

Parcel ID: 182320 0000
Prepared By: Rob Cobb/Comcast Cable
2730 US 1 South, Suite K
St. Augustine, FL 32086

EXHIBIT A
GRANT OF EASEMENT

This Grant of Easement (the "Easement") dated this 21 day of July, 2007 by and between Comcast of Greater Florida/Georgia, Inc. whose address is 6805 Southpoint Parkway, Jacksonville, Florida 32216 its successors and assigns, hereinafter referred to as "Grantee" and Grand Ravines Condominiums, located at 5401 US Highway 1 St. Augustine, Florida 32086 hereinafter referred to as "Grantor".

Grantor and Grantee are parties to a Bulk Installation and Services Agreement dated July 25, 2007, pursuant to which Grantee provides certain broadband communications services to the Property described below.

In consideration of One Dollar (\$1.00), Grantor(s), owner(s) of the property described below, hereby grant(s) to Grantee, its successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Property") located in County of St Johns, State of Florida described as follows:

LEGAL DESCRIPTION:
(See Attached Exhibit)

Grantor(s) agree for themselves and their heirs and assigns that the System on the Property shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said System and shall have free access to said System and every part thereof, at all times for the purpose of exercising the rights herein granted: provided, however, that in making any excavation on said Property of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical.

This easement shall run with the land for so long as Grantee, its successors or assigns provides broadband service to the Property.

Executed this 25 day of July, 2007.

WITNESS/ATTEST:

OWNER: DSM-LLC

Andrea Scurato

By: Joel McHershey

Myra P. B.

Name: Joel McHershey

Title: MANAGING MEMBER

ATTEST:

Comcast of Greater Florida/Georgia, Inc.

Roxie M. Shelton

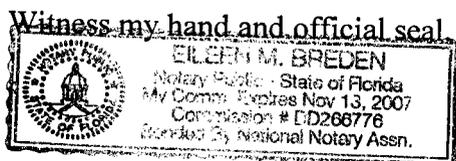
By: Timothy J. Horn

Name: Timothy J. Horn
Title: Vice President/General Manager

STATE OF FLORIDA)
COUNTY OF St Johns) ss.

The foregoing instrument was acknowledged before me this 21 day of July, 2007
by JOHN McPHERSON, of PONTE VERA, on
(Print Name)

behalf of the corporation. He/she is (personally known to me) or (has presented
FL DRIVEN LICENCE (type of identification) as identification and did/did not take an oath.



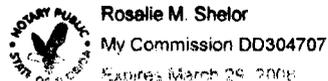
Eileen M Breden
Eileen Breden Notary Public
(Print Name)

My commission expires: 11-13-2007

STATE OF Florida)
COUNTY OF St. Johns) ss.

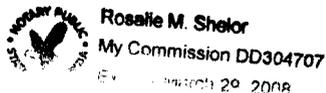
The foregoing instrument was acknowledged before me this 25 day of July, 2007
by Tim Horn, of Comcast of Greater Florida/Georgia, Inc. on behalf of the
corporation. He/She is personally known to me and did not take an oath.

Witness my hand and official seal.



Rosalie M. Shelor
Rosalie m. Shelor Notary Public
(Print Name)

My Commission expires: _____



Property Information						
PIN:	182320 0000	Tax District:	400			
Mailing Address:		Neighborhood Code:	2309.00			
1433 PONTE VEDRA BLVD SAINT AUGUSTINE, FL 32082-0000		Use Code/Description:	9900/NO AG ACREAGE			
Site Address:		Sec-Town-Range:	19 - 8 - 30			
Site Address:	5401 S US 1					
Total Land Value	\$1,656,647.00	Total Building Value	\$0.00			
Total Extra Features	\$0.00	Total Market Value	\$1,656,647.00			
Assessed Value	\$1,656,647.00	Taxable Value	\$1,656,647.00			
Homestead Exempt	\$0.00	Property Map	click here			
Owner Name(s)		Legal Description				
DSM LLC		5 ALL GL 12 LYING E OF R/W US				
		1 (EX S60FT) OR2818/1105				
Sales Information						
Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
11/14/2006	\$2,300,000.00	2818 & 1105	WD	Q	V	
06/25/2004	\$795,000.00	2231 & 444	WD	U	V	01
03/01/1987	\$148,400.00	740 & 290		Q	V	
10/01/1982	\$0.00	559 & 34		U	V	01

This instrument was prepared by,
Record and Return:

DiRito & Goode, P.L.
320 1st Street N., Suite 613
Jacksonville Beach, FL 32250

DECLARATION OF CONDOMINIUM
OF
GRAND RAVINE, A CONDOMINIUM

DSM LLC, a Florida limited liability company, herein called "Developer," on behalf of itself and its successors, grantees, and assigns, hereby makes this Declaration of Condominium:

1. SUBMISSION TO CONDOMINIUM — The fee simple title to the lands located in St. Johns County, Florida, and described in attached Exhibit "A" are submitted to the condominium form of ownership.

2. NAME — PLAN OF DEVELOPMENT — Developer has or will construct a maximum of one hundred fifty one (151) single family residential units and associated improvements over an anticipated several phases to be designated "Grand Ravine, a Condominium."

3. NAME — ASSOCIATION — The name of the Condominium Association is "GRAND RAVINE CONDOMINIUM ASSOCIATION, INC." This Association is incorporated as a Florida non-profit corporation.

4. DEFINITIONS — The terms used herein have the meanings stated in Florida Statutes Chapter 718, as amended from time to time (Condominium Act) and as follows unless the context otherwise requires:

4.1. ASSESSMENT — The share of the funds required for the payment of common expenses that is assessed against a unit from time to time.

4.2. ASSOCIATION — The corporation responsible for the operation of the Condominium.

4.3. ASSOCIATION PROPERTY — All real or personal property owned or leased by the Association.

4.4. BOARD OF DIRECTORS or DIRECTORS or BOARD — The board of directors responsible for the administration of the Association.

4.5. CHARGE or SPECIAL CHARGE — The obligation of a unit owner to pay or reimburse money to the Association that cannot be secured as an assessment under F.S. 718.116, but which will, if the charge is not paid, give rise to a cause of action against the unit owner under this declaration.

4.6. COMMON ELEMENTS — The portions of the property submitted to condominium ownership by the declaration and not included in the units, including:

4.6.1. Land

4.6.2. All parts of improvements that are not included within the units

4.6.3. Easements

4.6.4. Installations for the furnishing of services to more than one unit or to the common elements, such as chilled water air conditioning, electricity, water, and sewer

4.7. COMMON EXPENSES — All expenses and assessments properly incurred by the Association for the Condominium and any other expenses as may be declared to be common expenses by this Declaration. The cost of providing basic cable television under a bulk service contract, the cost of providing electronic security, and the cost of water and sewer service to the amenities shall be a common expense.

4.8. COMMON SURPLUS — The amount of all receipts or revenues, including assessments, rents, or profits collected by a Condominium Association, that exceeds common expenses.

4.9. CONDOMINIUM DOCUMENTS — This Declaration and the attached exhibits setting forth the nature of the property rights in this Condominium and the covenants running with the land that govern these rights. All the other Condominium documents will be subject to the provisions of the Declaration. The order of priority of the documents will be as follows: (1) Declaration; (2) Association Articles of Incorporation; (3) Bylaws; and (4) Rules and Regulations.

4.10. CONDOMINIUM PARCEL — A unit together with the undivided share in the common elements that is appurtenant to the unit.

4.11. CONDOMINIUM PROPERTY — The real and personal property, both tangible and intangible, subject to condominium ownership, whether or not contiguous; all improvements thereon; and all easements and rights appurtenant thereto.

4.12. DEVELOPER — DSM LLC, a Florida limited liability company, the company that has established this Condominium and the successors and assigns of the company's development rights.

4.13. EXHIBITS:

- A Legal Description of Phase 1
- B Survey and legal description
- B-1 Plot Plan (Site Plan for Phase 1)
- B-2 Plot Plan (Site Plan for Phase 2, if added)
- B-3 Plot Plan (Site Plan for Phase 3, if added)
- B-4 Plot Plan (Site Plan for Phase 4, if added)
- B-5 Plot Plan (Site Plan for Phase 5, if added)
- B-6 Plot Plan (Site Plan for Phase 6, if added)
- B-7 Plot Plan (Site Plan for Phase 7, if added)
- B-8 Plot Plan (Site Plan for Phase 8, if added)
- B-9 Plot Plan (Site Plan for Phase 9, if added)
- C Graphic Depiction of Improvements/Unit Plans and Elevations
- D-1 Legal Description of Phase 2, if added
- D-2 Legal Description of Phase 3, if added
- D-3 Legal Description of Phase 4, if added
- D-4 Legal Description of Phase 5, if added
- D-5 Legal Description of Phase 6, if added
- D-6 Legal Description of Phase 7, if added
- D-7 Legal Description of Phase 8, if added
- D-8 Legal Description of Phase 9, if added
- E Articles of Incorporation of GRAND RAVINE CONDOMINIUM ASSOCIATION, INC.
- F Bylaws of GRAND RAVINE CONDOMINIUM ASSOCIATION, INC.

- G Graphic Depiction of Improvements for Phase 1 through 9 (site plan)
 H Description of Fractional Share in Common Elements, Common Surplus and Common Expenses (including subsequent phases, if added)

4.14. **FAMILY** — One natural person or a group of two or more natural persons, each of whom is related to each of the others by blood, marriage, or adoption (exclusive of household servants); or not more than two adult persons not so related, and the children of either or both of them, who reside together as a single not-for-profit housekeeping unit.

4.15. **GUEST** — Any person who is physically present in or occupies a unit on a temporary basis at the invitation of the unit owner without the payment of consideration.

4.16. **INSTITUTIONAL FIRST MORTGAGEE** — The mortgagee or its assignee of a first mortgage on a condominium parcel. The mortgagee may be a bank, a savings and loan association, a mortgage banker, a life insurance company, a real estate or mortgage investment trust, a pension or profit sharing trust, the Federal Housing Administration, the Department of Veterans Affairs, any agency of the United States of America, or the Developer. The term also refers to any holder of a first mortgage against a condominium parcel, which mortgage is guaranteed or insured, as evidenced by a recorded instrument, by the Federal Housing Administration, the Department of Veterans Affairs, any agency of the United States of America, or any other public or private corporation engaged in the business of guaranteeing or insuring residential first mortgage loans, and their successors and assigns.

4.17. **LEASE** — The grant by a unit owner of a temporary right of use of the owner's unit for a valuable consideration.

4.18. **LIMITED COMMON ELEMENTS** — Those portions of the common elements that are reserved for the use of a certain unit or units to the exclusion of the other units.

4.19. **OCCUPY** — The act of being physically present in a unit on two or more consecutive days, including staying overnight. An occupant is one who occupies a unit.

4.20. **OPERATION** — The administration and management of the Condominium property.

4.21. **PERSON** — An individual, corporation, trust, or other legal entity capable of holding title to real property.

4.22. **SINGULAR, PLURAL, GENDER** — Whenever the context permits, use of the plural includes the singular, use of the singular includes the plural, and use of any gender includes all genders.

4.23. **UNIT** — A part of the Condominium property that is subject to exclusive ownership as described in this Declaration.

4.24. **UNIT NUMBER** — The letter, number, or combination thereof that is designated on the Condominium Plot Plan and used as the identification of a unit.

4.25. **UNIT OWNER** — The owner of record legal title to a condominium parcel.

4.26. **VOTING INTEREST** — The voting rights distributed to the Association members under F.S. 718.104(4)(j).

5. **CONDOMINIUM UNITS, BOUNDARIES, AND APPURTENANCES** — Each unit and its appurtenances constitute a separate parcel of real property that may be owned in fee simple. The unit may be conveyed, transferred, and encumbered like any other parcel of real property, independently of all other parts of the Condominium property, subject only to the provisions of the Condominium documents and applicable laws.

5.1. **BOUNDARIES** — Each unit will have boundaries as defined below. The boundaries may exist now or may be created by construction, settlement, movement of the buildings, or permissible repairs, reconstruction, or alterations.

5.1.1. **HORIZONTAL BOUNDARIES** — The upper and lower boundaries of the units will be:

5.1.1.1. **UPPER BOUNDARY** — The planes of the underside of the finished and undecorated ceilings of the unit, extended to meet the perimeter boundaries.

5.1.1.2. **LOWER BOUNDARY** — The planes of the upper side of the finished and undecorated surface of the floors of the unit, extended to meet the perimeter boundaries.

5.1.2. **PERIMETER BOUNDARIES** — The perimeter boundaries will be both the finished and undecorated interior surfaces of the perimeter walls of the unit as shown on the Condominium Plot Plan, and the planes of the interior surfaces of the unit's windows, doors, and other openings that abut the exterior of the building or common elements, including limited common elements.

5.2. **EXCLUSIVE USE** — Each unit owner will have the exclusive use of such owner's unit.

5.3. **OWNERSHIP** — The ownership of each unit will carry with it, as appropriate, and whether or not separately described, all of the rights, title, and interest of a unit owner in the Condominium property, which will include, but not be limited to:

5.3.1. **COMMON ELEMENTS AND COMMON SURPLUS** — An undivided share of ownership of the common elements and common surplus.

5.3.2. **LIMITED COMMON ELEMENTS** — Either the exclusive use or use in common with one or more other designated units of the limited common elements that may exist. Such elements include detached garages screened terrace(s), open terrace(s), deck(s), rooftop unit amenities and private stairway(s), and all items set forth in Section 6 that are exterior to a unit and are expressly required to be maintained by the unit owner.

5.3.3. **ASSOCIATION MEMBERSHIP** — Membership in the Association and voting rights.

5.4. **EASEMENTS** — The following nonexclusive easements are created by and granted from the Developer to each unit owner; to the Association; GRAND RAVINE CONDOMINIUM ASSOCIATION, INC. and their employees, agents, and hired contractors; to utility companies; to unit owners' families in residence, guests, and invitees; and to governmental and emergency services, as applicable.

5.4.1. **EASEMENT FOR AIR SPACE** — An exclusive easement for use of the air space occupied by the unit as it exists at any particular time and as the unit may be lawfully altered or reconstructed from time to time. The easement will be terminated automatically in any air space that is vacated from time to time.

5.4.2. **INGRESS AND EGRESS** — Easements over the common elements for ingress and egress to units and public ways.

5.4.3. **MAINTENANCE, REPAIR, AND REPLACEMENT** — Easements through the units and common elements for maintenance, repair, and replacement.

5.4.4. **UTILITIES** — Easements through the common elements and units for conduits, ducts, plumbing, and wiring, and other facilities for the furnishing of services and utilities to other units, the common elements, and other utility customers, both existing and future.

5.4.5. **PUBLIC SERVICES** — Access to both the Condominium property and the units for lawfully performed emergency, regulatory, law enforcement, and other public services.

5.4.6. CABLE TELEVISION, CENTRAL TELECOMMUNICATION AND DATA RECEIVING AND DISTRIBUTION SYSTEM — Developer hereby reserves unto itself, its successors and assigns, an exclusive easement for installing, maintaining and supplying the services of any central telecommunication and/or data receiving and distribution system serving the Condominium Property. This easement shall terminate when Developer no longer owns units for sale. Until this easement terminates, Developer reserves to itself, its successors and assigns, the right to connect any central telecommunication and/or data receiving and distribution system to such source as Developer may in its sole discretion deem appropriate, including, without limitation, companies licensed to provide CATV service in St. Johns County, Florida, for which service Developer, its successors and assigns, shall have the right to charge the Association and/or individual Owners or Tenants a reasonable fee not to exceed any maximum allowable charge for phone, data or CATV service to commercial owners/users as from time to time defined by the Code of Laws and Ordinances of St. Johns County, Florida. Any additional services will be at the Unit Owners' cost and expense.

5.4.7. FUTURE DEVELOPMENT EASEMENTS — The Developer, for itself and its successors and assigns, reserves easements over the Condominium property as necessary to complete future development, if any, including construction access and utilities.

6. MAINTENANCE; LIMITATIONS ON ALTERATIONS AND IMPROVEMENTS — The responsibility for protection, maintenance, repair, and replacement of the Condominium property, and restrictions on its alteration and improvement, shall be as follows:

6.1. ASSOCIATION MAINTENANCE — The Association is responsible for the protection, maintenance, repair, and replacement of all common elements and Association property (other than the limited common elements that are required elsewhere herein to be maintained by the unit owner). The cost is a common expense. The Association's responsibilities include, without limitation:

- 6.1.1. Electrical wiring up to the circuit breaker panel in each unit.
- 6.1.2. Water pipes, up to the individual unit cut-off valve within the unit.
- 6.1.3. Cable television lines up to the wall outlets in the units.
- 6.1.4. Air conditioning condensation drain lines, up to the point where they enter each unit.
- 6.1.5. Sewer lines, up to the point where they enter the unit.
- 6.1.6. All installations, fixtures, and equipment located within one unit but serving another unit, or located outside the unit, for the furnishing of utilities to more than one unit or the common elements.
- 6.1.7. The exterior surface of the main entrance doors to the units.
- 6.1.8. All exterior building walls, including painting, waterproofing, and caulking.

The Association's responsibility does not include interior wall switches or receptacles, plumbing fixtures, or other electrical, plumbing, or mechanical installations located within a unit and serving only that unit. All incidental damage caused to a unit or limited common elements by work performed or ordered to be performed by the Association shall be repaired promptly by and at the expense of the Association, which shall restore the property as nearly as practicable to its condition before the damage, and the cost shall be a common expense except the Association shall not be responsible for the damage to any alteration or addition to the common elements made by a unit owner or his or her predecessor in title or for damage to paint, wallpaper, paneling, flooring, or carpet which, of necessity, must be cut or removed to gain access to work areas located behind it.

6.1.9 Surface Water Management System. The Association shall be responsible for the maintenance, operation and repair of the Surface Water or Stormwater Management

System. Maintenance of the Surface Water or Stormwater Management System(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted or if modified as approved by St. Johns County and the St. Johns Water Management District.

6.1.10 The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 40-109-100967-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

6.1.11 The Association shall levy and collect adequate assessments against members of the Association for costs of maintenance and operation of the surface water or stormwater management system.

6.1.12 In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F..A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

6.1.13 The Association shall have a perpetual non-exclusive easement over all areas of the surface water or stormwater management system for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any lot which is a part of the surface water or stormwater management system, at a reasonable time and in a reasonable manner, to operate, maintain or repair the surface water or stormwater management system as required by the St. Johns River Water Management District permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire surface water or stormwater management system. No person shall alter the drainage flow of the surface water or stormwater management system, including buffer areas or swales, without the prior written approval of the St. Johns River Water Management District.

6.2. UNIT OWNER MAINTENANCE — Each unit owner is responsible, at the owner's expense, for all maintenance, repairs, and replacements of the owner's unit and certain limited common elements. The owner's responsibilities include, without limitation:

6.2.1. Maintenance, repair, and replacement of screens, windows, and window glass.

6.2.2. The main entrance door to the unit and its interior surfaces.

6.2.3. All other doors within or affording access to the unit.

6.2.4. The electrical, mechanical, and plumbing lines, pipes, fixtures, switches, valves, drains, and outlets (including connections) located partially or entirely within the unit or serving only the unit.

6.2.5. The circuit breaker panel and all electrical wiring going into the unit from the panel.

6.2.6. Appliances, water heaters, smoke alarms, and vent fans.

6.2.7. All air conditioning and heating equipment, thermostats, ducts, and installations serving the unit exclusively, except as otherwise provided in Paragraph 6.4. below.

6.2.8. Carpeting and other floor coverings.

6.2.9. Door and window hardware and locks.

6.2.10. Shower pans.

6.2.11. The main water supply shut-off valve for the unit.

6.2.12. Other facilities or fixtures that are located or contained entirely within the unit and serve only that unit.

6.2.13. All interior partition walls that do not form part of the boundary of the unit.

6.3. OTHER UNIT OWNER RESPONSIBILITIES

6.3.1. **BALCONIES, PATIOS, AND PORCHES** — Where a limited common element consists of a balcony, patio, or porch area, the unit owner who has the right of exclusive use of the area shall be responsible for the day-to-day cleaning and care of the walls, floor, and ceiling bounding that area, if any; all fixed glass and sliding glass doors in portions of the entranceway to said area, if any; the wiring, electrical outlet(s), and fixture(s) thereon, if any; and the replacement of light bulbs. The Association is responsible for the maintenance, repair, and replacement of all exterior walls of the building and the concrete slabs. The unit owner shall be responsible for day-to-day cleaning and care, but all painting and maintenance of the exterior surfaces and structures of the building shall be the responsibility of the Association and shall be a common expense. The maintenance, repair, replacement, and insurance of owner-approved changes and additions shall be the responsibility of the unit owner.

6.3.2. **INTERIOR DECORATING** — Each unit owner is responsible for all decorating within the owner's unit, including painting, wallpapering, paneling, floor covering, draperies, window shades, curtains, lamps and other light fixtures, and other furnishings and interior decorating.

6.3.3. **FLOORING** — All units above the ground floor shall always have the floors covered with wall-to-wall carpeting installed over high quality padding except carpeting is not required in kitchens, bathrooms, or laundry rooms. An owner who desires to install, in place of carpeting, any hard-surface floor covering (e.g. marble, slate, ceramic tile, parquet) also shall install a sound absorbent underlayment of such kind and quality equivalent or superior to Jamo sound isolation material, all installed in accordance with the rules and regulations as amended from time to time to substantially reduce the transmission of noise to adjoining units, and must obtain written approval of the Board of Directors prior to any such installation. If the installation is made without prior approval, the Board may, in addition to exercising all the other remedies provided in this Declaration, require the unit owner to cover all such hard surface flooring with carpeting or require the removal of such hard-surface flooring at the expense of the offending unit owner. Each unit owner, by acceptance of a deed or other conveyance of their unit, hereby acknowledges and agrees that sound and impact noise transmission in a building such as the Condominium is very difficult to control and that noises from adjoining or nearby units and/or mechanical equipment can be heard in another unit. The Developer does not make any representation or warranty as to the level of sound or impact noise transmission between and among units and the other portions of the Condominium property, and each unit owner hereby waives and expressly releases, to the extent not prohibited by applicable law as of the date of this Declaration, any such warranty and claims for loss or damages resulting from sound or impact noise transmission. The structural integrity of balconies and terraces constructed of steel reinforced concrete is affected adversely by water intrusion and rusting aggravated by the water retention qualities of indoor-outdoor carpet or river rock, and unglazed ceramic tile and its grout. For this reason, no indoor-outdoor carpet or river rock may be used on balconies and terraces, and all tile and its bedding and grout must be of such materials and so applied as to be waterproof. Any flooring installed on the balconies or terraces of a unit shall be installed so as to ensure proper drainage.

6.3.4. **WINDOW COVERINGS** — The covering and appearance of the windows and doors, whether by draperies, shades, reflective film, or other items, whether installed within or outside of the unit, visible from the exterior of the unit, shall be subject to the rules and regulations of the Association.

6.3.5. **MODIFICATIONS AND ALTERATIONS OR NEGLECT** — If a unit owner makes any modifications, installations, or additions to the unit or the common elements or neglects to maintain, repair, and replace as required by this Section 6, the unit owner, and the owner's successors in title, shall be financially responsible for:

6.3.5.1. Insurance, maintenance, repair, and replacement of the modifications, installations, or additions;

6.3.5.2. The costs of repairing any damage to the common elements or other units resulting from the existence of such modifications, installations, or additions; and

6.3.5.3. The costs of removing and replacing or reinstalling such modifications if their removal by the Association becomes necessary in order to maintain, repair, replace, or protect other parts of the Condominium property for which the Association is responsible.

6.3.6. **USE OF LICENSED AND INSURED CONTRACTORS** — Whenever a unit owner contracts for maintenance, repair, replacement, alteration, addition, or improvement of any portion of the unit or common elements, whether with or without Association approval, such owner shall be deemed to have warranted to the Association and its members that the owner's contractor(s) are properly licensed and fully insured, and that the owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance.

6.4. **APPLIANCE MAINTENANCE CONTRACTS** — If there shall become available to the Association a program of contract maintenance for water heaters serving individual units, and/or air conditioning compressors, and/or air handlers and related equipment and fixtures serving individual units, that the Association determines is to the benefit of the owners to consider, then on agreement by a majority of the voting interests of the Condominium, in person or by proxy and voting at a meeting called for the purpose, or on agreement by a majority of the total voting interests of the Condominium in writing, the Association may enter into such contractual undertakings. The expenses of such contractual undertakings to the Association shall be common expenses. All maintenance, repairs, and replacements not covered by the contracts shall be the responsibility of the unit owner.

6.5. **PEST CONTROL** — The Association may supply pest control services for the inside of each unit, with the cost thereof being part of the common expenses. An owner has the option to decline such service unless the Association determines that service is necessary for the protection of the balance of the Condominium, in which event the owner thereof either must permit the Association's pest control company to enter the unit or must employ a licensed pest control company to enter the owner's unit on a regular basis to perform pest control services and must furnish written evidence thereof to the Association. The cost of pest control provided by the Association is a common expense, so the election of an owner not to use the service will not reduce the owner's assessments.

6.6. **OWNER ALTERATION OF COMMON ELEMENTS RESTRICTED** — No unit owner may make any alterations, add to, or remove any part of the portions of the improvements that are to be maintained by the Association without the prior written approval of the Board of Directors. The Board has the authority to approve, disapprove, or require modifications to the proposed work. The Board's decision will be final. The owner must obtain all necessary approvals and permits from applicable government entities. The Association may require approval from engineers or other professionals as a prerequisite. The entire expense must be borne by the owner, including any subsequent maintenance and restoration. No owner will do any work that would jeopardize the safety or soundness of the building or impair any easements. If approved by the Board, two units owned by the same owner that are adjacent, either horizontally or vertically, may be connected by doorways or stairways through common element walls or floors. Such Board-approved work is declared not to constitute material alterations or substantial additions to the common elements.

6.7. OTHER OWNER IMPROVEMENT; ARCHITECTURAL CONTROL. No Unit Owner shall make any addition, alteration, or improvements to the exterior of his Unit without the prior written consent of the Board of Directors of the Association.

6.8 DISCLAIMER, WAIVER AND RELEASE OF CLAIMS REGARDING MOLD AND MILDEW — Mold occurs naturally in almost all indoor environments. Mold spores may also enter the condominium unit through open doorways, windows, or a variety of other sources. The unit owner acknowledges that the Condominium is located in a hot, humid climate (“Florida Environment”), which is conducive to the growth of mold and/or mildew. Mold and/or mildew may be present during or after construction in the indoor air and/or on the interior surfaces of the unit, including, but not limited to, wall cavities, windows, and/or on the exterior surfaces of the unit or any part thereof.

6.8.1. What the Unit Owner Can Do. The unit owner can take positive steps to reduce and/or eliminate the occurrence of mold growth in and around the unit and thereby minimize the possibility of adverse effects that may be caused by mold. The following suggestions have been compiled from the recommendations of the U.S. Environmental Protection Agency, the Consumer Product Safety Commission, the American Lung Association, and the National Association of Home Builders, among others, but they are not meant to be all-inclusive.

6.8.1.1. Before bringing items into the unit, check for signs of mold. Potted plants (roots and soil), furnishings, stored clothing and bedding material, as well as many other household goods, could contain mold that can be spread to other areas of the unit.

6.8.1.2 Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth.

6.8.1.3. Keep the humidity in the Unit low. Ventilate kitchens and bathrooms by opening the windows, by using exhaust fans, and/or by running air conditioning equipment to remove excess moisture in the air and to facilitate evaporation of water from wet surfaces.

6.8.1.4. Raise the temperature in areas where moisture condenses on surfaces, and open doors between rooms to increase air circulation in the Unit including doors to closets.

6.8.1.5. Have major appliances (e.g., furnaces, heat pumps, central air conditioners, ventilation systems, and humidifiers) inspected, cleaned and serviced regularly by a qualified professional.

6.8.1.6. Clean and dry refrigerator, air-conditioner, and dehumidifier drip pans and filters regularly and be certain that refrigerator and freezer doors seal properly.

6.8.1.7. Inspect for condensation and leaks in and around the Unit on a regular basis. Look for discolorations or wet spots. Take notice of musty odors and any visible signs of mold.

6.8.1.8. Fix leaky plumbing and leaks in the exterior and interior surfaces of the Unit and all other sources of moisture problems immediately.

6.8.1.9. Promptly clean up spills, condensation and other sources of moisture. Thoroughly dry wet surfaces and materials. Promptly replace materials that cannot be thoroughly dried, such as drywall or insulation.

6.8.1.10. Do not let water pool or stand. If standing or excessive water is found, remove or seek professional help to remove it.

6.8.1.11. Perform routine visual inspections. Respond promptly on seeing signs of moisture or mold. Thoroughly clean the affected area with a mild solution of bleach after first testing to determine if the affected material or surface is color safe. After cleaning, dry the affected surfaces completely. Porous materials such as fabric, upholstery, or carpet should be discarded. Should the mold growth be severe, qualified trained professionals may be needed to assist in the remediation effort.

6.8.1.12. Regularly maintain the Unit. For example, regularly caulk the windows, faucets, drains, tubs and showers.

6.8.2. **DISCLAIMER AND RELEASE OF CLAIMS.** THE ASSOCIATION SHALL NOT BE RESPONSIBLE FOR THE PREVENTION OF MOLD AND/OR MILDEW OR ANY DAMAGES, INCLUDING, BUT NOT LIMITED TO, ANY SPECIAL OR CONSEQUENTIAL DAMAGES, PROPERTY DAMAGES, PERSONAL INJURY, LOSS OF INCOME, EMOTIONAL DISTRESS, DEATH, LOSS OF USE, LOSS OF INCOME, DIMINUTION OR LOSS OF VALUE OF THE UNIT, ECONOMIC DAMAGES, AND ADVERSE HEALTH EFFECTS RELATING TO, ARISING FROM, OR CAUSED BY MOLD AND/OR MILDEW ACCUMULATION REGARDLESS OF THE CAUSE OF THE MOLD/MILDEW. EACH UNIT OWNER (BY VIRTUE OF HIS OR HER ACCEPTANCE OF TITLE TO HIS OR HER UNIT); AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN ON, OR MAKING ANY USE OF, ANY PORTION OF THE CONDOMINIUM PROPERTY (BY VIRTUE OR ACCEPTING AN INTEREST OR MAKING USE), SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL CLAIMS, OBLIGATIONS, DEMANDS, DAMAGES, CAUSES OF ACTION, LIABILITIES, LOSSES, AND EXPENSES, WHETHER NOW KNOWN OR HEREAFTER KNOWN, FORESEEN OR UNFORESEEN, THAT PURCHASER, OWNER, AND INTEREST HOLDER HAS, OR MAY HAVE IN THE FUTURE, IN LAW OR IN EQUITY ARISING OUT OF, RELATING TO, OR IN ANY WAY CONNECTED WITH INDOOR AIR QUALITY, MOISTURE, OR THE GROWTH, RELEASE, DISCHARGE, DISPERSAL, OR PRESENCE OF MOLD AND/OR MILDEW OR ANY CHEMICAL OR TOXIN SECRETED THEREFROM.

