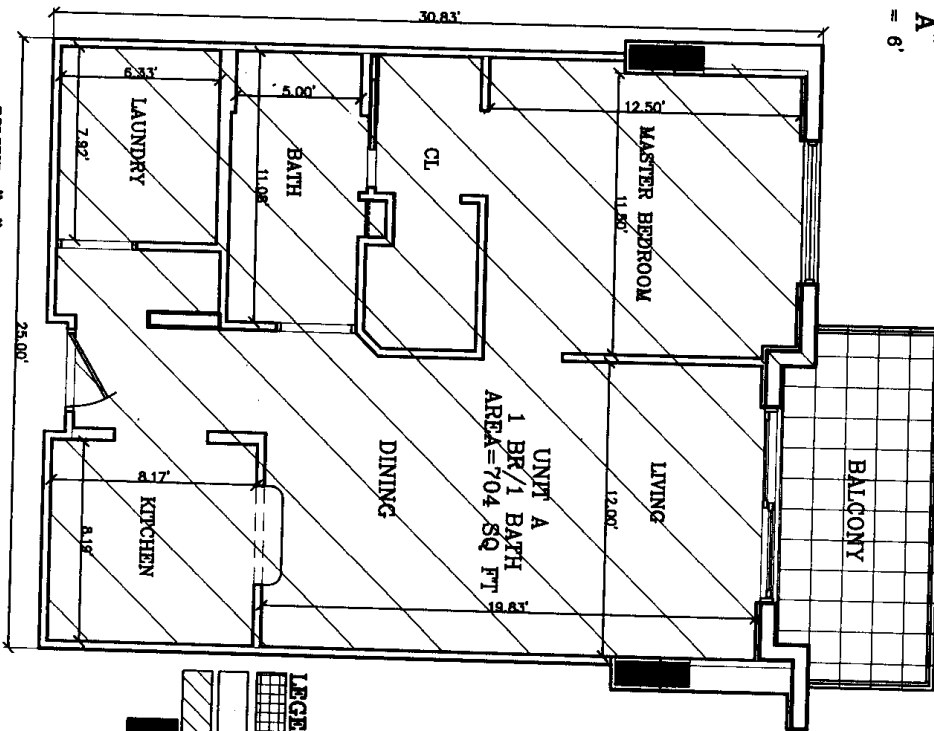
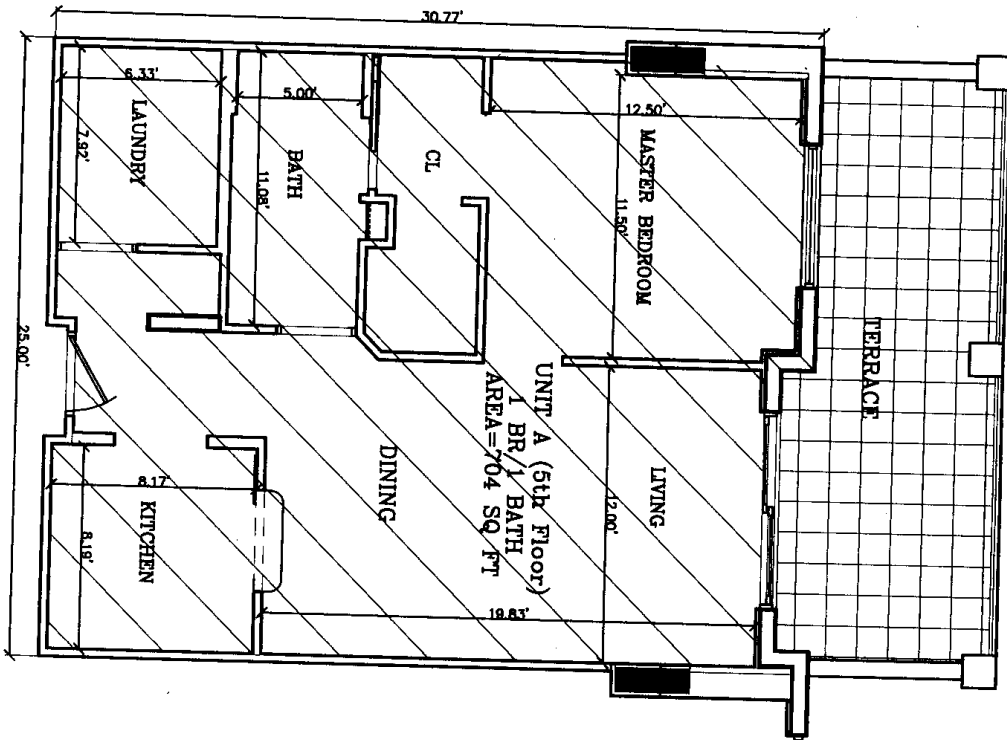
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# KEYSTONE VILLAS CONDOMINIUM.

UNIT "A"

SCALE: 1" = 6'



- LEGEND:**
- UNITED COMMON ELEMENTS
  - COMMON ELEMENTS
  - CONDOMINIUM UNIT
  - COLUMN - COMMON ELEMENTS

CARIBBEAN LAND SURVEYORS, INC.

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UNIT "A" (5th Floor)  
APT. # 508

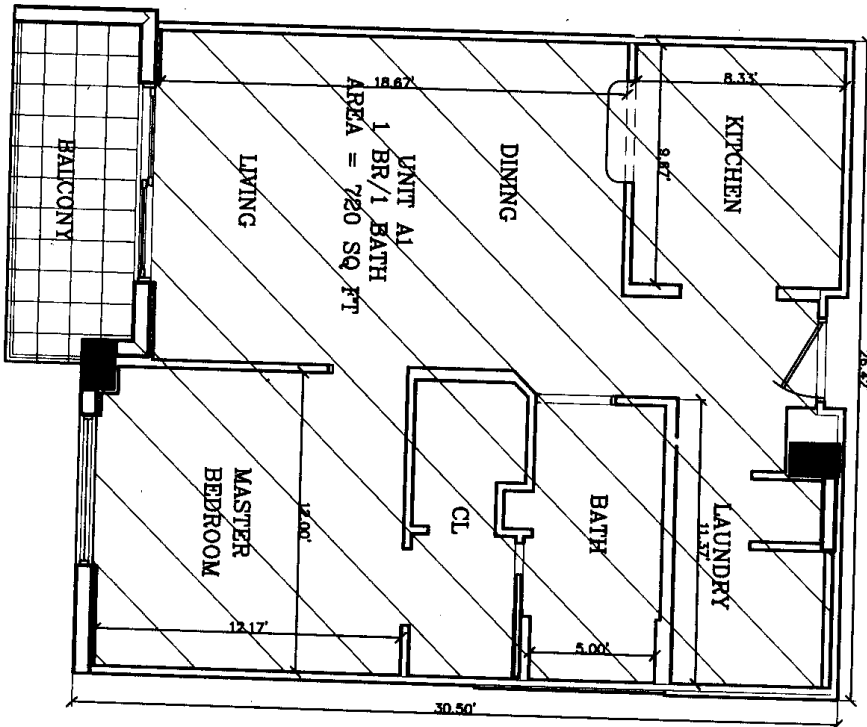
UNIT "A"  
APT. # 608, 708, 808 & 908



# KEYSTONE VILLAS CONDOMINIUM.

UNIT "A1"

SCALE: 1" = 6'



## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT
- COLUMN - COMMON ELEMENTS

UNIT "A1"

