



CFN 2016R0724360
OR BK 30349 Pgs 1251-1272 (22Pgs)
RECORDED 12/16/2016 12:55:55
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:

EUGENIO DUARTE, ESQ.
DUARTE LAW FIRM
999 PONCE DE LEON, SUITE 735
CORAL GABLES, FLORIDA 33134

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR CENTURY PARK WEST CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE CENTURY PARK WEST CONDOMINIUM (this **"First Amendment"**) is made by Century Homebuilders Group, LLC, a Florida limited liability company (**"Developer"**).

RECITALS

- A. The Declaration of Condominium for Century Park West Condominium was recorded December 12, 2016, in Official Records Book 30341, Page 3266, of the Public Records of Miami-Dade County, Florida (the **"Original Declaration"**).
- B. The Developer is the sole fee simple title owner of the property subject to the Original Declaration which includes all the condominium units built therein to date (the "Condominium Property").
- C. The Developer by error attached as Exhibit 4 to the Original Declaration an outdated boundary survey and site plan for the Condominium Property. The Developer has updated the survey to the Condominium Property to indicate the current improvements to the Condominium Property (the "Current Survey"), and has obtained the last approved site plan for the Condominium Property (the "Approved Site Plan").
- D. The Developer is attaching hereto as Exhibit 4 the Current Survey and Approved Site Plan in substitution for the Exhibit 4 recorded with the Original Declaration.
- E. The Developer by error attached as Exhibit 5 to the Original Declaration the next to last revised As Built Plans for the Condominium Property.
- F. The Developer is attaching hereto as Exhibit 5 the last revised and updated As Built Plans for the Condominium Property in substitution for the Exhibit 5 recorded with the Original Declaration.



NOW THEREFORE, Developer hereby declares that every portion of the Condominium Property is to be held, transferred, sold, conveyed, used and occupied subject to the Exhibits 4 and 5 attached to this First Amendment.

1. **Recitals.** The foregoing Recitals are true and correct and are incorporated into and form a part of this First Amendment and the Original Declaration.

2. **Conflicts.** In the event that there is a conflict between this First Amendment and the Original Declaration, this First Amendment shall control. Whenever possible, this First Amendment and the Original Declaration shall be construed as a single document. Except as modified hereby, the Original Declaration shall remain in full force and effect.

3. **Definitions.** All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration, except that the following defined terms are hereby added or modified as follows:

"Declaration" shall mean the Original Declaration and the First Amendment and together with all amendments and modifications thereof.

4. **Covenant.** This First Amendment shall be a covenant running with the land.

IN WITNESS, WHEREOF, the undersigned hereunto set its hand and seal as of this 16 day of December 2016.

WITNESSES:

Print Name: Veronica Naranjo

CENTURY HOMEBUILDERS GROUP, LLC, a Florida limited liability company

By: Sergio Pino, Manager

Print Name: Norma Layrite

{SEAL}

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

The foregoing First Amendment to the **Declaration of Condominium for Century Park West Condominium** was acknowledged before me this 16 day of December, 2016, by **Sergio Pino**, as Manager of **Century Homebuilders Group, LLC**, a Florida limited liability company, who is personally known to me or who has produced _____ as identification on behalf of the company.

My commission expires:



[Signature]
NOTARY PUBLIC

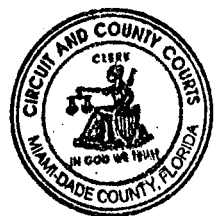
State of Florida-at Large

Print name: Diana Manso

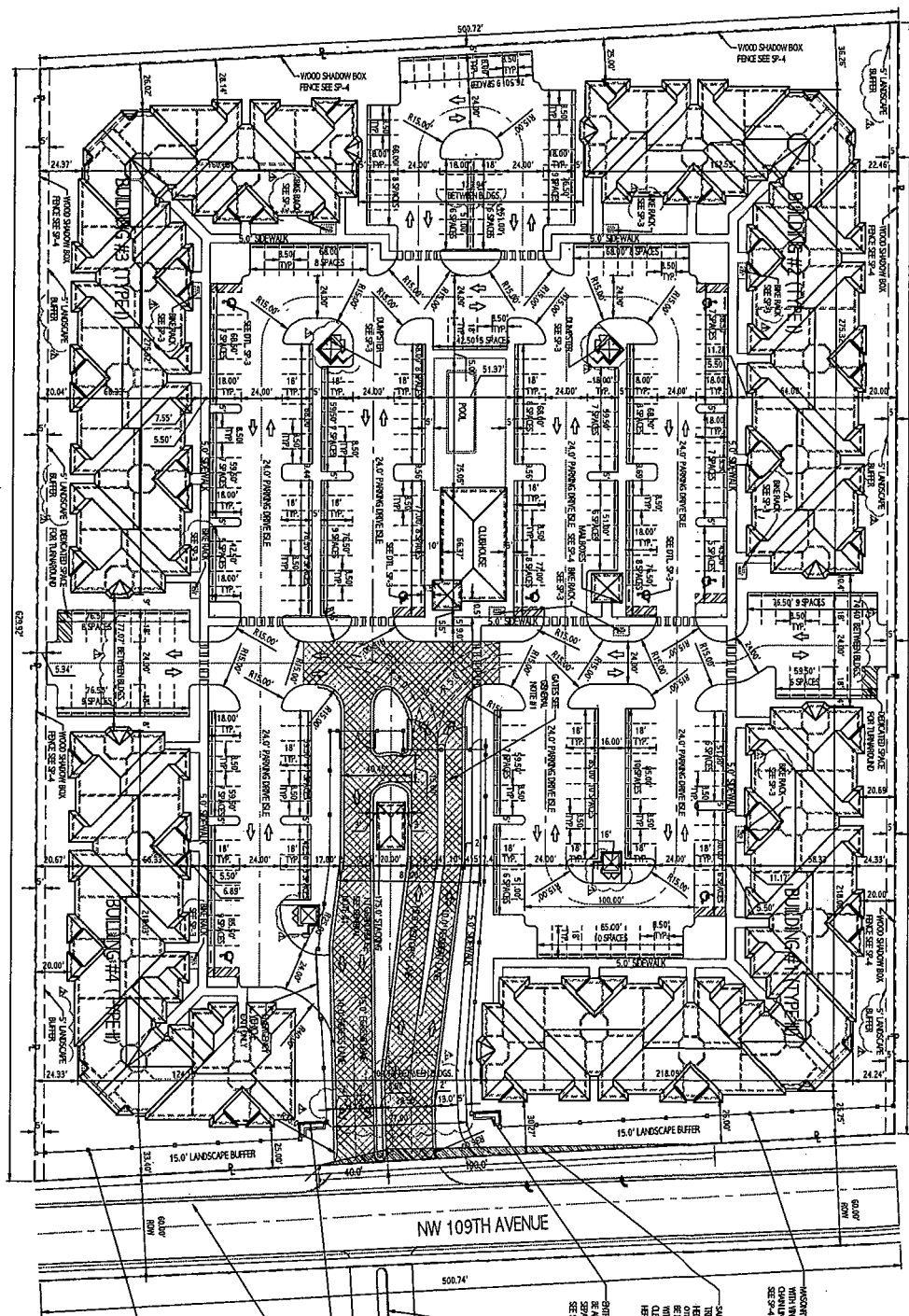
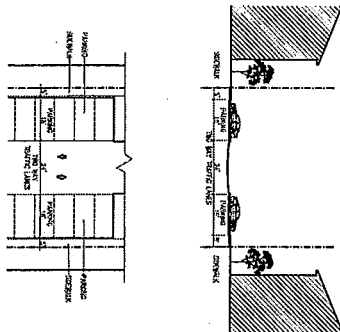


EXHIBIT 4

**SURVEY AND SITE PLAN OF
CENTURY PARK WEST CONDOMINIUM**



TYPICAL DRIVE SECTION



SITE PLAN



SP-2

DATE: 11/11/11
SCALE: 1" = 40'-0"
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
IN CHARGE: J. BROWN

SITE PLAN

CENTURY PARK WEST
BY
GROUP 3 LLC
MIAMI - DADE COUNTY, FLORIDA

NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE KEPT IN HIS OR HER OFFICE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE KEPT IN HIS OR HER OFFICE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

