



This instrument prepared by
and return to:

INSTR 20070516466
OR BK 09383 PG 0429 PGS=6
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
08/07/2007 04:09:21 PM
REC FEE 52.50

Derek A. Kurtz, Esquire
Jordan Development Group, LLC
1085 W. Morse Blvd., Suite C
Winter Park, Florida 32789
(407) 699-1118

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
WORLDQUEST RESORT, A CONDOMINIUM
ADDING PHASE FOUR**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF
WORLDQUEST RESORT, A CONDOMINIUM ("**First Amendment**") is made as of this
6th day of August, 2007, by WORLDQUEST RESORT PARTNERS, LLC, a Florida
limited liability company ("**WRP**").

WITNESSETH

WHEREAS, WRP is the Developer ("**Developer**") described in that certain Declaration
of Condominium of WORLDQUEST RESORT, A CONDOMINIUM recorded July 7, 2006,
among the Public Records of Orange County, Florida, in Official Records Book 8739, Page 4258
("**Condominium Declaration**"); and

WHEREAS, Developer was the owner and holder of all of the Condominium Property
delineated on and submitted to condominium form of ownership pursuant to Schedule 1 of said
Declaration on the date of the execution and recording of the Condominium Declaration, and all
Condominium Property described in amendments made thereto, and is the present owner and
holder of the Condominium Property described on the First Amendment to Schedule 1, attached
hereto and incorporated into this First Amendment, and which Condominium Property is in the
aggregate designated Phase Four; and

WHEREAS, Developer wishes to submit Phase Four to condominium ownership and to
be added to the Condominium in accordance with the provisions of Article III of the Declaration
of Condominium and with the requirements of Chapter 718, *Florida Statutes* ("**Condominium
Act**").

NOW THEREFORE, in consideration of the foregoing, the Declaration of
Condominium is hereby amended as set forth herein.

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein
by this reference.

2. **Effective Date.** The Effective Date of this Amendment shall be determined as set forth in Article III of the Declaration of Condominium.

3. **Amendment.**

- a. Developer does hereby declare and submit to condominium ownership the Property described as Phase Four including, without limitation, the following Unit Numbers: 4101D, 4102C, 4103B, 4104A, 4105A, 4106B, 4107C, 4108D, 4201D, 4202C, 4203B, 4204A, 4205A, 4206B, 4207C, 4208D, 4302C, 4303B, 4304A, 4305A, 4306B, 4307C, 4402C, 4403B, 4404A, 4405A, 4406B, 4407C, 4502C, 4503B, 4504A, 4505A, 4506B, 4507C, and First Amendment to Schedule 1 to the Condominium Declaration, consisting of the legal description, survey and plot plan and graphic description for Phase Four which is attached hereto and incorporated herein, making said Phase Four a part of the Condominium and of the Condominium Property of Worldquest Resort, A Condominium.
- b. The ownership interest in Common Elements, Common Surplus and Common Expenses, attributable to each Unit on the addition of Phase Four subsequent to the execution and filing of this Amendment, is 1/136th or .735 percent (.735%), which has been computed based upon the formula as set forth on Schedule 2 to the Condominium Declaration, appearing in Official Records Book 8739, Page 4312, Public Records of Orange County, Florida.

4. **Capitalized Terms.** All capitalized terms shall have the same meanings as defined in the Condominium Declaration unless otherwise defined herein.
5. **No Other Changes.** Except as expressly modified herein, all other provisions of the Condominium Declaration are hereby ratified and confirmed.
6. **Owner Acceptance and Ratification.** By acquisition of title to a Unit or Units subject to the Condominium Declaration as amended by this Amendment, each Unit Owner thereby irrevocably ratifies, approves and affirms all provisions of the Condominium Declaration, as modified by this First Amendment.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.)

