

ARTICLE III
Unit Size and Shares

Proposed Declaration Changes to 3.1 (Unit Size and Shares)

3.1 Units and Ownership in Common Elements. The general size of each 2 bedroom/2 bath Unit in the Condominium is 1,322 square feet of enclosed living area exclusive of the lanai, patio, wood porch or balcony (Gardenia and Gladiola.) The general size of each 2 bedroom/3 bath Unit in the Condominium is 1,588 square feet of enclosed living area exclusive of the lanai, patio, wood porch or balcony (Bougainvillea.) The general size of each 3 bedroom/2 bath Unit in the Condominiums 1,547 square feet (Hyacinth) or 1,487 square feet (Hibiscus) of enclosed living area exclusive of the lanai, patio, wood porch or balcony. The general size of each 3 bedroom/3 bath Unit in the Condominium is 1,824 square feet of enclosed living area exclusive of the lanai, patio, wood porch or balcony (Azalea).

Each unit shall have as an appurtenance thereto an undivided fractional interest in the Common Elements which, in the aggregate, equals the whole. The share in the Common Elements appurtenant to a Unit cannot be conveyed or encumbered except together with the Unit. Any attempt to separate and/or any action to partition the fee title to a Condominium Parcel from the undivided fractional interest in the Common Elements appurtenant to the Unit shall be null and void. The Ownership interest in the Common Elements attributable to each Unit shall be 1/256th.

Support: There are six floor plans at Vizcaya. This version of the Declaration adds the Hibiscus which was previously missing. In addition, more specific information was added to each of the six floor plans.

DRC Position: Recommends that the Board adopt.