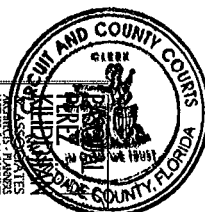


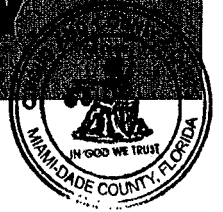
EXHIBIT 5
GRAPHICAL DEPICTION OF CONDOMINIUM IMPROVEMENTS AND
CONDOMINIUM AS -BUILTS FOR BUILDING 2 ONLY

AND
SURVEYOR'S CERTIFICATE



CONDOMINIUM AS-BUILTS

"CENTURY PARK WEST" - BUILDING 2 ONLY



NOTES:

- 1) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 2) REFER TO DECLARATION OF CONDOMINIUM FOR DEFINITION OF UNIT COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS.
- 3) NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON ASSUMED VALUE OF N89°39'28"E ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON THE SECTION SHEET THEREOF OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 4) L.C.E. = INDICATES LIMITED COMMON ELEMENTS
- 5) C.E. = INDICATES COMMON ELEMENTS.
- 6) FIELD BOOK: N/A PROJ. No.: 14-030-5800
- 7) Given the nature of condominium ownership, the Unit boundaries are precisely defined in such a manner so that all components of the Building which are (or are potentially) utilized either by other Units or the Common Elements are excluded from the Unit. This would exclude, for instance, all structural walls, columns etc. and essentially limits the Unit boundaries to the interior airspace between the perimeter walls and excludes all interior structural components. For the precise Unit boundaries. For your reference, the area of the Unit, determined in accordance with these defined Unit boundaries, is set forth hereon (and labeled as "Paint-to-Paint Interior Area"). Please note that the unique way of defining the boundaries actually makes the Unit appear to be smaller than it actually would be if standard architectural measuring techniques were used. Typically, apartments are measured to the exterior boundaries of the exterior walls and to the centerline of interior demising walls, without excluding areas that may be occupied by columns or other structural components. The area, if calculated based upon standard architectural measuring techniques, is also set forth hereon (and labeled as "Typical Interior Area"). The Interior Area is provided solely to establish a frame of reference and is not intended to suggest that the actual Unit is that size. In fact, as set forth above, many of the components included in determining the Typical Interior Area, are Common Elements that are not exclusively owned.

SURVEYOR'S CERTIFICATE:

The undersigned, a Land Surveyor and Mapper, duly authorized to practice under the laws of the State of Florida, hereby certifies that: the construction of the improvements, as described in this Exhibit "2" of the Declaration of Condominium of "CENTURY PARK WEST", have been substantially completed so that Exhibit "2", together with the provisions of the aforesaid Declaration of Condominium describing the Condominium Property, relating to matters of survey, is an accurate representation of the location and dimensions of the improvements as shown in said Exhibit "2"; and further that, the identification, location, and dimensions of the Common Elements and of each Unit can be determined from said materials to the best of my knowledge and belief. This survey complies with the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 (Formerly 61G17-6) Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and Chapter 718, Florida Statutes.

This certification relates to matters of survey only, and is not to certify that the improvements have been properly constructed in accordance with any applicable building codes or governmental requirements. Further this certification is for Building 2 only.

Date: July 28, 2014

Revision 1: November 23, 2016 (Condominium As-built)

Revision 2: December 6, 2016 (Revised Legal Description)

Revision 3:

BY:

Edwin J. Fernandez, For the Firm
Professional Surveyor and Mapper
State of Florida, LS. No. 5676

CENTURY PARK WEST



FORD, ARMENTEROS & FERNANDEZ, INC.

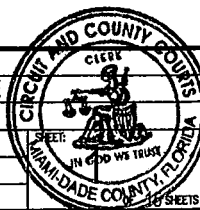
1950 N.W. 94th AVENUE, 2nd FLOOR

DORAL, FLORIDA 33172

PH. (305) 477-6472

FAX (305) 470-2805

TYPE OF PROJECT:	CONDOMINIUM AS-BUILT
SHEET NAME:	NOTES AND SURVEYOR'S CERTIFICATE
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
ENG. CHECKED BY:	N/A
SCALE:	N/A
CHECKED BY:	PROJECT No: 14-030-0362

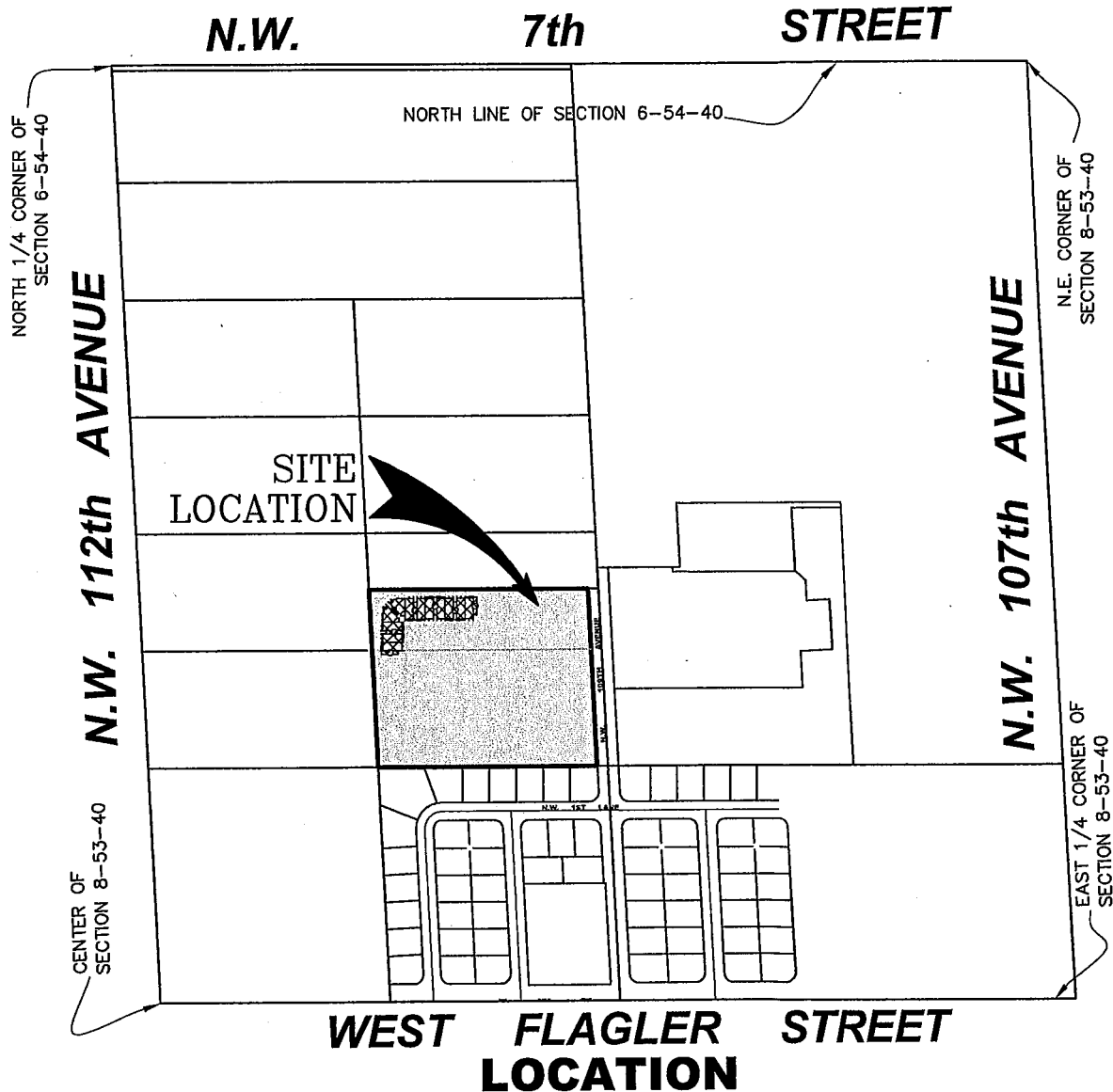


LEGAL DESCRIPTION: (ENTIRE SITE)

Tract "A", of "CENTURY PARK WEST", according to the Plat thereof, as recorded in Plat Book 171, at Page 87, of the Public Records of Miami-Dade County, Florida, LESS the following described parcel:

Commence at the Northeast corner of said Tract "A" of the aforementioned plat for "Century Park West", thence run N86°55'03secW, along the North line of said Tract "A", for a distance of 295.62 feet to a point; thence run S03°03'54"W for a distance of 227.19 feet to the POINT OF BEGINNING; thence continue S03°03'54"W for a distance of 45.37 feet to a point; thence run N86°56'06"W for a distance of 145.43 feet to a point; thence run N03°03'54"E for a distance of 45.37 feet to a point; thence run S86°56'06"E for a distance of 145.43 feet to the point of beginning.

