

84 3324

AMENDMENT TO DECLARATION
OF CONDOMINIUM OF SEA HAVEN CONDOMINIUM

This Amendment is made this 23rd day of February, 1984 by SIMON JACOBSEN AND COMPANY, LTD., a Florida limited partnership, its successors and assigns (the "Developer"), the owner of fee simple title to the land described herein, and with the intent and purpose of submitting said land and all improvements thereon to the condominium form of ownership.

W I T N E S S E T H:

WHEREAS, Developer has heretofore submitted Phase I of Sea Haven Condominium to the condominium form of ownership by that certain Declaration of Condominium of Sea Haven Condominium dated June 3, 1983 and recorded in Official Records Volume 587, Page 751, of the Public Records of St. Johns County, Florida ("Declaration"); and

WHEREAS, the Developer has now completed the improvements on Phase II of said condominium as described in said Declaration and does now wish to amend said Declaration to submit Phase II to the condominium form of ownership and subject said Phase II to the terms, conditions, covenants and obligations of said Declaration.

NOW, THEREFORE, pursuant to the terms and conditions of said Declaration, the Developer hereby amends said Declaration as follows:

1. The Developer hereby submits to the condominium form of ownership and use the Phase II Land, as described in Exhibit "C" to the aforementioned Declaration, together with the improvements now and hereafter situated thereon and the easements and rights appurtenant thereto pursuant to Chapter 718, Florida Statutes, 1981, as amended to the date hereof (the "Condominium Act"). Said Phase II Land and the condominium units and other improvements thereon shall henceforth be subject to the rights, obligations, covenants and restrictions contained in said Declaration.

ROGERS & COMPANY
5500 U.S. HIGHWAY
ROGERS TOMLINSON LARLEY JONES & GAY
ATTORNEYS AT LAW
1365 GULF LIFE DRIVE
JACKSONVILLE, FLORIDA 32207

AMENDMENT TO DECLAR. OF CON.

2. Exhibit "E" is hereby amended by adding thereto the following floor plans for Units in Phase II, all of which are attached hereto:

(a) Add as sheet 15 of Exhibit "E" - the attached typical floor plan Unit A, Phase II.

(b) Add as sheet 16 of Exhibit "E" - the attached typical floor plan Unit A, Phase II for Unit 221 as attached hereto.

(c) Add as sheet 17 of Exhibit "E" - the attached typical floor plan Unit B, Phase II.

(d) Add as sheet 18 of Exhibit "E" - the attached typical floor plan Unit C, Phase II.

(e) Add as sheet 19 of Exhibit "E" - the attached typical floor plan Unit D, Phase II.

3. For the purpose of modifying certain exhibits to said Declaration to include the as-built surveys and graphic materials, Developer does hereby amend the following exhibits by substituting therefor the exhibits attached hereto:

(a) Exhibit "F", sheet 1, of said Declaration of Condominium, being the site plan of Phase II, is hereby amended by substituting therefor the Exhibit "F", page 1, attached hereto and by this reference made a part hereof.

(b) Exhibit "F", sheet 2, of said Declaration of Condominium, being the floor plan of Building No. 1 of Phase II, is hereby amended by substituting therefor the Exhibit "F", page 2, attached hereto and by this reference made a part hereof.

(c) Exhibit "F", sheet 3, of said Declaration of Condominium, being the first floor plan of Building No. 2 of Phase II, is hereby amended by substituting therefor the Exhibit "F", page 3, attached hereto and by this reference made a part hereof.

4. As all of these improvements in Phase II are now complete, and in accordance with the requirements of Chapter 718, Florida Statutes, the Declaration of Condominium is also amended to add thereto the Surveyor's Certification regarding the Phase II improvements, attached hereto as Exhibit "I".

5. In accordance with Chapter 718, Florida Statutes, Barnett Bank of Jacksonville, N.A., the holder of a mortgage on Phase II,

has executed that certain Consent of Mortgagee attached hereto as Exhibit "II".

