

PREPARED BY AND RECORD AND RETURN TO:
JENNIFER LEVIN, ESQ.
JENNIFER LEVIN, P.A.
19370 COLLINS AVE.
SUNNY ISLES BEACH, FL 33160

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF
HAMPSHIRE VILLAS CONDOMINIUM**

THIS FIRST AMENDMENT ("Amendment") is made this 21st day of November, 2005, by GPB Ventures, LLC, a Florida limited liability company ("Developer") of HAMPSHIRE VILLAS CONDOMINIUM ("Condominium").

WHEREAS, the Declaration of Condominium ("Declaration") for the Condominium was recorded September 28, 2005, in Official Records Book 40605, at Page 1892, of the Public Records of Broward County, Florida; and

WHEREAS, the Plot Plan, Survey and Graphic Description ("Survey"), Exhibit "B" to the Declaration prepared by J.H. Manucy, Inc., Engineers, Land Surveyors ("Surveyors") contains certain scrivener's and surveyor's errors as more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Developer reserved the right to amend the Declaration to correct scrivener's and surveying errors in Paragraph VII(C) thereof; and

WHEREAS, the Developer is the owner of Unit 11; and

WHEREAS, the Developer owns in excess of 51% of the units of the Condominium.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. The foregoing recitals are incorporated herein as through fully set forth.
2. Sheet 5 of the Survey is hereby deleted and replaced with that in Exhibit "A" hereto.
3. All other scrivener's errors and other modifications to the Survey as described in Exhibit "A" hereto are hereby made to and incorporated within the Survey.
4. In all other respects, the Declaration is confirmed, ratified and approved and remains unchanged.

6

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed this 21st day of November, 2005.

Signed, Sealed and Delivered
in the Presence of:

IGNACIO E. FITEZLE
Print Name:

Diana L. Perez
Print Name:

GPB VENTURES, LLC, a Florida limited
liability company

By: [Signature]
RAFAEL N. GOMEZ, Managing Member

Address: 5040 N.W. 7th Street, Suite 710
Miami, Florida 33126

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 21st day of November, 2005, by RAFAEL N. GOMEZ, as Managing Member of and for and on behalf of GPB VENTURES, LLC, a Florida limited liability company, who is personally known to me and who did not take an oath.

My Commission Expires:

[Signature]
Notary Public, State of Florida
Print Name: Diana L. Perez



Diana L. Perez
Commission # DD137542
Expires July 29, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT "A"

**TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF
HAMPSHIRE VILLAS CONDOMINIUM**

J. H. MANUCY, INC.
4694 Palm Avenue, Suite 203
Hialeah, Florida 33012
Tel: (305) 821-1281
Fax: (305) 825-1705
E*Mail: bernabe@jhmanucy.com

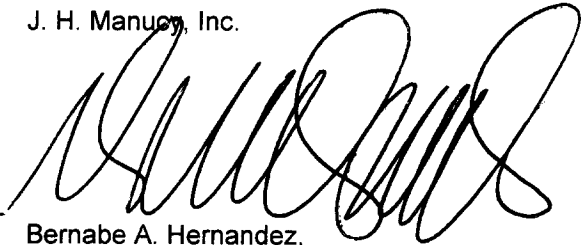
November 21, 2004

Reference: Hampshire Villas Condominium

The survey, plot plan and graphic description signed and sealed on September 23, 2005, and attached as Exhibit "B" to the Declaration of Condominium of Hampshire Villas, a Condominium, contained the following surveyor's and scrivener's errors which errors are hereby corrected as follows:

1. The name of the condominium is "Hampshire Villas Condominium" not "Hampshire Villas, a Condominium."
2. The property address is "9203 NW 38 Drive, Coral Springs, Florida", not "9203 NW 38 Road, Coral Springs, Florida".
3. The unit boundary of Unit 11 on Sheet 5 is inaccurate as it should not have included the "Store Area, Common Element" shown on corrected Sheet 5 attached hereto.
4. Sheet 10 is deleted as the Typical Unit "C" floor plan is for Unit 11 prior to this correction and therefore it no longer exists and Unit 11 is in fact a Typical Unit "B".
5. Sheet 11 contains no information and it is hereby deleted.