APT. # 505, 605, 705, 805 & 905

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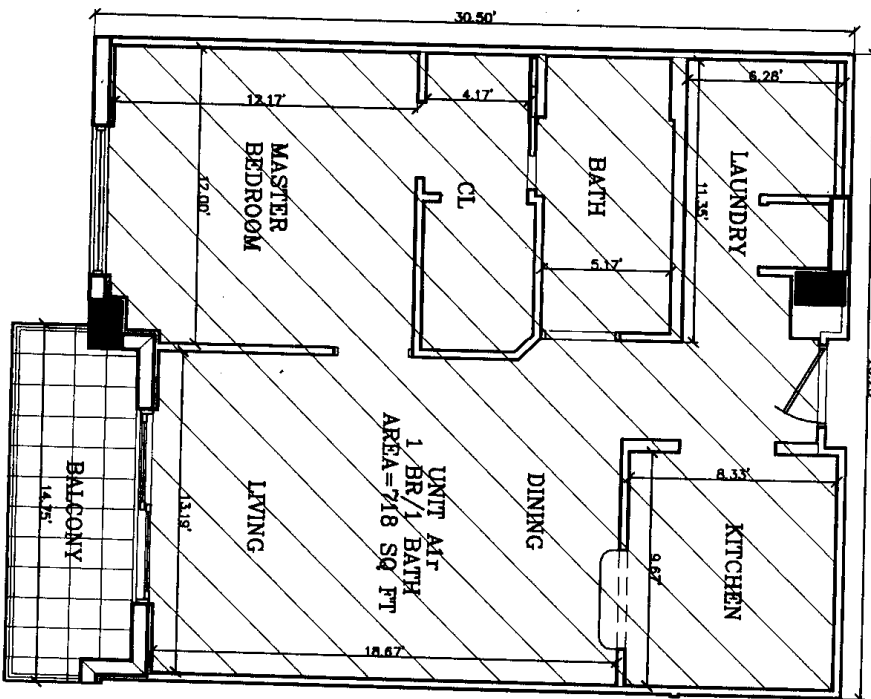
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# KEYSTONE VILLAS CONDOMINIUM.

UNIT "A1r"

SCALE: 1" = 6'



## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT
- COLUMN - COMMON ELEMENTS

UNIT "A1r"

APT. # 509, 609, 709, 809 & 909

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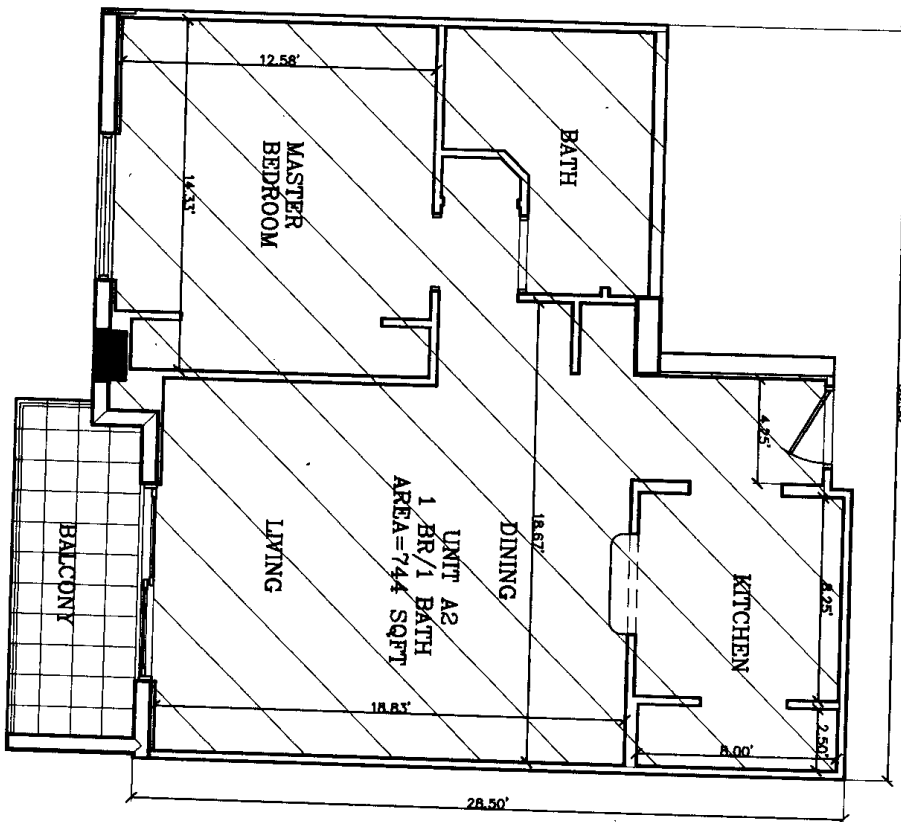
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# KEYSTONE VILLAS CONDOMINIUM.

UNIT "A2"

SCALE: 1" = 8'



## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT
- COLUMN - COMMON ELEMENTS

UNIT "A2"

APT. # 503, 603, 703, 803 & 903

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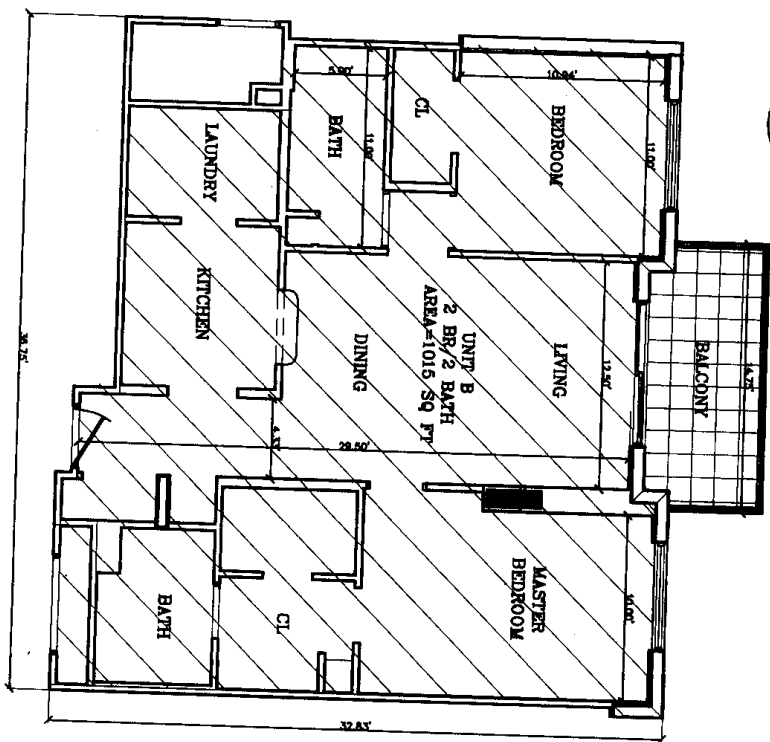
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# KEYSTONE VILLAS CONDOMINIUM.