6. Except as hereinabove amended, said Declaration of Condominium of Sea Haven Condominium shall remain in full force and effect in accordance with its original terms.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment of Declaration of Condominium to be executed by and through its General Partner on the date set forth above.

Signed, sealed and delivered in the presence of:

SIMON JACOBSEN AND COMPANY, LTD., by and through its General Partner Sea Haven Developers, Inc.

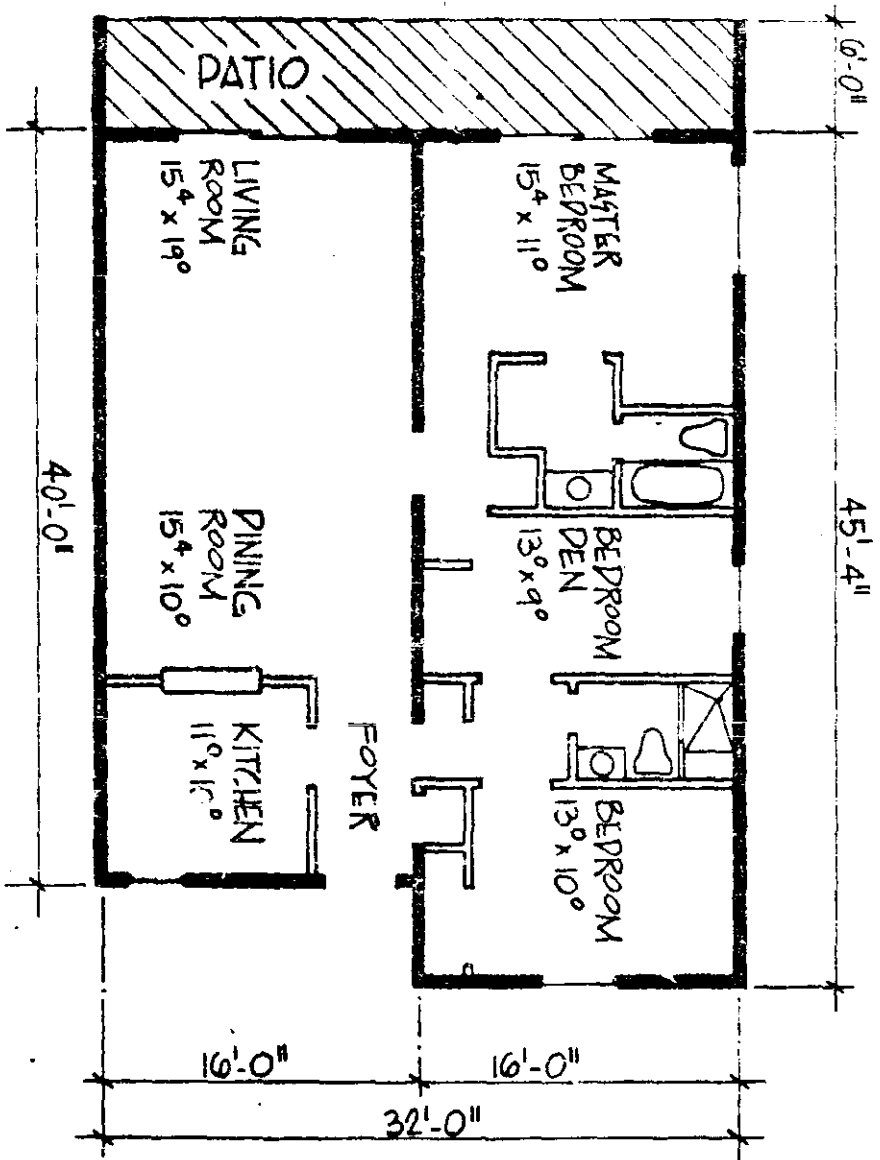
[Signature]
Pauline J. Wilson
Witnesses

By: [Signature]
Jerry D. Bruce, President

STATE OF FLORIDA)
COUNTY OF Duval)