Containing an area of 7.08 acres, more or less, lying and being in Miami-Dade County, Florida.



LEGEND



DENOTES BUILDING NO. 2

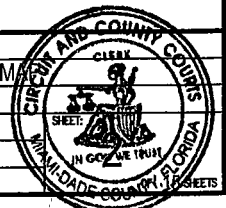
**S.W. 1/4 OF SECTION 6, TOWNSHIP 54 SOUTH, RANGE 40 EAST
CITY OF SWEETWATER, MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)**

CENTURY PARK WEST

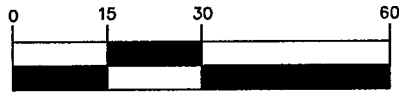


FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	CONDOMINIUM AS-BUILT
SHEET NAME:	LEGAL DESCRIPTION AND LOCATION MAP
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
CHK. CHECKED BY:	N/A
SCALE:	N/A
CHECKED BY:	PROJECT No: 14-030-0362



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

TOP OF
CONC. BEAM
ELEV. 48.37'

TOP OF
BOND BEAM
ELEV. 37.70'

TOP OF
FINISH FLOOR
ELEV. 39.03'

TOP OF
FINISH FLOOR
ELEV. 18.87'

TOP OF
CONC. SLAB
ELEV. 9.20'



NOTES:

1. ALL IMPROVEMENTS SHOWN ARE AS-BUILT.
2. ELEVATIONS ARE BASED ON N.G.V.D. 1929.
3. FOR DESCRIPTION OF COMMON AND LIMITED COMMON ELEMENTS, HORIZONTAL AND PERIMETRICAL BOUNDARIES, SEE THE CONDOMINIUM DECLARATION.
4. WITHIN EACH UNIT ALL STRUCTURAL SUPPORT COLUMNS, PIPES, CONDUITS AND OTHER UTILITY LINES RUNNING THROUGH THE UNIT WHICH ARE UTILIZED FOR OR SERVE MORE THAN ONE UNIT ARE A PART OF THE COMMON ELEMENTS.
5. DIMENSIONS SHOWN ARE SUBJECT TO VARIATIONS OF 0.2' FOR EACH UNIT.
6. EACH PATIO, PORCH AND STORAGE AREA IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE UNIT WHICH IT ABUTS.
7. DIMENSIONS SHOWN ARE TO INTERIOR UNFINISHED SURFACES.

TYPICAL ELEVATION PLAN

CENTURY PARK WEST



FORD, ARMENTEROS & FERNANDEZ, INC.

1950 N.W. 94th AVENUE, 2nd FLOOR

DORAL, FLORIDA 33172

PH. (305) 477-6472

FAX (305) 470-2805

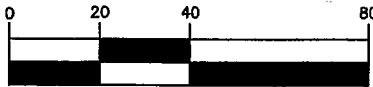
TYPE OF PROJECT:	CONDOMINIUM AS-BUILT
SHEET NAME:	ELEVATION PLAN
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
SCALE:	1"= 30'
PROJECT No:	14-030-0362



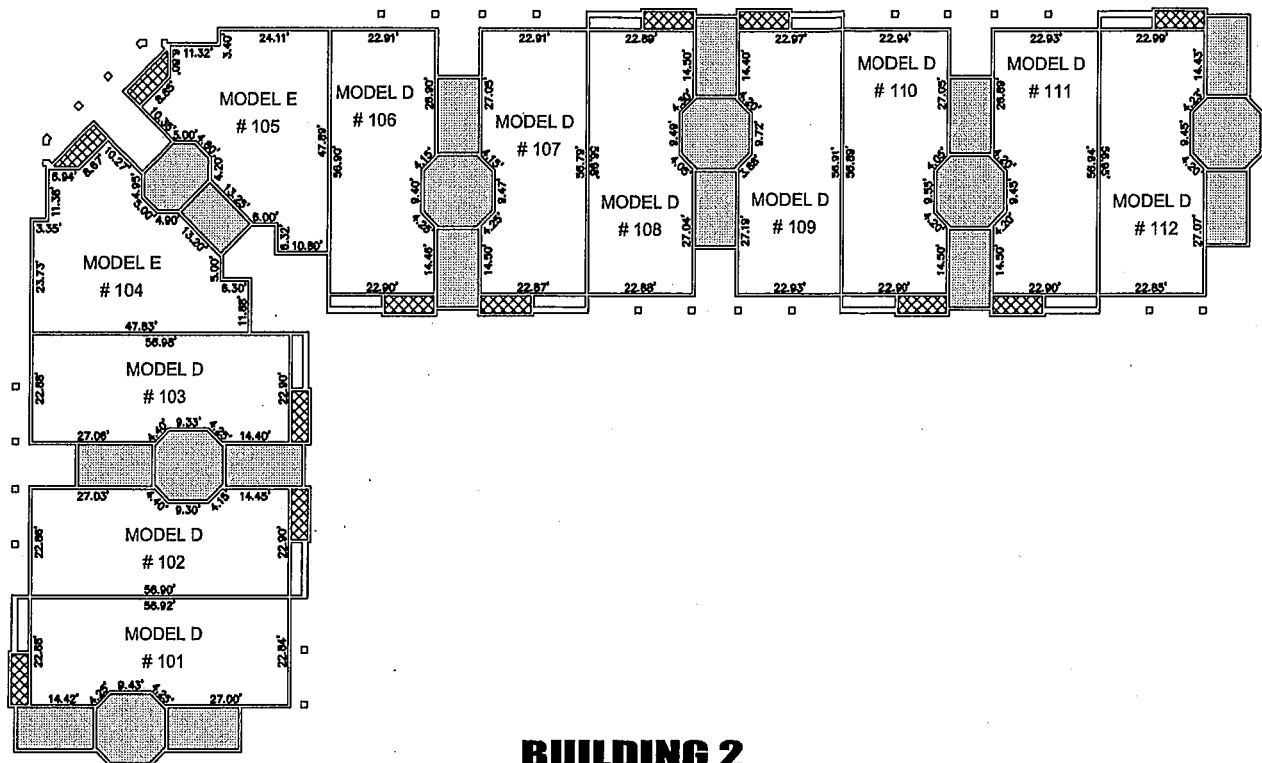
of 15 SHEETS



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



BUILDING 2 **GROUND FLOOR PLAN**


NOTES:

1. ALL IMPROVEMENTS SHOWN ARE AS-BUILT.
2. ELEVATIONS ARE BASED ON N.G.V.D. 1929.
3. FOR DESCRIPTION OF COMMON AND LIMITED COMMON ELEMENTS, HORIZONTAL AND PERIMETRICAL BOUNDARIES, SEE THE CONDOMINIUM DECLARATION.
4. WITHIN EACH UNIT ALL STRUCTURAL SUPPORT COLUMNS, PIPES, CONDUITS AND OTHER UTILITY LINES RUNNING THROUGH THE UNIT WHICH ARE UTILIZED FOR OR SERVE MORE THAN ONE UNIT ARE A PART OF THE COMMON ELEMENTS.
5. DIMENSIONS SHOWN ARE SUBJECT TO VARIATIONS OF 0.2' FOR EACH UNIT.
6. EACH PATIO, PORCH AND STORAGE AREA IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE UNIT WHICH IT ABUTS.
7. DIMENSIONS SHOWN ARE TO INTERIOR UNFINISHED SURFACES.

ELEVATIONS

18.37' - UPPER LIMITS (CEILING)
9.20' - LOWER LIMITS (FLOOR)

LEGEND

 DENOTES COMMON ELEMENT

 DENOTES LIMITED COMMON ELEMENT

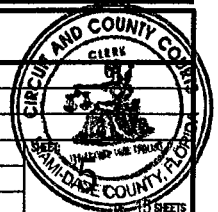
CENTURY PARK WEST



FORD, ARMENTEROS & FERNANDEZ, INC.