UNIT "B"

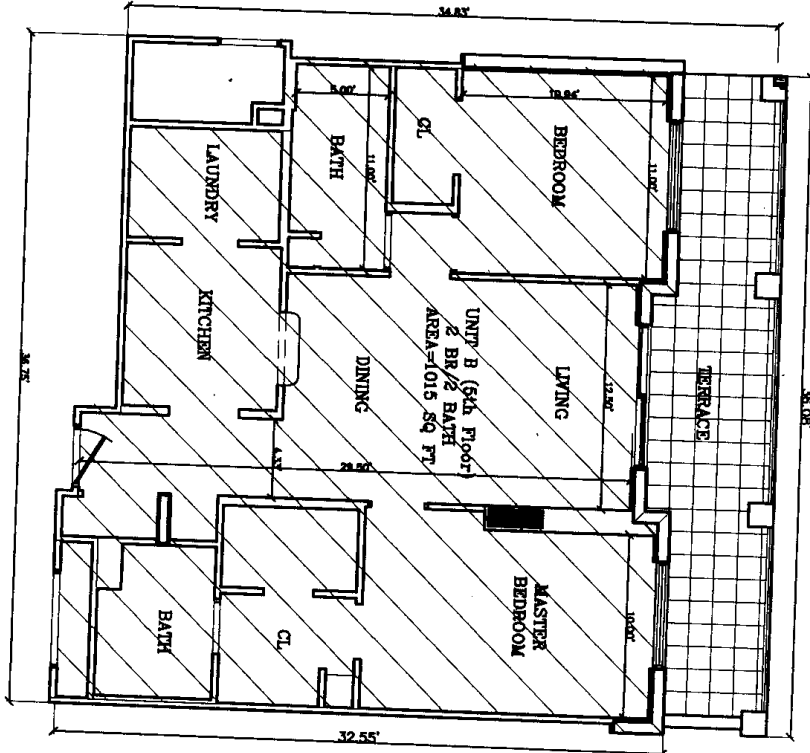
SCALE: 1" = 8'



UNIT "B"  
APT. # 804, 704, 804 & 904

## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT
- COLUMN - COMMON ELEMENTS



UNIT "B" (5th Floor)  
APT. # 504

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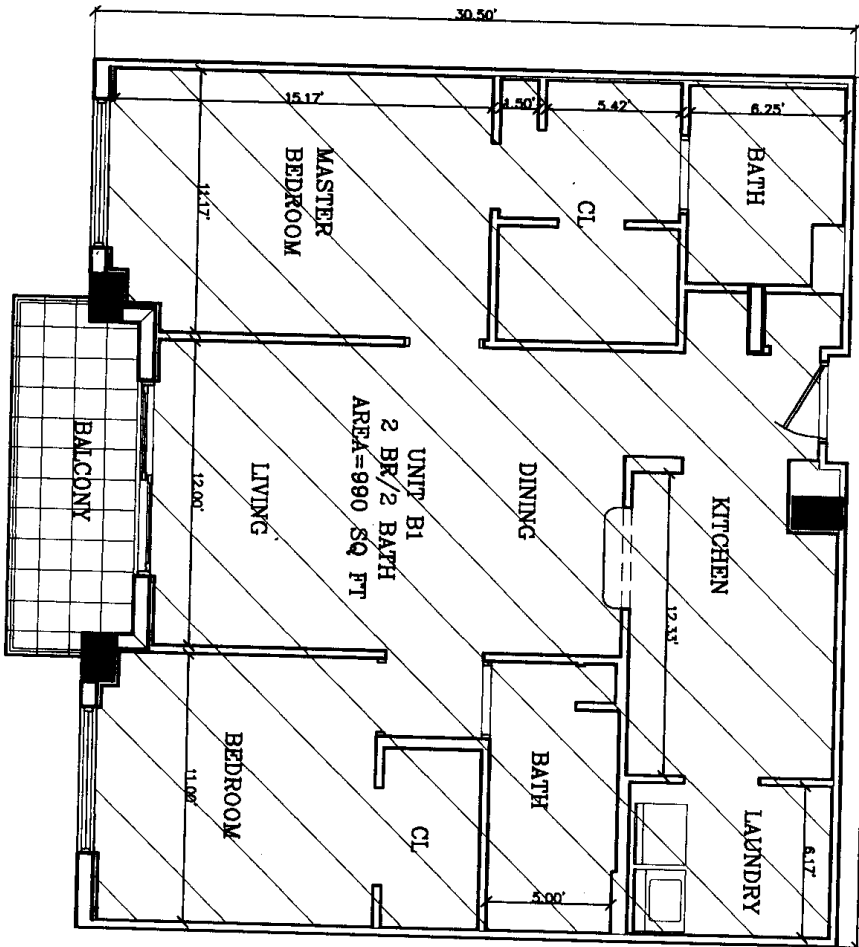


# KEYSTONE VILLAS CONDOMINIUM.

UNIT "B1"

SCALE: 1" = 6'

30.50'



## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT
- COLUMN - COMMON ELEMENTS

UNIT "B1"

APT. # 507, 607, 707, 807 & 907

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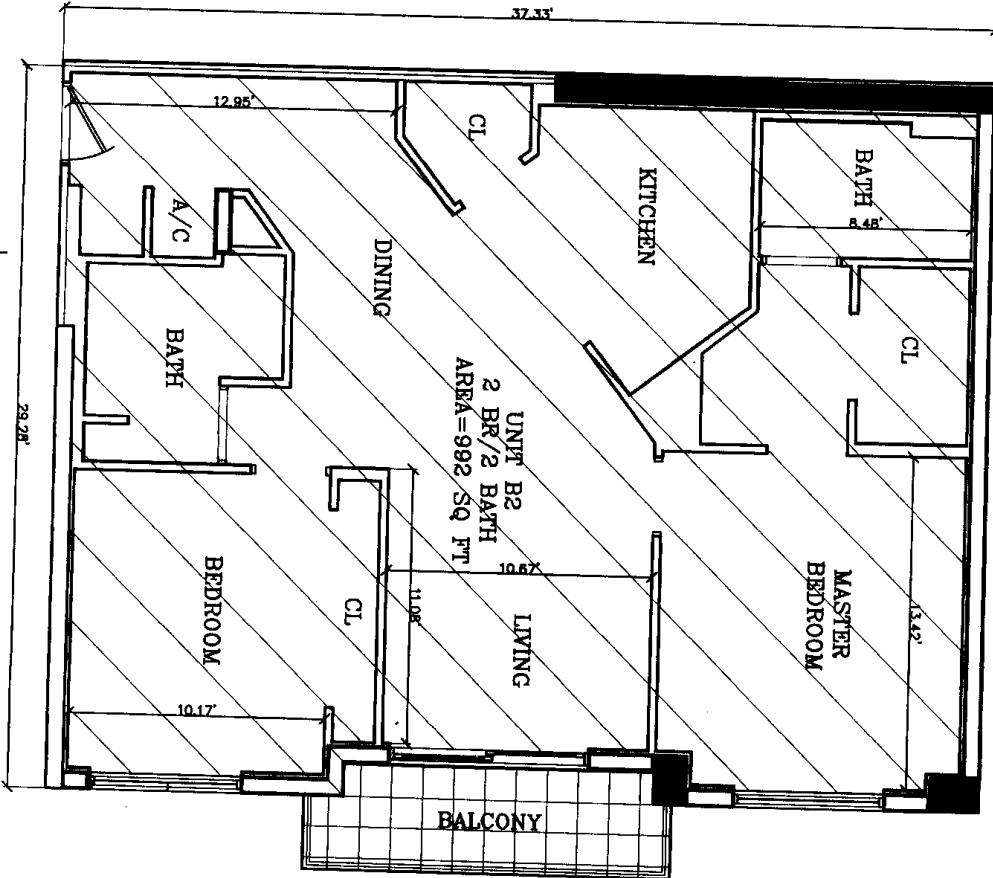




# KEYSTONE VILLAS CONDOMINIUM.

UNIT "B2"

SCALE: 1" = 8'



## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT
- COLUMN - COMMON ELEMENTS