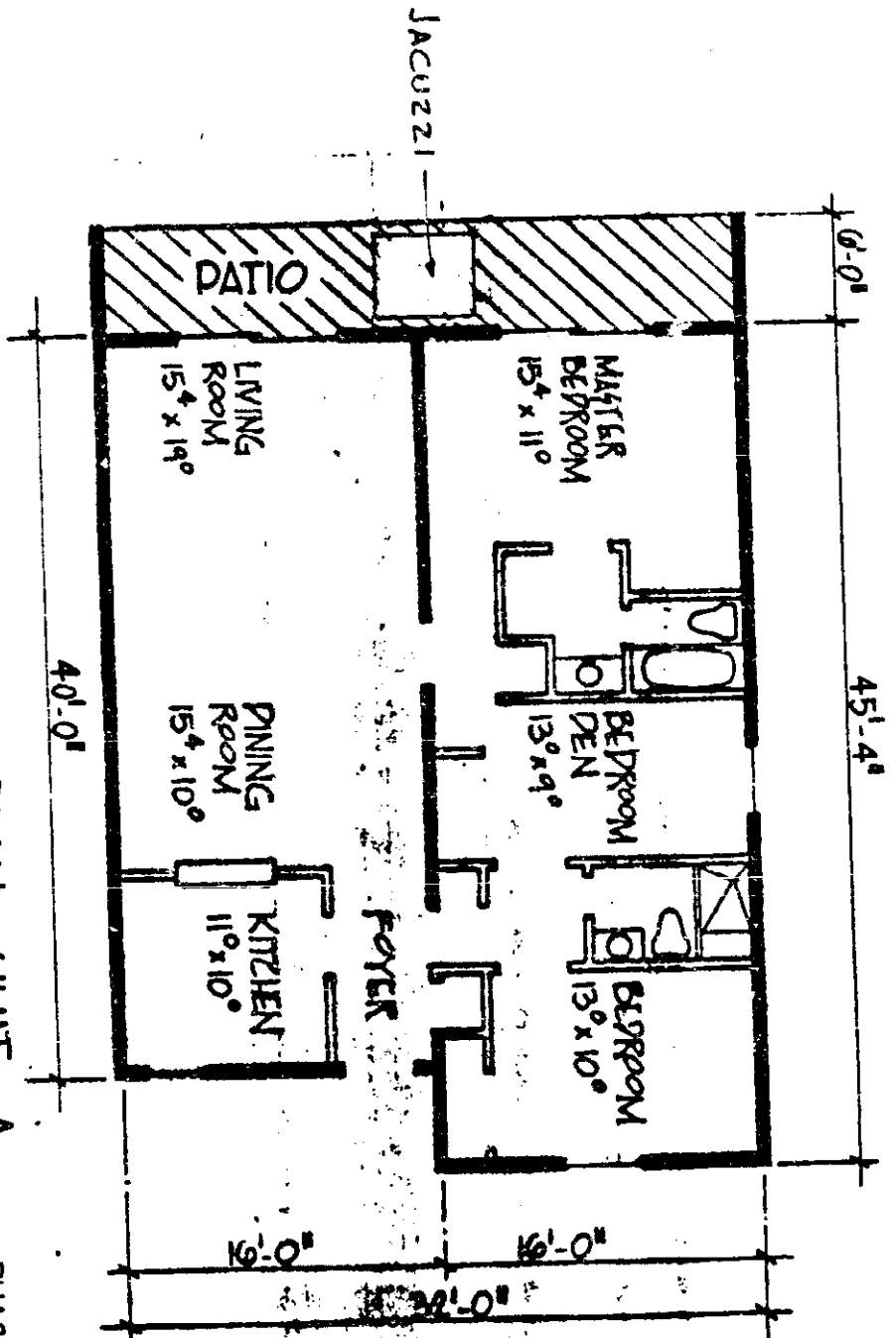
The foregoing instrument was acknowledged to before me this 23rd day of February, 1984 by Jerry D. Bruce, President of Sea Haven Developers, Inc. on behalf of the limited partnership

[Signature]
Notary Public, State of Florida
My Commission Expires: My Commission Expires Sept. 21, 1987