J. H. Manucy, Inc.

A large, stylized handwritten signature in black ink, likely belonging to Bernabe A. Hernandez, is written over the text of the company name and extends into the signature block area.

Bernabe A. Hernandez,
Professional Land Surveyor
License No. 2905

Hampshire Villas Condominium

Legal Description Surveyor's Notes and Certificate

SURVEYOR'S NOTES

- 1-LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD, EXCEPT AS SHOWN HEREON, IF ANY.
- 2-NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES, FOOTINGS OF BUILDINGS, WALLS OR FENCES, EXCEPT AS SHOWN HEREON, IF ANY.
- 3-THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN HEREON, IF ANY.
- 4-THE NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N01°00'15"W ALONG THE CENTER LINE OF UNIVERSITY DRIVE AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 5-ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.).
- 6-BENCHMARK USED: #72 BROWARD COUNTY, NORTH EAST CORNER OF CATCH BASIN ON WEST SIDE OF UNIVERSITY DRIVE AT THE INTERSECTION OF CARDINAL ROAD (N.W. 40 STREET).
ELEVATION = +10.88' (N.G.V.D.)

LEGAL DESCRIPTION:

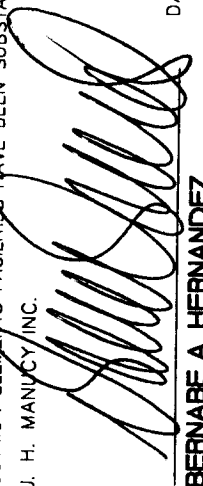
LOTS 27 AND 28 IN BLOCK P CORAL SPRINGS VILLAGE GREEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY.

CERTIFICATE OF SURVEYOR:

THAT UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR, DULY AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN: **Hampshire Villas Condominium** AS SHOWN HEREON IS SUBSTANTIALLY COMPLETED SO THAT THE MATERIALS COMPRISING EXHIBIT "B" OF THE DECLARATION OF CONDOMINIUM, 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.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS FACILITIES HAVE BEEN SUBSTANTIALLY COMPLETED.

J. H. MANUCY, INC.

 DATED: 11/24/05

BERNABE A. HERNANDEZ
REGISTERED LAND SURVEYOR No. 2905
STATE OF FLORIDA

NOTES:

- 1) THIS CERTIFICATION IS ONLY FOR THE LAND AS SHOWN HEREON.
- 2) THIS IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM FOR ENCUMBRANCES.
- 3) THIS CERTIFICATE IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT "B"

DATE RECEIVED	BY
DATE/REVISION AS PER CLIENT	DATE
J.H. MANUCY, INC. Land Surveyors and Professional Planners 1000 N.W. 10th Ave., Suite 1000 Fort Lauderdale, FL 33304 (954) 561-1111	
PROJECT NAME Hampshire Villas Condominium 9203 NW 38 DRIVE, CORAL SPRINGS, FLORIDA.	
DATE APRIL 23, 2005	DRAWN C.T.
CHECKED B.H.A.	SCALE N/A
FIELD BOOK A-377 PGS 10-20	ORDER No. 102781
2 of 9 SHEETS	