UNIT "B2"

APT. # 512, 612, 712, 812 & 912

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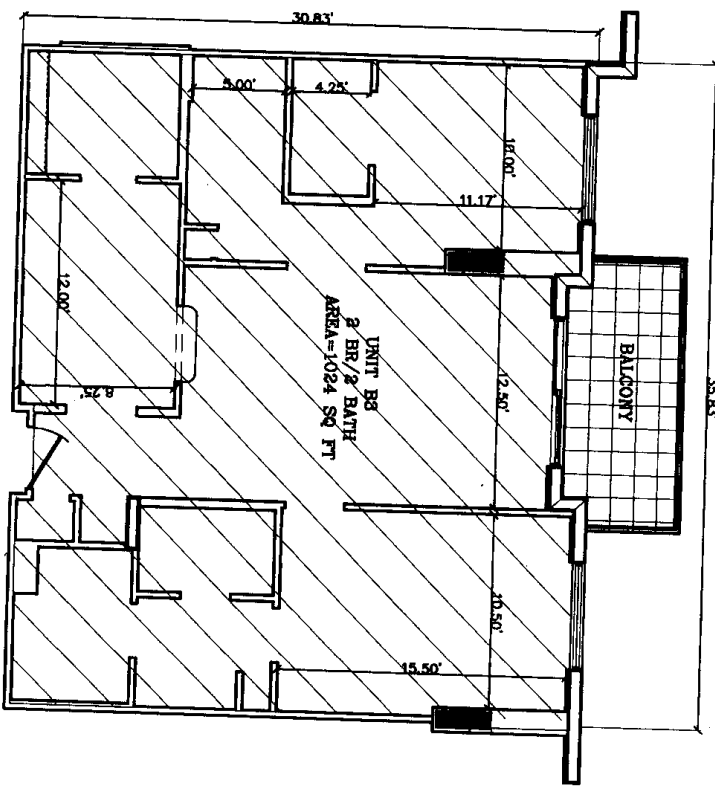
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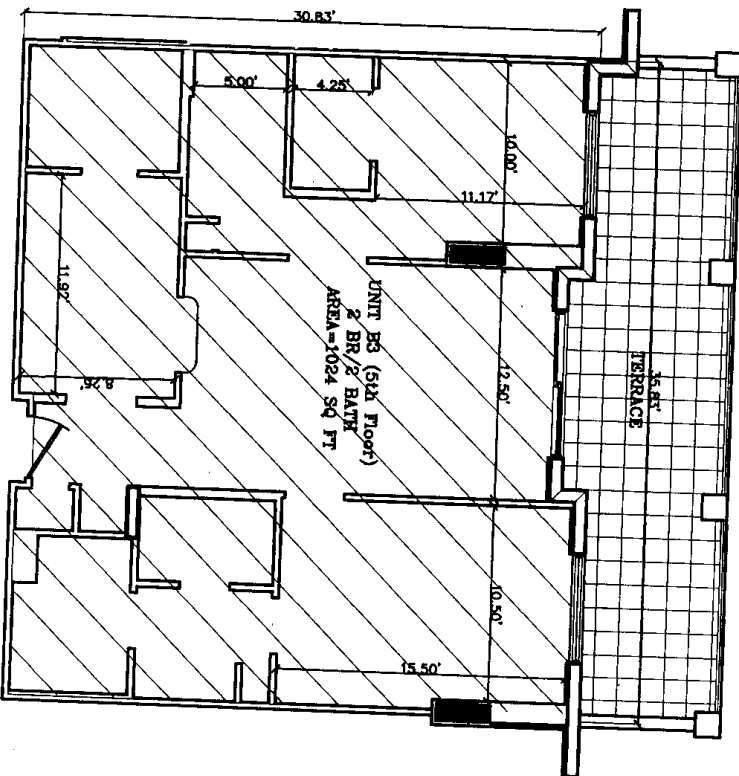
UNIT "B3"

SCALE: 1" = 8'



## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT
- OUTLINE - COMMON ELEMENTS



UNIT "B3" (5th Floor)

APT. # 506

UNIT "B3"

APT. # 506, 706, 806 & 906

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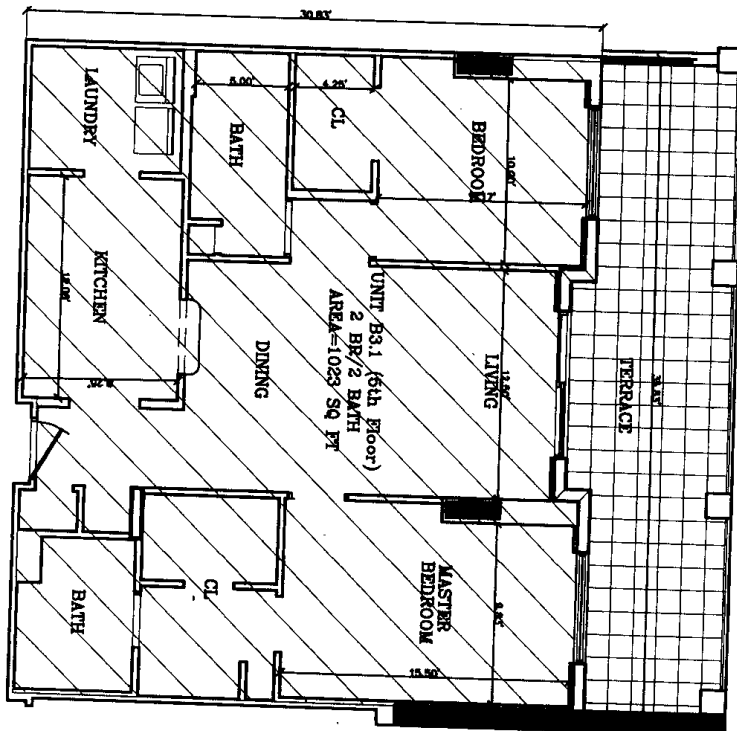
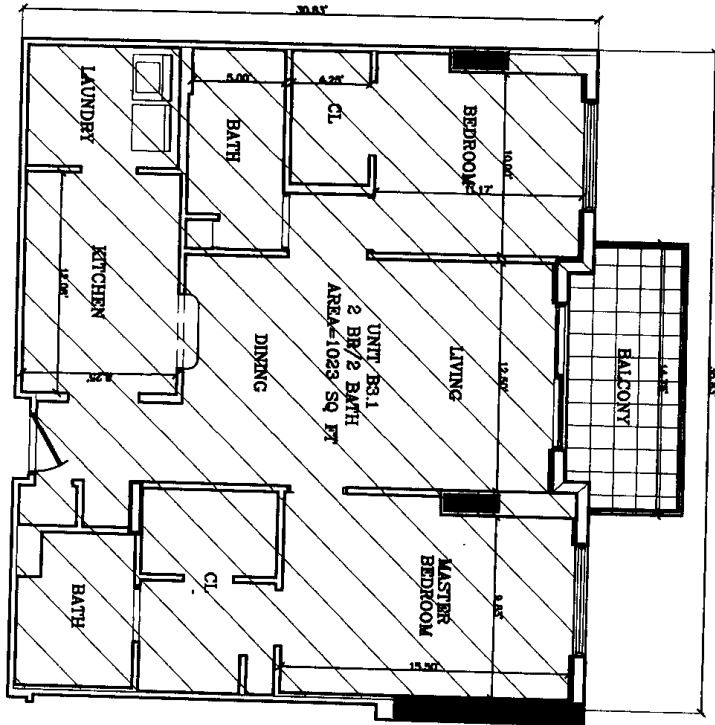
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# KEYSTONE VILLAS CONDOMINIUM.