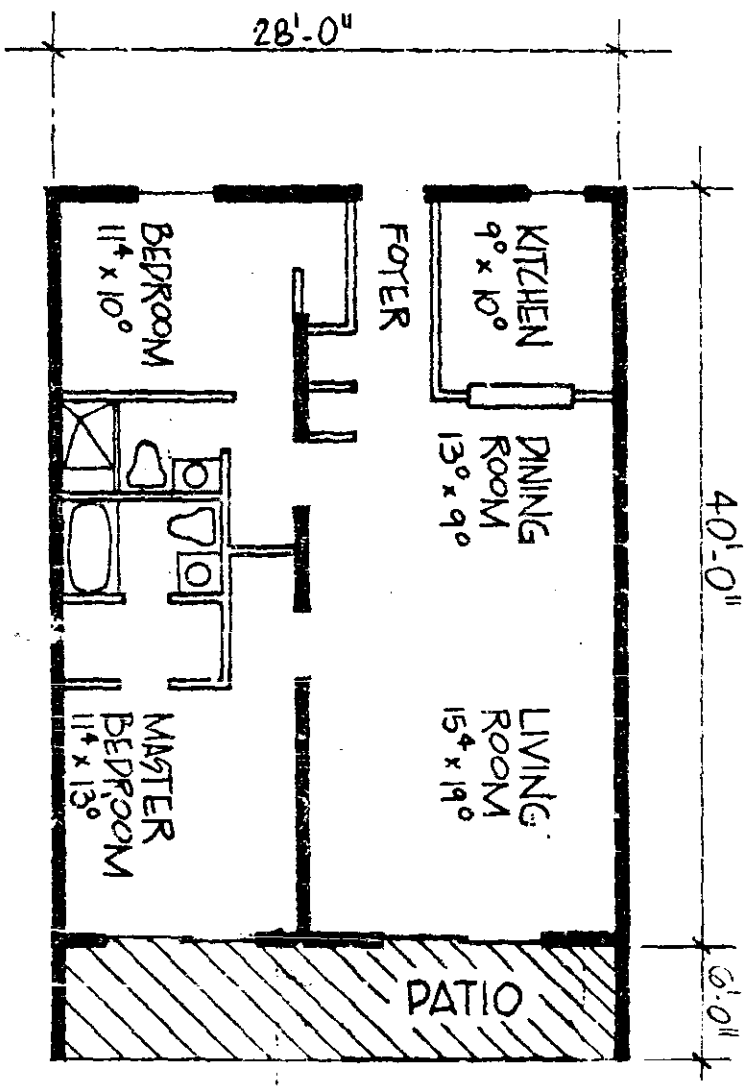
TYPICAL FLOOR PLAN UNIT A
LUXURY - 1 STORY - 3 BEDROOM
SCALE: 1/8" = 1'-0"