1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT	CONDOMINIUM AS-BUILT	
SHEET NAME	GROUND FLOOR	
PREPARED FOR	CENTURY HOMEBUILDERS GROUP	
DRAWN BY:	B.R.	DATE: 07-28-2014
ENG. CHECKED BY:		SCALE: 1" = 40'
CHECKED BY:		PROJECT No: 14-030-0362





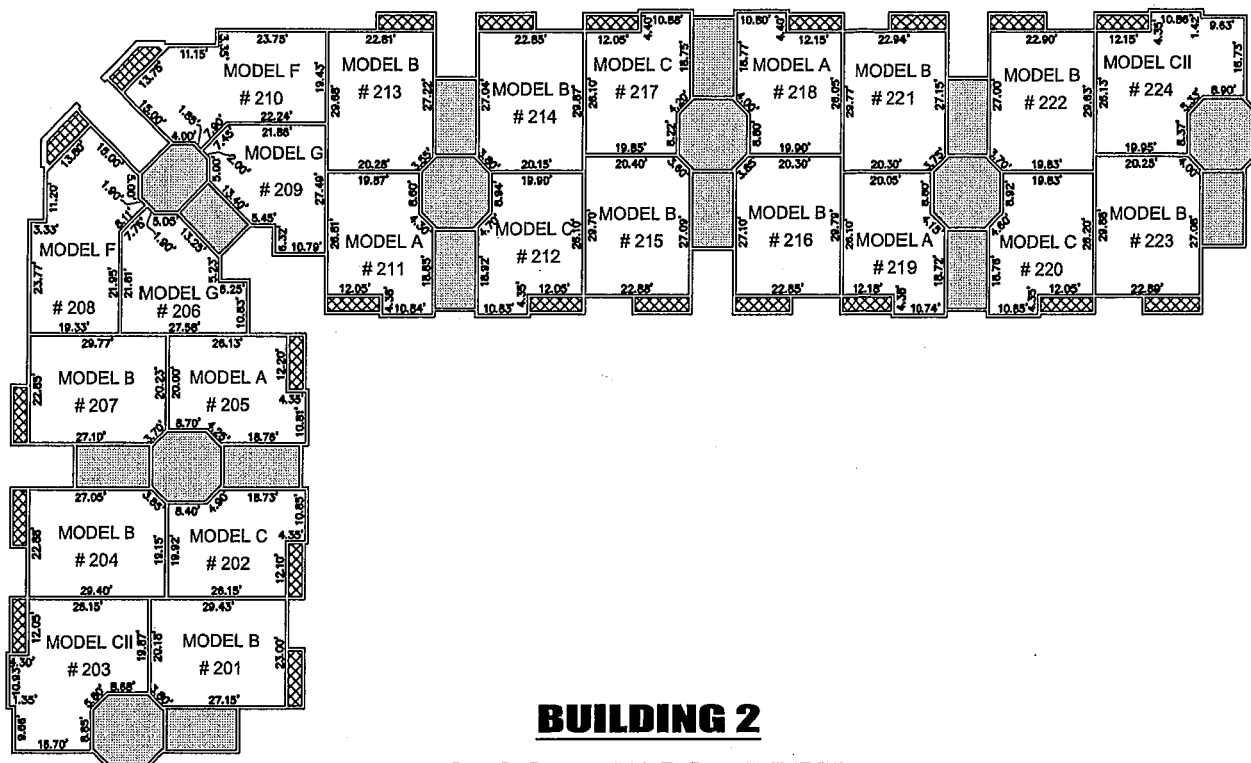
NORTH

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.



BUILDING 2

SECOND FLOOR PLAN

REPRESENTS 1ST FLOOR OF MODELS A, B, C, CII, F & G

(SEE MODEL FOR DETAIL)

NOTES:

1. ALL IMPROVEMENTS SHOWN ARE AS-BUILT.
2. ELEVATIONS ARE BASED ON N.G.V.D. 1929.
3. FOR DESCRIPTION OF COMMON AND LIMITED COMMON ELEMENTS, HORIZONTAL AND PERIMETRICAL BOUNDARIES, SEE THE CONDOMINIUM DECLARATION.
4. WITHIN EACH UNIT ALL STRUCTURAL SUPPORT COLUMNS, PIPES, CONDUITS AND OTHER UTILITY LINES RUNNING THROUGH THE UNIT WHICH ARE UTILIZED FOR OR SERVE MORE THAN ONE UNIT ARE A PART OF THE COMMON ELEMENTS.
5. DIMENSIONS SHOWN ARE SUBJECT TO VARIATIONS OF 0.2' FOR EACH UNIT.
6. EACH PATIO, PORCH AND STORAGE AREA IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE UNIT WHICH IT ABUTS.
7. DIMENSIONS SHOWN ARE TO INTERIOR UNFINISHED SURFACES.

ELEVATIONS

27.53' - UPPER LIMITS (CEILING)

18.87' - LOWER LIMITS (FLOOR)

LEGEND



DENOTES COMMON ELEMENT



DENOTES LIMITED COMMON ELEMENT

CENTURY PARK WEST



FORD, ARMENTEROS & FERNANDEZ, INC.

1950 N.W. 94th AVENUE, 2nd FLOOR

DORAL, FLORIDA 33172

PH. (305) 477-6472

FAX (305) 470-2805

TYPE OF PROJECT

CONDOMINIUM AS-BUILT

SHEET NAME

SECOND FLOOR

PREPARED FOR

CENTURY HOMEBUILDERS GROUP

DRAWN BY:

B.R.

DATE

07-28-2014

CHK. CHECKED BY:

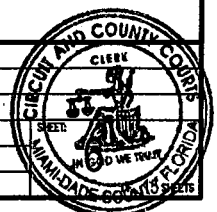
SCALE

1"= 40'

CHECKED BY:

PROJECT No.

14-030-0362



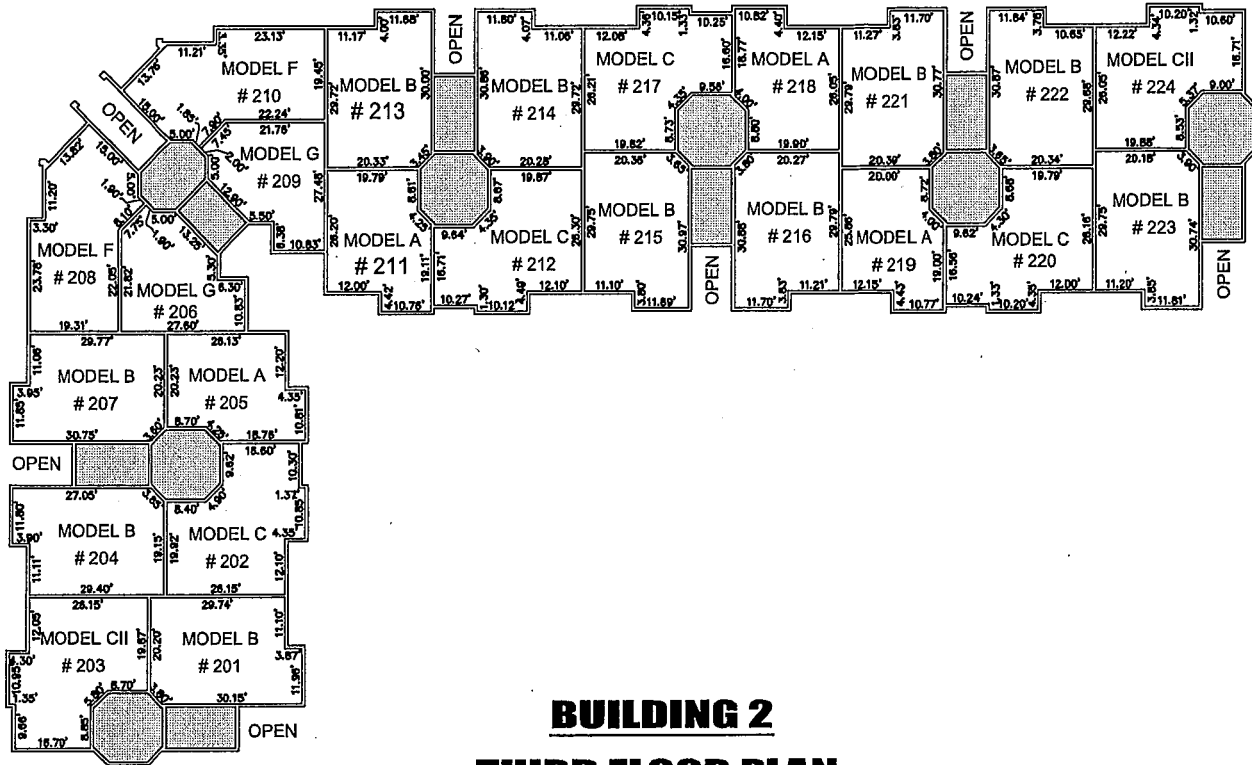


NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



BUILDING 2

THIRD FLOOR PLAN

REPRESENTS 2ND FLOOR OF MODELS A, B, C, CII, F & G

(SEE MODEL FOR DETAIL)