UNIT "B3.1"

SCALE: 1" = 8'



## LEGEND:

UNITED COMMON ELEMENTS

COMMON ELEMENTS

CONDOMINIUM UNIT

OUTLINE - COMMON ELEMENTS

UNIT "B3.1" (5th floor)

APT. # 510

UNIT "B3.1"

APT. # 610, 710, 810 & 910

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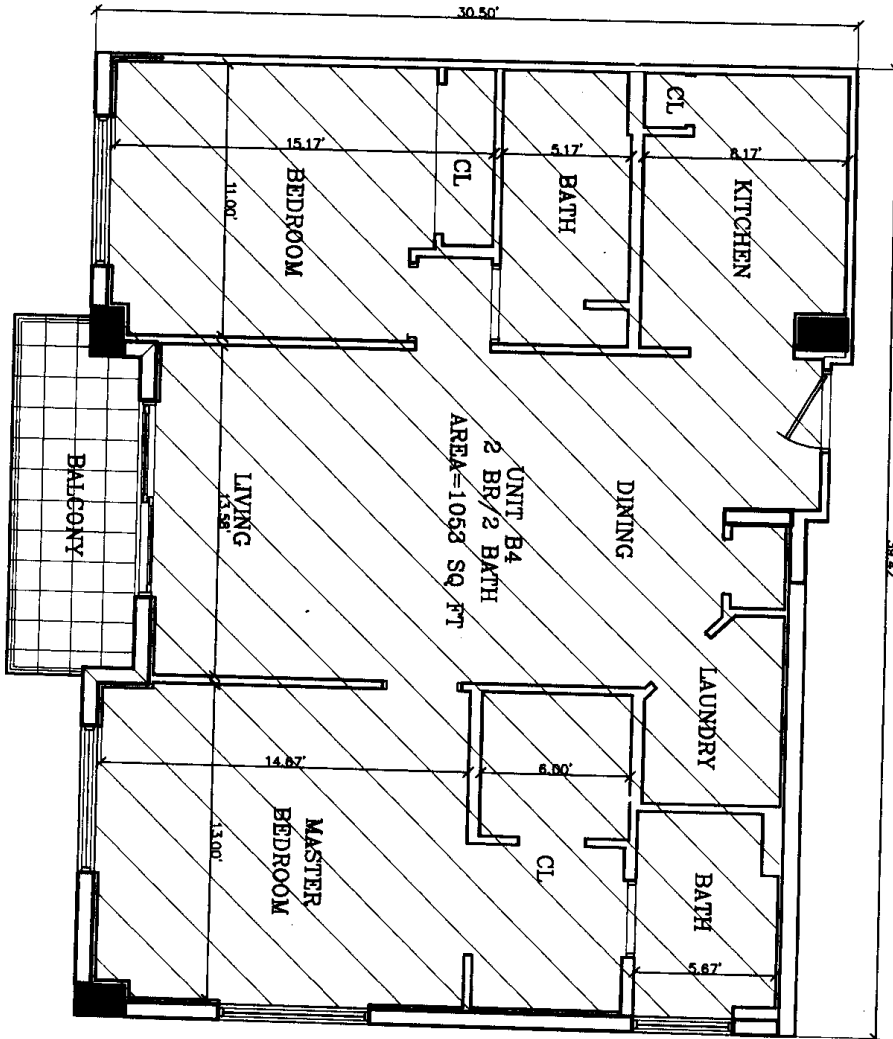
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# KEYSTONE VILLAS CONDOMINIUM.

UNIT "B4"

SCALE: 1" = 6'



## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT
- COLUMN - COMMON ELEMENTS

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UNIT "B4"

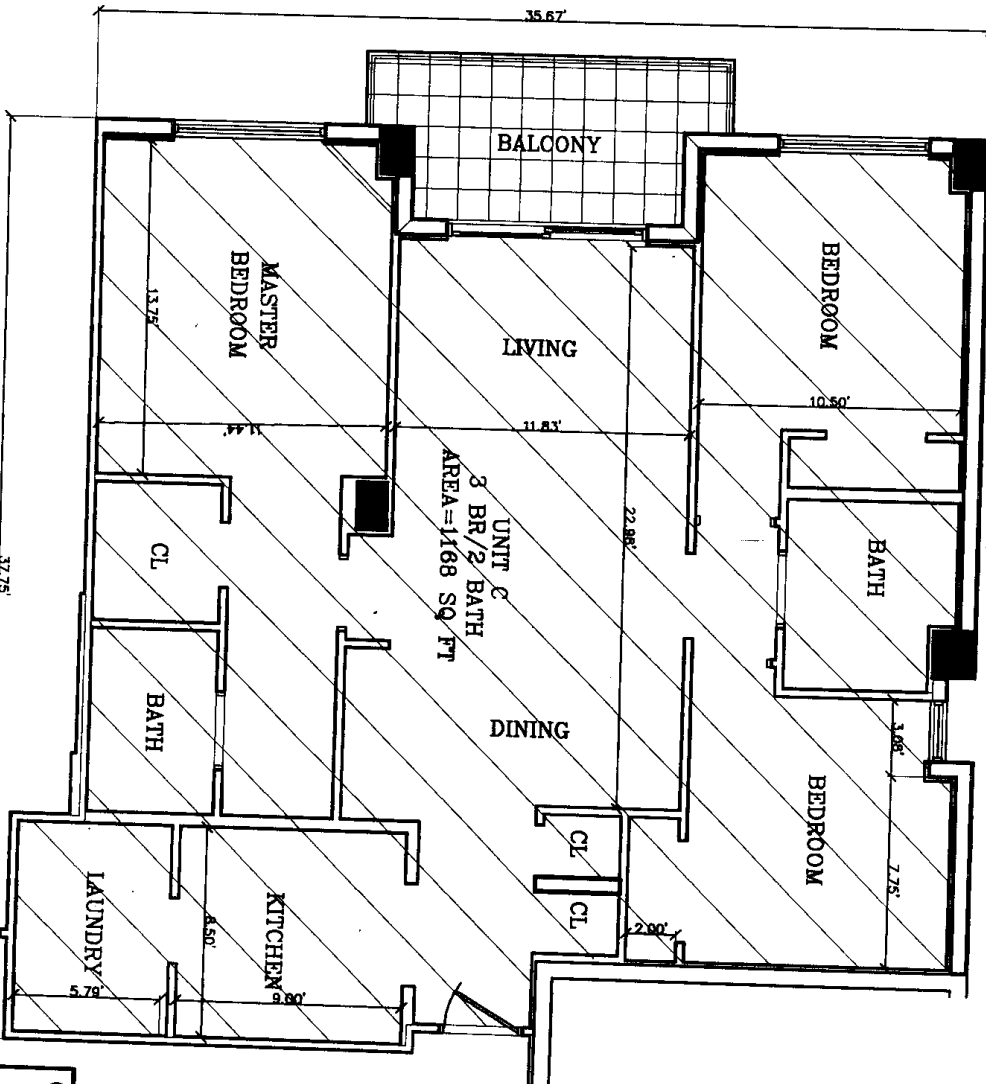
APT. # 511, 611, 711, 811 & 911



# KEYSTONE VILLAS CONDOMINIUM.

UNIT "C"

SCALE: 1" = 6'



## LEGEND:

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- CONDOMINIUM UNIT
- COLUMN - COMMON ELEMENTS

UNIT "C"

APT. # 502, 602, 702, 802 & 902

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CARIBBEAN LAND SURVEYORS, INC.