PHASE II



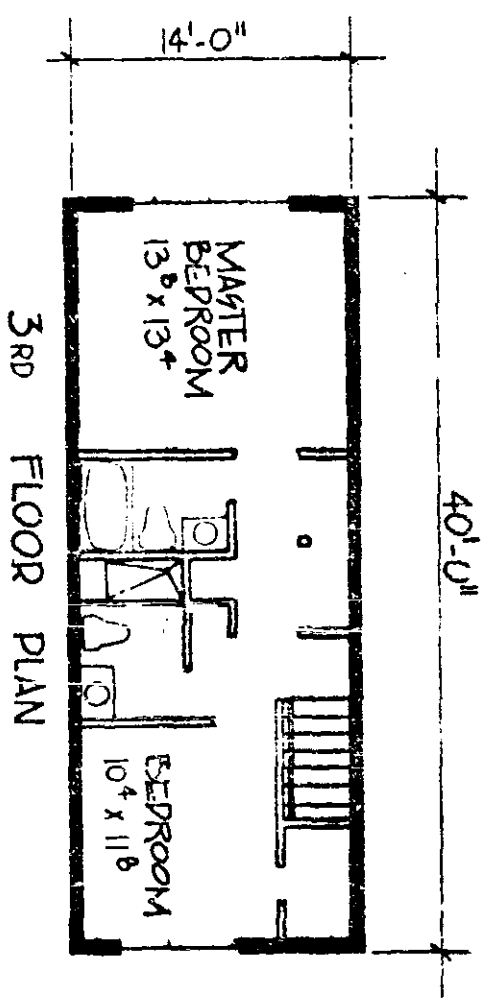
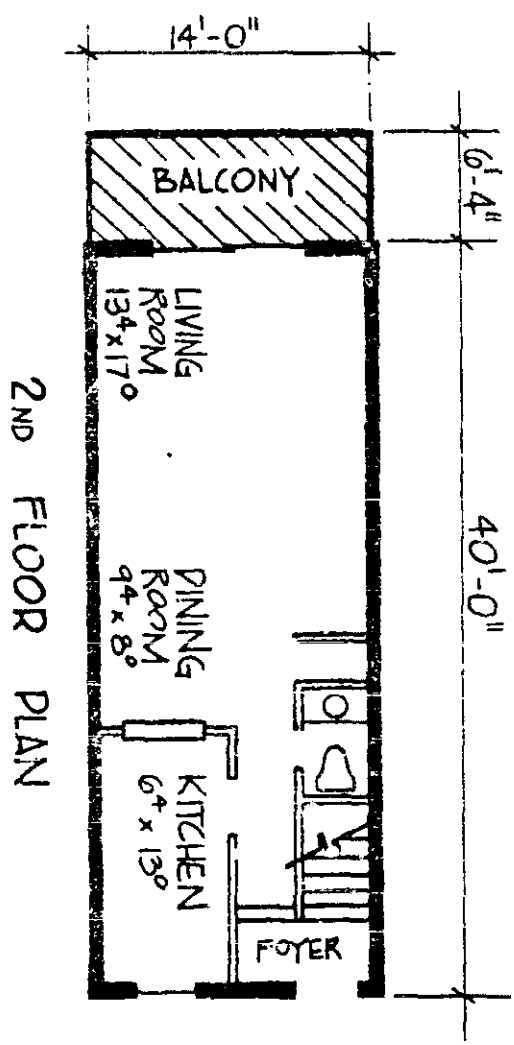
TYPICAL FLOOR PLAN UNIT A
 LUXURY - 1 STORY - 3 BEDROOM
 SCALE: 1/8" = 1'-0"

PHASE II
 UNIT 221



TYPICAL FLOOR PLAN UNIT B PHASE II
STANDARD - 1 STORY - 2 BEDROOM

SCALE: 1/8" = 1'-0"