FIRST AMENDMENT
TO
SCHEDULE 1:

EXHIBIT TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
(Schedule 1 to the Declaration of Condominium is amended to include the following
additional Phase)

WORLDQUEST RESORT,
A CONDOMINIUM

PHASE FOUR: Legal Description, Site Plans, Floor Plans

**PHASE FOUR
WORLDQUEST RESORT, A CONDOMINIUM
LYING IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA**

CONDOMINIUM BOOK
PAGE

EXHIBIT "A"
SHEET 1 OF 2

**PHASE FOUR
LEGAL DESCRIPTION**
A parcel of land lying in the Southwest 1/4 of Section 34, Township 24 South, Range 28 East, lying partly but not wholly within the boundaries of the World Gateway Phase 4A, Plat Book 57, Page 86, and the World Gateway Phase 4B, Plat Book 57, Page 87, both in Orange County, Florida, to-wit:

1. That portion of the land bounded on the north by the centerline of International Drive, on the east by the centerline of the right-of-way for State Road 44, on the south by the centerline of the right-of-way for State Road 86, and on the west by the centerline of the right-of-way for State Road 86, containing 8143.428 square feet or 1.91 acres, more or less.

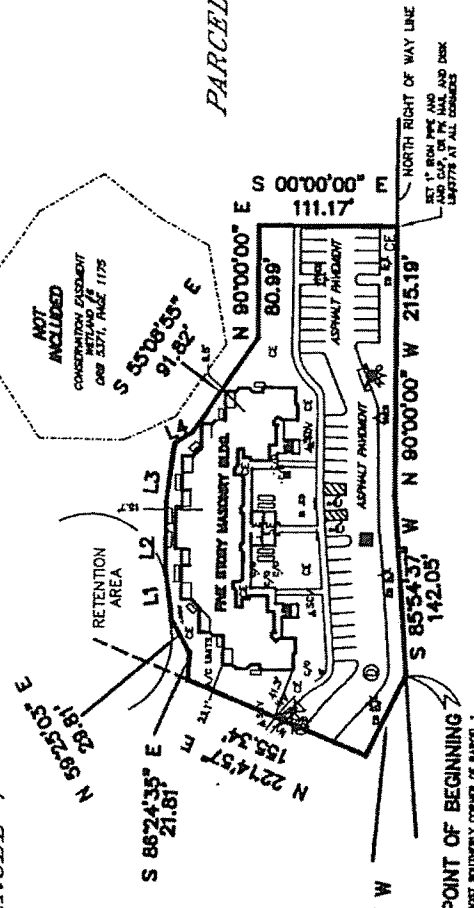
NOTES
1. MEASUREMENTS BASED ON THE CENTERLINE OF INTERNATIONAL DRIVE.
2. THE CENTERLINE OF STATE ROAD 44 IS 40' FROM THE RIGHT-OF-WAY.
3. DIMENSIONS BASED ON ORANGE COUNTY DATUM. ELEVATION 111.17' AS SHOWN ON THE PLAN.
4. THE CENTERLINE OF STATE ROAD 86 IS 40' FROM THE RIGHT-OF-WAY.
5. THE CENTERLINE OF STATE ROAD 86 IS 40' FROM THE RIGHT-OF-WAY.
6. THE CENTERLINE OF STATE ROAD 86 IS 40' FROM THE RIGHT-OF-WAY.

PARCEL 1

WORLD GATEWAY PHASE 4A
PLAT BOOK 57, PAGES 86 & 97

PARCEL 1

PARCEL 1



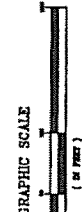
ABBREVIATION LISTING

PT	POINT
BL	BOUNDARY LINE
PL	PLAT
PG	PAGE
CB	CONDOMINIUM BOOK
CP	CONDOMINIUM PAGE
CE	CENTERLINE
CL	CENTERLINE
CR	CENTERLINE
CS	CENTERLINE
CT	CENTERLINE
CU	CENTERLINE
CV	CENTERLINE
CW	CENTERLINE
CS	CENTERLINE
CT	CENTERLINE
CU	CENTERLINE
CV	CENTERLINE
CW	CENTERLINE
CS	CENTERLINE
CT	CENTERLINE
CU	CENTERLINE
CV	CENTERLINE
CW	CENTERLINE