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MIAMI, FLORIDA 33176

TEL: (305) 227-8907 FAX: (305) 227-8907





# KEYSTONE VILLAS CONDOMINIUM.

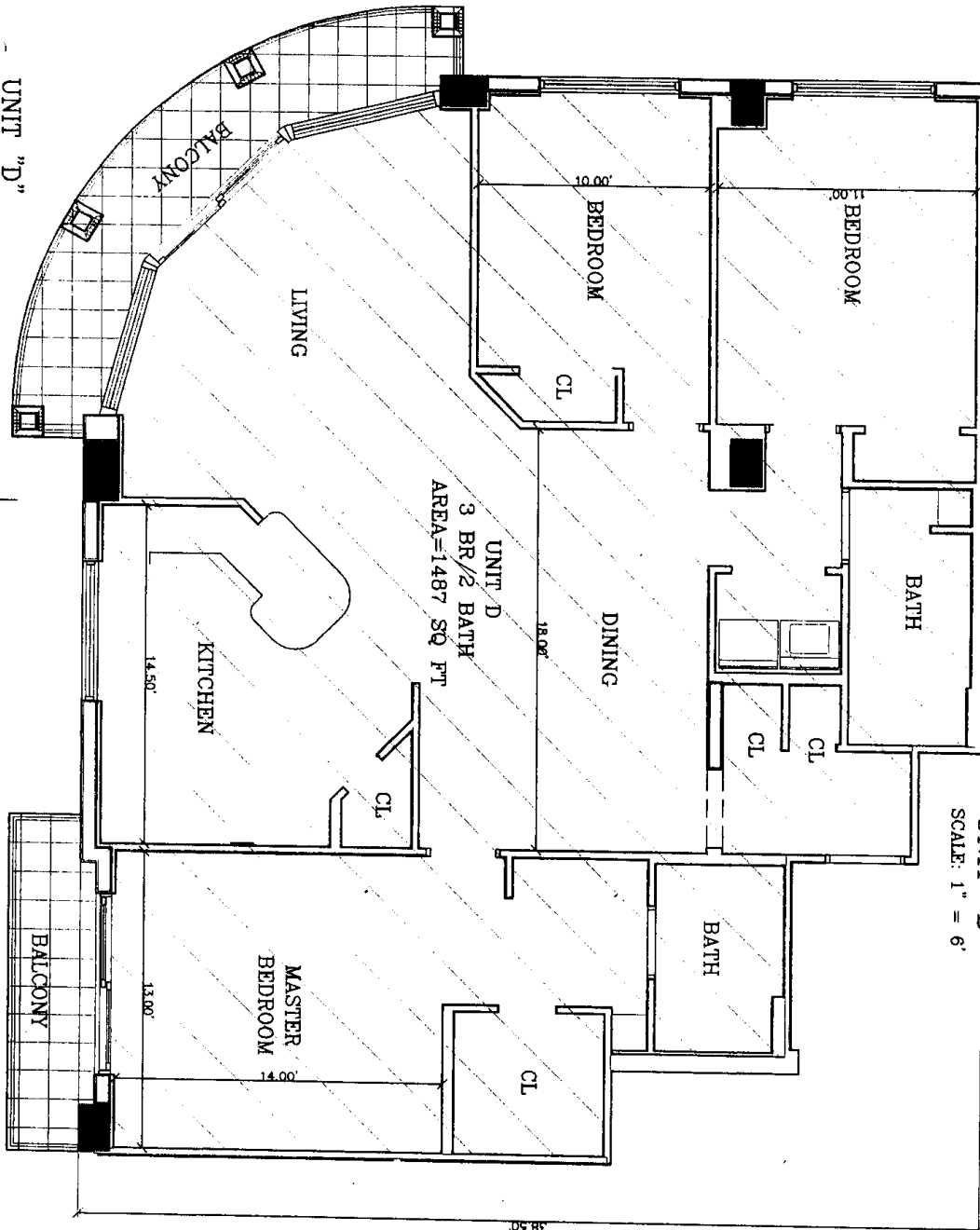
UNIT "D"

SCALE: 1" = 6'



## LEGEND:

-  LIMITED COMMON ELEMENTS
-  COMMON ELEMENTS
-  CONDOMINIUM UNIT
-  COLUMN - COMMON ELEMENTS



UNIT "D"

APT. # 501, 601, 701, 801 & 901

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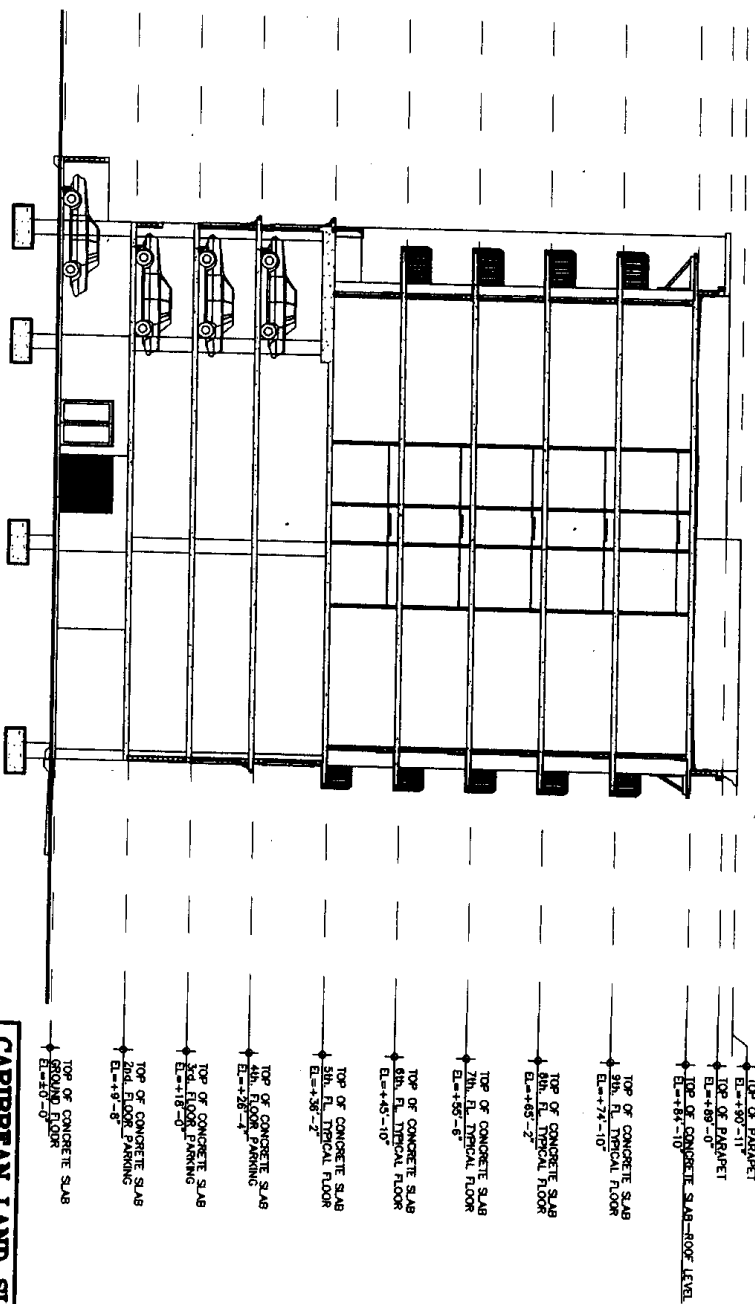
11865 SW 26th ST. BLDG. 1, SUITE 13  
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# KEYSTONE VILLAS CONDOMINIUM.