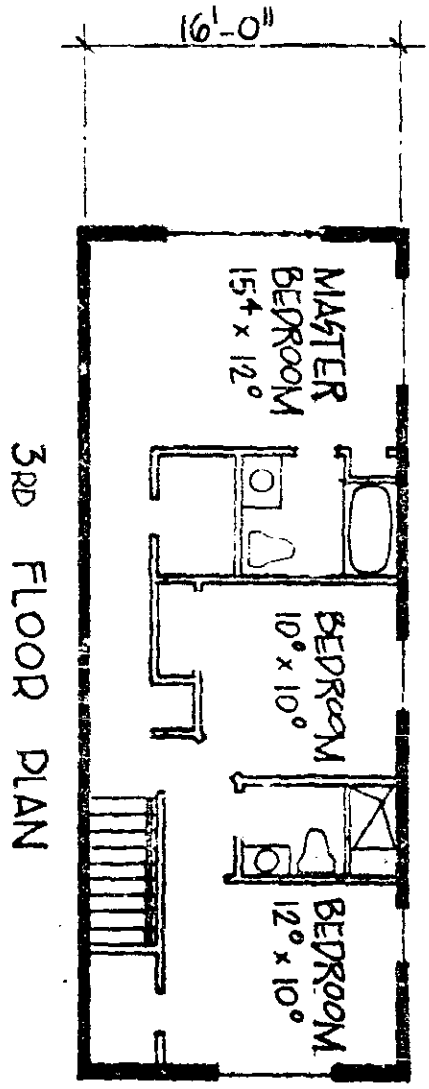
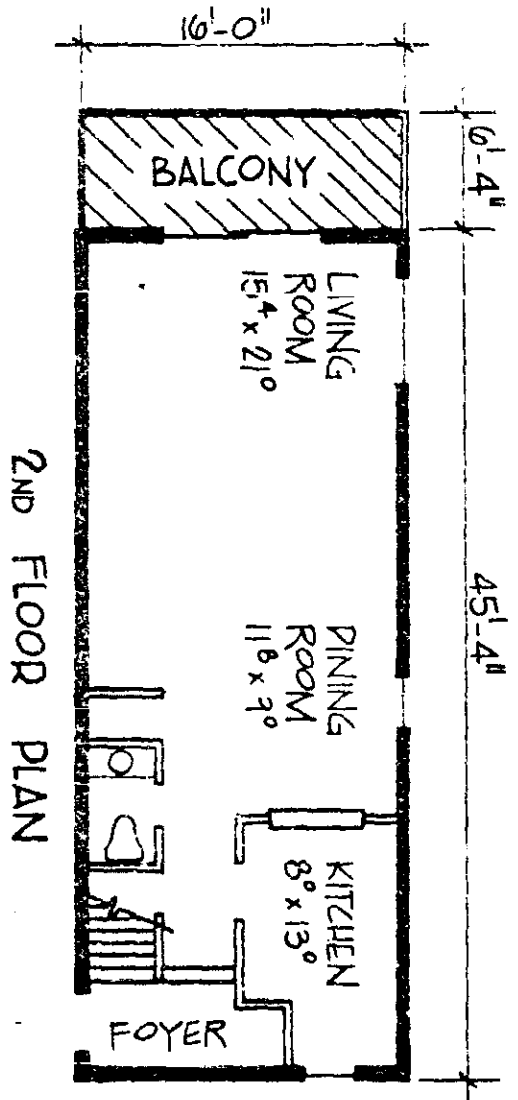


TYPICAL FLOOR PLAN UNIT C
STANDARD - 2 STORY - 2 BEDROOM

SCALE: 1/8" = 1'-0"