NOTES:

1. ALL IMPROVEMENTS SHOWN ARE AS-BUILT.
2. ELEVATIONS ARE BASED ON N.G.V.D. 1929.
3. FOR DESCRIPTION OF COMMON AND LIMITED COMMON ELEMENTS, HORIZONTAL AND PERIMETRICAL BOUNDARIES, SEE THE CONDOMINIUM DECLARATION.
4. WITHIN EACH UNIT ALL STRUCTURAL SUPPORT COLUMNS, PIPES, CONDUITS AND OTHER UTILITY LINES RUNNING THROUGH THE UNIT WHICH ARE UTILIZED FOR OR SERVE MORE THAN ONE UNIT ARE A PART OF THE COMMON ELEMENTS.
5. DIMENSIONS SHOWN ARE SUBJECT TO VARIATIONS OF 0.2' FOR EACH UNIT.
6. EACH PATIO, PORCH AND STORAGE AREA IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE UNIT WHICH IT ABUTS.
7. DIMENSIONS SHOWN ARE TO INTERIOR UNFINISHED SURFACES.

ELEVATIONS

37.70' - UPPER LIMITS (CEILING)
29.03' - LOWER LIMITS (FLOOR)

LEGEND



DENOTES COMMON ELEMENT



DENOTES LIMITED COMMON ELEMENT

CENTURY PARK WEST



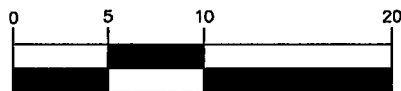
FORD, ARMENTEROS & FERNANDEZ, INC.

1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

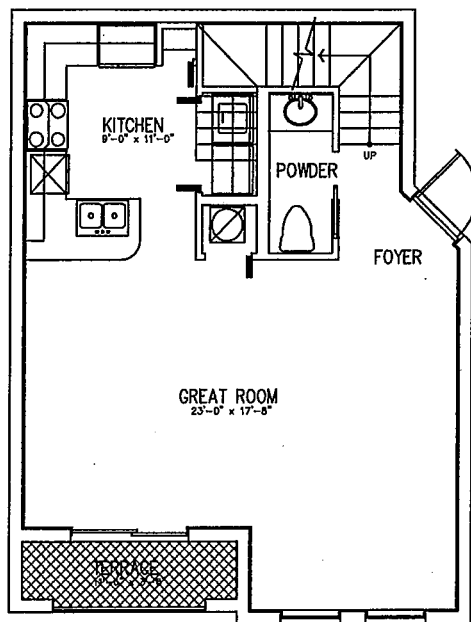
TYPE OF PROJECT	CONDOMINIUM AS-BUILT	
SHEET NAME	THIRD FLOOR	
PREPARED FOR	CENTURY HOMEBUILDERS GROUP	
DRAWN BY	B.R.	DATE: 07-28-2014
ENG. CHECKED BY		SCALE: 1"= 40'
CHECKED BY		PROJECT No: 14-030-0362



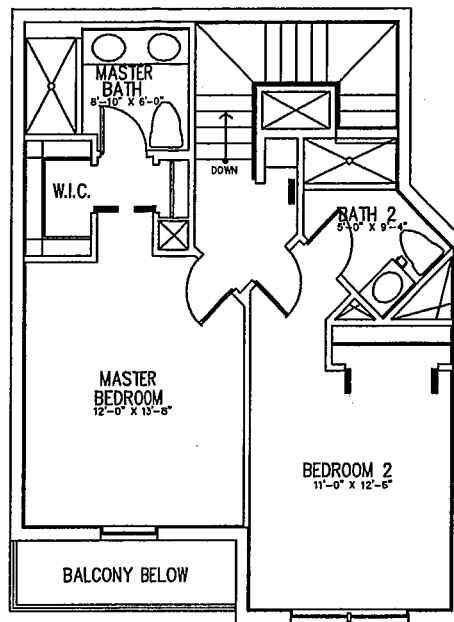
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



UNIT A - FIRST FLOOR PLAN



UNIT A - SECOND FLOOR PLAN

MODEL "A"

LEGEND



DENOTES LIMITED COMMON ELEMENT

— DENOTES UNIT BOUNDARY

A/C SPACE AREA	1,172 S.F.
COVERED TERRACE AREA	35 S.F.
TOTAL AREA	1,207 S.F.

2 BEDROOM / 2.5 BATH - APARTMENT CONDOMINIUM STANDARD FLOOR PLAN

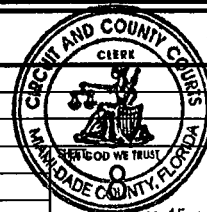
NOTE : ALL DIMENSIONS SHOWN FOR ROOM SIZES ARE TO THE UNFINISHED SURFACES AND AREA ARE APPROXIMATE AND MAY VARY. THE DIMENSIONS DELINEATING THE BOUNDARY OF THE UNIT ARE THE DIMENSIONS AT THE POINT OF MEASUREMENT SHOWN AND MAY VARY AT OTHER LOCATIONS WITHIN THE UNIT. THE PLAN MAY INCLUDE PORTIONS OF THE LIMITED COMMON ELEMENT SERVING THE UNIT.

CENTURY PARK WEST



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	MODEL A
SHEET NAME:	GROUND FLOOR
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
DWG. CHECKED BY:	
SCALE:	1" = 10'
CHECKED BY:	
PROJECT No:	14-030-0362



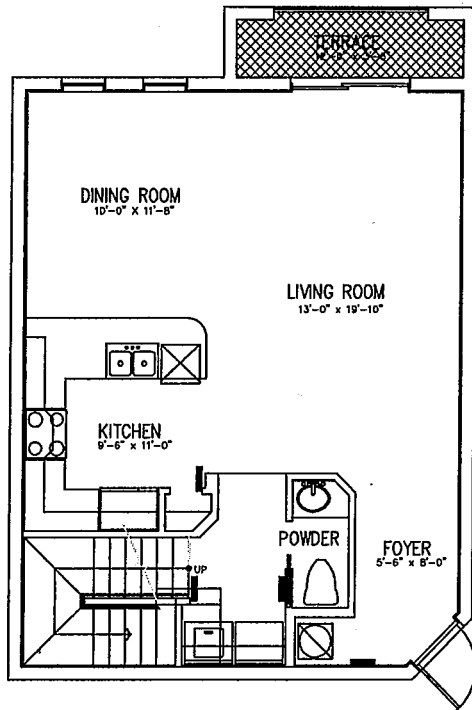
of 15 SHEETS

GRAPHIC SCALE

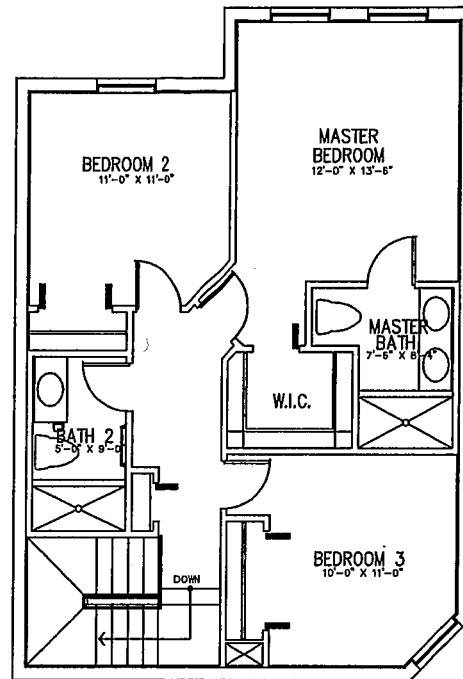


(IN FEET)

1 inch = 10 ft.



UNIT B - FIRST FLOOR PLAN



UNIT B - SECOND FLOOR PLAN

MODEL "B"

LEGEND



DENOTES LIMITED COMMON ELEMENT

— DENOTES UNIT BOUNDARY

A/C SPACE AREA	1,349 S.F.
COVERED TERRACE AREA	28 S.F.
TOTAL AREA	1,377 S.F.