$\Delta = 02^{\circ}26'17''$
 $R = 1680.00'$
 $L = 71.46'$
 $TB = N 84^{\circ}30'39'' W$

LINE CHART

1	100
2	200
3	300
4	400
5	500
6	600
7	700
8	800
9	900
10	1000



NOTE

The description of the boundaries of this site, plot, lot and acreage herein is for the purpose of describing the property which may ultimately be divided as part of the Condominium in the World Gateway Phase 4A, Plat Book 57, Page 86, and the World Gateway Phase 4B, Plat Book 57, Page 87, both in Orange County, Florida, to-wit:

1. THE CENTERLINE OF STATE ROAD 44 IS 40' FROM THE RIGHT-OF-WAY.
2. THE CENTERLINE OF STATE ROAD 86 IS 40' FROM THE RIGHT-OF-WAY.
3. THE CENTERLINE OF STATE ROAD 86 IS 40' FROM THE RIGHT-OF-WAY.
4. THE CENTERLINE OF STATE ROAD 86 IS 40' FROM THE RIGHT-OF-WAY.
5. THE CENTERLINE OF STATE ROAD 86 IS 40' FROM THE RIGHT-OF-WAY.

I hereby certify that this Exhibit "A", Pages 1, and 2 is a correct and true representation of the boundaries of the property described herein and that same are identical together with the boundaries of the Condominium in the World Gateway Phase 4A, Plat Book 57, Page 86, and the World Gateway Phase 4B, Plat Book 57, Page 87, both in Orange County, Florida, to-wit:

Tinklepaugh Surveying Services, Inc.
 379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
 Tel. No. (407) 422-0987 Fax No. (407) 422-8815
 LICENSED BUSINESS NO. 3778

1-30-07

FILE NO. CX-7450

PHASE FOUR WORLDQUEST RESORT, A CONDOMINIUM

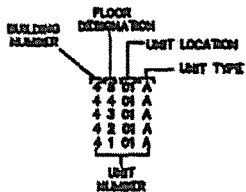
LYING IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