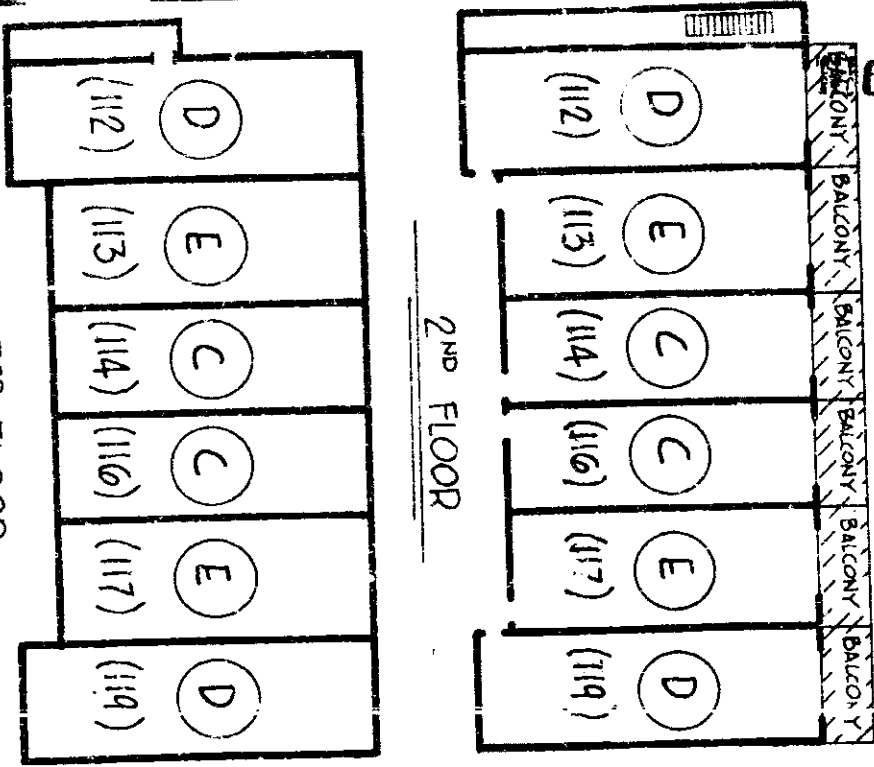
PHASE II

EXHIBIT "E"
SHEET 18 OF 19

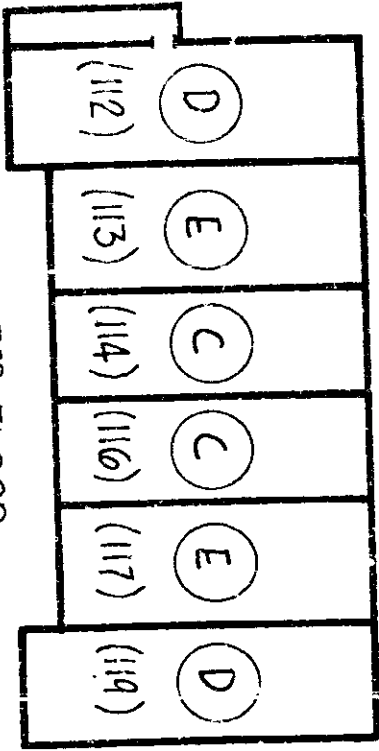


TYPICAL FLOOR PLAN UNIT D PHASE II
LUXURY - 2 STORY - 3 BEDROOM

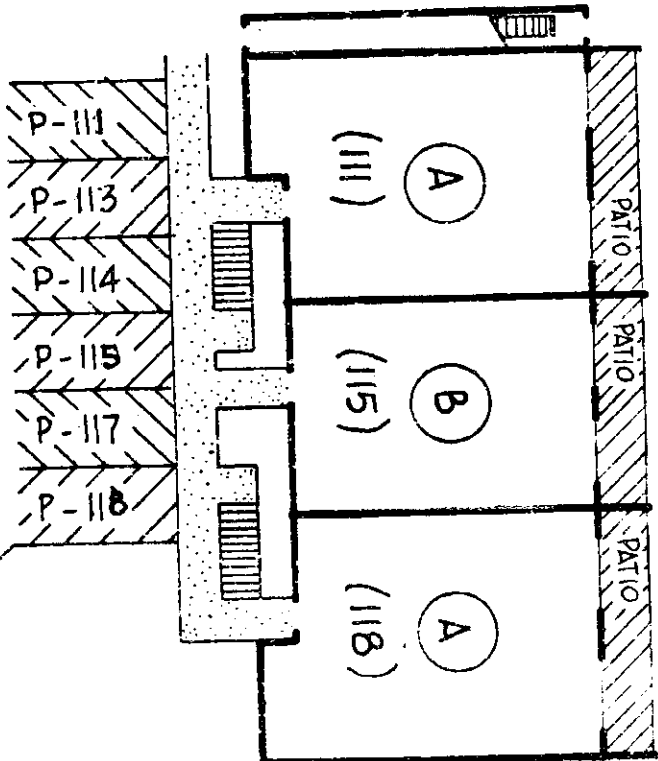
SCALE: 1/8" = 1'-0"