3 BEDROOM / 2.5 BATH - APARTMENT CONDOMINIUM
STANDARD FLOOR PLAN

NOTE : ALL DIMENSIONS SHOWN FOR ROOM SIZES ARE TO THE UNFINISHED SURFACES AND AREA ARE APPROXIMATE AND MAY VARY. THE DIMENSIONS DELINEATING THE BOUNDARY OF THE UNIT ARE THE DIMENSIONS AT THE POINT OF MEASUREMENT SHOWN AND MAY VARY AT OTHER LOCATIONS WITHIN THE UNIT. THE PLAN MAY INCLUDE PORTIONS OF THE LIMITED COMMON ELEMENT SERVING THE UNIT.

CENTURY PARK WEST



FORD, ARMENTEROS & FERNANDEZ, INC.

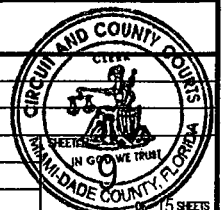
1950 N.W. 94th AVENUE, 2nd FLOOR

DORAL, FLORIDA 33172

PH. (305) 477-6472

FAX (305) 470-2805

TYPE OF PROJECT:	MODEL B
SHEET NAME:	GROUND FLOOR
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
ENG. CHECKED BY:	SCALE: 1" = 10'
CHECKED BY:	PROJECT No: 14-030-0362



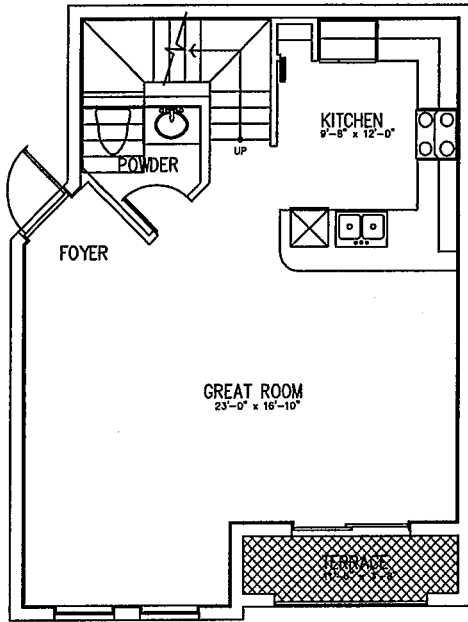
15 SHEETS

GRAPHIC SCALE

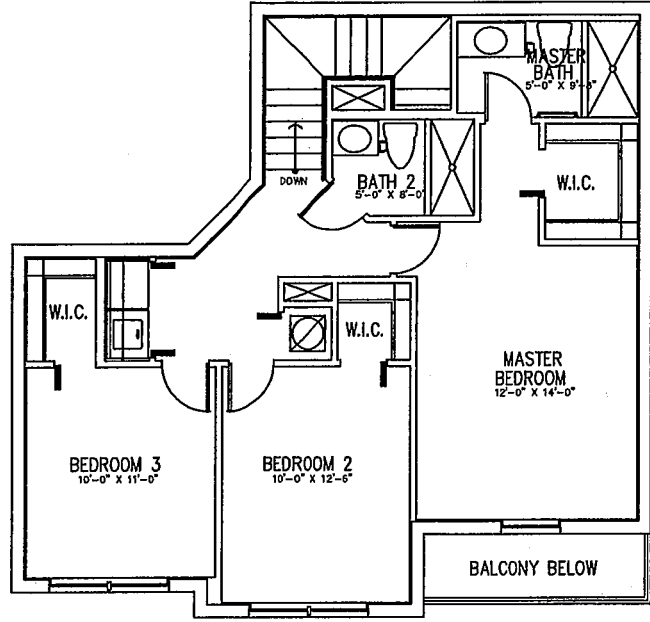


(IN FEET)

1 inch = 10 ft.



UNIT C - FIRST FLOOR PLAN



UNIT C - SECOND FLOOR PLAN

MODEL "C"

LEGEND



DENOTES LIMITED COMMON ELEMENT

— DENOTES UNIT BOUNDARY

A/C SPACE AREA	1,338 S.F.
COVERED TERRACE AREA	35 S.F.
TOTAL AREA	1,373 S.F.

3 BEDROOM / 2.5 BATH - APARTMENT CONDOMINIUM STANDARD FLOOR PLAN

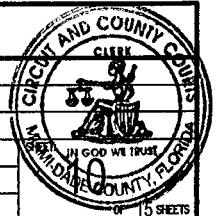
NOTE : ALL DIMENSIONS SHOWN FOR ROOM SIZES ARE TO THE UNFINISHED SURFACES AND AREA ARE APPROXIMATE AND MAY VARY. THE DIMENSIONS DELINEATING THE BOUNDARY OF THE UNIT ARE THE DIMENSIONS AT THE POINT OF MEASUREMENT SHOWN AND MAY VARY AT OTHER LOCATIONS WITHIN THE UNIT. THE PLAN MAY INCLUDE PORTIONS OF THE LIMITED COMMON ELEMENT SERVING THE UNIT.

CENTURY PARK WEST



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	MODEL D
SHEET NAME:	GROUND FLOOR
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
CHK. CHECKED BY:	
SCALE:	1"= 10'
CHECKED BY:	
PROJECT No:	14-030-0362

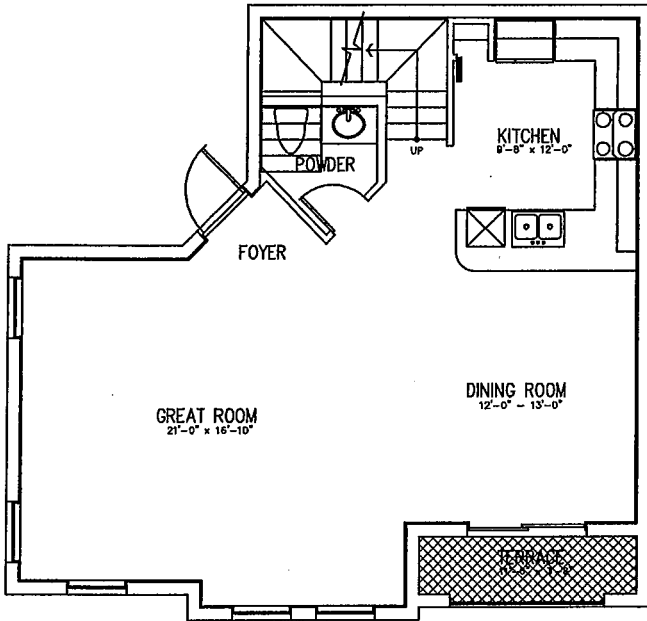


15 SHEETS

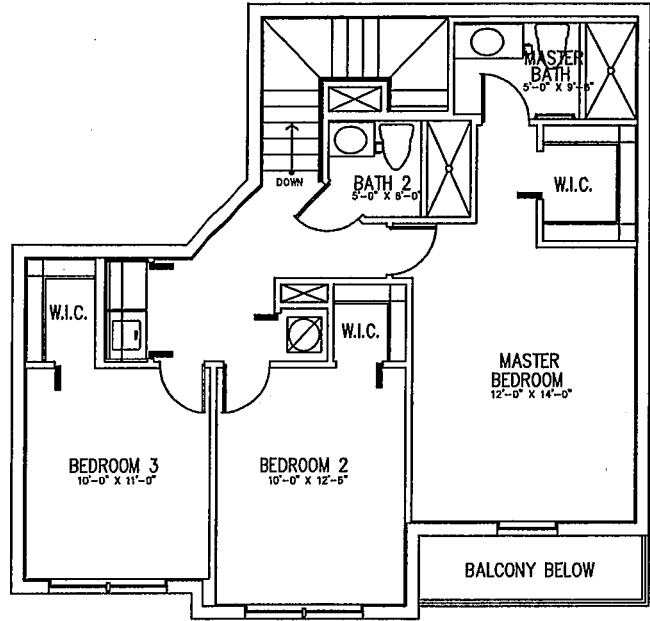
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



UNIT C2 (END MODULE) - FIRST FLOOR PLAN



UNIT C2 (END MODULE) - SECOND FLOOR PLAN

MODEL "CII"

LEGEND



DENOTES LIMITED COMMON ELEMENT

— DENOTES UNIT BOUNDARY

A/C SPACE AREA	1,500 S.F.
COVERED TERRACE AREA	35 S.F.
TOTAL AREA	1,535 S.F.