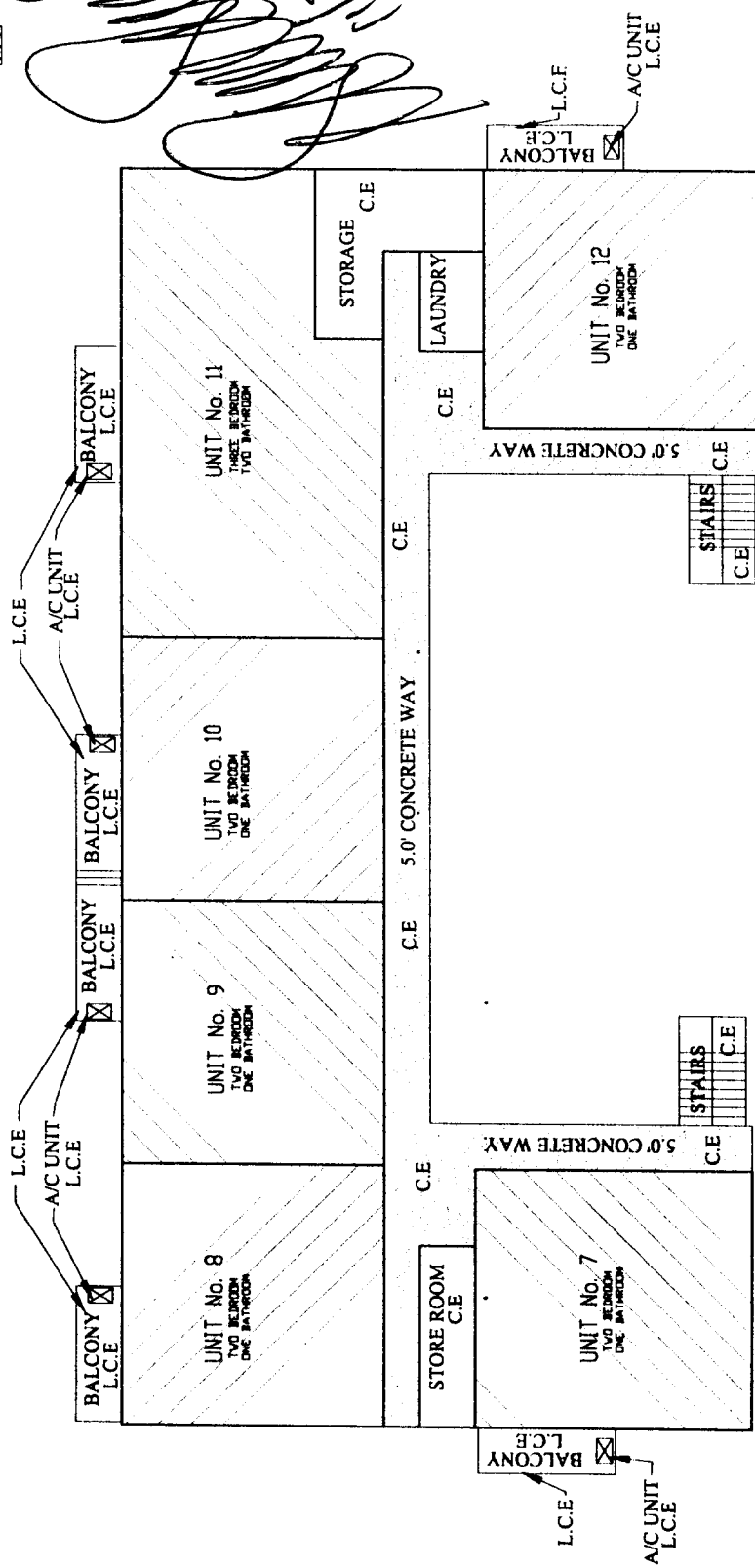
(C) COPYRIGHT NOTICE, ALL DIMENSIONS AND SPECIFICATIONS SHOWN AND REPORTED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE UTILIZED BY OTHERS WITHOUT WRITTEN AGREEMENT WITH J.H. MANUCY, INC.

Hampshire Villas Condominium

Second Floor Plan



LEGEND



NOTE:

- AREAS SHOWN INCLUDE PATIOS AND BALCONIES
- ALL DIMENSION ARE IN FEET AND DECIMALS OF FEET, UNLESS OTHERWISE DENOTED.

ABBREVIATIONS
(C.E.)= DENOTES COMMON ELEMENT
(L.C.E.)= DENOTES LIMITED COMMON ELEMENT

EXHIBIT "B"

[illegible]