## SECTION PLAN

SCALE: 1" = 20'



TRANSVERSAL SECTION B

SCALE: 1" = 20'

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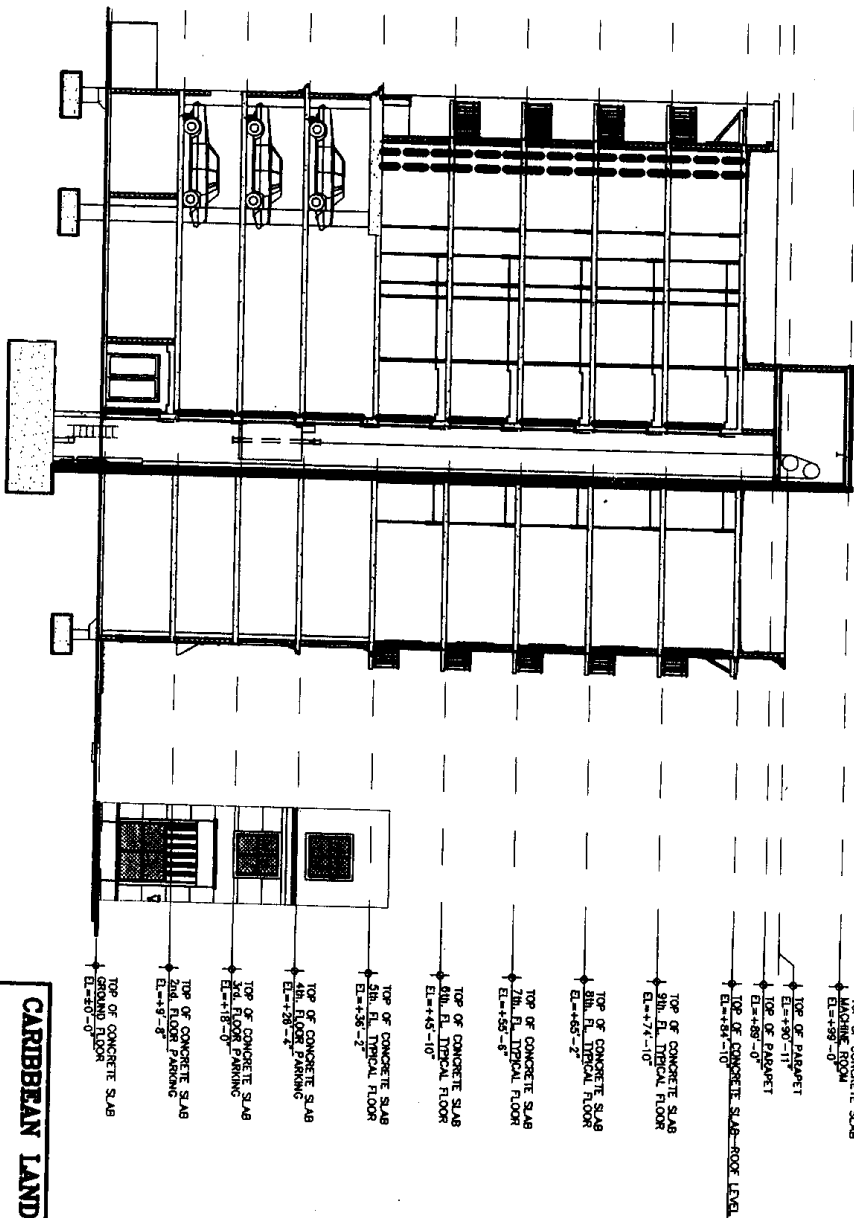
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# KEYSTONE VILLAS CONDOMINIUM.

## SECTION PLAN

SCALE: 1" = 20'



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TRANSVERSAL SECTION A

SCALE: 1" = 20'

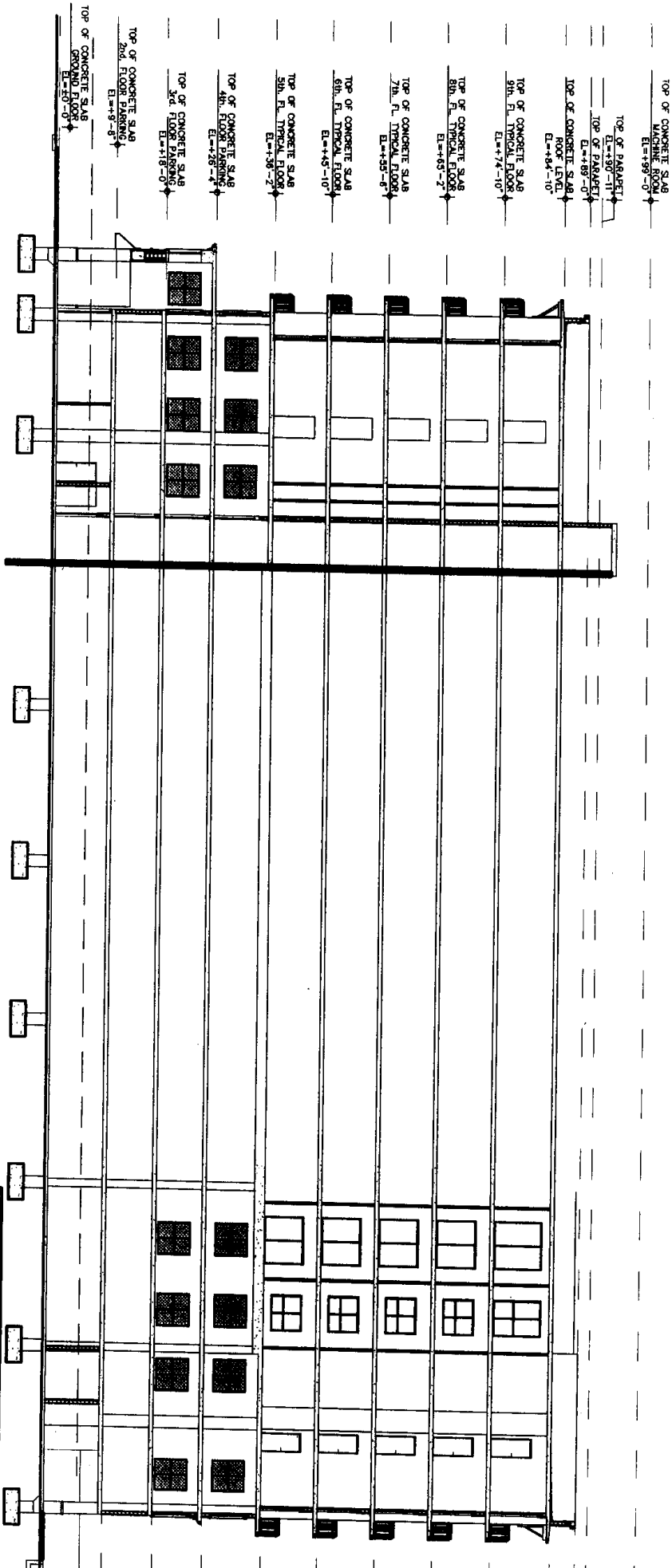
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# KEYSTONE VILLAS CONDOMINIUM.