3 BEDROOM / 2.5 BATH - APARTMENT CONDOMINIUM STANDARD FLOOR PLAN

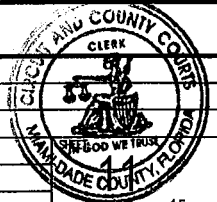
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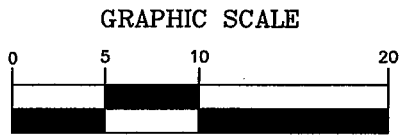
CENTURY PARK WEST



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	MODEL C2
SHEET NAME:	GROUND FLOOR
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
DWG. CHECKED BY:	SCALE: 1" = 10'
CHECKED BY:	PROJECT No: 14-030-0362





(IN FEET)
1 inch = 10 ft.

MODEL "D"

A/C SPACE AREA	1,270 S.F.
COVERED TERRACE AREA	62 S.F.
TOTAL AREA	1,332 S.F.

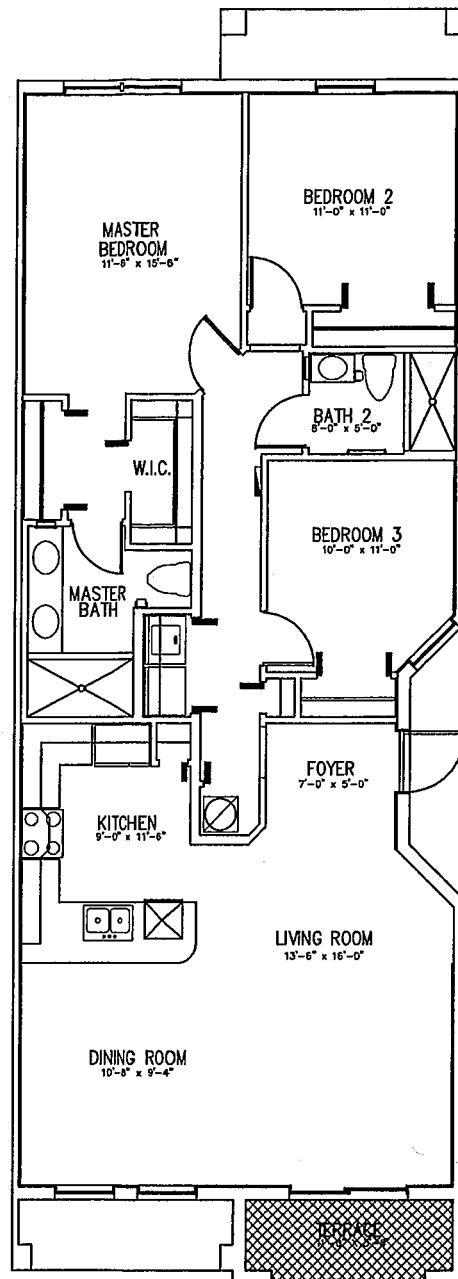
LEGEND



DENOTES LIMITED COMMON ELEMENT



DENOTES UNIT BOUNDARY



UNIT D - FIRST FLOOR PLAN

3 BEDROOM / 2 BATH - APARTMENT CONDOMINIUM STANDARD FLOOR PLAN

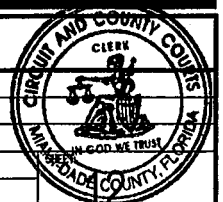
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CENTURY PARK WEST

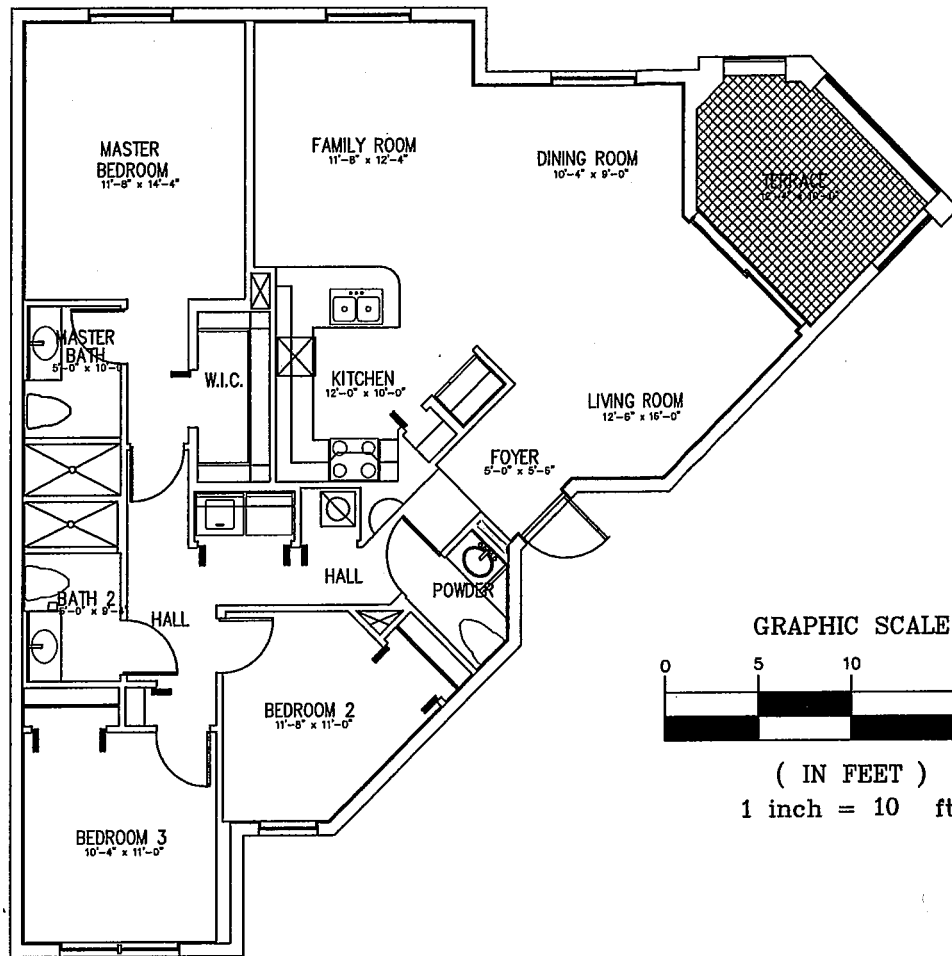


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1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	MODEL D
SHEET NAME:	GROUND FLOOR
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
DWG. CHECKED BY:	SCALE: 1" = 10'
CHECKED BY:	PROJECT No: 14-030-0362



OF 15 SHEETS



UNIT E - FIRST FLOOR PLAN

MODEL "E"

LEGEND



DENOTES LIMITED COMMON ELEMENT



DENOTES UNIT BOUNDARY

A/C SPACE AREA	1,319 S.F.
COVERED TERRACE AREA	112 S.F.
TOTAL AREA	1,431 S.F.

3 BEDROOM / 2.5 BATH - APARTMENT CONDOMINIUM STANDARD FLOOR PLAN

NOTE : ALL DIMENSIONS SHOWN FOR ROOM SIZES ARE TO THE UNFINISHED SURFACES AND AREA ARE APPROXIMATE AND MAY VARY. THE DIMENSIONS DELINEATING THE BOUNDARY OF THE UNIT ARE THE DIMENSIONS AT THE POINT OF MEASUREMENT SHOWN AND MAY VARY AT OTHER LOCATIONS WITHIN THE UNIT. THE PLAN MAY INCLUDE PORTIONS OF THE LIMITED COMMON ELEMENT SERVING THE UNIT.

