

DECLARATION OF CONDOMINIUM

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THE ADMIRALITY

A CONDOMINIUM
A TWO-PHASED CONDOMINIUM

THIS IS A DECLARATION OF CONDOMINIUM by ALBERT L. VALERY, JR., hereinafter called "Developer", for himself and his heirs, wherein the Developer establishes this Declaration of Condominium as the plan of condominium ownership for the lands and improvements herein described.

ARTICLE I

ESTABLISHMENT OF CONDOMINIUM

Developer hereby submits the properties described in Exhibit "A" attached hereto and improvements located, or to be located, thereon to condominium ownership pursuant to Chapter 718, Florida Statutes, and declares the same to be a condominium to be known and identified as:

The Admiralty, a condominium
(Hereinafter referred to as "Condominium") PINELLAS COUNTY, FLORIDA

ARTICLE II

SURVEY AND DESCRIPTION OF IMPROVEMENTS

CLERK CIRCUIT COURT
MAY 15 10 24 AM '81

Annexed hereto and expressly made a part hereof as Exhibit "7", consisting of 4 pages, is a survey of the land and graphic description and the plot plan of the improvements constituting the condominium upon which is identified the apartment units, common elements and limited common elements as said terms are hereinafter defined, with their respective locations and approximate dimensions. Exhibit "7" is also recorded as a separate CONDOMINIUM PLAT in Condominium Plat Book on Page et seq., in the Public Records for Pinellas County, Florida. Each unit identified by a specific number such that no unit bears the same designation as any other unit.

ARTICLE III

DEFINITIONS

(A) The condominium consists of apartment units, common elements, and limited common elements as the same are hereinafter defined:

1. Apartment Units shall mean and comprise three units in the initial phase, and upon completion of the entire condominium, shall comprise six apartment units, all separate and numbered apartment units which are designated in Exhibit "7" to this Declaration of Condominium, excluding all spaces and improvements lying below the undecorated and/or unfinished inner surfaces of the perimeter walls and floors and above the undecorated and/or unfinished inner surfaces of the ceiling of each unit. The windows, screens and doors are included in the apartment unit and the responsibility of maintenance, repair and replacement of such items shall be that of the apartment unit owner; provided, nevertheless, that the Association reserves the right to make any necessary maintenance, repair or replacement for the exterior windows, screens and doors to insure that the exterior of the condominium building is kept neat and uniform. Any expenses incurred by the Association in correcting exterior windows, screens or doors shall be assessed against the apartment unit owner as provided for herein. No apartment unit owner shall be deemed to own any supporting columns, pipes, wires, conduits or other public utility lines running through his apartment unit which are utilized for or serve more than his one apartment unit and any such items are by this Declaration made a part of the common elements notwithstanding the fact they may be within the confines of the walls of his apartment unit as herein defined.

CONDOMINIUM PLATS PERTAINING TO THIS DECLARATION
ARE RECORDED IN CONDOMINIUM PLAT BOOK 50
PAGES 81 THROUGH 84

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MAIL TO:
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THIS INSTRUMENT PREPARED BY:
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