7. **COMMON ELEMENTS**

7.1. **SHARE OF** — The common elements will be owned by the unit owners in undivided shares as set forth in Exhibit "H". Such undivided shares are stated as fractions, the numerator of which is one and denominator of which is the number of units in the Condominium.

7.2. **USE** — Each unit owner and the Association will be entitled to use the common elements in accordance with the purposes for which the elements are intended; however, no such use may hinder or encroach upon the lawful rights of other unit owners.

7.3. **MATERIAL ALTERATIONS AND ADDITIONS** — Except for changes made by an owner with Association approval as provided in Paragraph 6.7. above, or by the Board of Directors alone for the integrity of the Condominium property, material alterations of, or substantial additions to, the common elements or to Association property, including the purchase, acquisition, sale, conveyance, or mortgaging of such property, may be effectuated only by vote of 67% of the voting interests of the Association at a meeting called for that purpose. The Board of Directors, without any vote of the membership, is authorized to lease or grant easements or licenses for the use of the common elements or Association property to unit owners or other persons if, in the judgment of the Board, the use will benefit the members of the Association, even when the lease, easement, or license would result in a material alteration or substantial addition to the common elements or Association property. The Association may charge for the use.

8. **FISCAL MANAGEMENT** — The fiscal management of the Condominium, including budget, fiscal year, charges, assessments, and collection of assessments, shall be as set forth herein and in the Bylaws (Exhibit "F").

9. **ADMINISTRATION** — The administration of the Condominium shall be by the Board of Directors and its powers and duties shall be as set forth herein and in the Articles of Incorporation and the Bylaws.

10. **INSURANCE** — To adequately protect the unit owners, the Association, and all parts of the Condominium property and Association property that are required to be insured by the Association, insurance shall be carried and kept in force at all times in accordance with the following provisions:

10.1. **DUTY AND AUTHORITY TO OBTAIN** — The Board of Directors shall use its best efforts to obtain and maintain adequate insurance to protect the Association, the Association property, the common elements, and the Condominium property required to be insured by the Association under F.S. 718.111(11), and obtain and keep in force any or all additional insurance coverage as it deems necessary. The name of the insured shall be the Association and the unit owners without naming them, and their mortgagees, as their interests shall appear. Adequate insurance coverage by the Association for “full insurable value,” “replacement cost,” or the like, may include reasonable deductibles as determined by the board and shall be based upon the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The full insurable value shall be determined at least once every 36 months. The association separately, or as a group of associations, may self-insure against claims against the association, the association property, and the condominium property required to be insured by an association, in compliance with F.S. 624.460–624.488 and 718.111(11)(a)1. A copy of each policy of insurance in effect shall be made available for inspection by unit owners at reasonable times

10.2. **BASIC INSURANCE** — The Board of Directors will procure insurance covering the building and improvements as well as all insurable Association property, in an amount determined annually by the Board. Pursuant to F.S. 718.111(11), the word “building” does not include floor coverings, wall coverings, or ceiling coverings, nor electrical fixtures, appliances, water heaters, or built-in cabinets located within a unit. Such insurance shall afford the following protection:

10.2.1. **PROPERTY** — The policy must include extended coverage (including windstorm) and replacement cost coverage for loss or damage by fire, vandalism and malicious mischief, and other hazards covered by the standard “All Risk” property contract.

10.2.2. **FLOOD** — The policy must include up to the replacement cost for each building and insurable improvements, as required and at the discretion of the Board of Directors.

10.2.3. **LIABILITY** — The policy must include premises and operations liability endorsements for bodily injury and property damage in such limits of protection and with such coverage as required by the Board of Directors of the Association, with cross-liability endorsements to cover liabilities of the unit owners as a group to a unit owner.

10.2.4. **AUTOMOBILE** — The policy must include automobile liability for bodily injury and property damage for all owned and non-owned motor vehicles used in Association business in such limits of protection and with such coverage as may be required by the Board of Directors of the Association.

10.2.5. **WORKERS’ COMPENSATION** — The Association shall maintain workers’ compensation insurance to meet the requirements of law.

10.2.6. **FIDELITY BONDING** — The Association shall obtain and maintain insurance or fidelity bonding for all persons who control or disburse funds of the Association. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the Association or its management agent at any one time. The term “persons who control or disburse funds of the Association” includes, but is not limited to, those individuals authorized to sign checks and the president, secretary, and treasurer of the Association. The Association shall bear the cost of bonding.

10.2.7. **DIRECTORS AND OFFICERS LIABILITY INSURANCE** — The Association shall obtain and maintain adequate directors and officers liability insurance using the broad

form of policy coverage for all directors and officers and, if available, for committee members of the Association.

10.2.8. **OPTIONAL COVERAGE** — The Association may purchase and carry such other insurance coverage as the Board of Directors may determine from time to time to be in the best interests of the Association and unit owners.

10.3. **DESCRIPTION OF COVERAGE** — A detailed summary of the coverage included in the master policies shall be available for inspection by unit owners on request.

10.4. **WAIVER OF SUBROGATION** — The Board of Directors shall endeavor to obtain, if available and where applicable, insurance policies that provide that the insurer waives its rights to subrogation as to any claim against unit owners, the Association, or their respective servants, agents, or guests.

10.5. **SHARES OF INSURANCE PROCEEDS** — All proceeds of insurance policies purchased by the Association shall be payable to the Association. The duty of the Association shall be to receive such proceeds and hold and disburse them for the purposes stated herein in the following shares:

10.5.1. **COMMON ELEMENTS** — Proceeds on account of damage to common elements shall be held in as many undivided shares as there are units, the shares of each unit owner being the same as the owner's share in the common elements.

10.5.2. **UNITS** — Proceeds on account of damage to units shall be held in as many undivided shares as there are damaged units, the share of each owner being in proportion to the cost of restoring the damage suffered by each such unit.

10.5.3. **MORTGAGEES** — If a mortgagee endorsement has been issued as to a unit, the shares of the mortgagee and the unit owner shall be as their interests may appear. In no event shall any mortgagee have the right to demand application of insurance proceeds to any mortgage or mortgages that it may hold against units except to the extent that insurance proceeds exceed the actual costs of repair or restoration of the damaged improvements, and no mortgagee shall have any right to participate in determining whether improvements will be restored after casualty. The Association shall pay all policy deductible amounts on Association policies.

10.6. **DISTRIBUTION OF INSURANCE PROCEEDS** — Proceeds of insurance policies received by the Association shall be distributed for the benefit of the unit owners in the following manner:

10.6.1. **COST OF RECONSTRUCTION OR REPAIR** — If the damage for which the proceeds are paid is to be repaired or reconstructed by the Association, the proceeds shall first be paid to defray the costs thereof. Any proceeds remaining after defraying costs shall be retained by the Association.

10.6.2. **FAILURE TO RECONSTRUCT OR REPAIR** — If it is determined in the manner elsewhere provided that the damage for which the proceeds are paid shall not be reconstructed or repaired, the proceeds after expenses shall be distributed to the beneficial owners. The remittances to unit owners and their mortgagees shall be payable jointly to them. This is a covenant for the benefit of mortgagees and may be enforced by them.

10.7. **ASSOCIATION AS AGENT** — The Association is hereby irrevocably appointed agent for each unit owner to adjust all claims arising under insurance policies purchased by the Association.

10.8. **DEDUCTIBLES**. The Board shall establish the amount of the deductibles under the insurance policies it obtains on behalf of the Association, and other features, as it deems desirable and in its business judgment in the best interest of the Association. The deductible shall be paid by the party who would be liable for the loss or responsible for the repairs in the absence of insurance. If multiple

parties would be responsible, the deductible shall be allocated among them in relation to the amount each party's loss bears to the total as determined by the Board.

10.9 UNIT OWNERS — Every hazard insurance policy issued or renewed on or after January 1, 2009, to an individual unit owner must contain a provision stating that the coverage afforded by such policy is excess coverage over the amount recoverable under any other policy covering the same property. Such policies must include special assessment coverage of no less than \$2,000 per occurrence. An insurance policy issued to an individual unit owner providing such coverage does not provide rights of subrogation against the condominium association operating the condominium in which such individual's unit is located.

10.9.1. The association shall require each owner to provide evidence of a currently effective policy of hazard and liability insurance upon request, but not more than once per year. Upon the failure of an owner to provide a certificate of insurance issued by an insurer approved to write such insurance in this state within 30 days after the date on which a written request is delivered, the association may purchase a policy of insurance on behalf of an owner. The cost of such a policy, together with reconstruction costs undertaken by the association but which are the responsibility of the unit owner, may be collected in the manner provided for the collection of assessments in s. 718.116.

11. RECONSTRUCTION OR REPAIR AFTER CASUALTY — If any part of the Condominium property is damaged by casualty, whether and how it shall be reconstructed or repaired shall be determined as follows:

11.1. DAMAGE TO UNITS — Where loss or damage is only to those parts of a unit for which the responsibility of maintenance and repair is that of the unit owner, any Association insurance proceeds on account of the damage, less the deductible, shall be distributed to such contractors, suppliers, and personnel for work done, materials supplied, or services required for reconstruction or repair. Payments shall be in such amounts and at such times as the unit owners may direct. The owners of damaged units shall be responsible for reconstruction and repair and shall bear the cost thereof, if any, in excess of the insurance proceeds.

11.2. DAMAGE TO COMMON ELEMENTS — LESS THAN "VERY SUBSTANTIAL" — When loss or damage occurs to the common elements, but the loss is less than "very substantial," as hereinafter defined, it shall be mandatory for the Association to repair, restore, or rebuild the damage caused by the loss, and the following procedures shall apply:

11.2.1. ESTIMATES — The Board of Directors of the Association shall promptly obtain reliable and detailed estimates of the cost of reconstruction and repair, and shall negotiate and contract for the work.

11.2.2. INSURANCE INSUFFICIENT — If the net proceeds of insurance plus available reserves are insufficient to pay for the cost of reconstruction and repair of the common elements, the Association shall promptly, on determination of the deficiency, levy a special assessment against all unit owners. Such special assessments need not be approved by the unit owners. The special assessments shall be added to the proceeds available for reconstruction and repair of the property.

11.2.3. "VERY SUBSTANTIAL" DAMAGE — As used in this Declaration, the term "very substantial" damage shall mean loss or damage whereby three fourths or more of the total units are rendered uninhabitable. Should such "very substantial" damage occur, then:

11.2.3.1. OWNERS' MEETING — A meeting of the Association shall be called by the Board of Directors to be held within a reasonable time after the casualty. A determination by the Board of Directors as to what is a reasonable time shall be conclusive. The purpose of the meeting shall be to determine the wishes of the membership with reference to reconstruction or termination of the Condominium, subject to the following:

11.2.3.1.1. **INSURANCE SUFFICIENT** — If the insurance proceeds and reserves available for reconstruction and repair are sufficient to cover the cost thereof, so that no special assessment is required, the Condominium property shall be reconstructed or repaired unless the then applicable zoning or other regulatory laws will not allow reconstruction of the same number and general type of units, in which case the Condominium shall be terminated pursuant to Paragraph 16.2.

11.2.3.1.2. **INSURANCE INSUFFICIENT** — If the insurance proceeds and reserves available for reconstruction and repair are not sufficient to cover the cost thereof so that a special assessment will be required, then unless at least 67% of the voting interests of the Association vote in favor of such special assessment and against termination of the Condominium, it shall be terminated pursuant to Paragraph 16.2. If 67% of the voting interests of the Association approve the special assessment, the Association, through its Board, shall levy such assessment and shall proceed to negotiate and contract for such reconstruction and repairs. The special assessment shall be added to the proceeds of insurance and reserves available for reconstruction and repair of the property.

11.2.4. **DISPUTES** — If any dispute shall arise as to whether "very substantial" damage has occurred, a determination by the Board of Directors shall be binding on all unit owners.

11.3. **APPLICATION OF INSURANCE PROCEEDS** — It shall be presumed that the first funds disbursed for reconstruction and repair shall be from the insurance proceeds and they shall first be applied to reconstruction of the common elements and Association property and then to the units; if there is a balance in the funds held by the Association after the payment of all costs of reconstruction and repair, such balance shall be retained by the Association. However, if special assessments were made pursuant to Paragraph 11.2.3.1.2. hereof, then all or a part of the remaining money shall be returned to the unit owners paying those assessments pro rata, according to the amount each paid, up to the full amount each paid, and then to the Association.

11.4. **EQUITABLE RELIEF** — In the event of substantial damage to the Condominium property, and if the property is not reconstructed or repaired within a reasonable period of time, any unit owner may petition a court for equitable relief, which may include a termination of the Condominium and a partition. For the purposes of this provision, it shall be conclusively presumed that reconstruction or repair has occurred within a reasonable period of time if substantial work is commenced within such time following the damage or destruction as is determined by the Board of Directors to be reasonable and the work proceeds without intentional and unwarranted delay to completion.

11.5. **PLANS AND SPECIFICATIONS** — Any reconstruction or repairs must be substantially in accordance with the plans and specifications for the original buildings, or in lieu thereof, according to plans and specifications approved by the Board of Directors and by the owners of 67% of the voting interests of the Association.

12. **USE RESTRICTIONS** — The use of the property of the Condominium shall be in accordance with the published rules and regulations promulgated, modified and rescinded by the Board of Directors, from time to time, and the following provisions:

12.1. **LAWFUL USE** — All valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies that require maintenance, modification, or repair on Condominium property shall be the same as the responsibility for the repair and maintenance of the property as expressed earlier in this Declaration.

12.2. **RULES AND REGULATIONS** — The rules and regulations referred to above (the "Rules and Regulations") concerning the use of the Condominium property including the units may be amended from time to time by the Board of Directors at any board meeting. Copies of the regulations

and amendments shall be furnished by the Association to all unit owners. No new or amended rule or regulation may be enforced prior to distribution to the owners.

12.3. **USE AND OCCUPANCY OF THE UNITS** is restricted to one family and their guests per unit only. Occupancy by guests in the absence of the unit owner is limited to two times per calendar year for maximum periods of 14 days. These use restrictions shall not be construed in such a manner as to prohibit a unit owner from maintaining a personal professional library, keeping personal business or professional records or accounts, or handling personal, business, or professional telephone calls or correspondence in and from owner's unit. Such uses are expressly declared customarily incident to the principal residential use. All guests must be registered with the Association on arrival and unregistered guests may be denied use of recreational facilities and amenities.

12.4. **ACCESS TO UNITS** — The Association has an irrevocable right of access to the units during reasonable hours when necessary for the purpose of maintenance, repair, and replacement of the common elements or of any portion of a unit to be maintained by the Association pursuant to this Declaration or for making emergency repairs that are necessary to prevent damage to the common elements or to another unit or units. The right of access to a unit shall be exercised after reasonable notice to the unit owners unless such notice is not possible or practical under the circumstances, with due respect for the occupants' rights to privacy and freedom from unreasonable annoyance, and with reasonable precautions to protect the personal property within the unit. The Association requires and shall retain a passkey to all units. No unit owner shall install or alter any lock that prevents access while the unit is unoccupied without providing the Association with a key.

12.5. **PARKING - ELEVATORS** — Certain of the Units shall have one or two-car garages attached to said Unit(s). Attached garages shall not be considered limited common elements but shall be considered part of the Unit as defined in 4.2.3 above. Any and all detached garages shall be considered limited common elements, subject to paragraph 12.5.1 below. Garages may not be conveyed or assigned to any other Owner. Certain of the units shall have elevators servicing said unit(s). Any and all elevators shall be limited common elements appurtenant to the Unit(s) to which the elevator(s) service.

12.5.1. **PARKING GARAGE** — The numbered garage spaces, if any, shown on Exhibit "B-8" to the Declaration are part of the Common Elements of the Condominium. However, Developer has reserved the right to assign the exclusive use of one or more garage spaces and one or more storage spaces to each Unit. The effect of the assignment shall be to convey the exclusive right to use the garage space to Unit Owner, and once conveyed, the numbered garage space shall be a Limited Common Element appurtenant to that Unit. The procedures for conveying and changing reserved garage spaces and reserved storage spaces is set forth below.

12.5.1.1 The assignments shall be made initially by the Developer in connection with the sale of Units. The Developer shall be entitled to retain all consideration paid for the initial assignment of the exclusive right to use a garage space. Developer's right to assign garage spaces shall continue until Developer closes the sale of all Condominium Parcels or assigns its rights hereunder to the Association. Thereafter the Association shall have the right to convey any unassigned garage spaces provided that the Association may not change Developer's assignments without the consent of the Owner of the Unit to which such spaces have been conveyed. Garage spaces may be conveyed only to Units within the Condominium, and may be transferred only among Unit Owners. Except as set forth below, the exclusive right to use a garage space is automatically transferred with the conveyance of the Unit to which it is appurtenant. The right of exclusive use of each Limited Common Element passes with the Unit to which it is assigned, whether or not separately described, and cannot be separated from it except that the use rights to particular garage spaces may be exchanged between Units or transferred to another Unit, as follows:

(a) The Unit Owners desiring to exchange use rights shall execute a Certificate of Transfer in recordable form, which shall include the recording data identifying this Declaration, and shall be executed by the Owners with the formalities required for the execution of a deed.

(b) The transfer of use rights shall be complete and effective when the Certificate is recorded in the Public Records of the County. The costs of preparing and recording the Certificate shall be borne by the Unit Owners desiring the exchange or transfer. A copy of the recorded Certificate shall be provided to the Association for its records.

12.5.1.2. Maintenance of the garages is declared to be a Limited Common Expense, and the expenses incident to the same shall be divided only among the Unit Owners using the spaces. Maintenance of the elevators is declared to be a Limited Common Expense, and the expenses incident to the same shall be divided only among the Unit Owners using the elevators.

12.6. **PARKING SPACES** — Any and all parking spaces located on the Condominium Property shall be Common Elements to be used on a first-come, first-served basis by Unit Owners and their tenants or guests.

12.7. **PETS — TENANTS AND GUESTS** — Pets shall be as allowed and regulated in the rules and regulations. However, tenants and guests shall not be permitted to have pets.

12.8. **EXCLUSIVE USE — COMMON FACILITIES** — The Association may lease to unit owners for appropriate temporary periods of time those portions of the common elements rationally appropriate and desirable for exclusive use (for example, but not by way of limitation, the pool deck, social rooms, and card rooms).

12.9. **NUISANCES PROHIBITED** — No person shall engage in any practice, exhibit any behavior, or permit any condition to exist that will constitute a nuisance or become a reasonable source of annoyance or disturbance to any occupant of the Condominium.

12.10. **SIGNS** — Except as may be required by legal proceedings, or except as otherwise expressly permitted in writing by the Board no Owner shall place or maintain, or permit to be placed or maintained on any exterior door, wall or window of the unit, or within the unit so as to be visible from the exterior of the unit, or upon any part of the common elements, including any limited common element serving the unit, any "For Sale" or "For Rent" signs, any material disparaging the developer in any way, or any other advertising or political posters or material of any kind. Notwithstanding the above restrictions, an owner may display one portable, removable, United States flag in a respectful manner.

13. **LEASE, DISPOSITION** — The purpose and object of this section is to maintain a quiet, tranquil, non-transient, and single-family oriented atmosphere with the residents living in compatible coexistence with other financially responsible persons who are of like mind and acceptable both in character and comportment. This objective is considered to be both important and justified because of the necessity of sharing facilities and because of the large personal financial investment of each owner. Therefore, the lease, disposal, and financing of the units by owners (subject to the exceptions provided in Paragraph 18.1.) shall be subject to the following provisions:

13.1. **ASSOCIATION APPROVAL REQUIRED** — Except for Developer leases, no owner may lease a unit without the prior written approval of the Association. The approval shall be a written instrument which shall include, without limitation, the nature of the lease, the parties to the lease, the unit number, the name of the Condominium, and the Official Record Book (O. R. Book) and Page numbers in which this Declaration was originally recorded.

13.1.1. **DEVISE OR INHERITANCE** — If any unit owner shall acquire title to a unit by devise or inheritance or in any other manner not heretofore considered, the continuance of

ownership shall not be subject to the approval of the Association. Such owner shall give the Association notice of the title acquisition together with such additional information concerning the unit owner as the Association may reasonably require, together with a copy of the instrument evidencing the owner's title.

13.1.2. **LEASES** — Approvals of leases need not be recorded. Only entire units may be leased. All leases must provide, and if they do not, shall be deemed to provide, the agreement of the lessee(s) to abide by all of the Covenants of the Condominium and the Associations' documents and that a violation of the documents is a material breach of the lease and is grounds for damages, termination, and eviction, and that the lessee and the owner agree that the Association may proceed directly against such lessee(s) and that the lessee(s) shall be responsible for the Association's costs and expenses, including attorneys' fees, at all trial and appellate levels. If such costs and fees are not immediately paid by the lessee(s), the unit owner shall pay them and such funds shall be secured as a charge. Each unit owner irrevocably appoints the Association as owner's agent authorized to bring actions in owner's name and at owner's expense including injunction, damages, termination, and eviction. The rules and regulations must be provided to the lessee(s) by or on the behalf of the unit owner at or before the commencement of the lease term. The minimum leasing period is 30 days and no unit may be leased more than three times per calendar year unless made more restrictive by the Board.

13.1.3. **MULTIPLE OWNERS** — Consistent with Section 13 above, de facto time sharing of units is not permitted.

13.2. **APPROVAL PROCEDURE** — The approval of the Association shall be obtained as follows:

13.2.1. **WRITTEN NOTICE** — Not later than 15 days before the first day of occupancy under a lease, legal written notice shall be given the Association by the owner of intention to lease. The notice shall include the name and address of the proposed acquirer and a correct and complete copy of the proposed documents to be executed to effectuate the lease. The Association may require such other and further information as it deems reasonably necessary and may impose a lease processing fee not to exceed \$100 or as permitted by law from time to time. The Association may, at its sole and absolute discretion, require a criminal background check of the proposed tenant/s with the cost of said background check to be the responsibility of the owner.

13.2.2. **ASSOCIATION'S OPTIONS** — The Association must, within 15 days after receipt of all the information required above, either approve the lease or disapprove it for cause. In exercising its power of disapproval the Association must act in a manner that is neither arbitrary nor unlawfully discriminatory and withhold approval only for a reason or reasons rationally related to the protection, preservation, and proper operation of the Condominium and the purposes as set forth at the beginning of this Section 13. If the Association fails or refuses within the allotted time to notify the owner of either approval or disapproval in writing, the Association shall conclusively be presumed to have approved the transaction, and the Association shall, on demand, provide a certificate of approval.

13.2.3. **NOTICE OF DISAPPROVAL** — If the Association disapproves the proposed lease (subject to the qualifications contained in Paragraph 13.2.2.), notice of disapproval shall promptly be sent in writing to the owner or interest holder, and the transaction shall not be made. Appropriate grounds for disapproval are as follows:

1. The unit owner has a history of leasing the unit without obtaining approval, or leasing to troublesome lessees and/or refusing to control or accept responsibility for the occupancy of the unit.

2. The real estate company or rental agent handling the leasing transaction on behalf of the unit owner has a history of screening lessee applicants inadequately, recommending undesirable lessees, or entering into leases without prior Association approval.

3. The application on its face indicates that the person seeking approval intends to conduct himself or herself in a manner inconsistent with the covenants and restrictions applicable to the Condominium.

4. The prospective lessee has been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude.

5. The prospective lessee has a history of conduct that evidences disregard for the rights and property of others.

6. The prospective lessee evidences a strong possibility of financial irresponsibility.

7. The prospective lessee, during previous occupancy in this Condominium or elsewhere, has evidenced an attitude of disregard for the Association rules.

13.2.4 RULES AND REGULATIONS: The Board may adopt additional reasonable rules and regulations regarding leases from time to time.

13.3. JUDICIAL SALES — Judicial sales are exempt from this section.

13.4. UNAPPROVED TRANSACTIONS — Any transaction that is not approved under the terms of this Declaration shall be void unless subsequently approved by the Association.

14. COMPLIANCE AND DEFAULT — Each unit owner, tenant, and other invitee shall be governed by, and shall comply with, the provisions of the Condominium Act as amended from time to time, this Declaration, including its exhibits, the Association Articles of Incorporation, and the Association Bylaws.

14.1. REMEDIES — Failure to comply shall be grounds for relief, which relief may include, but shall not be limited to, an action to recover damages, injunctive relief, or reasonable fines as determined by the Board. Actions may be maintained by the Association or by any unit owner.

14.2. COSTS AND FEES — In any such proceeding, including appeals, the prevailing party shall be entitled to recover the costs of the proceeding and reasonable attorneys' fees.

14.3. NO WAIVER OF RIGHTS — The failure of the Association or any owner to enforce any covenant, restriction, or other provision of the condominium documents shall not constitute a waiver of the right to do so thereafter as to subsequent or other instances.

14.4. OWNER INQUIRIES — When a unit owner files a written inquiry by certified mail with the Board of Directors, the Board shall respond in writing to the unit owner within 30 days of receipt of the inquiry. The Board's response shall either (a) give a substantive response, (b) notify the inquirer that a legal opinion has been requested, or (c) notify the inquirer that advice has been requested from the Bureau of Compliance, Division of Florida Land Sales, Condominiums, and Mobile Homes. If advice has been requested from the Bureau of Compliance, the Board shall provide a written substantive response to the inquirer within 10 days of receipt of the advice. If a legal opinion is requested, the Board shall provide a written substantive response to the inquirer within 60 days of receipt of the inquiry. The failure to provide a substantive response as set forth above precludes the Association from recovering attorneys' fees and costs in any subsequent litigation, administrative proceeding, or arbitration arising out of the complaint. If unresolved, a dispute, as defined in F.S. 718.1255(1), must be arbitrated in mandatory nonbinding arbitration proceedings prior to commencement of litigation. The Board of Directors may adopt reasonable rules and regulations governing the frequency and manner of responding to unit owner inquiries, including a limit of one unit owner inquiry in any 30-day period.

15. AMENDMENTS — Amendments to any of the condominium documents shall be in accordance with the following:

15.1. **REQUIREMENTS** — An amendment may be proposed either by the Board of Directors or by 25% of the voting interests of the Association and may be considered at any meeting of the owners, regular or special, of which due notice has been given according to the Bylaws, which notice includes notice of the substance of the proposed amendment. Passage shall be evidenced by a certificate executed in recordable form signed by the President or Vice President of the Association that it has been enacted by the affirmative vote of the required percentage of the voting interests (which vote may include later written approval of voters not present) and the separate written joinder of mortgagees where required and shall include the recording date (identifying the location of the Declaration as originally recorded). The amendment shall become effective when the certificate is recorded in the public records.

15.2. **CORRECTORY AMENDMENT** — Whenever it shall appear that there is a defect, error, or omission in any of the Condominium documents or in order to comply with applicable laws or requirements of government entities, the amendment may be adopted by the Board of Directors alone.

15.3. **REGULAR AMENDMENTS** — Amendments may be enacted by a favorable vote of the owners of 67% of the voting interests in the Association.

15.4. **DEVELOPER AMENDMENTS** — Until relinquishment of Developer control of the Association (turnover) and except as otherwise provided by law in F.S. 718.110(2), the Developer specifically reserves the right, without the joinder of any person, to make such amendments to the Declaration and its exhibits, or to the plan of development, as may be required by any lender or governmental authority, or as may be, in the developer's judgment, necessary or desirable. This paragraph shall take precedence over any other provision of the Declaration or its exhibits.

15.5. **MORTGAGEE APPROVAL** — Amendments materially affecting the rights or interests of mortgagees must have the approval of the holders of institutional first mortgages of record representing 51% of the votes of units subject to such mortgages who have requested the Association to notify them on any proposed action specified in this paragraph. Implied approval shall be assumed when such holder fails to respond to any written request for approval within 30 days after the mortgage holder receives proper notice of the proposal, provided the notice was delivered certified or registered mail with a "Return Receipt" requested. In the event that mortgagee consent is provided other than by properly recorded joinder, such consent shall be evidenced by affidavit of the Association and recorded in the Public Records of St. Johns County, Florida. A change to any of the following shall be considered as material:

1. Any change in the proportion or percentage by which the owner of the unit shares the common expenses and owns the common surplus.
2. Reallocation of interests or use rights in the common elements.
3. Redefinition of any unit boundaries.
4. Convertibility of units into common elements or vice versa.
5. Expansion or contraction of the Condominium.

15.6. **DEVELOPER'S RIGHTS** — No amendment to this Declaration or any of the Condominium documents shall change the rights and privileges of the Developer without the Developer's written approval as long as the Developer holds any units for sale in the ordinary course of business.

15.7. **WRITTEN AGREEMENTS** — Any approval of unit owners on any matter called for by this Declaration, its exhibits, or any statute to be taken at a meeting of unit owners is hereby expressly allowed to be taken instead by written agreement, without a meeting (which agreement may be in counterparts), subject to F.S. 718.112(2)(d)4 and F.S. 617.0701.

16. **TERMINATION** — The termination of the Condominium shall be carried out in accordance with F.S. 718.117.

17. PROVISIONS PERTAINING TO DEVELOPER — As long as the Developer holds any unit for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the Developer:

17.1. Assessment of the Developer as a unit owner for capital improvements.

17.2. Any action by the Association that would be detrimental to the sale of units or the completion of the project by the Developer, including such use of unsold units and common elements and Association property as may facilitate completion, sale, maintenance of a sales office, showing of the property, and display of signs.

18. RIGHTS OF MORTGAGEES

18.1. PARTIAL RELEASE FROM PRIOR ASSESSMENTS — A first mortgagee who acquires title to a unit by purchase at a foreclosure sale or by deed in lieu of foreclosure is liable for the unpaid assessments that became due prior to the mortgagee's receipt of the deed, but in no event shall the mortgagee be liable for more than six months of the unit's unpaid common expenses or assessments accrued before the acquisition of the title to the unit by the mortgagee or 1% of the original mortgage debt, whichever amount is less. This provision shall not apply unless the first mortgagee joined the Association as a defendant in the foreclosure action. Such mortgagee may obtain title, own, occupy, lease, sell, or otherwise dispose of such unit without the approval of the Association.