## SECTION PLAN

SCALE: 1" = 20'



SECTION B

SCALE: 1" = 20'

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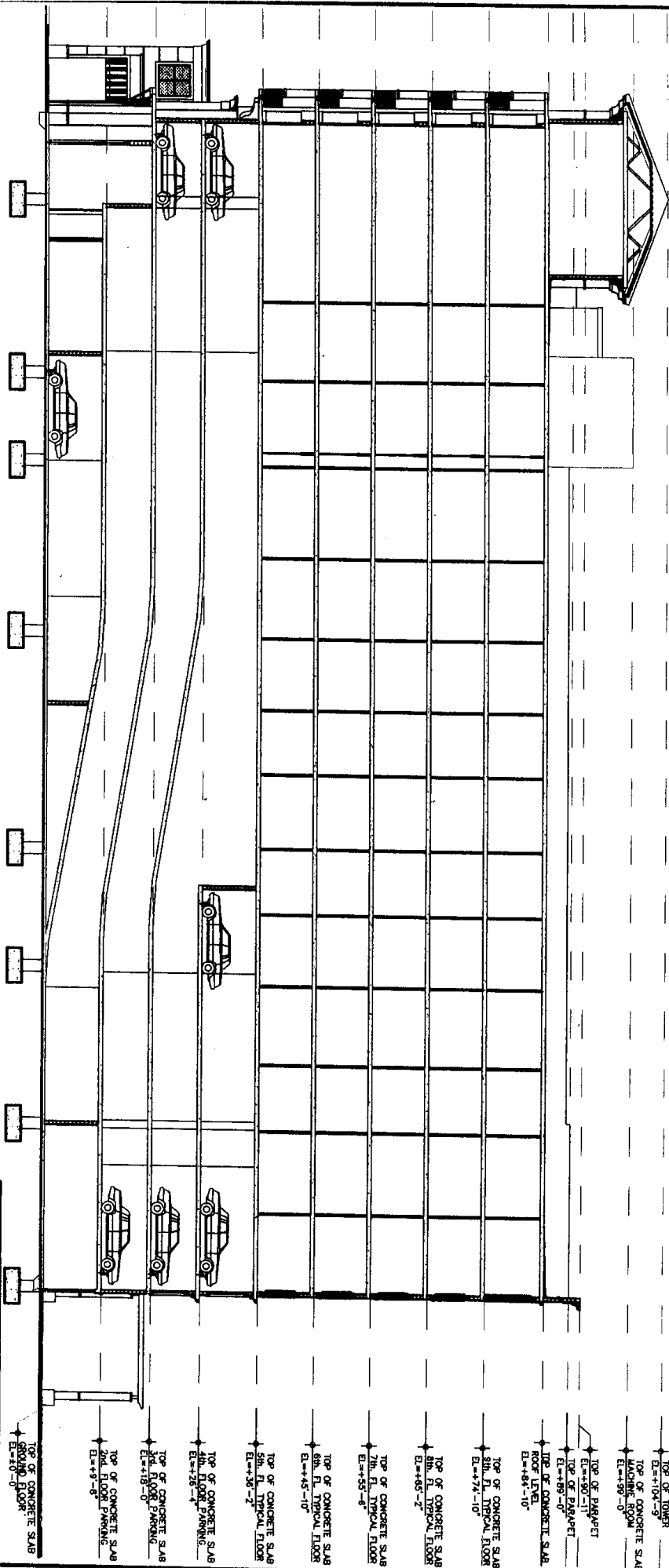
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# KEYSTONE VILLAS CONDOMINIUM.

## SECTION PLAN

SCALE: 1" = 20'



SECTION A

SCALE: 1" = 20'

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# KEYSTONE VILLAS CONDOMINIUM.

## GENERAL NOTATIONS:

- 1-) DIMENSIONS AND ELEVATIONS AS SHOWN HEREIN ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.
- 2-) ELEVATIONS AS SHOWN HEREIN REFER TO U.S.C. & G.S. DATUM AND ARE EXPRESSED IN FEET.
- 3-) THE PROPOSED PLANS AND ELEVATIONS WERE COMPILED FROM PLANS AND DATA PREPARED BY:  
FORMGROUP, INC.  
DATED: APRIL 10, 2004
- 4-) AREAS WITHIN THE UNIT CONTAINING CONDUITS, WIRING, DUCTS, PLUMBING, BEARING WALLS, STRUCTURAL SUPPORTS, AND OTHER SUCH ITEMS SERVING A UNIT OR UNITS, OR LIMITED COMMON ELEMENTS, OF COMMON ELEMENTS HAVE BEEN OMITTED FROM THESE DRAWINGS FOR THE PURPOSE OF CLARITY.

## UNITS:

- 1-) THE PLANES WHICH DEFINE THE BOUNDARY OF A UNIT ARE THE VERTICAL PLANES OF THE INTERIOR UNDECORATED FINISHED SURFACES OF THE PERIMETER WALLS OF THE UNITS AS SHOWN ON THE ATTACHED FLOOR PLANS, AND THE HORIZONTAL PLANES OF THE INTERIOR UNDECORATED FINISHED SURFACES OF THE FLOOR AND CEILING.
- 2-) A UNIT IS THE SPACE BOUND BY THE VERTICAL BOUNDARY PLANES AND THE HORIZONTAL BOUNDARY PLANES
- 3-) DIMENSIONS, AS SHOWN ON THE ATTACHED FLOOR PLANS, WITHIN THE INDIVIDUAL UNITS ARE AVERAGE DIMENSIONS TO THE INTERIOR UNDECORATED FINISHED SURFACES OF THE VERTICAL BOUNDARY PLANES OF THE UNIT.
- 4-) ELEVATIONS, AS SHOWN ON THE ATTACHED FLOOR PLANS, ARE AVERAGE ELEVATIONS TO THE INTERIOR UNDECORATED FINISHED SURFACES OF THE HORIZONTAL BOUNDARY PLANES OF THE UNIT.

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## KEYSTONE VILLAS CONDOMINIUM.

### COMMON ELEMENTS:

- 1-) ALL LANDS AND ALL PORTIONS OF THE IMPROVEMENTS, NOT WITHIN A UNIT OR NOT DESIGNED AS LIMITED COMMON ELEMENT, ARE PARTS OF THE COMMON ELEMENTS.
- 2-) AREAS CONTAINING CONDUITS, WIRING, DUCTS, PLUMBING, BEARING WALLS, STRUCTURAL SUPPORTS, AND OTHER SUCH ITEMS, REGARDLESS OF LOCATION, SERVING A UNIT OR UNITS, OR LIMITED COMMON ELEMENTS, OR COMMON ELEMENTS CONSTITUTE PARTS OF THE COMMON ELEMENTS TO THE EXTERIOR UNDECORATED FINISHED SURFACES OF SAID AREAS.
- 3-) ALL CONDUITS, WIRING, DUCTS, PLUMBING, AND OTHER SUCH ITEMS, REGARDLESS OF LOCATION, SERVING ANY UNIT OF UNITS, LIMITED COMMON ELEMENTS, CONSTITUTE PARTS OF THE COMMON ELEMENTS

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## KEYSTONE VILLAS CONDOMINIUM.

### SURVEYOR'S CERTIFICATION:

THE CONSTRUCTION OF THE IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS FURTHER THAT AS PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

## CARIBBEAN LAND SURVEYORS, INC.

SIGNED THIS 15 DAY OF AUGUST, 2005

BY:   
WALTER E. VENEGA  
PROFESSIONAL SURVEYOR AND MAPPER  
N° 3106, STATE OF FLORIDA

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