CONDOMINIUM BOOK _____
PAGE _____

EXHIBIT "A"
SHEET 2 OF 2

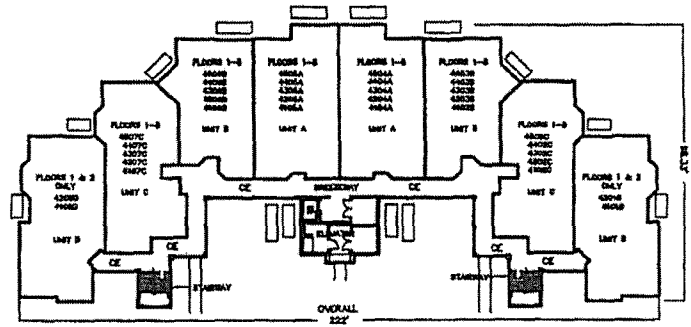
BUILDING ADDRESS

CE - DENOTES COMMON ELEMENT
LOC - DENOTES LIMITED COMMON ELEMENT

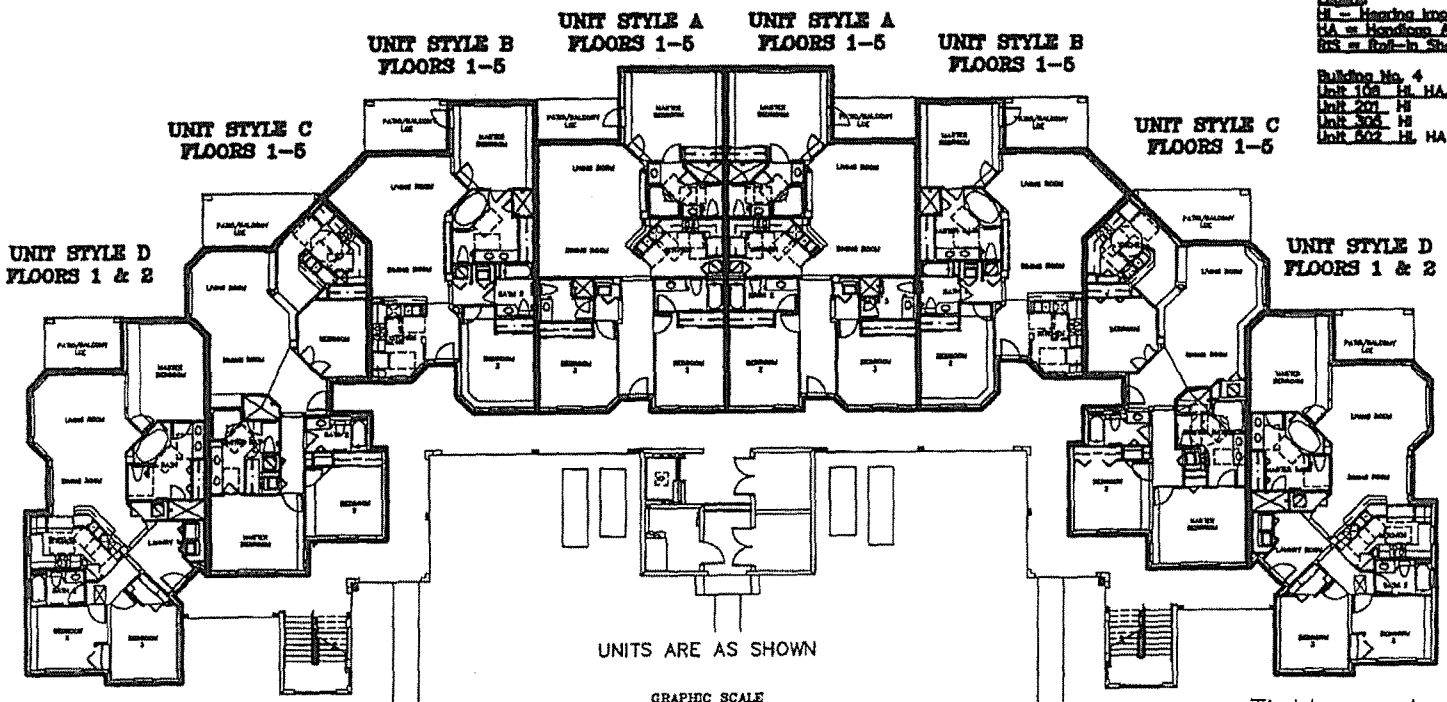


ELEVATIONS CHART

FLOOR NUMBER	ELEVATIONS		FLOOR FINISH FLOOR TO FINISH FLOOR ONLY
	FLOOR	CEILING	
1	97.00	106.28	
2	107.81	117.16	117.71
3	117.26	127.01	
4	127.57	136.82	
5	137.33	146.58	



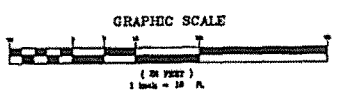
FLOOR PLAN - NOT TO SCALE



Legend
H - Hearing Impaired Unit
AA - Hearing Accessible Unit
BA or Roll-in Shower in Unit

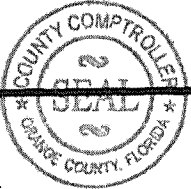
Building No. 4
Unit 106 H, HA, RS
Unit 201 H
Unit 305 H
Unit 602 H, HA

UNITS ARE AS SHOWN



Tinklepaugh
SURVEYING SERVICES, INC.
379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 482-0697 Fax No. (407) 482-8815
LICENSED SURVEYOR No. 8776

State of FLORIDA, County of ORANGE
I hereby certify that this is a true copy of
the document as reflected in the Official Records.
MARTHA O. HAYNIE, COUNTY COMPTROLLER



By: *[Signature]*
Deputy Comptroller
Dated: 8/7/07

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