18.2. RIGHTS TO INFORMATION — On receipt by the Association from any institutional mortgagee, guarantor, or insurer of a copy of the mortgage held by such mortgagee, guarantor, or insurer on a unit, together with a written request from such mortgagee or an insurer or guarantor of such mortgagee specifying the address to which the following items are to be sent, the Association shall timely send to such mortgagee, insurer, or guarantor the following, for which the Association may charge a reasonable fee:

18.2.1. FINANCIAL STATEMENTS — A copy of a financial statement of the Association for the immediately preceding fiscal year; and

18.2.2. INSURANCE CANCELLATION — Written notice of the cancellation or termination by the Association of any policies of insurance covering the Condominium or Association property or any improvements thereon, or any fidelity bonds of the Association except when the reason for the termination or cancellation of the insurance policy or bond is to change insurance companies or because the policy or bond is not needed or is not available; and

18.2.3. DAMAGE TO CONDOMINIUM — Written notice of any damage or destruction to the improvements located on the common elements or Association property that affects a material portion of the common elements or Association property or the unit securing its mortgage; and

18.2.4. EMINENT DOMAIN — Written notice of a condemnation or eminent domain proceeding affecting a material portion of the Condominium property or the unit securing its mortgage; and

18.2.5. DELINQUENT ASSESSMENTS — Written notice of failure by the owner of a unit encumbered by a first mortgage held by such institutional mortgagee, guarantor, or insurer to pay any assessments when such failure or delinquency has continued for a period of 60 days or longer.

18.2.6. FAILURE TO NOTIFY — The failure of the Association to send any such notice to any such mortgagee, guarantor, or insurer shall have no effect on any meeting, action, or thing that was to have been the subject of such notice nor affect the validity thereof and shall not be the basis for liability on the part of the Association.

19. ASSESSMENTS AND ENFORCEMENT OF ASSESSMENT LIENS — Liens for unpaid assessments may be foreclosed by suit brought in the name of the Association in the same manner as a foreclosure of a mortgage on real property, and the Association may also bring an action to recover a

money judgment. After a judgment of foreclosure has been entered, the unit owner during occupancy shall be required to pay a reasonable rental if so ordered by the Court. If the unit is rented or leased during the pendency of a foreclosure action, the Association shall be entitled to the appointment of a receiver to collect the rent. The Association shall have all the powers provided in F.S. 718.116 and shall be entitled to collect interest at the highest lawful rate (currently 18% per annum) on unpaid assessments, late fees up to the maximum amount allowed by law (currently \$25 or 5% of each late installment whichever is greater), and reasonable attorneys' fees, including appeals, and costs incident to the collection of the assessment or enforcement of the lien, with or without suit.

19.1. **CREATION AND ENFORCEMENT OF CHARGES** — The Association shall have a cause of action against unit owners to secure payment to the Association by unit owners of all charges, costs, and expenses to the Association that cannot be secured as assessments, regular or special, under F.S. 718.116. The charge shall bear interest at the highest lawful rate, and shall carry with it costs and attorneys' fees, including costs and fees on appeal, incurred in collection.

19.2. **CAPITAL CONTRIBUTION** — At the closing and transfer of title of each unit to the first owner other than the Developer, and at the closing and transfer of title to each subsequent owner thereafter, such owner shall contribute to the Association an amount equal to three month's general assessment to establish and maintain a working capital fund. This contribution shall be used by the Association for expenses (budgeted and unexpected) of the Association and for providing working capital for the Association, and shall not be considered as a pre-payment of Assessments. Further, these funds may not be used by Developer to defray any of its expenses or to subsidize any costs of construction.

19.2 The making and collecting of assessments against Unit Owners for Common Expenses shall be pursuant to the By-Laws and subject to the following provisions:

19.2.1. Each Unit Owner shall be liable for a proportionate share of the Common Expenses and shall share in the Common Surplus, as set forth herein, but the same shall not vest or create in any Unit Owner the right to withdraw or receive distribution of his share of the Common Surplus. It shall be the personal obligation of each Unit Owner to pay the Association all assessments levied against his or her Unit during the Unit Owner's period of ownership.

19.2.2. **Developer's Obligation to Pay Assessments.**

(a) No Unit Owner may be excused from the payment of his proportionate share of the Common Expense unless all Unit Owners are likewise proportionately excused from such payment, except that the Developer reserves the right to elect pursuant to Florida Statutes §718.1169(a)(2) to be excused from the payment of its share of the Common Expenses for those Units and in all respects during the period of time that it shall have guaranteed that the assessment for Common Expenses of the Condominium imposed upon the Unit Owners other than the Developer shall not increase over a stated dollar amount per month per Unit, and shall have obligated itself to pay any amount of Common Expenses incurred during that period and not produced by the assessments at the guaranteed level receivable from other Unit Owners. The Developer's guarantee, if elected, shall be stated in the purchase agreement for the sale of Units or in the Developer's public offering statement for the sale of the Units or a written agreement between Developer and a majority of Unit Owners other than Developer.

(b) Also, pursuant to Florida Statutes §718.116(9)(a)(1), Developer reserves the right to elect to be excused from the payment of assessments on Units it owns for the period commencing on the recording date of this Declaration and terminating on the first day of the fourth month following the closing of the sale of the first Unit in the Condominium, provided that Developer agrees to pay all Common Expenses during such period in excess of assessments against other Unit Owners. Developer's election under this subparagraph shall be made in the same manner as set forth in the preceding subparagraph

20. **ASSOCIATION AGREEMENTS** — The Association is authorized to enter into agreements to acquire leaseholds, memberships, and other possessory or use interests in lands or facilities such as country clubs, golf courses, marinas, and other facilities. Such interests need not be contiguous to the lands of the Condominium if they are intended to provide enjoyment, recreation, or other use or benefit to the unit owners.

21. **COMMON EXPENSES AND COMMON SURPLUS** — Each unit's share shall be that share of the whole set forth in Exhibit "H".

22. **CONDEMNATION**

22.1. **DEPOSIT OF AWARDS WITH ASSOCIATION** — The taking of all or any part of the Condominium property by condemnation or eminent domain shall be deemed to be a casualty to the portion taken and the awards for that taking shall be deemed to be proceeds from insurance on account of the casualty. Even though the awards may be payable to unit owners, the unit owners shall deposit the awards with the Association, and if any fail to do so, a special charge shall be made against a defaulting unit owner in the amount of his or her award, or the amount of that award shall be set off against any sums payable to that owner.

22.2. **DETERMINATION WHETHER TO CONTINUE CONDOMINIUM** — Whether the Condominium will be continued after condemnation will be determined in the manner provided in Section 11 above for determining whether damaged property will be reconstructed and repaired after a casualty.

22.3. **DISBURSEMENT OF FUNDS** — If the Condominium is terminated after condemnation, the proceeds of all awards and special assessments will be deemed to be Condominium property and shall be owned and distributed in the manner provided for insurance proceeds when the Condominium is terminated after a casualty. If the Condominium is not terminated after condemnation, the size of the Condominium will be reduced, the owners of condemned units, if any, will be made whole, and any property damaged by the taking will be made usable in the manner provided below. Proceeds of awards and special charges shall be used for these purposes and shall be disbursed in the manner provided for disbursements of funds after a casualty.

22.4. **ASSOCIATION AS AGENT** — The Association is hereby irrevocably appointed as each unit owner's attorney-in-fact for purposes of negotiating or litigating with the condemning authority for the purpose of realizing just compensation for the taking.

22.5. **UNITS REDUCED BUT TENANTABLE** — If the taking reduces the size of a unit and the remaining portion of the unit can be made tenantable, the awards for the taking of a portion of that unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

22.5.1. **RESTORATION OF UNIT** — The unit shall be made tenantable. If the cost of the restoration exceeds the amount of the award, the additional funds required shall be paid by the owner of the unit;

22.5.2. **DISTRIBUTION OF SURPLUS** — The balance of the award, if any, shall be distributed to the owner of the unit and to each mortgagee of the unit, the remittance being made payable jointly to the owner and mortgagees.

22.6. **UNIT MADE UNTENANTABLE** — If the taking is of any entire unit or so reduces the size of a unit that it cannot be made tenantable, the award for the taking of the unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

22.6.1. **PAYMENT OF AWARD** — The fair market value of the unit immediately prior to the taking, as determined by agreement between the unit owner and the Association

or by arbitration in accordance with Paragraph 22.6.4., shall be paid to the owner of the unit and to each mortgagee of the unit, the remittance being made payable jointly to the owner and the mortgagee(s).

22.6.2. **ADDITION TO COMMON ELEMENTS** — If possible and practical, the remaining portion of the unit shall become a part of the common elements and shall be placed in condition for use by all unit owners in the manner approved by the Board of Directors.

22.6.3. **ADJUSTMENT OF SHARES IN COMMON ELEMENTS** — The shares in the common elements appurtenant to the units that continue as part of the Condominium shall be adjusted to distribute the ownership of the common elements among the reduced number of unit owners. This shall be done by restating the shares of continuing unit owners in the common elements as percentages of the total remaining square footage of units calculated as provided in Exhibit "H" to this Declaration.

22.6.4. **ARBITRATION** — If the fair market value of a unit prior to the taking cannot be determined by agreement between the unit owner and the Association within 30 days after notice by either party, the value shall be determined by appraisal in accordance with the following. The unit owner, the first mortgagee, if any, and the Association shall each appoint one M.A.I. appraiser who shall appraise the unit and shall determine the fair market value by computing the arithmetic average of their appraisals of the unit. A judgment of specific performance on the value arrived at by the appraisers may be entered in any court of competent jurisdiction. The cost of appraisals shall be paid by the party selecting the appraiser.

22.7. **TAKING OF COMMON ELEMENTS** — Awards for the taking of common elements shall be used to make the remaining portion of the common elements usable in the manner approved by the Board of Directors. The balance of such awards, if any, shall be distributed to the unit owners in the shares in which they own the common elements after adjustment of these shares on account of the condemnation. If a unit is mortgaged, the remittance shall be paid jointly to the owner and mortgagee(s) of the unit.

22.8. **AMENDMENT OF DECLARATION** — Changes in the units, in the common elements, and in the ownership of the common elements that are necessitated by condemnation shall be evidenced by an amendment of the Declaration of Condominium as ordered by a court or approved by a majority of unit owners (voting interests) of this Condominium, without the consent of any mortgagee being required for any such amendment.

23. **VOTING** — Each unit shall have one full indivisible vote in all matters.

24. **SEVERABILITY AND NONWAIVER** — If any provision of this Declaration or its exhibits as now constituted or as later amended or any section, paragraph, sentence, clause, phrase, or word, or the application thereof in any circumstances, is held invalid, the validity of the remainder and of the application of any such paragraph, section, sentence, clause, phrase, or word in other circumstances shall not be affected thereby. The failure of the Association in any instance to enforce any covenant or provision of this Declaration or any of the Condominium documents shall not constitute a waiver of its right to do so thereafter in other instances.

25. **SUBSEQUENT PHASES.**

25.1 **ADDITIONAL LAND AND IMPROVEMENTS** - Developer reserves the right, in its sole discretion, at any time within seven (7) years after the date of recording this Declaration in the public records of St. Johns County to declare and submit additional lands and improvements located thereon to the condominium form of ownership under this Declaration. The additional lands which may be submitted to the condominium form of ownership are described as Phases 2 through 9 on Exhibits "D-1" through "D-8" the legal descriptions of which are attached hereto and made a part hereof. Developer reserves the right to make nonmaterial changes in the legal description of a phase.

Subsequent phases, if declared, will be submitted to the condominium form of ownership as a part of the condominium by recording in the public records of St. Johns County, a supplement or amendment to this Declaration executed and acknowledged by the Developer or its successors and assigns. Upon recordation of the supplement or amendment, the undivided shares of the common elements and expenses shall be adjusted automatically in accordance with "Exhibit H" hereof. In the event that the Developer determines not to add any additional phase(s), the Developer shall give notice to the owners of the existing Units of the decision not to add the additional phase(s). The notice shall be sent by first class mail addressed to each Unit Owner at the address of his or her Unit or last known address.

25.2 GRAPHIC DESCRIPTION OF THE IMPROVEMENTS FOR SUBSEQUENT PHASES - If constructed, Phase 2 will consist of a maximum of three (3) buildings. Each building will contain a minimum of five (5) units and a maximum of seven (7) Units. Phase 2 will consist of between fifteen (15) and twenty-one (21) Units in the aggregate. For a graphic description of the Phase 2 Units, Unit types and buildings, if added, see Exhibit "B-1" attached hereto and made a part hereof.

If constructed, Phase 3 will consist of a maximum of five (5) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 3 will consist of between twenty (20) and thirty-five (35) Units in the aggregate. For a graphic description of the Phase 3 Units, Unit types and buildings, if added, see Exhibit "B-2" attached hereto and made a part hereof.

If constructed, Phase 4 will consist of a maximum of three (3) buildings. Each building will contain a minimum of four (4) units and a maximum of five (5) Units. Phase 4 will consist of between twelve (12) and fifteen (15) Units in the aggregate. For a graphic description of the Phase 4 Units, Unit types and buildings, if added, see Exhibit "B-3" attached hereto and made a part hereof.

If constructed, Phase 5 will consist of a maximum of one (1) building. The building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 5 will consist of between four (4) and seven (7) Units in the aggregate. For a graphic description of the Phase 5 Units, Unit types and buildings, if added, see Exhibit "B-4" attached hereto and made a part hereof.

If constructed, Phase 6 will consist of a maximum of two (2) buildings. Each building will contain seven (7) Units. Phase 2 will consist of fourteen (14) Units in the aggregate. For a graphic description of the Phase 6 Units, Unit types and buildings, if added, see Exhibit "B-5" attached hereto and made a part hereof.

If constructed, Phase 7 will consist of a maximum of two (2) buildings. Each building will contain a minimum of five (5) units and a maximum of seven (7) Units. Phase 7 will consist of between ten (10) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 7 Units, Unit types and buildings, if added, see Exhibit "B-6" attached hereto and made a part hereof.

If constructed, Phase 8 will consist of a maximum of three (3) buildings. Each building will contain a minimum of five (5) units and a maximum of seven (7) Units. Phase 8 will consist of between fifteen (15) and twenty-one (21) Units in the aggregate. For a graphic description of the Phase 8 Units, Unit types and buildings, if added, see Exhibit "B-7" attached hereto and made a part hereof.

If constructed, Phase 9 will consist of a maximum of two (2) buildings and fourteen (14) garages. Each building will contain sixteen (16) Units. Phase 9 will consist of thirty-two (32) Units in the aggregate. For a graphic description of the Phase 9 Units, Unit types and buildings, if added, see Exhibit "B-8" attached hereto and made a part hereof.

25.3 CHANGES IN OWNERSHIP OF COMMON ELEMENTS AND EXPENSES - In the event of the addition of subsequent phases, the shares of ownership of the common elements and common expenses will change as more fully set forth in Exhibit "H" attached hereto and by this reference made a part hereof.

25.4 **ADDITIONAL FACILITIES** - In the event of the submission of subsequent phases to the condominium and subjection of the same to this Declaration, the buildings, landscape areas, sidewalks and roadways contained within the appropriate phase, as depicted on Exhibits "B-2" through "B-9", as applicable, will be constructed.

25.5 **VOTING RIGHTS** - In the event subsequent phases are submitted to this Declaration, the owner of each unit shall be entitled to membership of the Association. Each Unit Owner shall be entitled to one (1) vote in the association matters.

25.6 **TIMESHARE ESTATES** - There will be no timeshare estates created in subsequent phases.

25.7 **PROVISO** - Nothing contained herein shall be deemed to require the Developer to submit any or all of the Property contained in the subsequent phases or any portion thereof to condominium ownership under this Declaration not to require that the Association is the entity responsible for its operation.

Nothing contained herein either in this Declaration or any term or provision hereof shall constitute a defect, encumbrance, or lien upon the title of any portion of the Property described in Exhibits "D-1" through "D-8". This Declaration and the Exhibits attached hereto are intended only to reserve certain rights to the Developer and its successors or assigns as owner of such property.

26. **HYDRO-ALUMINUM PROCESSING PLANT** — There currently exists a Hydro-Aluminum Processing Plant located approximately greater than 1500 feet northeast of the condominium property which operates three shifts per day and frequently produces related industrial noise.

27. **DISCLAIMER OF LIABILITY OF ASSOCIATION. NOTWITHSTANDING ANYTHING CONTAINED HEREIN, IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES AND REGULATIONS OF THE ASSOCIATION, OR ANY OTHER DOCUMENT GOVERNING, BINDING ON, OR ADMINISTERED BY THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY, OR WELFARE OF ANY OWNER, OCCUPANT, OR USER OF ANY PORTION OF THE PROPERTIES INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS, OR SUBCONTRACTORS, OR FOR ANY PROPERTY, OR ANY PERSONS, WITHOUT LIMITING THE FOREGOING:**

27.1 **IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF, THAT ARE ENFORCEABLE BY THE ASSOCIATION AND THAT GOVERN OR REGULATE THE USES OF THE PROPERTIES, HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTIES AND THE VALUE THEREOF;**

27.2 **THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY THAT ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, ST. JOHNS COUNTY, AND ANY OTHER JURISDICTION, OR THE PREVENTION OF TORTIOUS ACTIVITIES.**

27.3 **ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS THAT RELATE TO HEALTH, SAFETY AND WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE**

HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR THAT REASON.

27.4 EACH OWNER AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN ON ANY PORTION OF THE PROPERTIES SHALL BE BOUND BY THESE DISCLAIMERS AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION, ARISING FROM OR IN CONNECTION WITH, ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED HEREIN.

27.5 AS USED HEREIN "ASSOCIATION" SHALL INCLUDE WITH ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS, AND ASSIGNS.

THIS DECLARATION OF CONDOMINIUM and exhibits hereto made and entered into on the 29th day of July, 2009.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Bryan C. Goode, III

[Signature]
Print Name: Carlene Chaires

DSM LLC,
a Florida limited liability company, Developer

By [Signature]
Name: Denise McPherson
Its: Managing Member

(CORPORATE SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me on July 29th, 2009 by Denise McPherson, as the Managing Member of DSM LLC, a Florida limited liability company, on behalf of the company. she is personally known to me or has produced a Florida driver's license as identification.

Sworn before me on July 29th, 2009.

(SEAL)

[Signature]
Notary Public, State of Florida

Print or type name: Bryan C. Goode, III
Commission #
My Commission Expires:



EXHIBIT A

LEGAL DESCRIPTION

**GRAND RAVINE, A CONDOMINIUM,
PHASE ONE, BUILDING 13**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 60.10 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 16° 55' 34" WEST, 135.25 FEET; THENCE NORTH 73° 04' 26" EAST, 75.01 FEET; THENCE SOUTH 16° 45' 04" EAST, 110.54 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 27.38 FEET TO A POINT OF COMPOUND CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 07° 41' 02" WEST, 27.26 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 45° 41' 35" WEST, 4.89 FEET; THENCE NORTH 89° 59' 50" WEST, 12.99 FEET; THENCE SOUTH 73° 47' 23" WEST, 53.54 FEET TO THE POINT OF BEGINNING.

**GRAND RAVINE, A CONDOMINIUM,
PHASE ONE, BUILDING 14**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 748.47 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 33.84 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 00° 00' 10" EAST, 44.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 33.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 08° 22' 27" WEST, 33.07 FEET; THENCE NORTH 16° 45' 04" WEST, 48.98 FEET; THENCE NORTH 73° 14' 56" EAST, 74.50 FEET; THENCE SOUTH 16° 44' 28" EAST, 27.40 FEET; THENCE SOUTH 26° 41' 01" EAST, 28.93 FEET; THENCE SOUTH 16° 44' 09" EAST, 75.74 FEET; THENCE SOUTH 03° 45' 00" EAST, 8.45 FEET; THENCE SOUTH 73° 15' 51" WEST, 43.60 FEET; THENCE NORTH 89° 59' 50" WEST, 53.90 FEET TO THE POINT OF BEGINNING.

GRAND RAVINE, A CONDOMINIUM,
PHASE ONE, BUILDING 5 (AMENITY CENTER)

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 26° 26' 42" EAST, 78.31 FEET TO A POINT ON A CURVE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 2.92 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 73° 37' 37" EAST, 2.84 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 27.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 56° 37' 21" EAST, 27.40 FEET; THENCE SOUTH 63° 33' 18" EAST, 40.56 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 18° 33' 18" EAST, 4.95 FEET; THENCE SOUTH 26° 26' 42" WEST, 14.00 FEET; THENCE SOUTH 63° 33' 22" EAST, 9.06 FEET, TO A POINT ON A CURVE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 69.10 FEET, AN ARC DISTANCE OF 18.95 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF SOUTH 55° 41' 33" EAST, 18.89 FEET; THENCE SOUTH 68° 18' 32" WEST, 47.68 FEET; THENCE SOUTH 45° 25' 49" WEST, 21.06 FEET; THENCE NORTH 63° 33' 18" WEST, 63.17 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

SURVEY

DESCRIPTION

(PROVIDED BY CLIENT)

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88°40'10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01°19'50" WEST, A DISTANCE OF 60.10 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 16°55'34" WEST, 135.25 FEET; THENCE NORTH 73°04'26" EAST, 75.01 FEET; THENCE SOUTH 16°45'04" EAST, 110.54 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 27.38 FEET TO A POINT OF COMPOUND CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 07°41'02" WEST, 27.26 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 45°41'35" WEST, 4.89 FEET; THENCE NORTH 89°59'50" WEST, 12.99 FEET; THENCE SOUTH 73°47'23" WEST, 53.54 FEET TO THE POINT OF BEGINNING.

NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

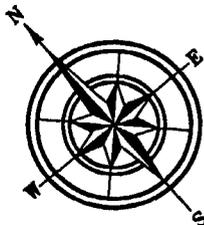
TYPE OF SURVEY: BOUNDARY
 DATE OF SURVEY: 07/29/2009
 FIELD BOOK/PAGE(S): 279/46-47
 DRAWING SCALE: 1" = 40'
 JOB NUMBER: 8-259

EXHIBIT "B"
 SHEET 1 OF 3

MICHAEL A. PIESCO PLS
 Professional Land Surveyor #4793

ANCIENT CITY SURVEYING

LB#7111



ACS

SURVEYORS * ENGINEERS
 LAND PLANNERS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
 ST. AUGUSTINE, FLORIDA 32086
 PHONE: 904-797-9967 FAX: 904-797-6027

SEAL

DATE SIGNED: 7/31/09

07/31/2009 10:11AM \\mike\drawings\2008\8-258\dwg\comdo-docs-bldg13.dwg

LEGEND

- R/W = RIGHT OF WAY
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- LB = LICENSED BUSINESS
- PT = POINT OF TANGENCY
- PCC = POINT OF COMPOUND CURVE
- FPL = FLORIDA POWER & LIGHT COMPANY
- WM = WATER METER
- C/O = CLEAN-OUT
- WV = WATER VALVE
- ETS = ELECTRIC TRANSFORMER SLAB
- EM = ELECTRIC METER
- CTV = CABLE TELEVISION RISER
- BFP = BACK FLOW PREVENTOR
- POR = POINT OF REFERENCE
- POB = POINT OF BEGINNING
- ⊗ = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISC LB # 7111 IN CONCRETE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: DSM, LLC

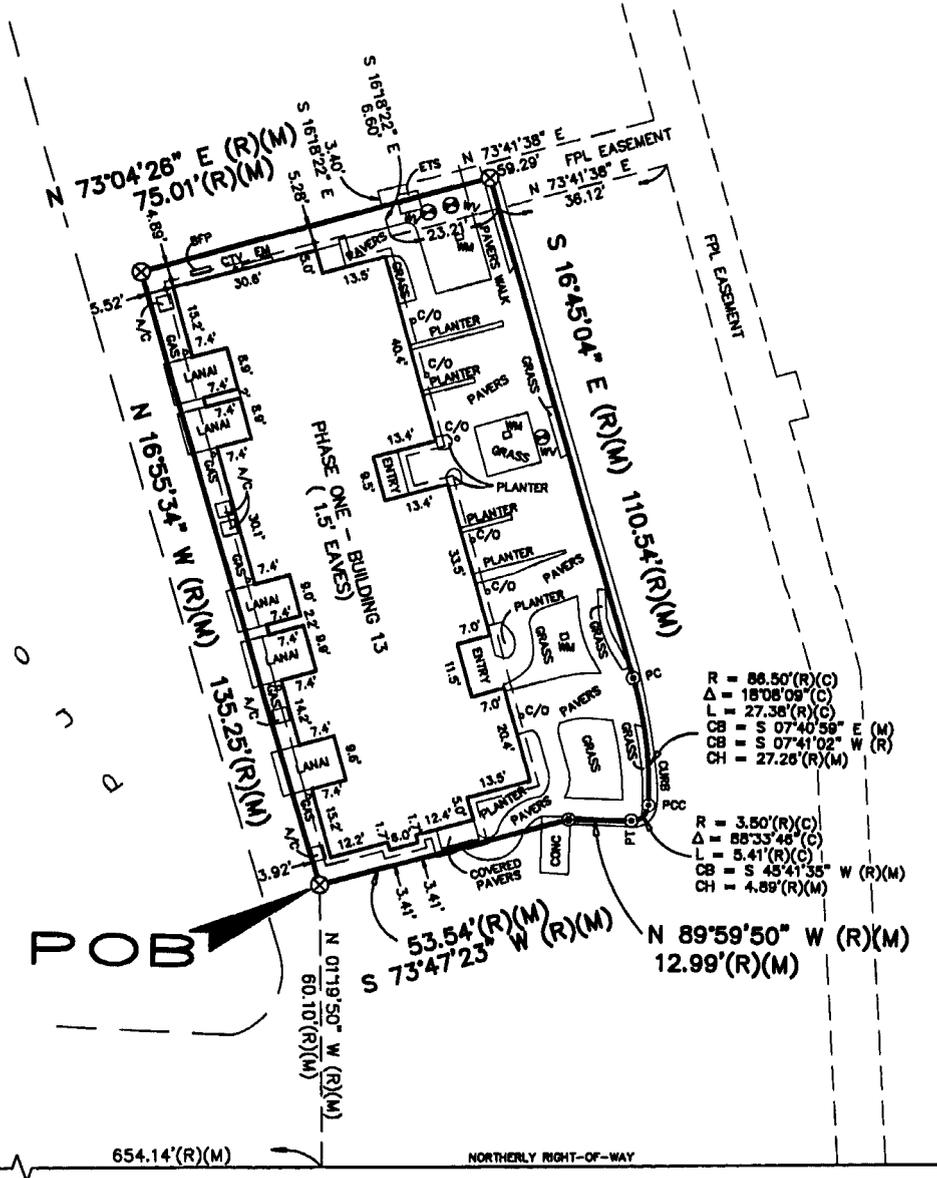
SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

EXHIBIT "B"
SHEET 2 OF 3

07/31/2009 10:11AM \\mike\Drawings\2008\B-259\dwg\condo-doca-bldg1.3.dwg

GRAND RAVINE, A CONDOMINIUM PHASE ONE - BUILDING 13



- R = 88.50'(R)(C)
- Δ = 18'08"09"(C)
- L = 27.38'(R)(C)
- CB = S 07°40'59" E (M)
- CB = S 07°41'02" W (R)
- CB = 27.28'(R)(M)

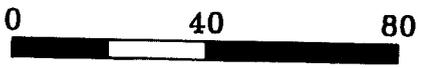
- R = 3.50'(R)(C)
- Δ = 88°35'48"(C)
- L = 5.41'(R)(C)
- CB = S 45°41'35" W (R)(M)
- CB = 4.89'(R)(M)

EASTERN RIGHT-OF-WAY
U.S. HIGHWAY NO. 1
 (60' R/W)

BASIS OF BEARINGS
 N 88°40'10" E (R)(M)

ROHERS ROAD
 60' R/W - PAVED

POR



SCALE: 1 INCH = 40 FOOT

07/31/2009 10:11AM \\mike\drawings\2008\8-258\dwg\comdo-dccc-bldg13.dwg

NOT VALID WITHOUT SHEETS 1 AND 2 ATTACHED
EXHIBIT "B"
SHEET 3 OF 3

MAP SHOWING BOUNDARY SURVEY OF
GRAND RAVINE, A CONDOMINIUM

ALL OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA LYING EAST OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; EXCEPTING THEREFROM THE SOUTH 60 FEET OF SAID GOVERNMENT LOT 12, SAID 60 FEET BEING RIGHT OF WAY FOR COUNTY ROAD

REPLAT OF ST. AUGUSTINE SHORES UNIT TWO - PLAT BOOK 13, PAGES 114-124

TRACT "Z" TRACT "A-A" TRACT "A-B" TRACT "A-C" TRACT "A-D"

N89°22'40"E 1253.70'

SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST AND NORTH LINE OF GOVERNMENT LOT 12 (BASIS OF BEARINGS)

NOTES:

1. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, PLAT BOOK 13, PAGES 114-124.
2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 125147-0387H, DATED 9-2-2004.
3. THE LOCATION OF THE RIGHT OF WAY FOR A DRAINAGE DITCH PER DEED BOOK 15, PAGE 248 IS NOT ADEQUATELY DESCRIBED BY METES AND BOUNDS FOR AN EXACT LOCATION. IT APPEARS TO DESCRIBE AN EXISTING DITCH.
4. JURISDICTIONAL WETLANDS, IF ANY, NOT SHOWN.
5. THIS IS AN ABOVE SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS NOT LOCATED OR SHOWN.

**O.R. 2231, PAGE 444
 ±34.09 ACRES**

APPROXIMATE LOCATION OF RIGHT OF WAY FOR DRAINAGE DITCH RESERVATION PER DEED BOOK 15, PAGE 248 (SEE NOTE #3)

LEGEND	
■	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
●	FOUND 1/2" IRON (AS NOTED)
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME

EXCEPTION: SOUTH 60' OF GOVERNMENT LOT 12

S88°40'10"W 1069.30'

NORTHERLY R/W LINE ROEHRS ROAD (60' R/W)

SOUTH LINE OF GOVERNMENT LOT 12

SECTION 19
SECTION 30

SECTION 19
SECTION 30



I HEREBY CERTIFY THAT THIS SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

SURVEYED: JUNE 6, 2005
 SCALE: 1"=200'
 FIELD BOOK: 744 PAGE: 26, 29, 30

CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS & MAPPERS
 1643 NALDO AVE., JACKSONVILLE, FL., 32207
 (904) 396-2623 LB NO. 1704

Jose A. Hill Jr.
 REGISTERED SURVEYOR NO. 4487, FLORIDA
 JOSE A. HILL JR.

SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL



CLARSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207

PHONE: 396-2623
FAX: 396-2633

OCTOBER 31, 2006

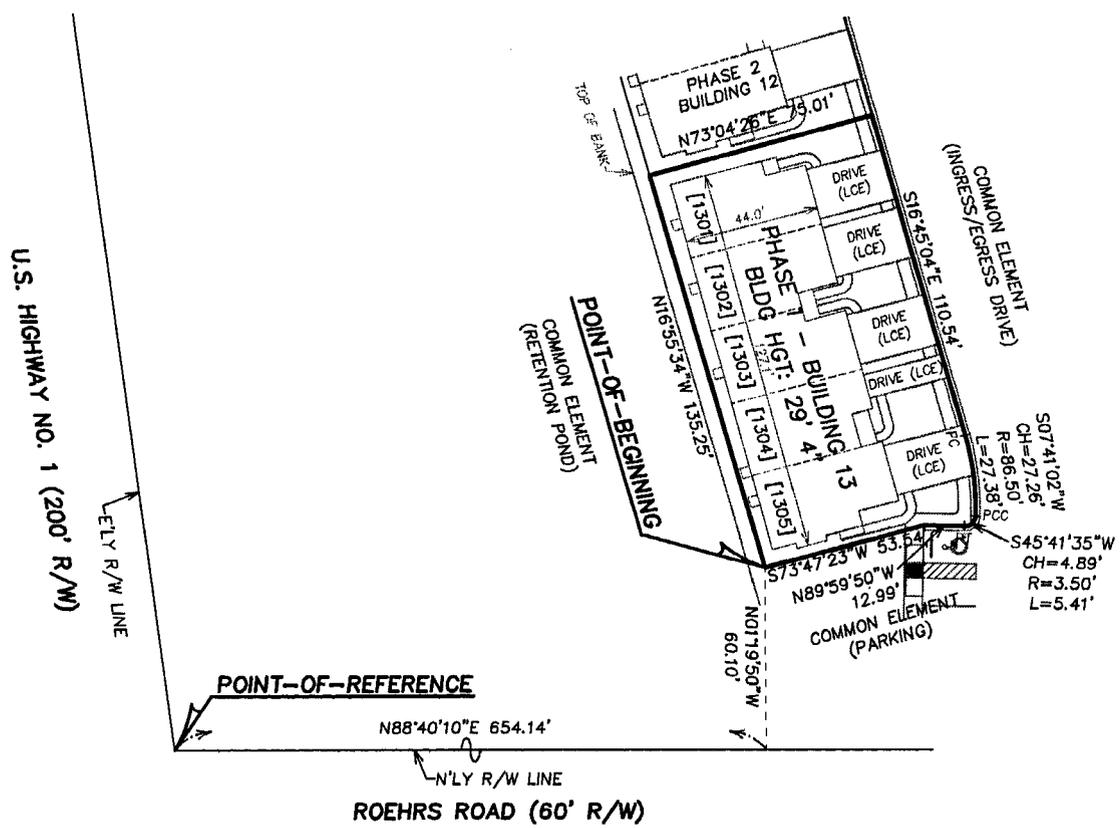
OVERALL LEGAL DESCRIPTION FOR GRAND RAVINE, A CONDOMINIUM

ALL OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA LYING EAST OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; EXCEPTING THEREFROM THE SOUTH 60 FEET OF SAID GOVERNMENT LOT 12, SAID 60 FEET BEING RIGHT OF WAY FOR COUNTY ROAD.

EXHIBIT B-1
PLOT PLAN (PHASE 1)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 1 - BUILDING 13

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1301]	UNIT NUMBER



- NOTES:
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

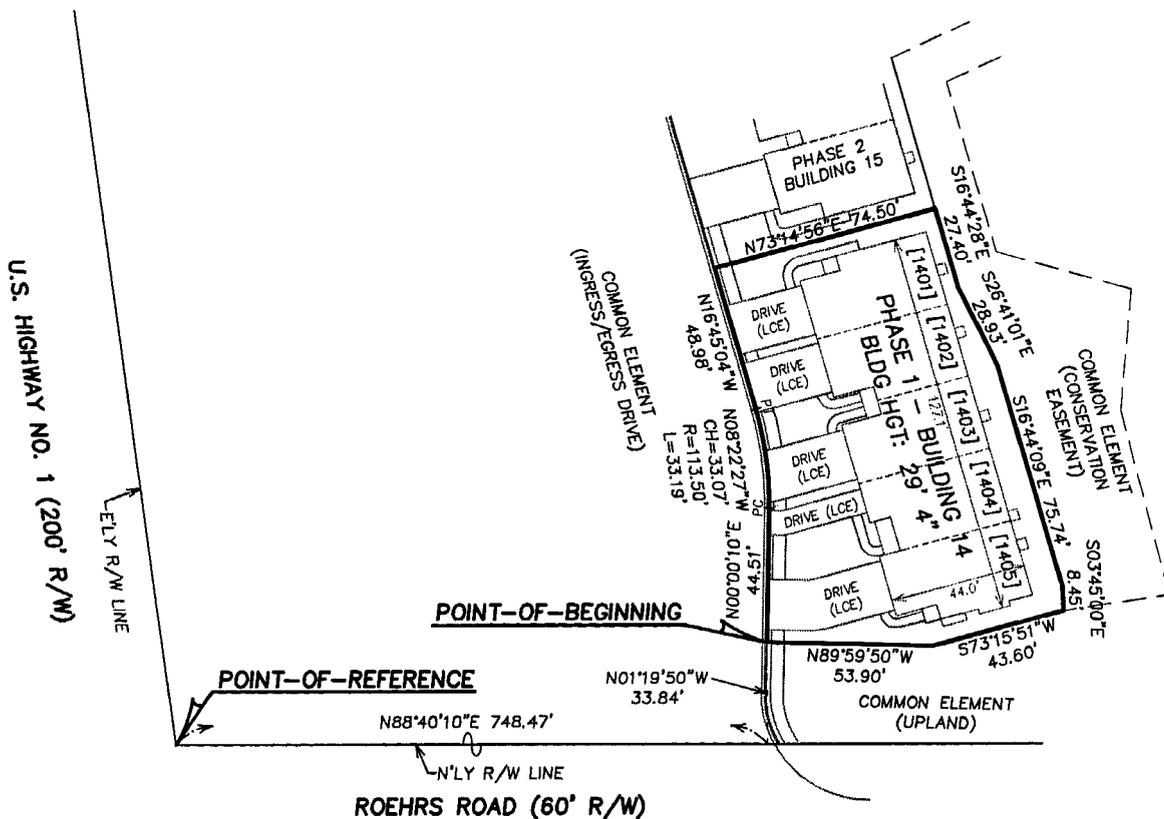
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 1 - BUILDING 14

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1601]	UNIT NUMBER



- NOTES:
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

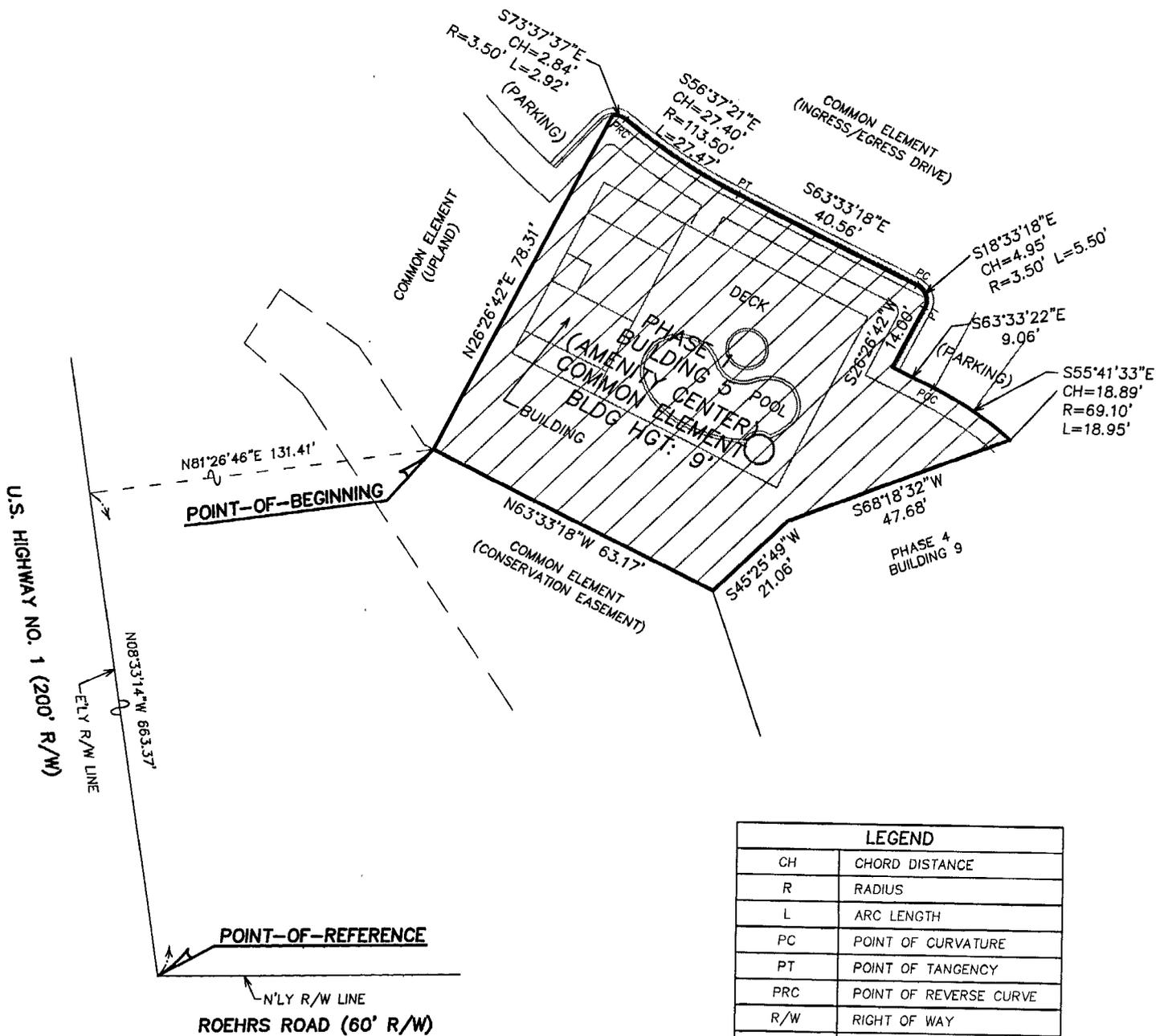
C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\c

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 1 - BUILDING 5 (AMENITY CENTER)



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
BLDG HGT	BUILDING HEIGHT

- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 30'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

SHEET ___ OF ___ SHEETS

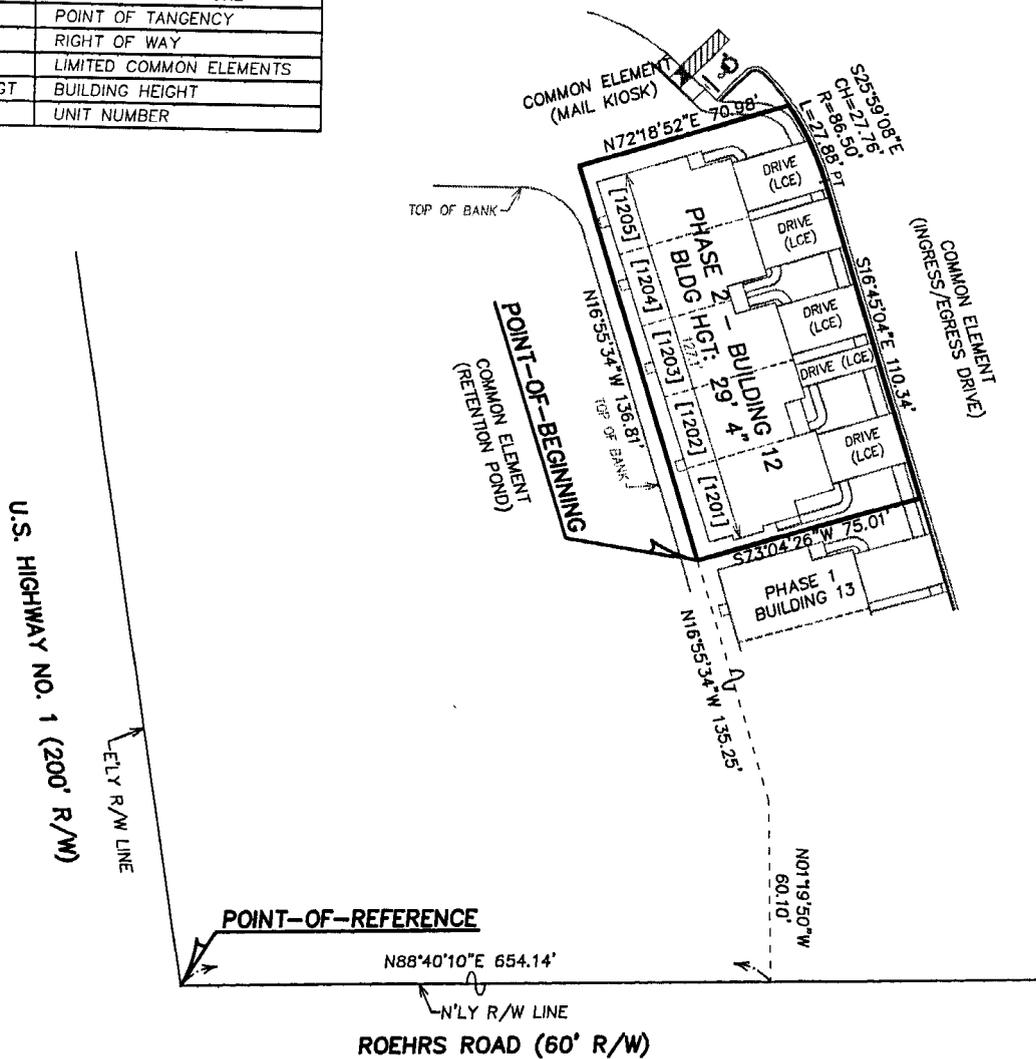


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT B-2
PLOT PLAN (PHASE 2, IF ADDED)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 2 - BUILDING 12

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1201]	UNIT NUMBER



NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-216B FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

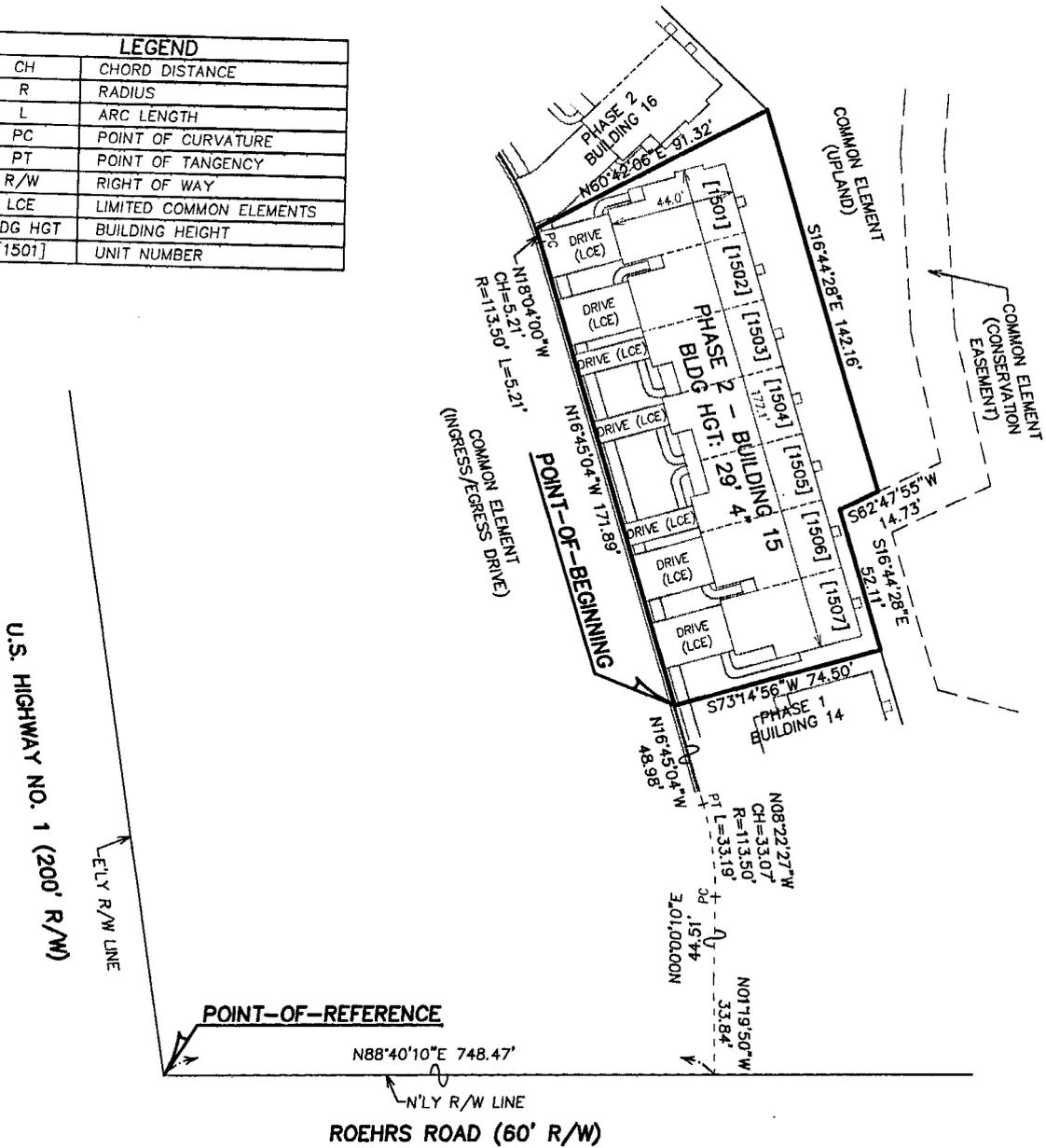
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 2 - BUILDING 15

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1501]	UNIT NUMBER



NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

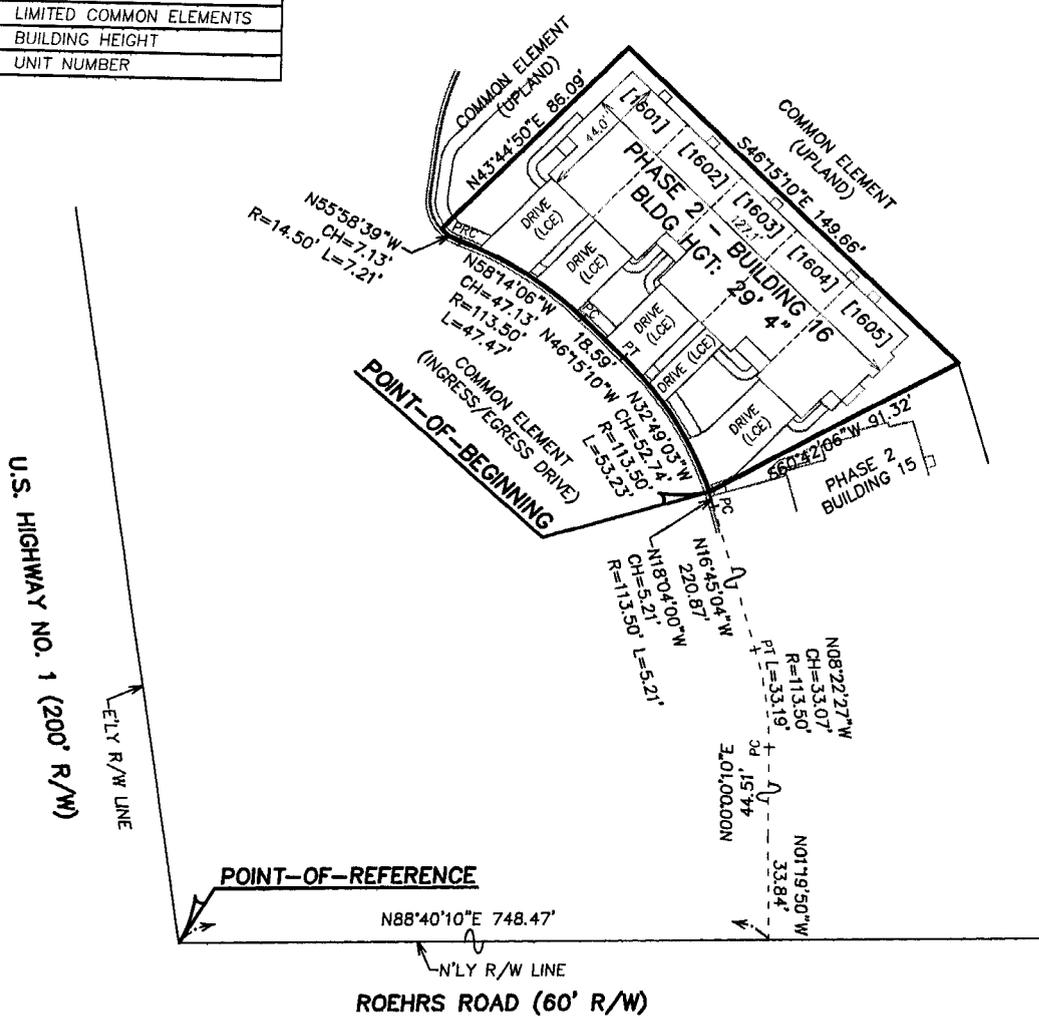
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 2 - BUILDING 16

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1601]	UNIT NUMBER



- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

SHEET ___ OF ___ SHEETS

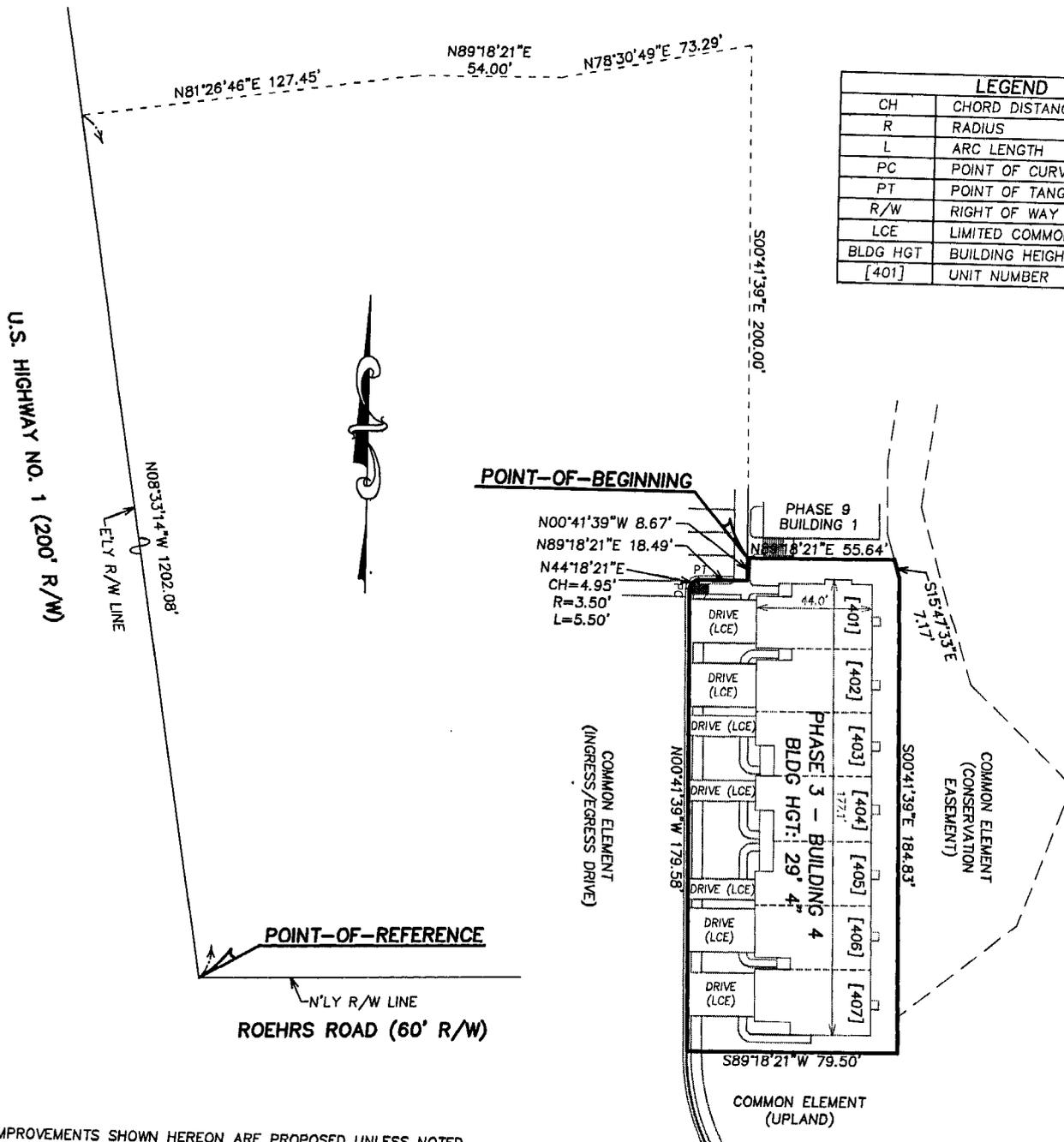


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT B-3
PLOT PLAN (PHASE 3, IF ADDED)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 3 - BUILDING 4

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[401]	UNIT NUMBER



NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

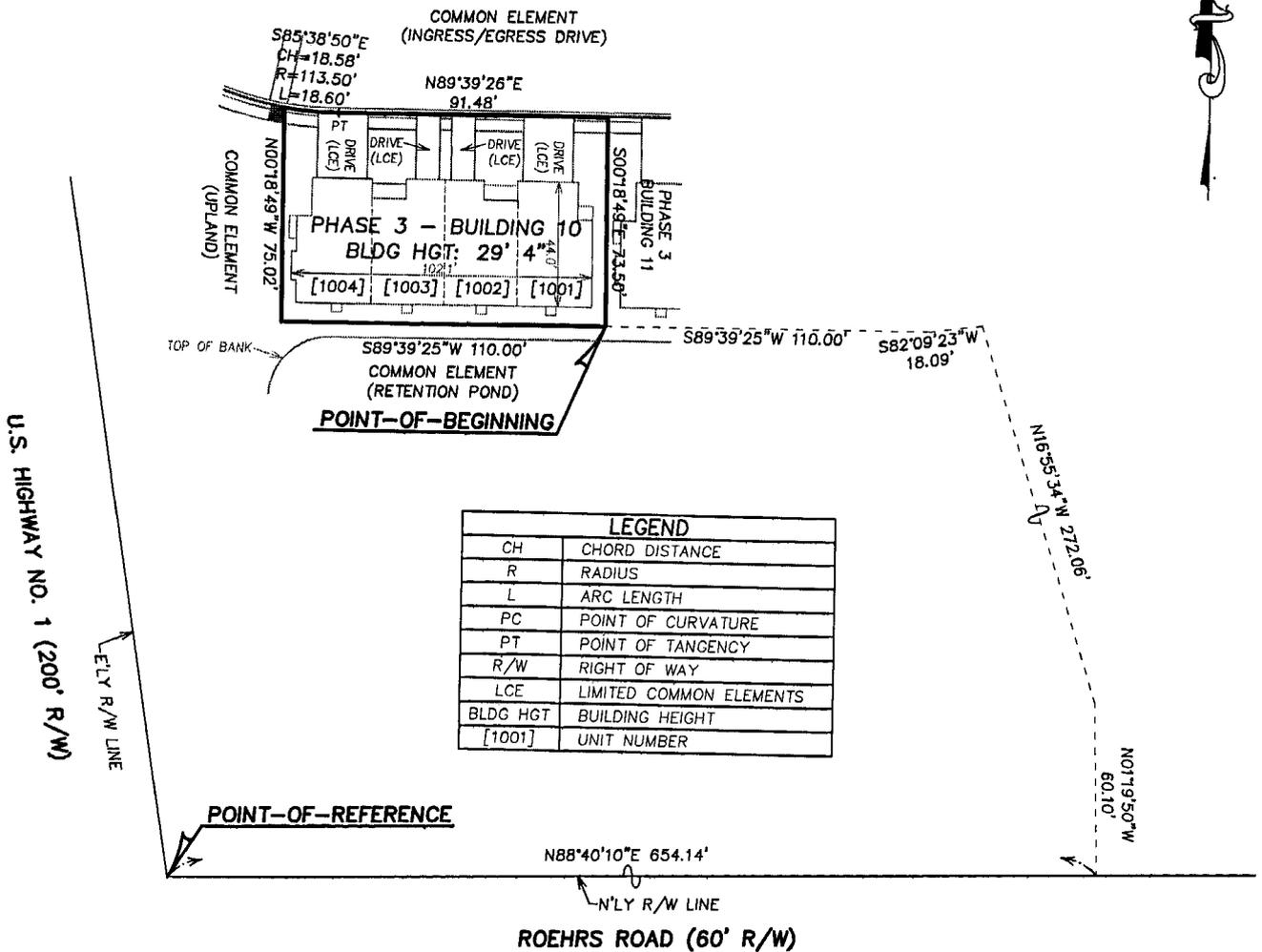
C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 3 - BUILDING 10



- NOTES:
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

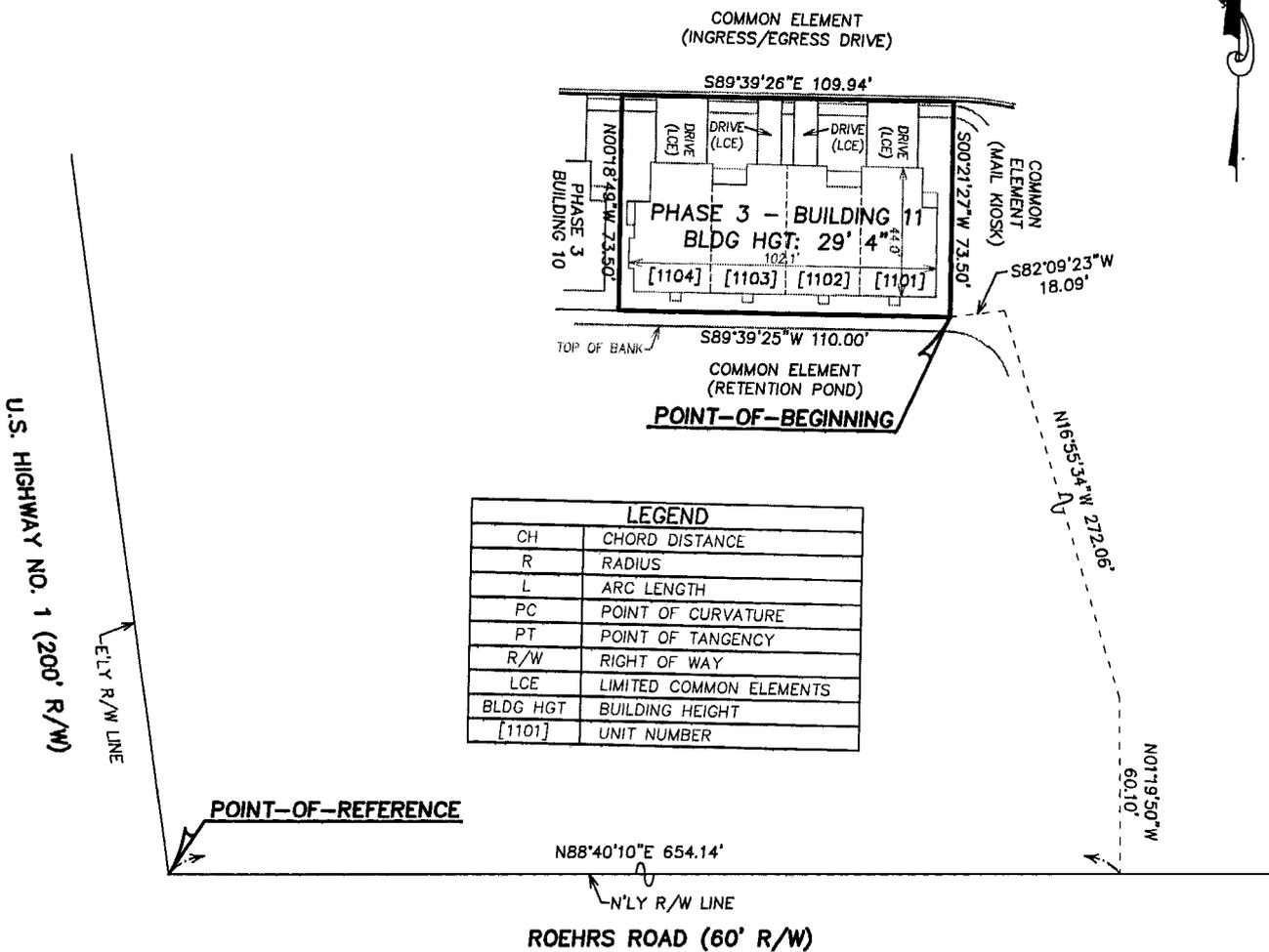
C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\c