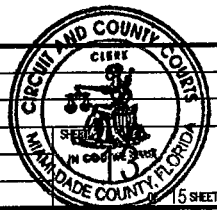
CENTURY PARK WEST



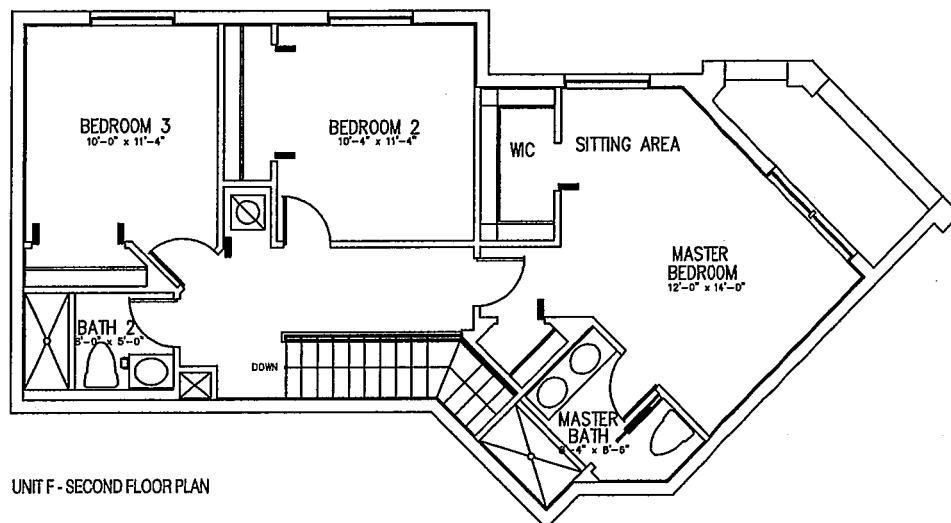
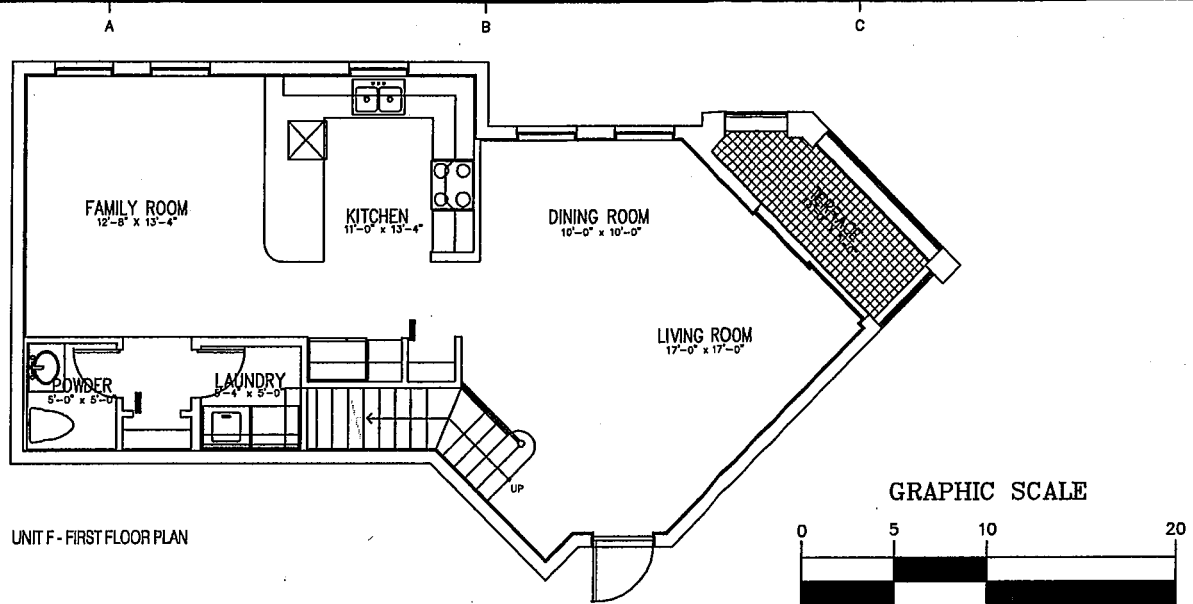
FORD, ARMENTEROS & FERNANDEZ, INC.

1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	MODEL E
SHEET NAME:	GROUND FLOOR
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
CHECKED BY:	
SCALE:	1"= 10'
PROJECT NO:	14-030-0362



15 SHEETS



LEGEND



DENOTES LIMITED COMMON ELEMENT



DENOTES UNIT BOUNDARY.

MODEL "F"

A/C SPACE AREA	1,532 S.F.
COVERED TERRACE AREA	68 S.F.
TOTAL AREA	1,600 S.F.

3 BEDROOM / 2 1/2 BATH - APARTMENT CONDOMINIUM STANDARD FLOOR PLAN

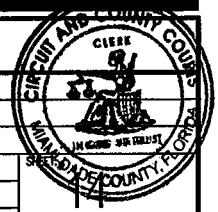
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CENTURY PARK WEST

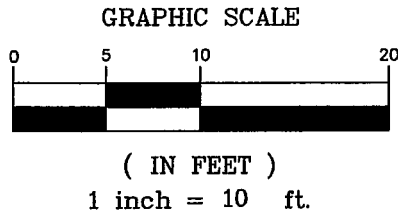


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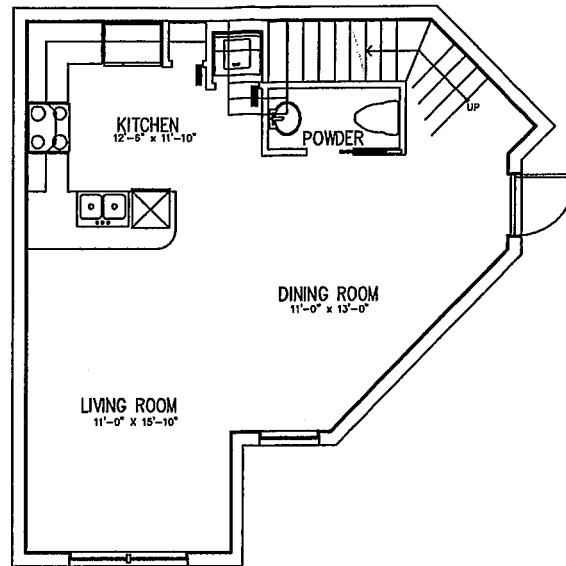
TYPE OF PROJECT:	MODEL F
SHEET NAME:	GROUND FLOOR
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
ENCL. CHECKED BY:	SCALE: 1"= 10'
CHECKED BY:	PROJECT No: 14-030-0362



OF 15 SHEETS

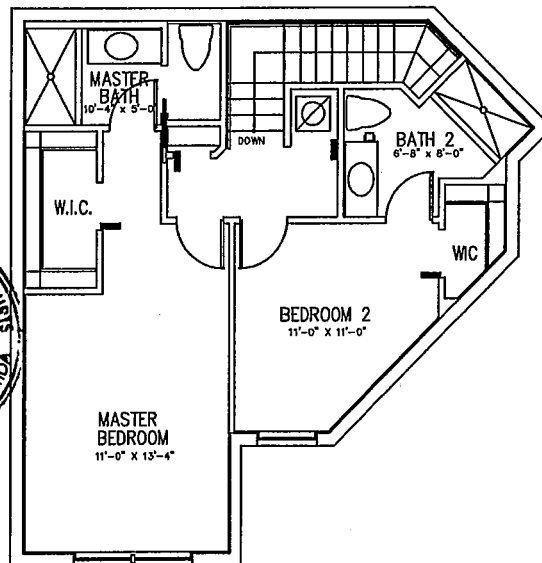


MODEL "G"



UNIT G - FIRST FLOOR PLAN

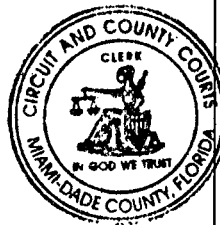
A/C SPACE AREA	1,088 S.F.
TOTAL AREA	1,088 S.F.



UNIT G - SECOND FLOOR PLAN

STATE OF FLORIDA, COUNT OF DADE
HEREBY CERTIFY that this is a true copy of the
original filed in this office on DEC 16 2013 day of
_____, AD 20____

WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
D.C.



TANASHIA ARNOLD #201144
LEGEND

DENOTES LIMITED COMMON ELEMENT

DENOTES UNIT BOUNDARY

2 BEDROOM / 2 1/2 BATH - APARTMENT CONDOMINIUM STANDARD FLOOR PLAN

NOTE : ALL DIMENSIONS SHOWN FOR ROOM SIZES ARE TO THE UNFINISHED SURFACES AND AREA ARE APPROXIMATE AND MAY VARY. THE DIMENSIONS DELINEATING THE BOUNDARY OF THE UNIT ARE THE DIMENSIONS AT THE POINT OF MEASUREMENT SHOWN AND MAY VARY AT OTHER LOCATIONS WITHIN THE UNIT. THE PLAN MAY INCLUDE PORTIONS OF THE LIMITED COMMON ELEMENT SERVING THE UNIT.

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DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	MODEL G
SHEET NAME:	GROUND FLOOR
PREPARED FOR:	CENTURY HOMEBUILDERS GROUP
DRAWN BY:	B.R.
DATE:	07-28-2014
CHK. CHECKED BY:	SCALE: 1"= 10'
CHECKED BY:	PROJECT No: 14-030-0362
SHEET:	15
OF 15 SHEETS	