3RD FLOOR

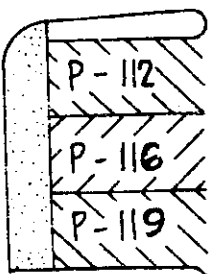


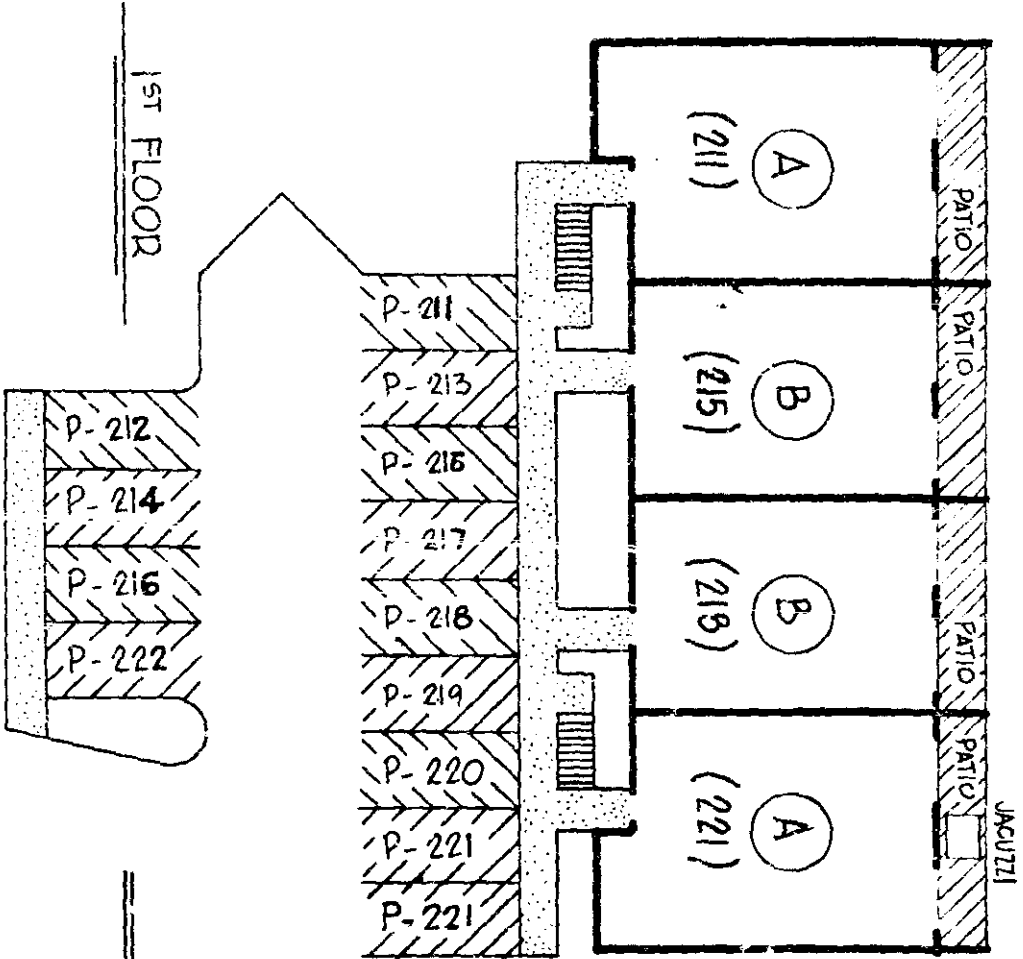
1st FLOOR



BUILDING No. 1

SCALE : 1" = 20'



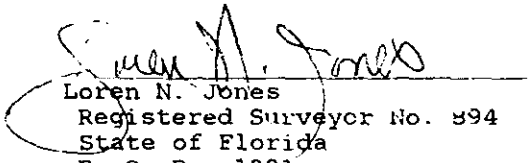


BUILDING No. 2

SCALE : 1" = 20'

SURVEYOR'S CERTIFICATION

This is to certify that the construction of the improvements in Phase II of Sea Haven Condominiums is substantially complete so that this material attached to the Amendment to the Declaration of Condominium and the material attached to the original Declaration of Condominium, together with the provisions of the Declaration describing the condominium property is an accurate representation of the location dimensions of the improvements, and the identification, location and dimensions of the common elements and of each unit can be determined from these materials.


Loren N. Jones
Registered Surveyor No. 394
State of Florida
P. O. Box 1321
St. Augustine, Florida 32084

PJW/SURVEYOR'S CERTIFICATION

EXHIBIT "I"