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 3 - BUILDING 11



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1101]	UNIT NUMBER

- NOTES:**
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

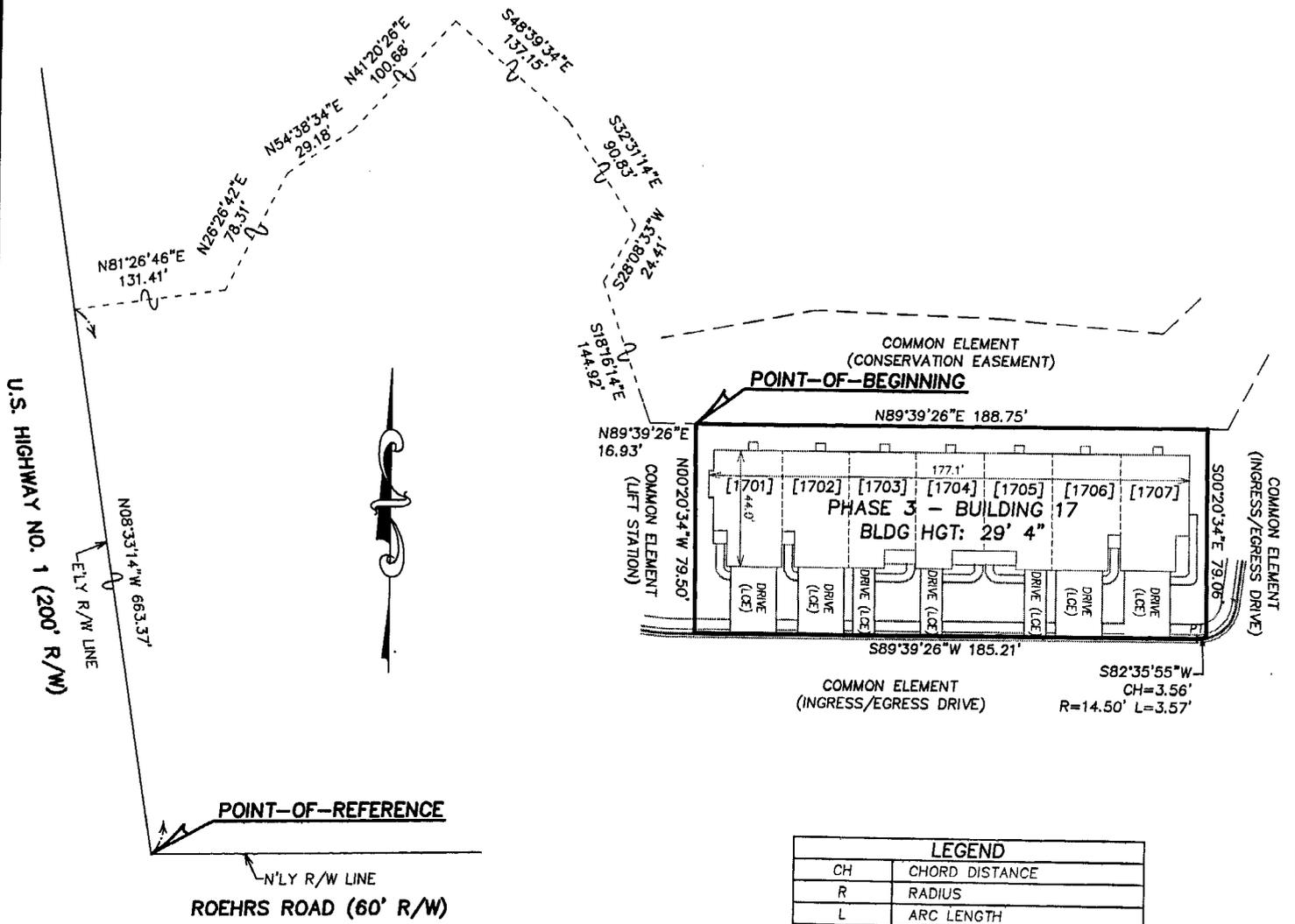
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 3 - BUILDING 17



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1701]	UNIT NUMBER

- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\c

SHEET ___ OF ___ SHEETS

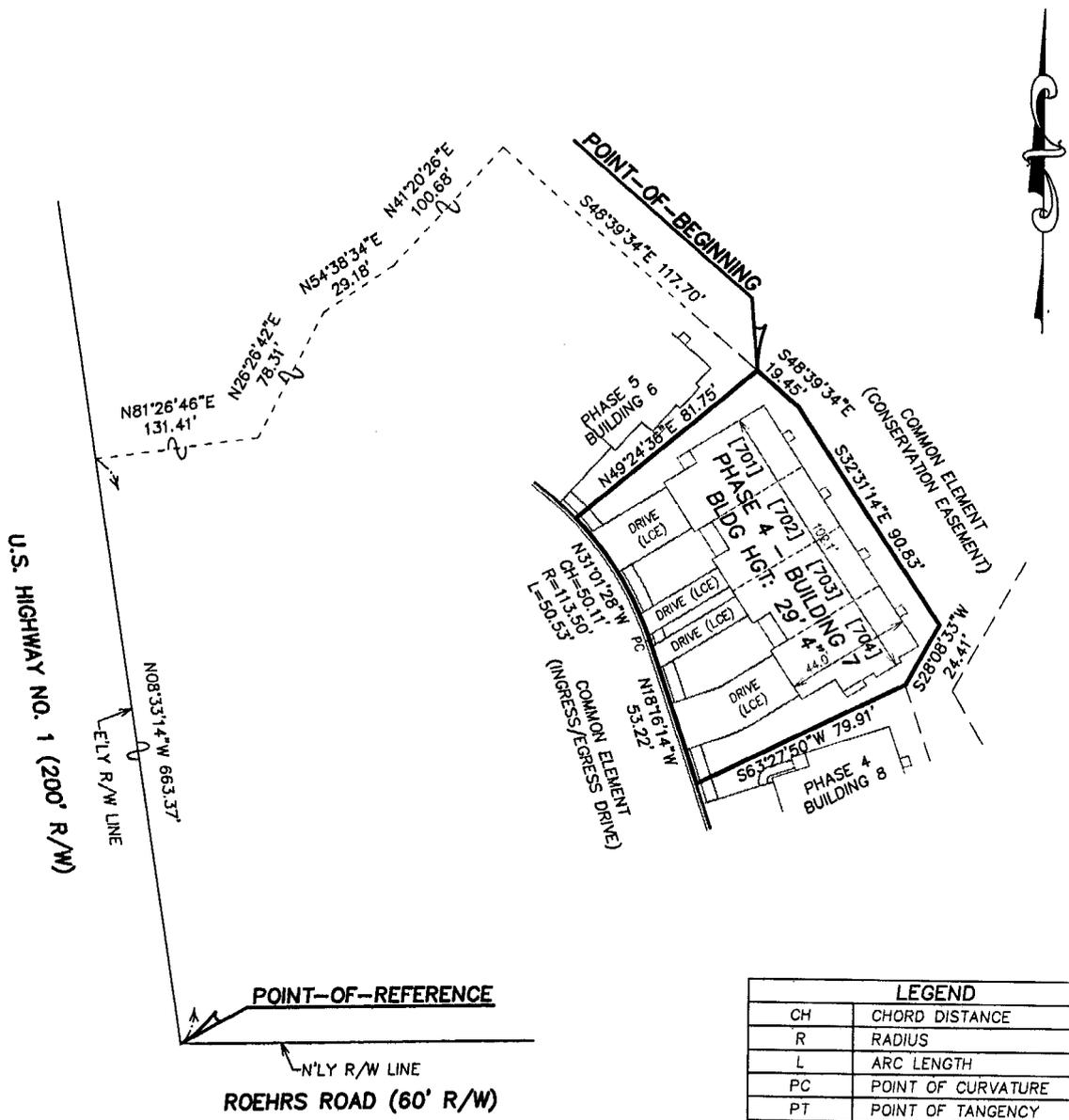


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-4
PLOT PLAN (PHASE 4, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 4 - BUILDING 7



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[701]	UNIT NUMBER

- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

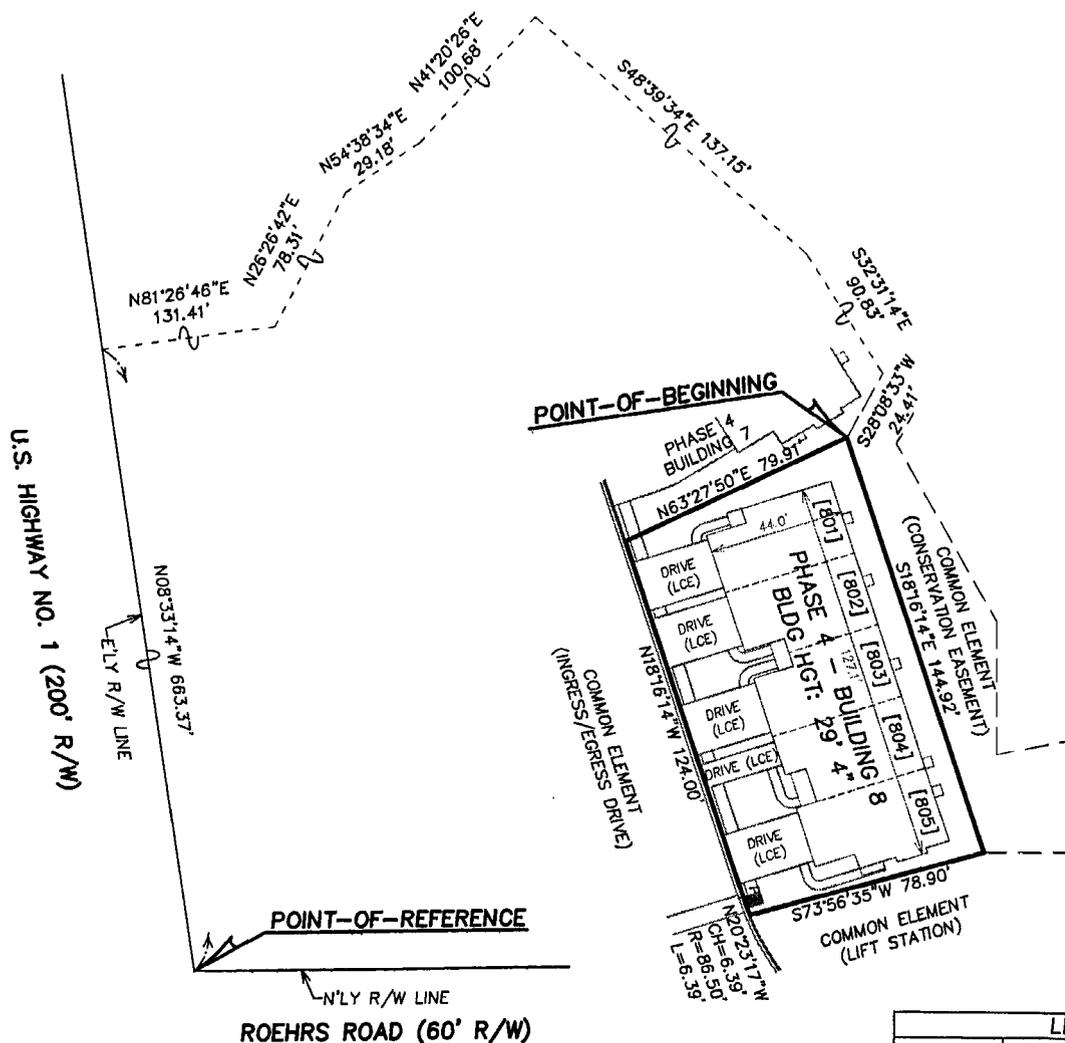
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 4 - BUILDING 8



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[801]	UNIT NUMBER

- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
SCALE: 1" = 60'

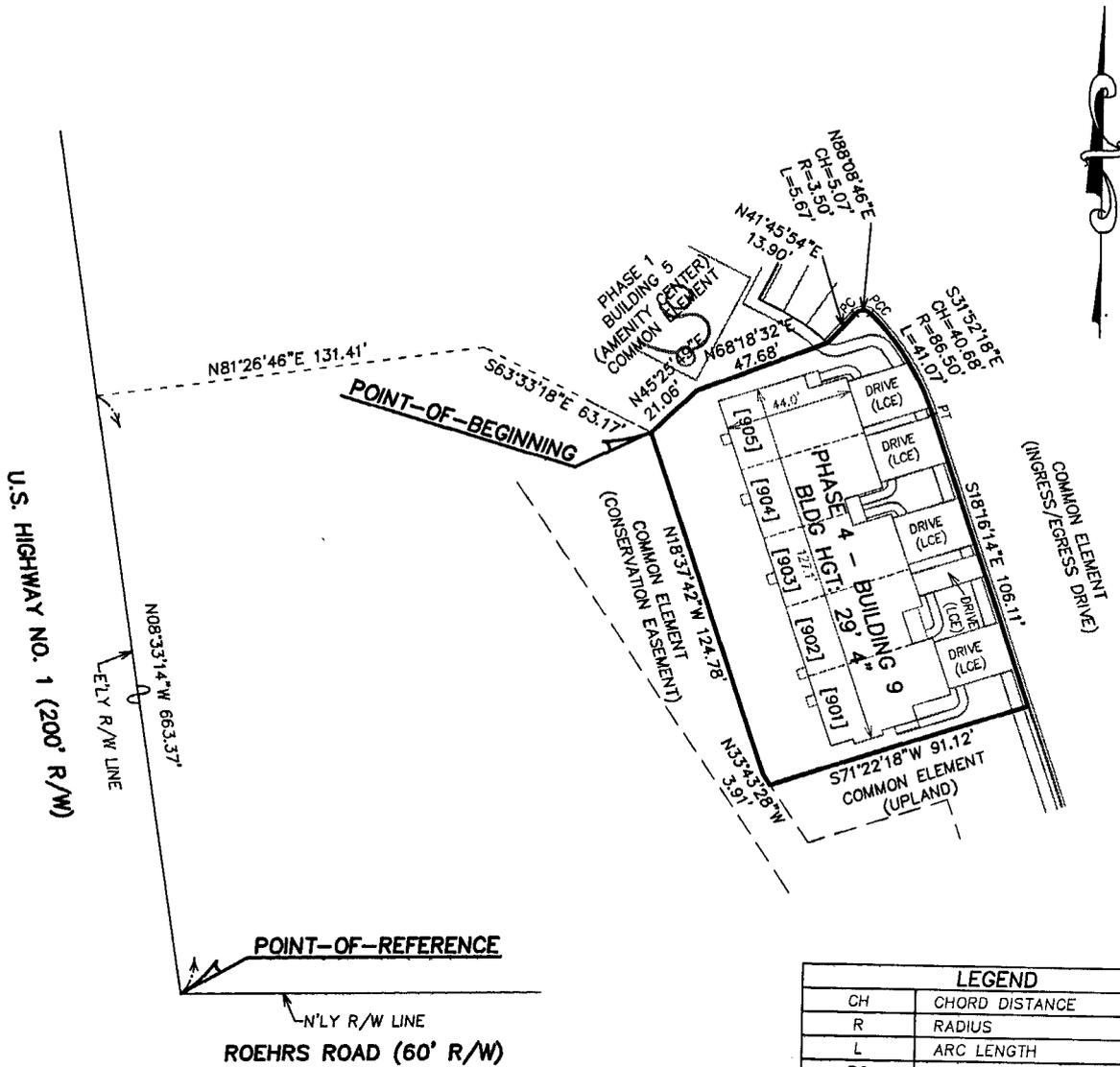
C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 4 - BUILDING 9



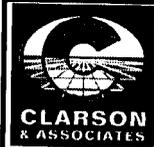
LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON A CURVE
PCC	POINT OF COMPOUND CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[901]	UNIT NUMBER

- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

SHEET ___ OF ___ SHEETS

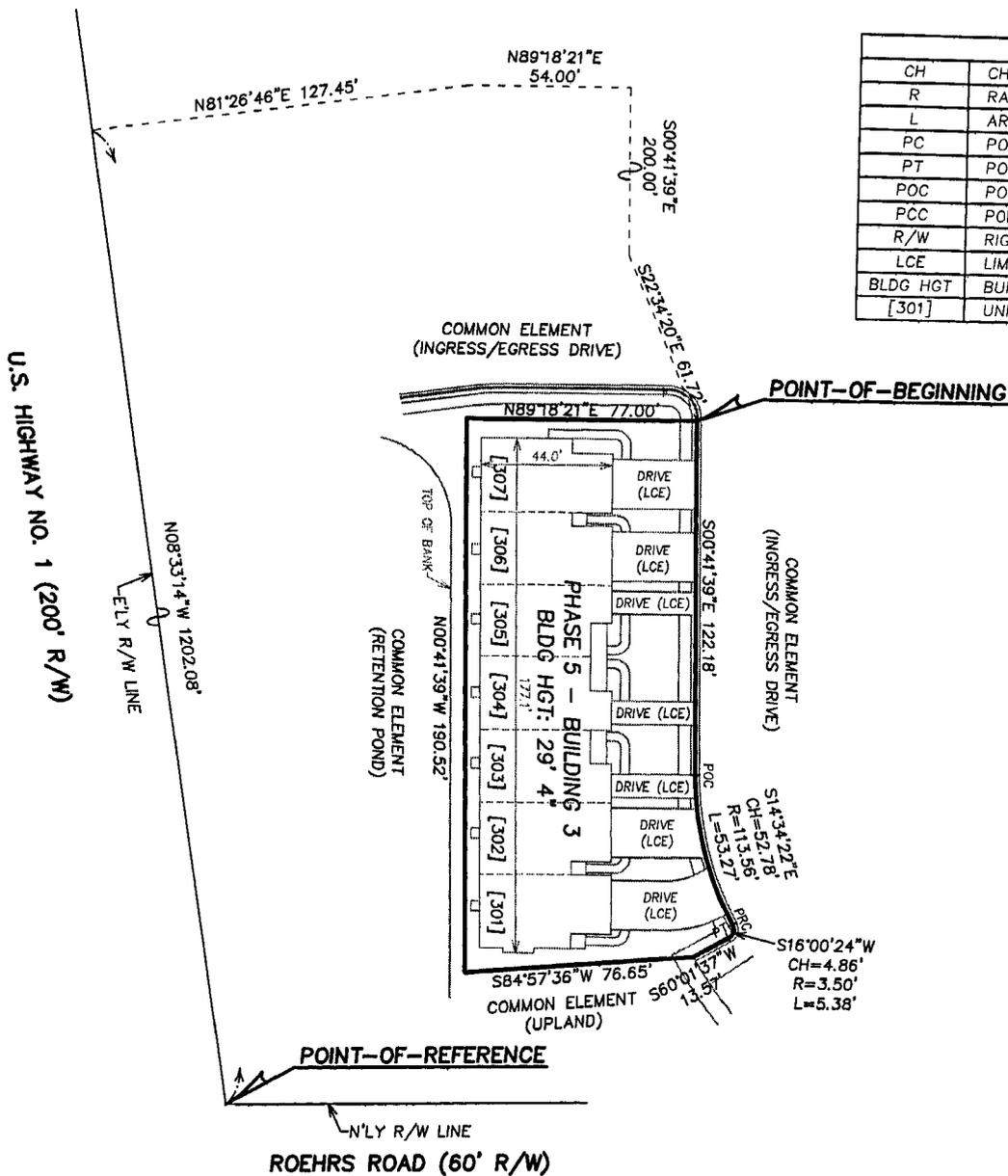


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT B-5
PLOT PLAN (PHASE 5, IF ADDED)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 5 - BUILDING 3

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON A CURVE
PCC	POINT OF COMPOUND CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[301]	UNIT NUMBER



- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

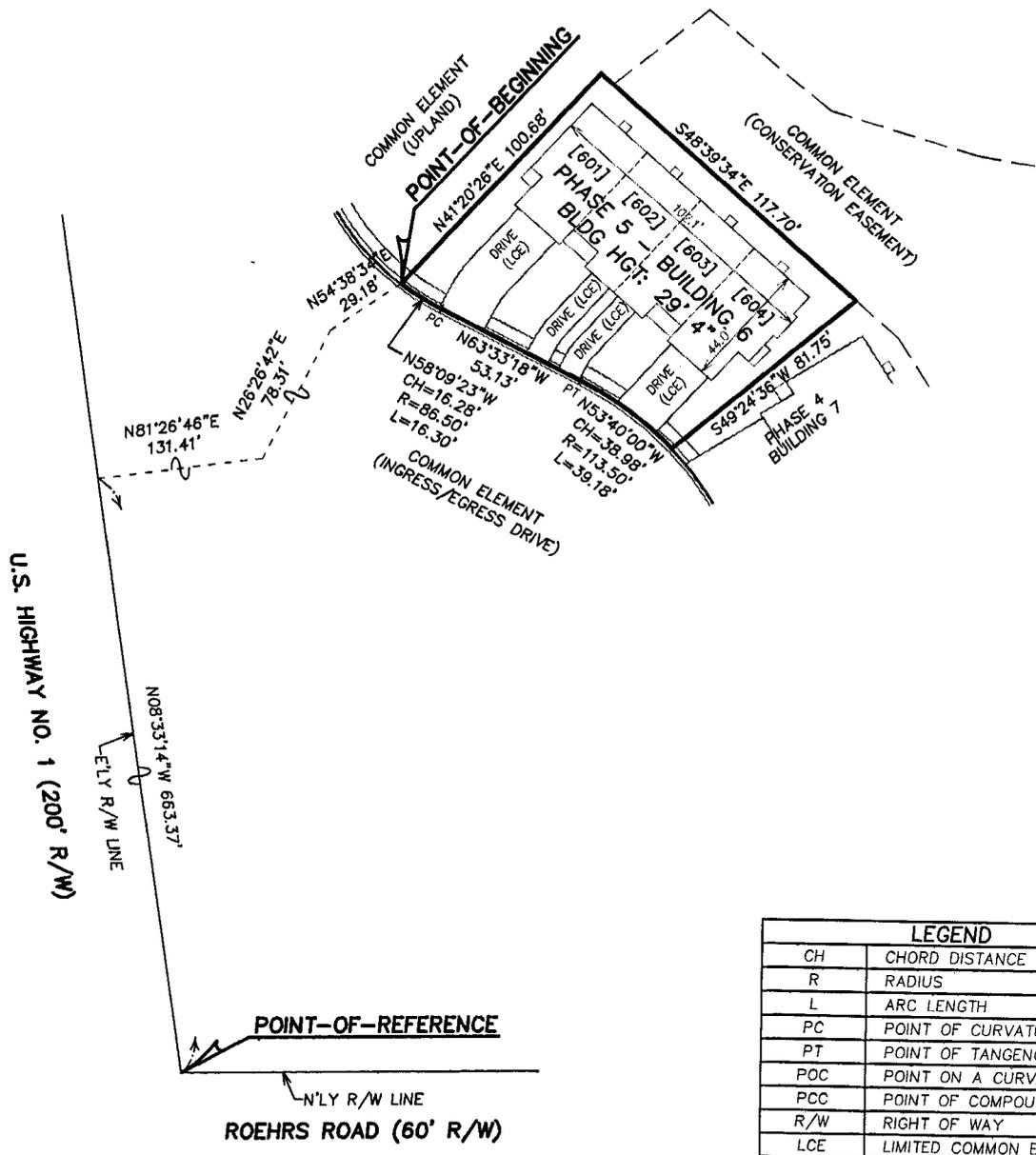
C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 5 - BUILDING 6



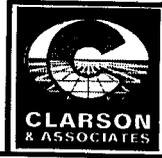
LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON A CURVE
PCC	POINT OF COMPOUND CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[601]	UNIT NUMBER

- NOTES:
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\c

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT B-6
PLOT PLAN (PHASE 6, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 6 - BUILDING 18

REPLAT OF ST. AUGUSTINE SHORES-UNIT TWO, MAP BOOK 13, PAGES 114-124

N89°22'40"E 924.14'

← NORTH LINE OF GOVERNMENT LOT 12

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1801]	UNIT NUMBER

U.S. HIGHWAY NO. 1 (200' R/W)

N08°33'14"W 1297.24'

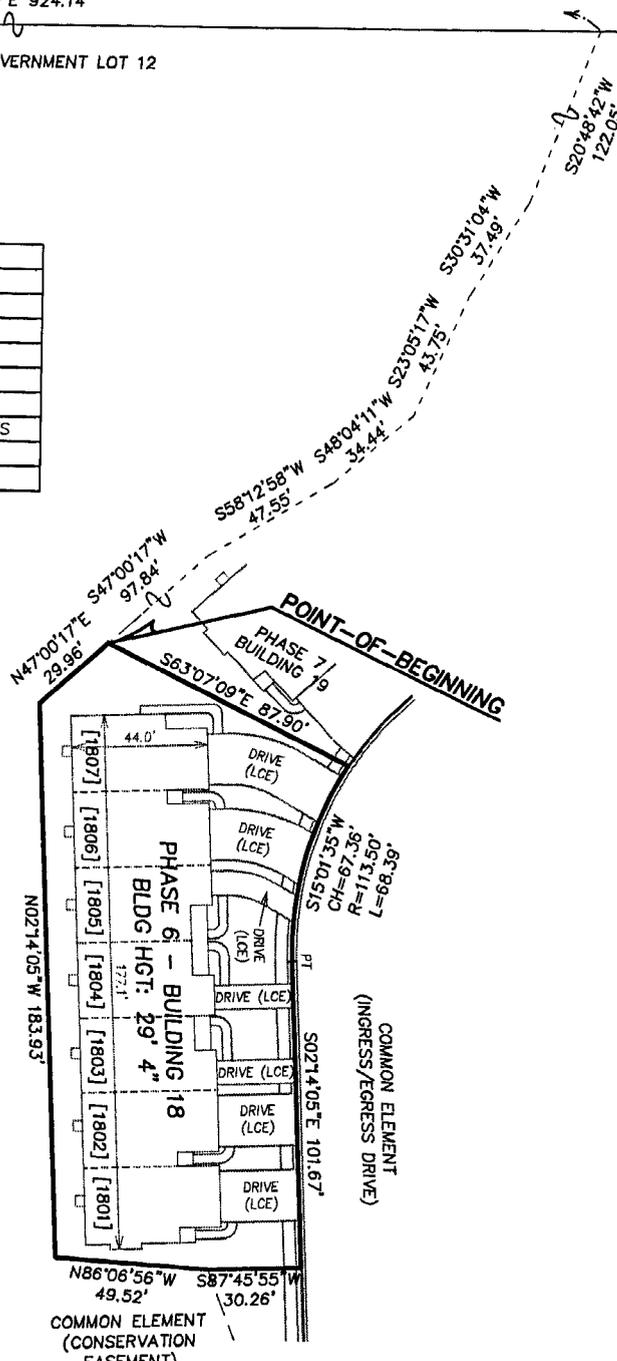
← ELY R/W LINE

POINT-OF-REFERENCE

N°LY R/W LINE

ROEHRS ROAD (60' R/W)

COMMON ELEMENT
(CONSERVATION EASEMENT)



NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008

SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 6 - BUILDING 24

REPLAT OF ST. AUGUSTINE SHORES—UNIT TWO, MAP BOOK 13, PAGES 114—124

N89°22'40"E 1168.00'

← NORTH LINE OF GOVERNMENT LOT 12

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[2401]	UNIT NUMBER

U.S. HIGHWAY NO. 1 (200' R/W)

N08°33'14"W 1297.24'

← ELY R/W LINE

POINT-OF-REFERENCE

NLY R/W LINE
ROEHRS ROAD (60' R/W)

N42°45'55"E
CH=4.95'
R=3.50'
L=5.50'

COMMON ELEMENT
(INGRESS/EGRESS DRIVE)

COMMON ELEMENT
(PARKING)

PT N87°45'55"E 76.00'

PC

44.0'

DRIVE (LCE)

S48°04'11"W 62.96'
S32°50'18"E 9.80'
S48°04'11"W 67.51'

S41°51'11"W 191.52'
N89°59'50"W 52.15'

S00°37'20"E 13.82'
W 01°00'00.00" 141.67'

POINT-OF-BEGINNING
(CONSERVATION EASEMENT)

COMMON ELEMENT
(CONSERVATION EASEMENT)

NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114—124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\c

SHEET ___ OF ___ SHEETS

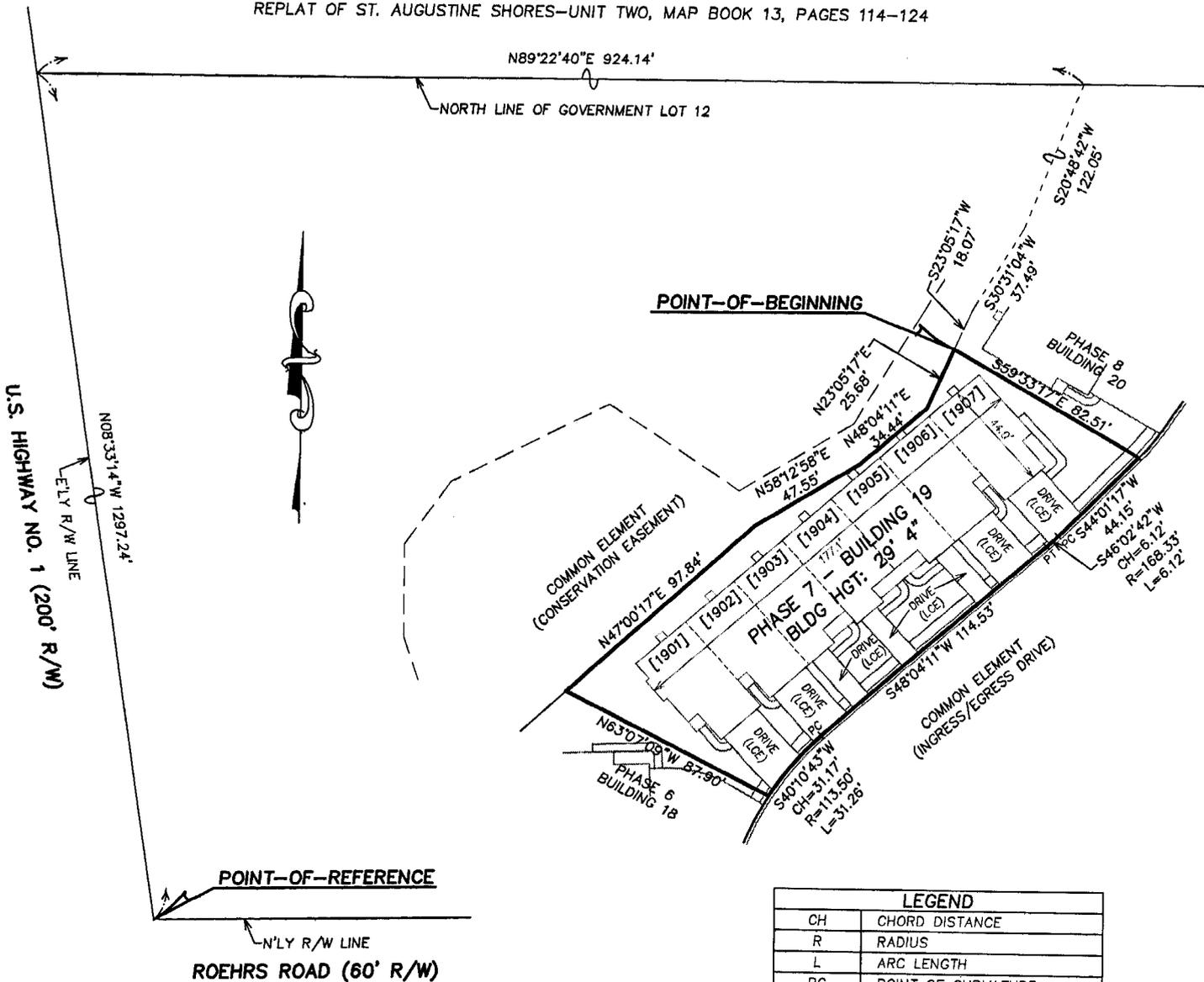


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-7
PLOT PLAN (PHASE 7, IF ADDED)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 7 - BUILDING 19

REPLAT OF ST. AUGUSTINE SHORES--UNIT TWO, MAP BOOK 13, PAGES 114-124



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1901]	UNIT NUMBER

NOTES:

- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
- BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
- SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

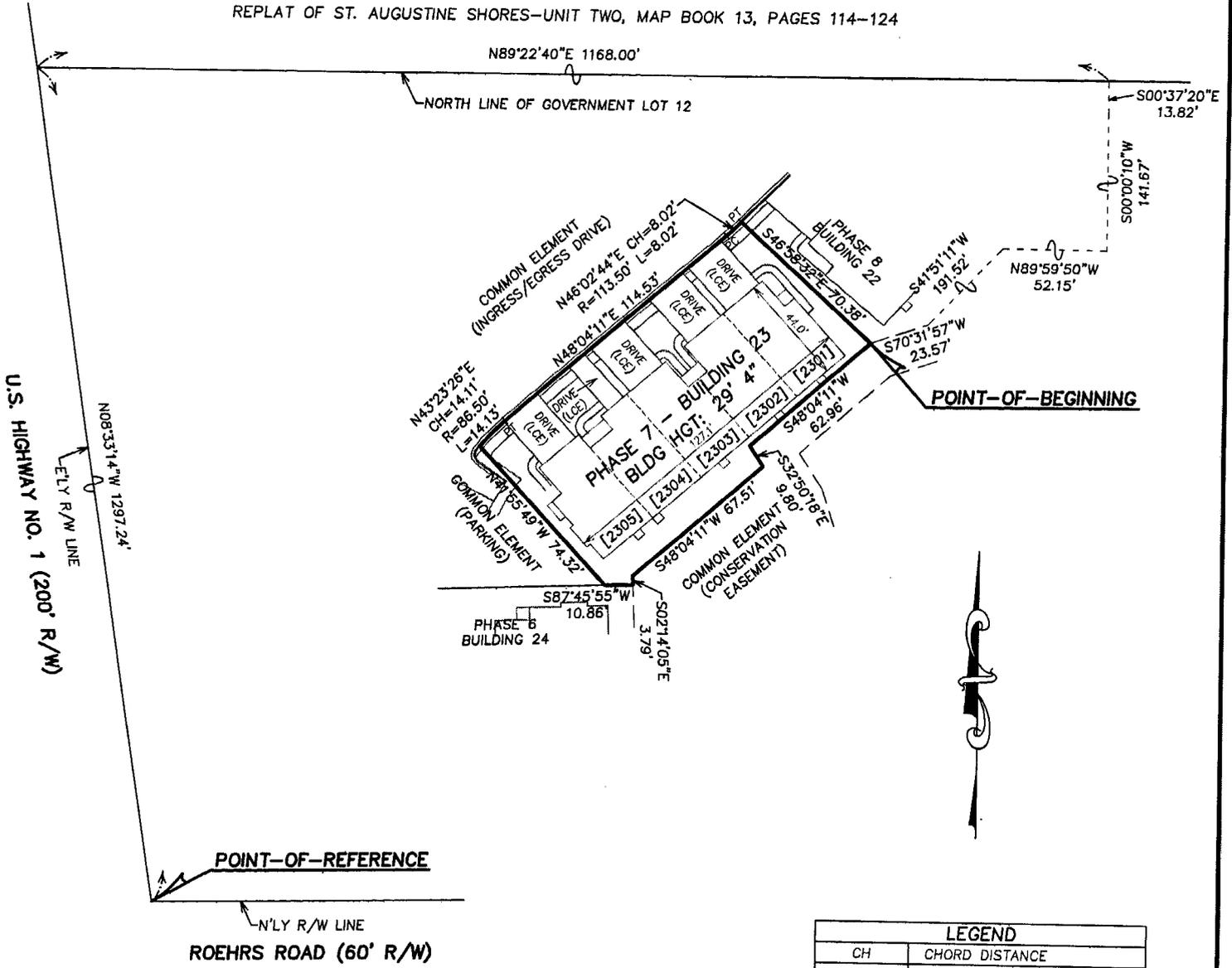
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 7 - BUILDING 23

REPLAT OF ST. AUGUSTINE SHORES—UNIT TWO, MAP BOOK 13, PAGES 114—124



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[2301]	UNIT NUMBER

- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114—124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

SHEET ___ OF ___ SHEETS

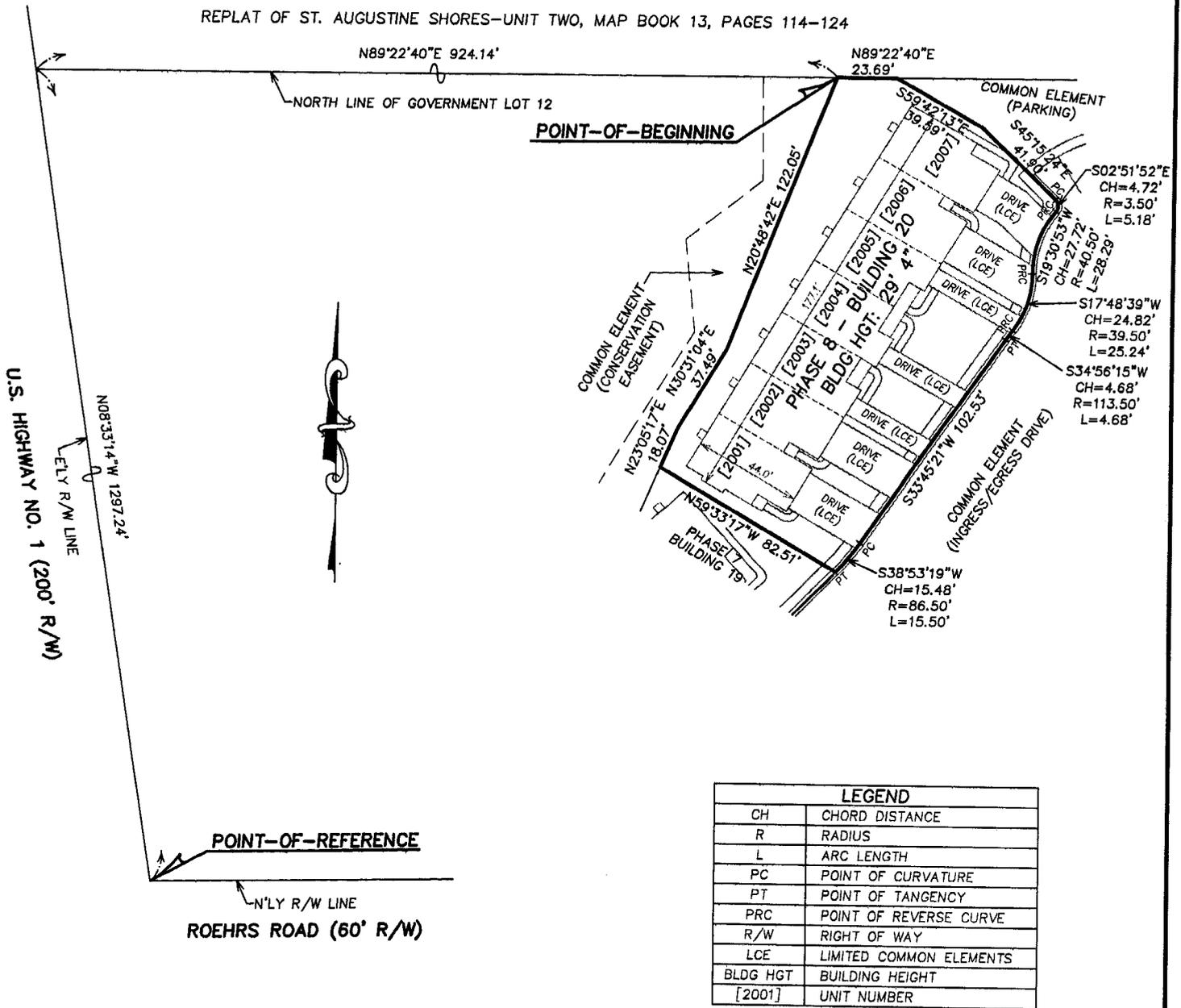


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT B-8
PLOT PLAN (PHASE 8, IF ADDED)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 8 - BUILDING 20

REPLAT OF ST. AUGUSTINE SHORES-UNIT TWO, MAP BOOK 13, PAGES 114-124



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[2001]	UNIT NUMBER

NOTES:

- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
- BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
- SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

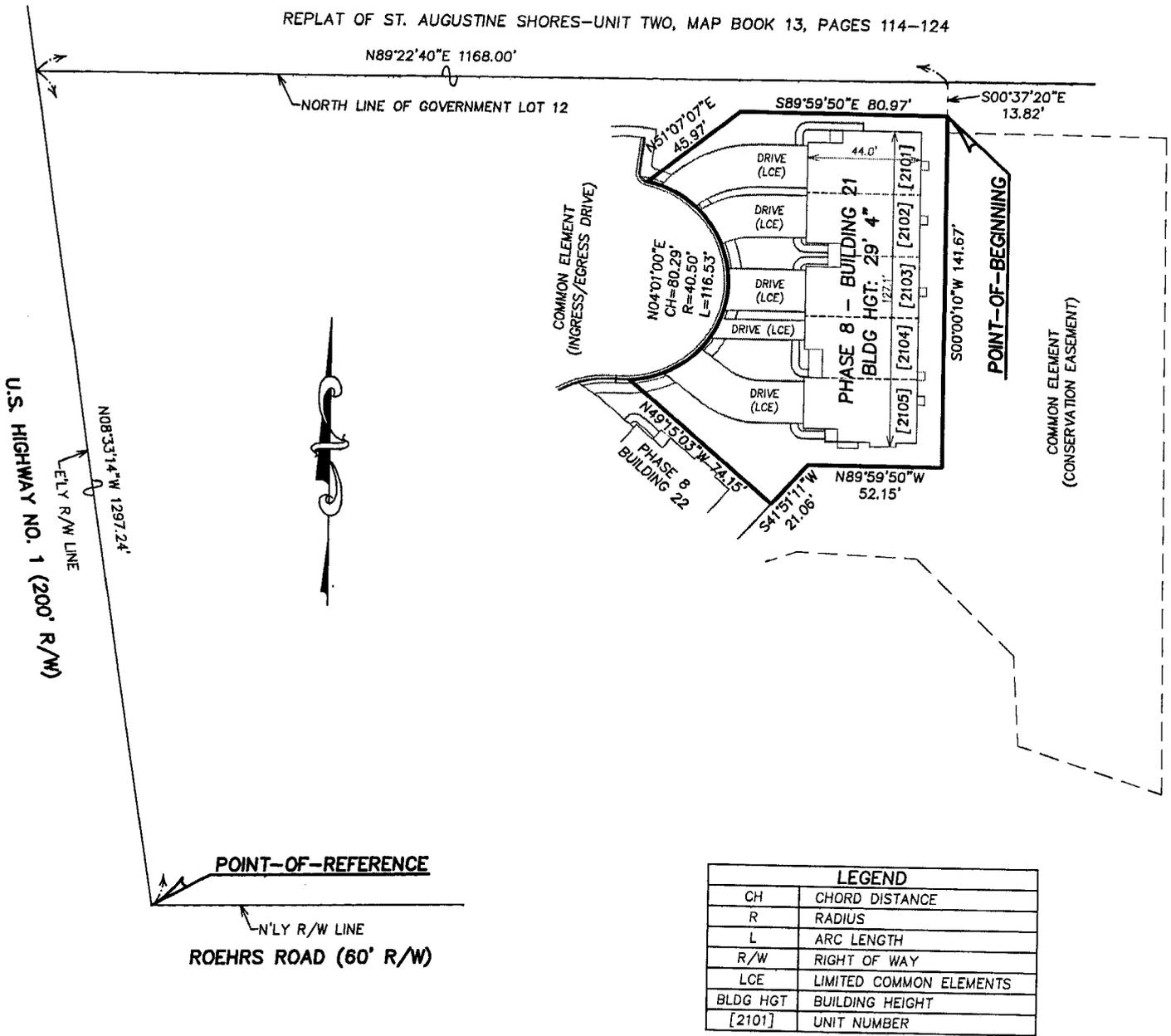
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 8 - BUILDING 21

REPLAT OF ST. AUGUSTINE SHORES-UNIT TWO, MAP BOOK 13, PAGES 114-124



NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

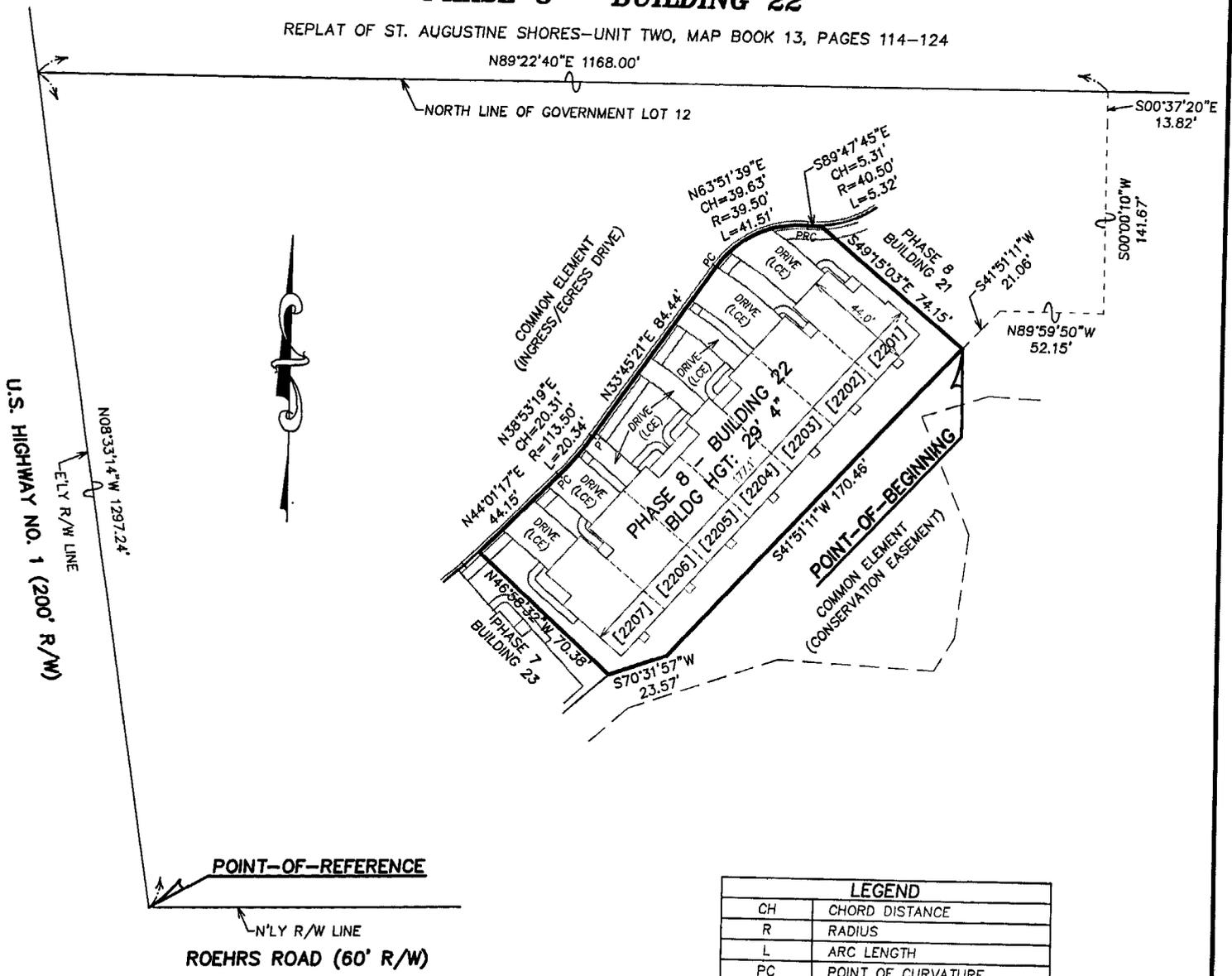
SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 8 - BUILDING 22

REPLAT OF ST. AUGUSTINE SHORES-UNIT TWO, MAP BOOK 13, PAGES 114-124

N89°22'40"E 1168.00'

NORTH LINE OF GOVERNMENT LOT 12



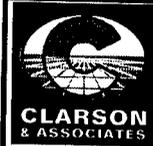
LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENT
BLDG HGT	BUILDING HEIGHT
[2201]	UNIT NUMBER

- NOTES:
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
SCALE: 1" = 60'

C: \DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\c

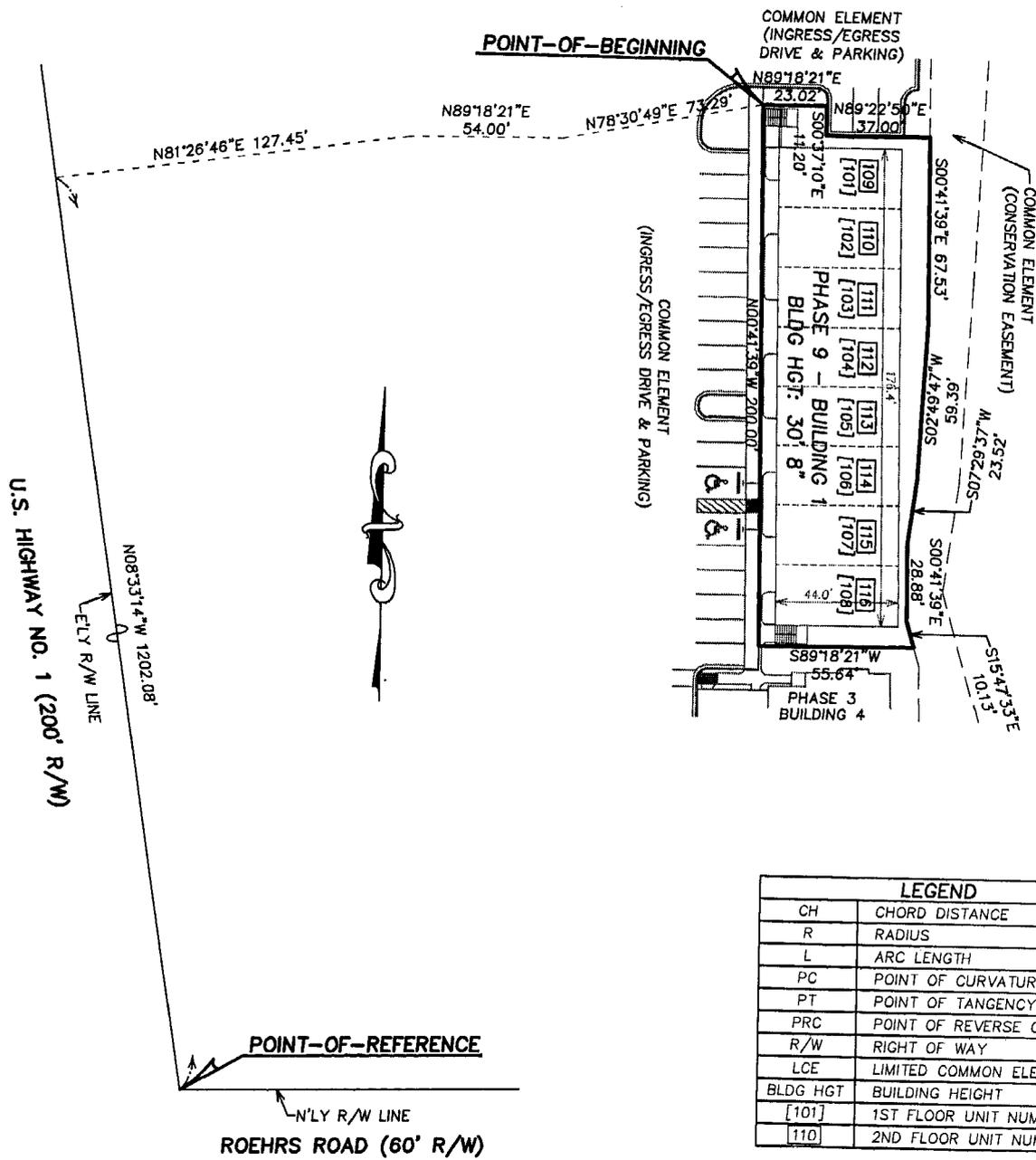
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-9
PLOT PLAN (PHASE 9, IF ADDED)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 9 - BUILDING 1



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[101]	1ST FLOOR UNIT NUMBER
[110]	2ND FLOOR UNIT NUMBER

- NOTES:
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

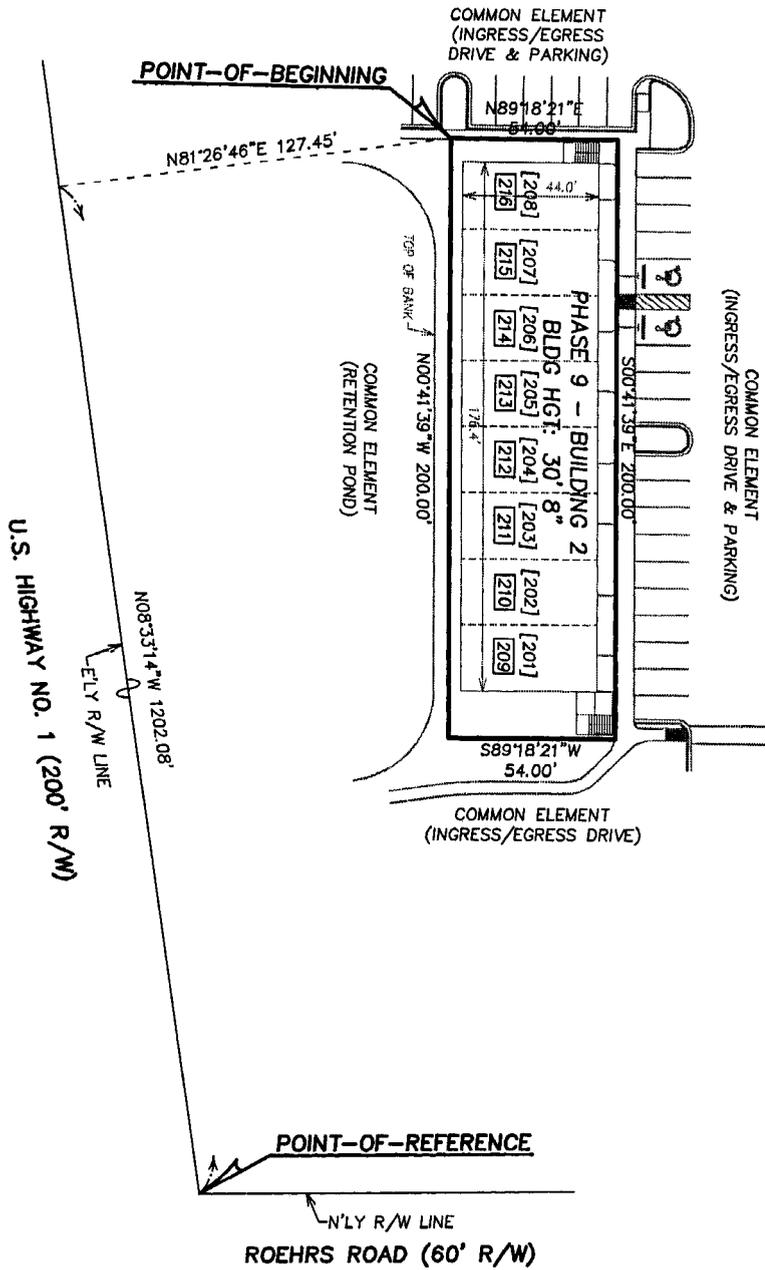
C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 9 - BUILDING 2



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[101]	1ST FLOOR UNIT NUMBER
[110]	2ND FLOOR UNIT NUMBER

- NOTES:
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

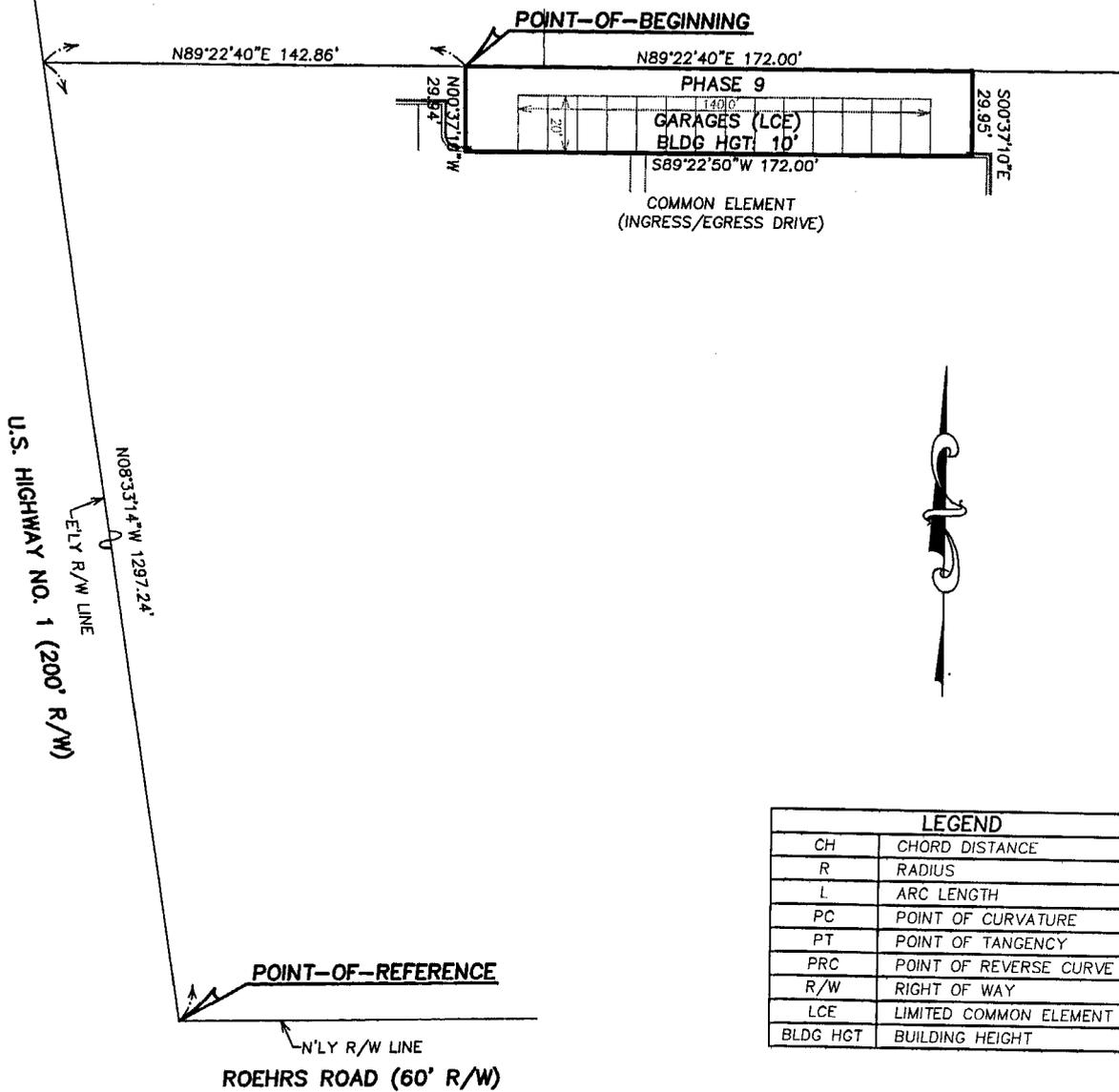
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 9 - GARAGES

REPLAT OF ST. AUGUSTINE SHORES UNIT TWO - MAP BOOK 13, PAGES 114-124



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENT
BLDG HGT	BUILDING HEIGHT

NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

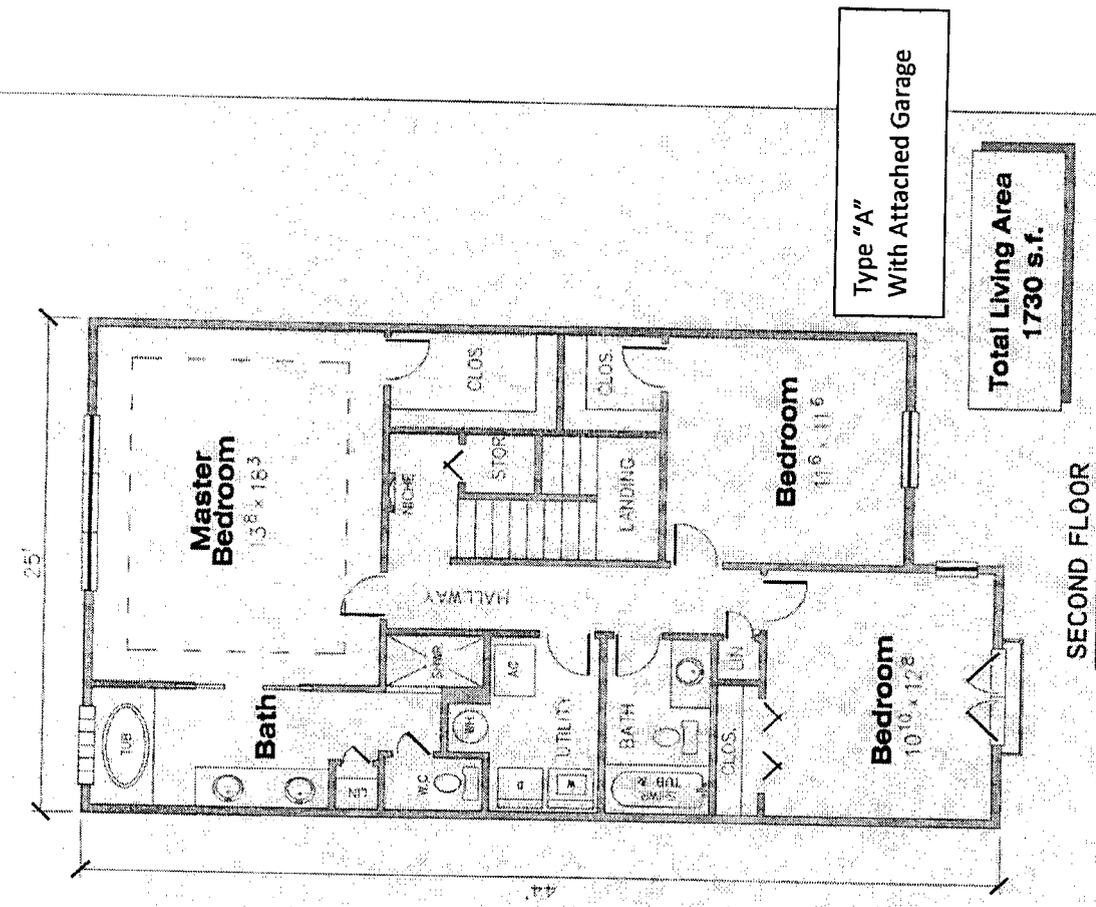
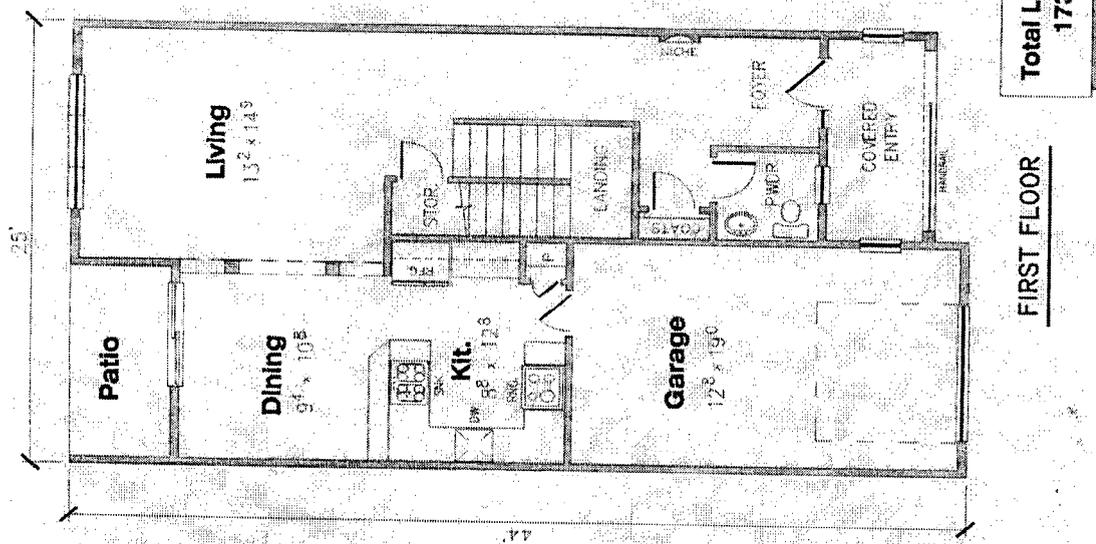
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT C
GRAPHIC DEPICTION OF UNITS (PHASE 1)

San Pablo



Type "A"
With Attached Garage

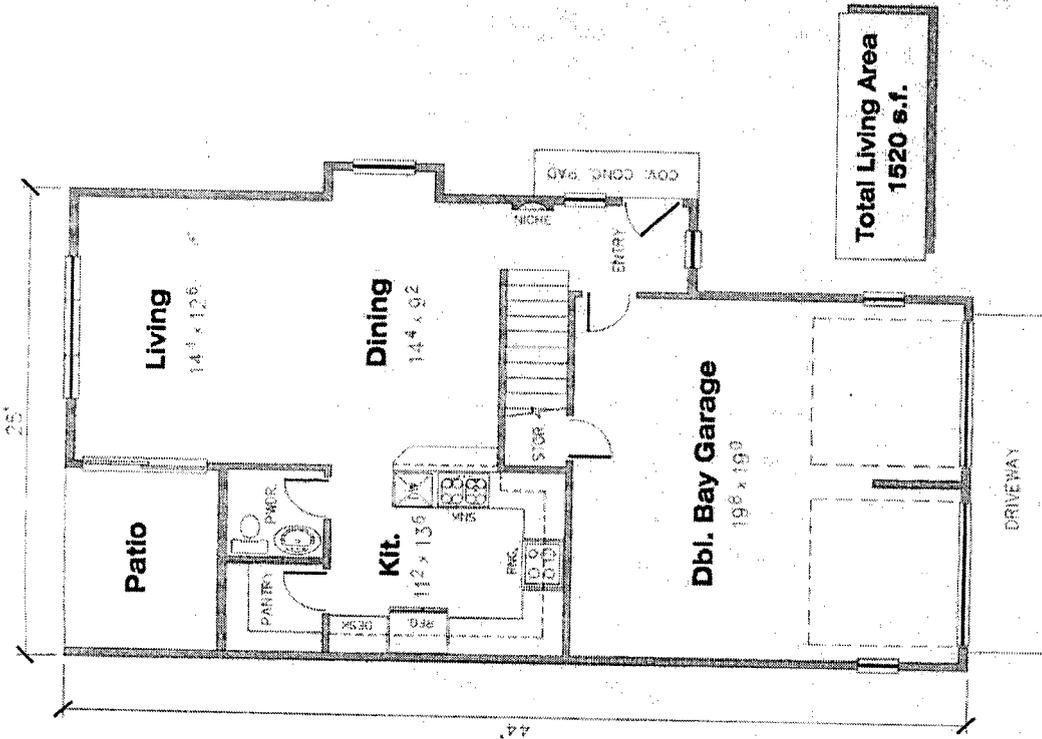
PALLADIUM
H·O·M·E·S
 Building For A Better Tomorrow

Grand Ravine

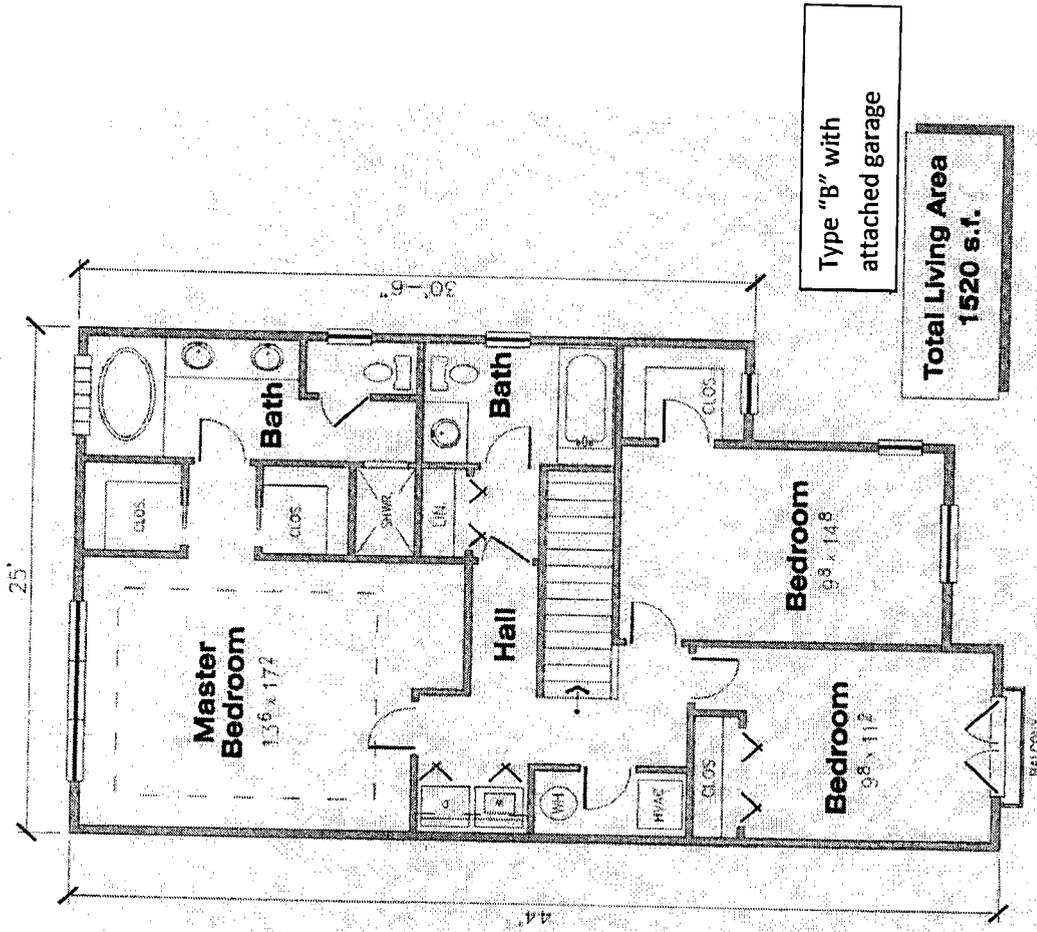
5401 US-1 South, St. Augustine, Florida 32086 (904)669-5455
 Plans, price, specifications subject to changes without notice. See Sales Counselor for details



San Sebastian



FIRST FLOOR



SECOND FLOOR

PALLADIUM
H·O·M·E·S

Grand Ravine

5401 US-1 South, St. Augustine, Florida 32086 (904)669-5455
Plans, price, specifications subject to changes without notice. See Sales Counselor for details

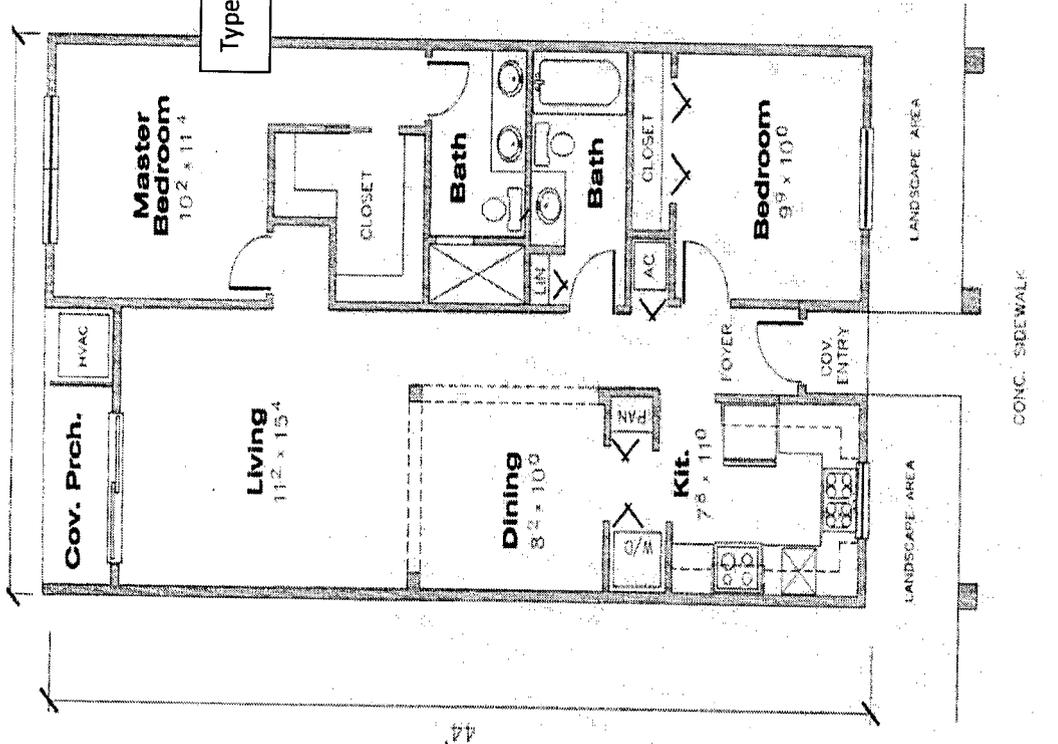
Building For A Better Tomorrow



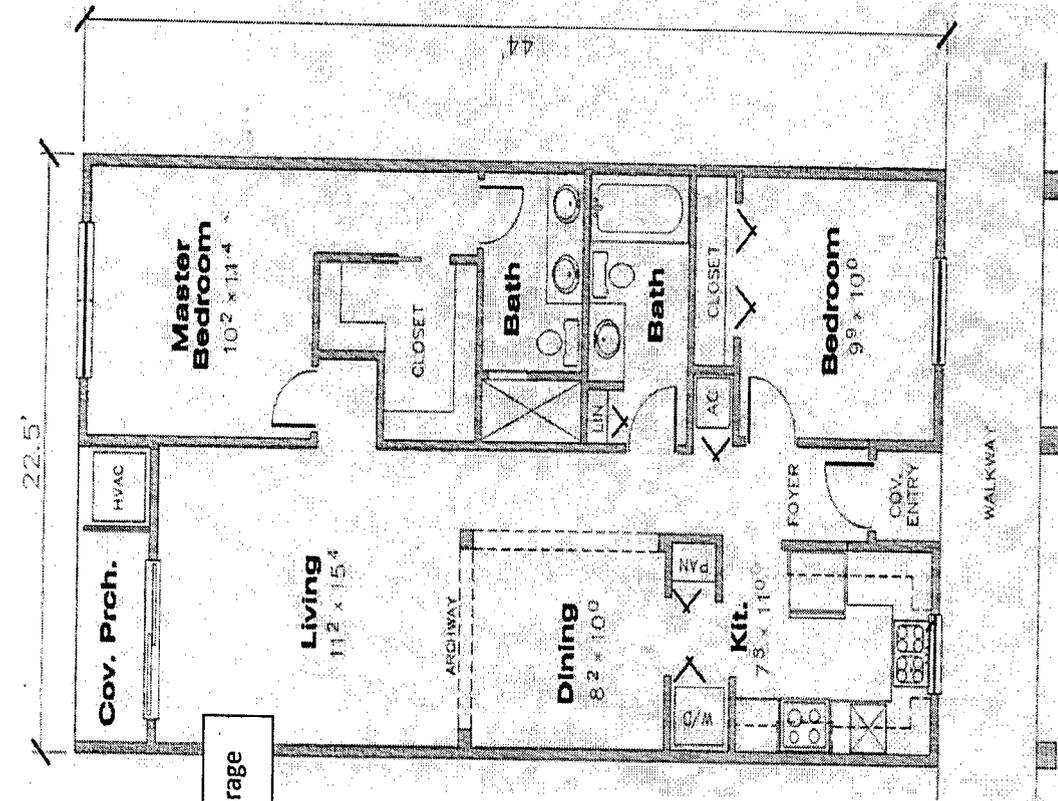
San Juan 1st Floor Flat

876 Sq Ft

San Pedro 2nd Floor Flat



FIRST FLOOR UNIT



SECOND FLOOR UNIT

PALLADIUM
H · O · M · E · S

Grand Ravine

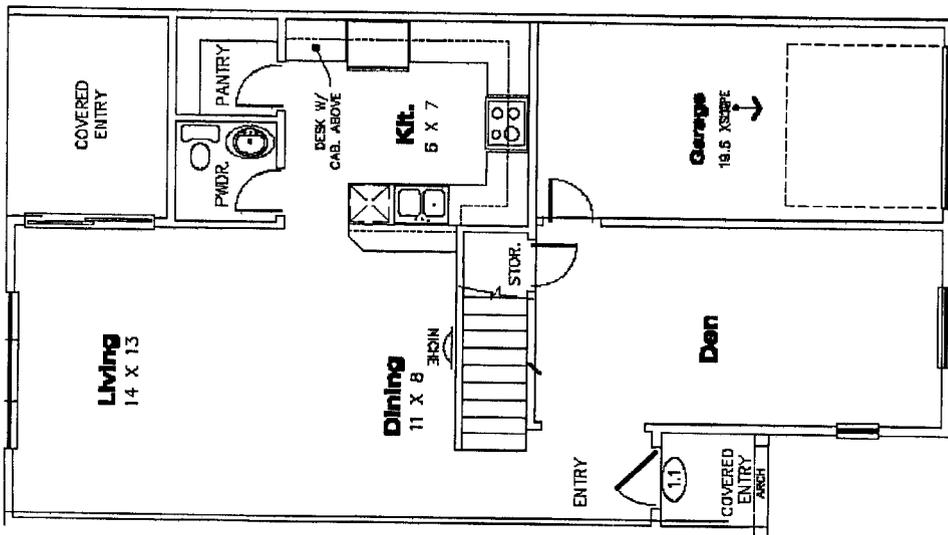
5401 US.1 South, St. Augustine, Florida 32086 (904)669-5455

Plans, price, specifications subject to changes without notice. See Sales Counselor for details

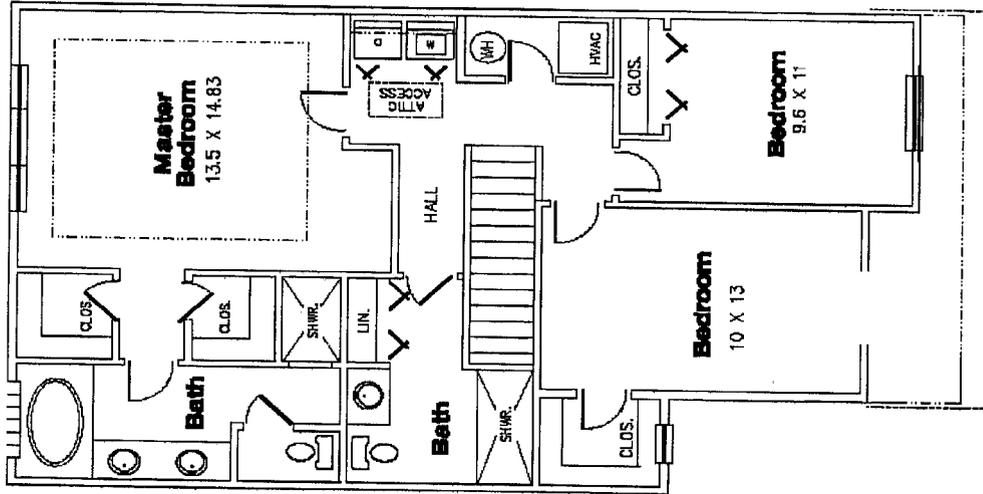
Building For A Better Tomorrow



San Sebastian with Den



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT

Type "D" with attached garage

Total Living Area 1710

PALLADIUM
H·O·M·E·S

Grand Ravine

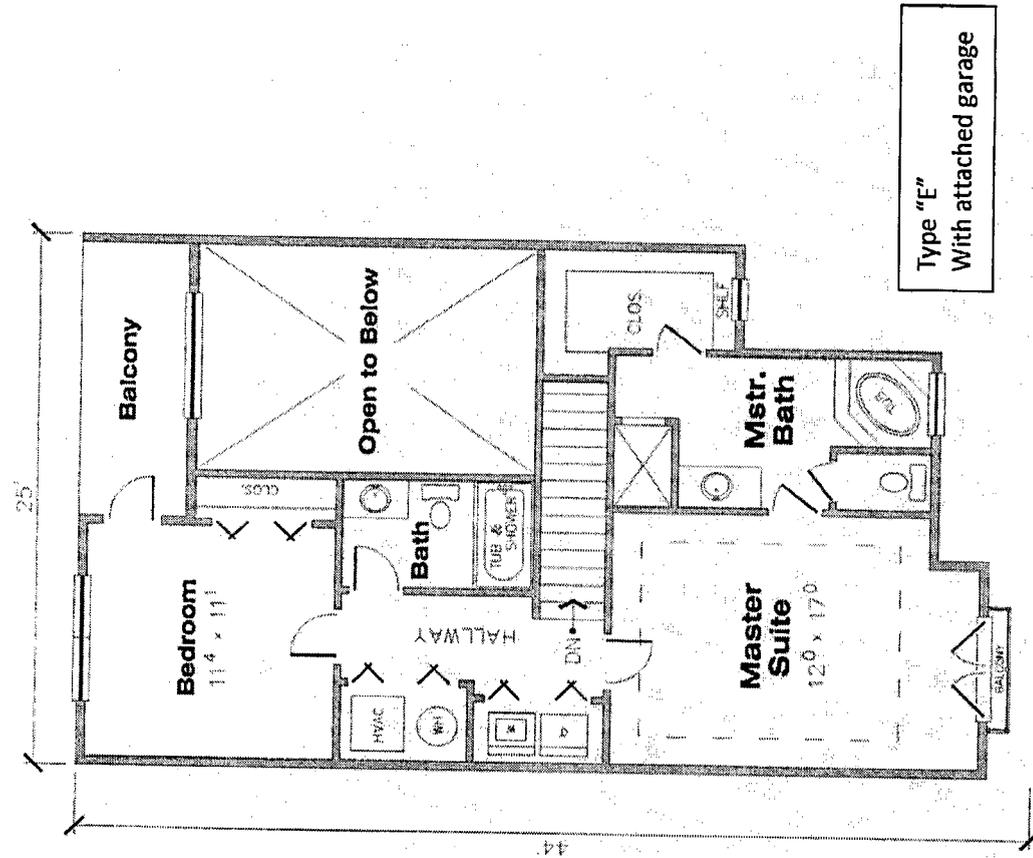
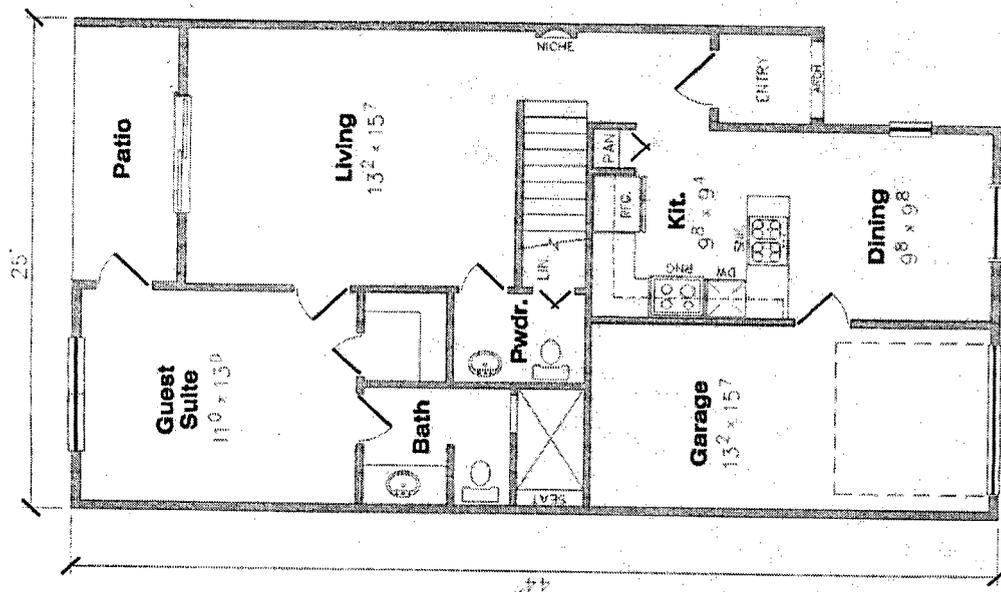
5401 US-1 South, St. Augustine, Florida 32086 (904)669-5455

Plans, price, specifications subject to changes without notice. See Sales Counselor for details

Building For A Better Tomorrow



San Marco



PALLADIUM
H·O·M·E·S

Grand Ravine

5401 US-1 South, St. Augustine, Florida 32086 (904)669-5455

Plans, price, specifications subject to changes without notice. See Sales Counselor for details

Building For A Better Tomorrow



EXHIBIT D-1**LEGAL DESCRIPTION (PHASE 2, IF ADDED)****GRAND RAVINE, A CONDOMINIUM,
PHASE TWO, BUILDING 12**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 60.10 FEET; THENCE NORTH 16° 55' 34" WEST, 135.25 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 16° 55' 34" WEST, 136.81 FEET; THENCE NORTH 72° 18' 52" EAST, 70.98 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 27.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 25° 59' 08" EAST, 27.76 FEET; THENCE SOUTH 16° 45' 04" EAST, 110.34 FEET; THENCE SOUTH 73° 04' 26" WEST, 75.01 FEET TO THE POINT OF BEGINNING.

**GRAND RAVINE, A CONDOMINIUM,
PHASE TWO, BUILDING 15**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 748.47 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 33.84 FEET; THENCE NORTH 00° 00' 10" EAST, 44.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 33.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 08° 22' 27" WEST, 33.07 FEET; THENCE NORTH 16° 45' 04" WEST, 48.98 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 16° 45' 04" WEST, 171.89 FEET TO A POINT OF CURVATURE; RUN THENCE IN AN NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 5.21 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF NORTH 18° 04' 00" WEST, 5.21 FEET; THENCE NORTH 60° 42' 06" EAST, 91.32 FEET; THENCE SOUTH 16° 44' 28" EAST, 142.16 FEET; THENCE SOUTH 62° 47' 55" WEST, 14.73 FEET; THENCE SOUTH 16° 44' 28" EAST, 52.11 FEET; THENCE SOUTH 73° 14' 56" WEST, 74.50 FEET TO THE POINT OF BEGINNING.

GRAND RAVINE, A CONDOMINIUM,
PHASE TWO, BUILDING 16

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 748.47 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 33.84 FEET; THENCE NORTH 00° 00' 10" EAST, 44.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 33.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 08° 22' 27" WEST, 33.07 FEET; THENCE NORTH 16° 45' 04" WEST, 220.87 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 5.21 FEET TO THE POINT OF BEGINNING, SAID ARC SUBTENDED BY A CHORD OF NORTH 18° 04' 00" WEST, 5.21 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF LAST MENTIONED CURVE, AN ARC DISTANCE OF 53.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 32° 49' 03" WEST, 52.74 FEET; THENCE NORTH 46° 15' 10" WEST, 18.59 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 47.47 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 58° 14' 06" WEST, 47.13 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, AN ARC DISTANCE OF 7.21 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF NORTH 55° 58' 39" WEST, 7.13 FEET; THENCE NORTH 43° 44' 50" EAST, 86.09 FEET; THENCE SOUTH 46° 15' 10" EAST,

149.66 FEET; THENCE SOUTH 60° 42' 06" WEST, 91.32 FEET TO THE POINT OF
BEGINNING.

EXHIBIT D-2**LEGAL DESCRIPTION (PHASE 3, IF ADDED)****GRAND RAVINE, A CONDOMINIUM,
PHASE THREE, BUILDING 4**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,202.08 FEET; THENCE NORTH 81° 26' 46" EAST, 127.45 FEET; THENCE NORTH 89° 18' 21" EAST, 54.00 FEET; THENCE NORTH 78° 30' 49" EAST, 73.29 FEET; THENCE SOUTH 00° 41' 39" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 89° 18' 21" EAST, 55.64 FEET; THENCE SOUTH 15° 47' 33" EAST, 7.17 FEET; THENCE SOUTH 00° 41' 39" EAST, 184.83 FEET; THENCE SOUTH 89° 18' 21" WEST, 79.50 FEET; THENCE NORTH 00° 41' 39" WEST, 179.58 FEET TO A POINT OF CURVATURE; RUN THENCE IN AN NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.50 FEET TO A POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 44° 18' 21" EAST, 4.95 FEET; THENCE NORTH 89° 18' 21" EAST, 18.49 FEET; THENCE NORTH 00° 41' 39" WEST, 8.67 FEET TO THE POINT OF BEGINNING.

**GRAND RAVINE, A CONDOMINIUM,
PHASE THREE, BUILDING 10**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 60.10 FEET; THENCE NORTH 16° 55' 34" WEST, 272.06 FEET; THENCE SOUTH 89° 09' 23" WEST, 18.09 FEET; THENCE SOUTH 89° 39' 25" WEST, 110.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 89° 39' 25" WEST, 110.00 FEET; THENCE NORTH 00° 18' 49" WEST, 75.02 FEET TO A POINT ON A CURVE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 18.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 85° 38' 50" EAST, 18.58 FEET; THENCE NORTH 89° 39' 26" EAST, 91.48 FEET; THENCE SOUTH 00° 18' 49" EAST, 73.50 FEET TO THE POINT OF BEGINNING.

GRAND RAVINE, A CONDOMINIUM,
PHASE THREE, BUILDING 11

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 60.10; THENCE NORTH 16° 55' 34" WEST, 272.06 FEET; THENCE SOUTH 82° 09' 23" WEST, 18.09 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 89° 39' 25" WEST, 110.00 FEET; THENCE NORTH 00° 18' 49" WEST, 73.50 FEET; THENCE SOUTH 89° 39' 26" EAST, 109.94 FEET; THENCE SOUTH 00° 21' 27" WEST, 73.50 FEET TO THE POINT OF BEGINNING.

GRAND RAVINE, A CONDOMINIUM,
PHASE THREE, BUILDING 17

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET; THENCE NORTH 26° 26' 42" EAST, 78.31 FEET; THENCE NORTH 54° 38' 34" EAST, 29.18 FEET; THENCE NORTH 41° 20' 26" EAST, 100.68 FEET; THENCE SOUTH 48° 39' 34" EAST, 137.15 FEET; THENCE SOUTH 32° 31'

14" EAST, 90.83 FEET; THENCE SOUTH 28° 08' 33" WEST, 24.41 FEET; THENCE SOUTH 18° 16' 14" EAST, 144.92 FEET; THENCE NORTH 89° 39' 26" EAST, 16.93 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 89° 39' 26" EAST, 188.75 FEET; THENCE SOUTH 00° 20' 34" EAST, 79.06 FEET TO A POINT ON A CURVE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.50 FEET, AN ARC DISTANCE OF 3.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 82° 35' 55" WEST, 3.56 FEET; THENCE SOUTH 89° 39' 26" WEST, 185.21 FEET; THENCE NORTH 00° 20' 34" WEST, 79.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-3**LEGAL DESCRIPTION (PHASE 4, IF ADDED)****GRAND RAVINE, A CONDOMINIUM,
PHASE FOUR, BUILDING 7**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET; THENCE NORTH 26° 26' 42" EAST, 78.31 FEET; THENCE NORTH 54° 38' 34" EAST, 29.18 FEET; THENCE NORTH 41° 20' 26" EAST, 100.68 FEET; THENCE SOUTH 48° 39' 34" EAST, 117.70 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 48° 39' 34" EAST, 19.45 FEET; THENCE SOUTH 32° 31' 14" EAST, 90.83 FEET; THENCE SOUTH 28° 08' 33" WEST, 24.41 FEET; THENCE SOUTH 63° 27' 50" WEST, 79.91 FEET; THENCE NORTH 18° 16' 14" WEST, 53.22 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET AN ARC DISTANCE OF 50.53 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF NORTH 31° 01' 28" WEST, 50.11 FEET; THENCE NORTH 49° 24' 36" EAST, 81.75 FEET TO THE POINT OF BEGINNING.

**GRAND RAVINE, A CONDOMINIUM,
PHASE FOUR, BUILDING 8**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET; THENCE NORTH 26° 26' 42" EAST, 78.31 FEET; THENCE NORTH 54° 38' 34" EAST, 29.18 FEET; THENCE NORTH 41° 20' 26" EAST, 100.68 FEET; THENCE SOUTH 48° 39' 34" EAST, 137.15 FEET; THENCE SOUTH 32° 31'

14" EAST, 90.83 FEET; THENCE SOUTH 28° 08' 33" WEST, 24.41 FEET TO THE POINT OF BEGINNING.

GRAND RAVINE, A CONDOMINIUM,
PHASE FOUR, BUILDING 9

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET; THENCE SOUTH 63° 33' 18" EAST, 63.17 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 45° 25' 49" EAST, 21.06 FEET; THENCE NORTH 68° 18' 32" EAST, 47.68 FEET; THENCE NORTH 41° 45' 54" EAST, 13.90 FEET TO A POINT OF CURVATURE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.67 FEET TO A POINT OF COMPOUND CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 88° 08' 46" EAST, 5.07 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 41.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD OF SOUTH 31° 52' 18" EAST, 40.68 FEET; THENCE SOUTH 18° 16' 14" EAST, 106.11 FEET; THENCE SOUTH 71° 22' 18" WEST, 91.12 FEET; THENCE NORTH 33° 43' 28" WEST, 3.91 FEET; THENCE NORTH 18° 37' 42" WEST, 124.78 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-4

LEGAL DESCRIPTION (PHASE 5, IF ADDED)

**GRAND RAVINE, A CONDOMINIUM,
PHASE FIVE, BUILDING 3**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,202.08 FEET; THENCE NORTH 81° 26' 46" EAST, 127.45 FEET; THENCE NORTH 89° 18' 21" EAST, 54.00 FEET; THENCE SOUTH 00° 41' 39" EAST, 200.00 FEET; THENCE SOUTH 22° 34' 20" EAST, 61.72 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 00° 41' 39" EAST, 122.18 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 113.56 FEET, AN ARC DISTANCE OF 53.27 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 14° 34' 22" EAST, 52.78 FEET; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 16° 00' 24" WEST, 4.86 FEET; THENCE SOUTH 60° 01' 37" WEST, 13.57 FEET; THENCE SOUTH 84° 57' 36" WEST, 76.65 FEET; THENCE NORTH 00° 41' 39" WEST, 190.52 FEET; THENCE NORTH 89° 18' 21" EAST, 77.00 FEET TO THE POINT OF BEGINNING.

**GRAND RAVINE, A CONDOMINIUM,
PHASE FIVE, BUILDING 6**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE

NORTH 81° 26' 46" EAST, 131.41 FEET; THENCE NORTH 26° 26' 42" EAST, 78.31 FEET;
THENCE NORTH 54° 38' 34" EAST, 29.18 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 41° 20' 26" EAST,
100.68 FEET; THENCE SOUTH 48° 39' 34" EAST, 117.70 FEET; THENCE SOUTH 49° 24'
36" WEST, 81.75 FEET TO A POINT ON A CURVE; RUN THENCE IN A
NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF
39.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED
BY A CHORD OF NORTH 53° 40' 00" WEST, 38.98 FEET; THENCE NORTH 63° 33' 18"
WEST, 53.13 FEET TO A POINT OF CURVATURE; RUN THENCE IN A
NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF
16.30 FEET TO THE POINT OF BEGINNING, SAID ARC SUBTENDED BY A CHORD OF
NORTH 58° 09' 23" WEST, 16.28 FEET.

EXHIBIT D-5**LEGAL DESCRIPTION (PHASE 6, IF ADDED)****GRAND RAVINE, A CONDOMINIUM
PHASE SIX, BUILDING 18**

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH $08^{\circ} 33' 14''$ WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH $89^{\circ} 22' 40''$ EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 924.14 FEET; THENCE SOUTH $20^{\circ} 48' 42''$ WEST, 122.05 FEET; THENCE SOUTH $30^{\circ} 31' 04''$ WEST, 37.49 FEET; THENCE SOUTH $23^{\circ} 05' 17''$ WEST, 43.75 FEET; THENCE SOUTH $48^{\circ} 04' 11''$ WEST, 34.44 FEET; THENCE SOUTH $58^{\circ} 12' 58''$ WEST, 47.55 FEET; THENCE SOUTH $47^{\circ} 00' 17''$ WEST, 97.84 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH $63^{\circ} 07' 09''$ EAST, 87.90 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 68.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH $15^{\circ} 01' 35''$ WEST, 67.36 FEET; THENCE SOUTH $02^{\circ} 14' 05''$ EAST, 101.67 FEET; THENCE SOUTH $87^{\circ} 45' 55''$ WEST, 30.26 FEET; THENCE NORTH $86^{\circ} 06' 56''$ WEST, 49.52 FEET; THENCE NORTH $02^{\circ} 14' 05''$ WEST, 183.93 FEET; THENCE NORTH $47^{\circ} 00' 17''$ EAST, 29.96 FEET TO THE POINT OF BEGINNING.

**GRAND RAVINE, A CONDOMINIUM
PHASE SIX, BUILDING 24**

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY)

WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 1,168.00 FEET; THENCE SOUTH 00° 37' 20" EAST, 13.82 FEET; THENCE SOUTH 00° 00' 10" WEST, 141.67 FEET; THENCE NORTH 89° 59' 50" WEST, 52.15 FEET; THENCE SOUTH 41° 51' 11" WEST, 191.52 FEET; THENCE SOUTH 70° 31' 57" WEST, 23.57 FEET; THENCE SOUTH 48° 04' 11" WEST, 62.96 FEET; THENCE SOUTH 32° 50' 18" EAST, 9.80 FEET; THENCE SOUTH 48° 04' 11" WEST, 67.51 FEET; THENCE SOUTH 02° 14' 05" EAST, 3.79 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 02° 14' 05" EAST, 193.22 FEET; THENCE SOUTH 87° 45' 55" WEST, 79.11 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 8.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 04° 56' 20" WEST, 8.16 FEET; THENCE NORTH 02° 14' 05" WEST, 181.57 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 42° 45' 55" EAST, 4.95 FEET; THENCE NORTH 87° 45' 55" EAST, 76.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-6**LEGAL DESCRIPTION (PHASE 7, IF ADDED)****GRAND RAVINE, A CONDOMINIUM
PHASE SEVEN, BUILDING 19**

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 924.14 FEET; THENCE SOUTH 20° 48' 42" WEST, 122.05 FEET; THENCE SOUTH 30° 31' 04" WEST, 37.49 FEET; THENCE SOUTH 23° 05' 17" WEST, 18.07 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 59° 33' 17" WEST, 82.51 FEET; THENCE SOUTH 44° 01' 17" WEST, 44.15 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 168.33 FEET, AN ARC DISTANCE OF 6.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 46° 02' 42" WEST, 6.12 FEET; THENCE SOUTH 48° 04' 11" WEST, 114.53 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 31.26 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF SOUTH 40° 10' 43" WEST, 31.17 FEET; THENCE NORTH 63° 07' 09" WEST, 87.90 FEET; THENCE NORTH 47° 00' 17" EAST, 97.84 FEET; THENCE NORTH 58° 12' 58" EAST, 47.55 FEET; THENCE NORTH 48° 04' 11" EAST, 34.44 FEET; THENCE NORTH 23° 05' 17" EAST, 25.68 FEET TO THE POINT OF BEGINNING.

**GRAND RAVINE, A CONDOMINIUM
PHASE SEVEN, BUILDING 23**

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 1,168.00; THENCE SOUTH 00° 37' 20" EAST, 13.82 FEET; THENCE SOUTH 00° 00' 10" WEST, 141.67 FEET; THENCE NORTH 89° 59' 50" WEST, 52.15 FEET; THENCE SOUTH 41° 51' 11" WEST, 191.52 FEET; THENCE SOUTH 70° 31' 57" WEST, 23.57 FEET TO THE POINT OF BEGINNING,

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 48° 04' 11" WEST, 62.96 FEET; THENCE SOUTH 32° 50' 18" EAST, 9.80 FEET; THENCE SOUTH 48° 04' 11" WEST, 67.51 FEET; THENCE SOUTH 02° 14' 05" EAST, 3.79 FEET; THENCE SOUTH 87° 45' 55" WEST, 10.86 FEET; THENCE NORTH 41° 55' 49" WEST, 74.32 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 14.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 43° 23' 26" EAST, 14.11 FEET; THENCE NORTH 48° 04' 11" EAST, 114.53 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 8.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 46° 02' 44" EAST, 8.02 FEET; THENCE SOUTH 46° 58' 32" EAST, 70.38 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-7

LEGAL DESCRIPTION (PHASE 8, IF ADDED)

GRAND RAVINE, A CONDOMINIUM
PHASE EIGHT, BUILDING 20

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 924.14 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 23.69 FEET; THENCE SOUTH 59° 42' 13" EAST, 39.59 FEET; THENCE SOUTH 45° 15' 24" EAST, 41.90 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.18 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 02° 51' 52" EAST, 4.72 FEET; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 40.50 FEET, AN ARC DISTANCE OF 28.29 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 19° 30' 53" WEST, 27.72 FEET; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 39.50 FEET, AN ARC DISTANCE OF 25.24 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 17° 48' 39" WEST, 24.82 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 4.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 34° 56' 15" WEST, 4.68 FEET; THENCE SOUTH 33° 45' 21" WEST, 102.53 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 15.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED

BY A CHORD OF SOUTH 38° 53' 19" WEST, 15.48 FEET; THENCE NORTH 59° 33' 17" WEST, 82.51 FEET; THENCE NORTH 23° 05' 17" EAST, 18.07 FEET; THENCE NORTH 30° 31' 04" EAST, 37.49 FEET; THENCE NORTH 20° 48' 42" EAST, 122.05 FEET TO THE POINT OF BEGINNING.

GRAND RAVINE, A CONDOMINIUM
PHASE EIGHT, BUILDING 21

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 1,168.00 FEET; THENCE SOUTH 00° 37' 20" EAST, 13.82 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 00° 00' 10" WEST, 141.67 FEET; THENCE NORTH 89° 59' 50" WEST, 52.15 FEET; THENCE SOUTH 41° 51' 11" WEST, 21.06 FEET; THENCE NORTH 49° 15' 03" WEST, 74.15 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 40.50 FEET, AN ARC DISTANCE OF 116.53 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF NORTH 04° 01' 00" EAST, 80.29 FEET; THENCE NORTH 51° 07' 07" EAST, 45.97 FEET; THENCE SOUTH 89° 59' 50" EAST, 80.97 FEET TO THE POINT OF BEGINNING.

GRAND RAVINE, A CONDOMINIUM
PHASE EIGHT, BUILDING 22

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT

OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH $89^{\circ} 22' 40''$ EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 1,168.00 FEET; THENCE SOUTH $00^{\circ} 37' 20''$ EAST, 13.82 FEET; THENCE SOUTH $00^{\circ} 00' 10''$ WEST, 141.67 FEET; THENCE NORTH $89^{\circ} 59' 50''$ WEST, 52.15 FEET; THENCE SOUTH $41^{\circ} 51' 11''$ WEST, 21.06 FEET; TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH $41^{\circ} 51' 11''$ WEST, 170.46 FEET; THENCE SOUTH $70^{\circ} 31' 57''$ WEST, 23.57 FEET; THENCE NORTH $46^{\circ} 58' 32''$ WEST, 70.38 FEET; THENCE NORTH $44^{\circ} 01' 17''$ EAST, 44.15 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 20.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH $38^{\circ} 53' 19''$ EAST, 20.31 FEET; THENCE NORTH $33^{\circ} 45' 21''$ EAST, 84.44 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS 39.50 FEET, AN ARC DISTANCE OF 41.51 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH $63^{\circ} 51' 39''$ EAST, 39.63 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.50 FEET, AN ARC DISTANCE OF 5.32 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF SOUTH $89^{\circ} 47' 45''$ EAST, 5.31 FEET; THENCE SOUTH $49^{\circ} 15' 03''$ EAST, 74.15 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-8

LEGAL DESCRIPTION (PHASE 9, IF ADDED)

**GRAND RAVINE, A CONDOMINIUM,
PHASE NINE, BUILDING 1**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,202.08 FEET; THENCE NORTH 81° 26' 46" EAST, 127.45 FEET; THENCE NORTH 89° 18' 21" EAST, 54.00 FEET; THENCE NORTH 78° 30' 49" EAST, 73.29 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 89° 18' 21" EAST, 23.02 FEET; THENCE SOUTH 00° 37' 10" EAST, 11.20 FEET; THENCE NORTH 89° 22' 50" EAST, 37.00 FEET; THENCE SOUTH 00° 41' 39" EAST, 67.53 FEET; THENCE SOUTH 02° 49' 47" WEST, 59.39 FEET; THENCE SOUTH 07° 29' 37" WEST, 23.52 FEET; THENCE SOUTH 00° 41' 39" EAST, 28.88 FEET; THENCE SOUTH 15° 47' 33" EAST, 10.13 FEET; THENCE SOUTH 89° 18' 21" WEST, 55.64 FEET; THENCE NORTH 00° 41' 39" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

**GRAND RAVINE, A CONDOMINIUM,
PHASE NINE, BUILDING 2**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,202.08 FEET; THENCE NORTH 81° 26' 46" EAST, 127.45 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 89° 18' 21" EAST, 54.00 FEET; THENCE SOUTH 00° 41' 39" EAST, 200.00 FEET; THENCE SOUTH 89° 18' 21" WEST, 54.00 FEET; THENCE NORTH 00° 41' 39" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

GRAND RAVINE, A CONDOMINIUM
PHASE NINE, GARAGE

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHR'S ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 142.86 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 172.00 FEET; THENCE SOUTH 00° 37' 10" EAST, 29.95 FEET; THENCE SOUTH 89° 22' 50" WEST, 172.00 FEET; THENCE NORTH 00° 37' 10" WEST, 29.94 FEET TO THE POINT OF BEGINNING.

EXHIBIT E
ARTICLES OF INCORPORATION

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of GRAND RAVINE CONDOMINIUM ASSOCIATION, INC., a Florida corporation, filed on May 18, 2007, as shown by the records of this office.

The document number of this corporation is N07000005012.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Twenty-first day of May, 2007



Kurt S. Browning
Kurt S. Browning
Secretary of State

CR2EO22 (01-07)

**ARTICLES OF INCORPORATION OF
GRAND RAVINE CONDOMINIUM ASSOCIATION, INC.**

Table of Contents

Article	Section	Page
I	Name	1
II	Purpose	1
III	Powers	2
IV	Members	3
V	Existence	4
VI	Incorporator	4
VII	Directors	4
VIII	Bylaws	5
IX	Amendments	5
X	Indemnification of Officers and Directors	6
XI	Initial registered agent	6

FILED

2007 MAY 18 PM 3:33

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
In Compliance with Chapter 617, F.S. (Not for Profit)

OF

GRAND RAVINE CONDOMINIUM ASSOCIATION, INC.

A Florida Not For Profit Corporation

I, the undersigned, acknowledge and file in the office of the Secretary of State of the State of Florida, for the purpose of forming a not for profit corporation in accordance with the laws of the State of Florida, these Articles of Incorporation, as by law provided. As used herein, terms defined in the Declaration of Protective Covenants for Grand Ravine Condominiums, shall mean the same herein.

ARTICLE I

Name

The name of the corporation shall be Grand Ravine Condominium Association, Inc., hereinafter referred to as the "Association" or "Corporation" and its principal place of business and mailing address of this corporation shall be 1433 Ponte Vedra Blvd., Ponte Vedra Beach, Florida 32082.

ARTICLE II

Purpose

In accordance with the provisions of Chapter 718, Florida Statutes, the "Condominium Act", a condominium community, will be created upon certain lands in St. Johns County, Florida, to be known as: Grand Ravine (the "Community"). According to the Declaration of Protective Covenants (the "Declaration") to be recorded in the Public Records of St. Johns County, Florida. This Corporation is organized for the purpose of operating, governing, administering and managing the property and affairs of the Community and to exercise all powers and discharge all responsibilities granted to it as a corporation under the laws of the State of Florida, the Bylaws of the Corporation, these Articles, the Declaration, and the Condominium Act, and to acquire, hold, convey and otherwise deal in and with real and personal property in this Corporation's capacity as a condominium association.

ARTICLE III

Powers

The powers of the Association shall include and be governed by the following provisions:

(1) The Association shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Declaration, and all the powers conferred by the Condominium Act upon a condominium association, and all the powers set forth in the Declaration which are lawful.

(2) The Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

(a) To operate and manage the Community and condominium property in accordance with the purpose and intent contained in the Declaration;

(b) To make and collect assessments against members to defray the costs of the Community including, but not limited to, the costs of maintenance and operation of the surface water or stormwater management system;

(c) To use the proceeds of assessments in the exercise of its powers and duties;

(d) To maintain, repair, and replace the Community property as contained in the Declaration;

(e) To reconstruct improvements upon the Community property after casualty and to further improve property;

(f) To make and amend Bylaws for the Association and regulations respecting the use of the Community property;

(g) To enforce by legal means the provision of the Declaration, these Articles, the Bylaws and the regulations for the use of the condominium;

(h) To provide for the management and maintenance of the Community and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance of the common elements. The Association shall, however, retain at all times the powers and duties granted to it by the Condominium Act which are non-delegable, including, but not limited to, the making of assessments, promulgation or rules, and execution of contracts on behalf of the Association.

(i) To possess, enjoy and exercise all powers necessary to implement, enforce, and carry into effect the powers above described, including the power of acquire, hold, convey, and deal in real and personal property.

(j) To operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 40-109-100967-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

3. All funds and title to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of the members in accordance with the provisions of the Community documents. No part of the income, if any, of the Association shall be distributed to the members, directors, or officers of the Association.

4. The powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declaration which governs the use of the Community property.

ARTICLE IV

Members

All unit owners in the Community shall automatically be member of the Association, and their membership shall automatically terminate when they are no longer owners of a unit. If a member should transfer his unit under the provisions of the Declaration, the grantee from such member will automatically acquire membership in the Association. Membership certificates are not required and may not be issued.

Each unit owner is entitled to one (1) vote for each unit owned by him. In the event that a unit is owned by an entity or by several individuals, such entity or individuals shall designate a voting agent for the unit (s) which they own, as set forth in the Declaration and Bylaws.

The share of a member in the funds and assets of the Association shall not be assigned, hypothecated, or transferred in any manner except as an appurtenance to his unit.

ARTICLE V

Existence

Existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. This corporation shall have perpetual existence. In the unlikely event of termination, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District.

ARTICLE VI

Incorporator

The name and address of the incorporator hereof is:

<u>Name</u>	<u>Address</u>
Denise S. McPherson	1433 Ponte Vedra Blvd. Ponte Vedra Beach, Florida 32082

ARTICLE VII

Directors

The affairs and property of this Association shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than five (5) directors. The first Board of Directors shall have three (3) members, and the number of Directors on subsequent Boards will be determined from time to time in accordance with the provisions of the Bylaws of the Association.

Directors shall be elected by the voting members in accordance with the Bylaws at regular annual meetings of the membership of the Association or as otherwise provided in the Bylaws and in the manner set out in the Bylaws. Subject to the Bylaws, Directors shall be elected to serve for a term of two (2) years. Vacancies in the Board of Directors shall be filled by a vote of the Majority of the remaining directors, even though less than a quorum, at any meeting of the Board of Directors. Each Person so selected shall serve the unexpired portion of the term.

The developer, "Declarant", shall have the right to appoint or remove any member or members of the Board of Directors or any officer or officers of the Association until such time as the first of the following events shall occur:

(a) December 31 of the year in which Declarant no longer owns any property for development and/or sale in the Community and no longer has the right to unilaterally annex additional property to the Community; or

(b) the surrender by Declarant in writing of the authority to appoint and remove directors or officers of the Association. The Declarant intends to surrender such authority on December 31 of the year in which ninety (90%) percent of the Units planned by Declarant to be a part of the community shall have been conveyed to owners for occupancy as a residence. Each Owner, by acceptance of deed to or other conveyance of a Unit, vests in Declarant such authority to appoint and remove directors and officers of the Association. The directors appointed by the Declarant need not be Owners or residents in the Community.

The following persons shall constitute the first Board of Directors, and shall hold office and serve until removed or until their successors are elected at the first regular meeting of the members:

<u>Name</u>	<u>Address</u>
TBD	
TBD	
TBD	

ARTICLE VIII

Bylaws

The Bylaws of the Association shall be adopted by the first Board of Directors and attached to the Declaration to be recorded in the Public Records of St. Johns County, Florida. The Bylaws may be altered, amended, or rescinded only at duly called meetings of the members, in the manner provided in the Bylaws.

ARTICLE IX

Amendments

The provisions of the Declaration applicable to amendment of that instrument shall apply to any amendment of the Bylaws or these Articles. A majority of the Board or Directors or a majority of the voting members may propose alterations, amendments to, or the rescission of these Articles, so long as the proposals do not conflict with the Condominium Act or the Declaration. Such proposals can be amended upon the affirmative vote or written consent, or any combination thereof, of Owners of at least two-thirds (2/3) of the Units (other than Units of Declarant so long as the consent of

Declarant is required) and the consent of Declarant (so long as Declarant owns any property for development and/or sale in the Community). Amendments to this Declaration shall become effective upon recordation, unless a later effective date is specified therein. No provision of the Declaration which reserves or grants special rights to Declarant and/or its affiliates shall be amended without the prior written consent of Declarant and any affiliates affected by such amendment, so long as Declarant and/or such affiliates, as the case may be, own any property primarily for development and/or sale in the Community.

Any amendment which alter any provision relating to the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the St. Johns River Water Management District.

ARTICLE X

Indemnification of Officers and Directors

Every Director and every Officer of the Corporation shall be indemnified by the Corporation against all expenses and liability including attorney's fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of this being or having been a Director of Officer at the time such expenses are incurred, except in such cases wherein the Director of Officer is adjudged guilty of willful misfeasance in the performance of his duties; provided that in the event of any claim for reimbursement or indemnification herein shall apply only if the Board of Directors approves such settlement and reimbursement as being in the interests of the Corporation. Such approval shall be made by majority vote of a quorum consisting of Directors who were not parties to such proceedings. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights which such Director of Officer may be entitled.

ARTICLE XI

Initial registered agent

The street address of the initial registered agent in the State of Florida shall be: 1433 Ponte Vedra Blvd, Ponte Vedra Beach Florida 32082. The name of the initial registered agent shall be: John K. McPherson. The Board of Directors may from time to time move the registered office to any other address in Florida, and select a new registered agent.

[continued on next page]

IN WITNESS WHEREOF, the undersigned has executed this instrument and affixed the seal this 16th day of MAY, 2007.

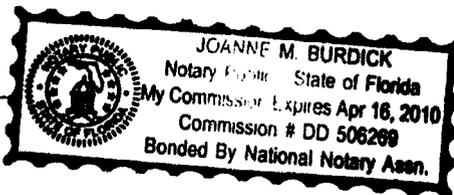
Signed, sealed, and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

My Commission Expires: 4-16-2010

[NOTARIAL SEAL]



ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the appointment as the initial registered agent of the Grand Ravine Condominium Association, Inc. as made in the foregoing Articles of Incorporation.

Dated: 5/16/07

By: [Signature]
John K. McPherson
Registered Agent

Dated: 5/16/07

By: [Signature]
Denise S. McPherson
Incorporator

EXHIBIT F

BYLAWS

This instrument was prepared by:

DiRito & Goode, P.L.
320 1st Street N., Suite 613
Jacksonville Beach, FL 32250

EXHIBIT "F"
TO
DECLARATION OF CONDOMINIUM
OF
GRAND RAVINE, A CONDOMINIUM

BYLAWS FOR DEVELOPER-CREATED ASSOCIATION
OF
GRAND RAVINE CONDOMINIUM ASSOCIATION, INC.

A not-for-profit corporation organized under the laws of the state of Florida.

1. Identity. These are the Bylaws of Grand Ravine Condominium Association, Inc. (the "Association"), a not-for-profit corporation incorporated under the laws of the state of Florida and organized for the purpose of administering that certain condominium located in St. Johns County, Florida, and known as Grand Ravine, a Condominium (the "Condominium").
 - 1.1 Principal Office. The principal office of the Association shall be at 1433 Ponte Vedra Blvd., Ponte Vedra Beach, FL 32082, or at another place as may be subsequently designated by the Board of Directors. The official records of the association shall be maintained within the state for at least 7 years. The records of the association shall be made available to a unit owner within 45 miles of the condominium property or within the county in which the condominium property is located within 5 working days after receipt of written request by the board or its designee or at another place within the state of Florida as may be permitted by the Condominium Act ("Act") from time to time.
 - 1.2 Fiscal Year. The fiscal year of the Association shall be the

calendar year.

- 1.3 Seal. The seal of the Association shall bear the name of the corporation, the word "Florida," the words "Not-For-Profit Corporation," and the year of incorporation.
2. Definitions. For convenience, these Bylaws shall be referred to as the "Bylaws" and the Articles of Incorporation of the Association as the "Articles." The other terms used in these Bylaws shall have the same definitions and meanings as those set forth in the Declaration for the Condominium unless herein provided to the contrary or the context otherwise requires.
3. Members.
 - 3.1 Annual Meeting. The annual members' meeting shall be held within 45 miles of the condominium property on the date, at the place, and at the time determined by the Board of Directors from time to time, provided that there shall be an annual meeting every calendar year and, to the extent possible, no later than 13 months after the last preceding annual meeting. The purpose of the meeting shall be, except as provided herein to the contrary, to elect Directors and to transact any other business authorized to be transacted by the members, or as stated in the notice of the meeting sent to Unit Owners in advance thereof. Unless changed by the Board of Directors, the first annual meeting shall be held in the month of December following the year in which the Declaration is filed, at such time, place, and date as the Board shall determine.
 - 3.2 Special Meetings. Special members' meetings shall be held at such places as provided herein for annual meetings and may be called by the President or by a majority of the Board of Directors of the Association and must be called by the President or Secretary upon receipt of a written request from a majority of the members of the Association. The business conducted at a special meeting shall be limited to that stated in the notice of the meeting.

Special meetings may also be called by Unit Owners in the manner provided for in the Act, including, but not limited to, the following: (i) a special meeting of the Unit Owners for purposes of recalling a member or members of the Board of Directors in accordance with F.S. 718.112(2)(j), and (ii) such special meeting of Unit Owners as set forth in Article 9 of these Bylaws.

Any meeting at which a proposed annual budget of an association will be considered by the board or unit owners shall be open to all unit owners. At least 14 days prior to such a meeting, the board shall hand deliver to each unit owner, mail to each unit owner at the address last furnished to the association by the unit owner, or electronically transmit to the location furnished by the unit owner for that purpose a notice of such meeting and a copy of the proposed annual budget. An officer or manager of the association, or other person providing notice of such meeting, shall execute an affidavit evidencing compliance with such notice requirement, and such affidavit shall be filed among the official records of the association.

If a board adopts in any fiscal year an annual budget which requires assessments against unit owners which exceed 115 percent of assessments for the preceding fiscal year, the board shall conduct a special meeting of the unit owners to consider a substitute budget if the board receives, within 21 days after adoption of the annual budget, a written request for a special meeting from at least 10 percent of all voting interests. The special meeting shall be conducted within 60 days after adoption of the annual budget. At least 14 days prior to such special meeting, the board shall hand deliver to each unit owner, or mail to each unit owner at the address last furnished to the association, a notice of the meeting. An officer or manager of the association, or other person providing notice of such meeting shall execute an affidavit

evidencing compliance with this notice requirement, and such affidavit shall be filed among the official records of the association. Unit owners may consider and adopt a substitute budget at the special meeting. A substitute budget is adopted if approved by a majority of all voting interests unless the bylaws require adoption by a greater percentage of voting interests. If there is not a quorum at the special meeting or a substitute budget is not adopted, the annual budget previously adopted by the board shall take effect as scheduled.

Any determination of whether assessments exceed 115 percent of assessments for the prior fiscal year shall exclude any authorized provision for reasonable reserves for repair or replacement of the condominium property, anticipated expenses of the association which the board does not expect to be incurred on a regular or annual basis, or assessments for betterments to the condominium property

If the developer controls the board, assessments shall not exceed 115 percent of assessments for the prior fiscal year unless approved by a majority of all voting interests.

- 3.3 Notice of Meeting; Waiver of Notice. Notice of a meeting of members, stating the time and place and the purpose or purposes for which the meeting is called, shall be given by the President or Secretary. A copy of the notice shall be posted at a conspicuous place on the Condominium Property at least 14 continuous days prior to the annual meeting. The notice of the annual meeting shall also be sent by mail or hand delivered to each Unit Owner unless the Unit Owner waives in writing the right to receive notice of the annual meeting by mail or hand delivery. The delivery or mailing shall be to the address of the member as it appears on the roster of members. The posting and mailing of the notice shall be effected not less than 14 days nor more than 60 days prior to the date of the meeting. Proof of posting shall be given by affidavit, and

proof of mailing of the notice shall be given by affidavit or the retention of a post office certificate of mailing.

Notice of specific meetings may be waived before or after the meeting and the attendance of any member (or person authorized to vote for such member) shall constitute such member's waiver of notice of such meeting except when his or her (or the authorized representative's) attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

An Officer of the Association shall provide an affidavit, to be included in the official records of the Association, affirming that notices of the Association meeting were mailed or hand delivered in accordance with this Section and F.S. 718.112(2)(d)2, to each Unit Owner at the address last furnished to the Association. No other proof of notice of a meeting shall be required.

3.4 Quorum. A quorum at members' meetings shall be attained by the presence, either in person or by proxy, of persons entitled to cast in excess of a majority of the votes of members.

3.5 Voting.

(a) Number of Votes. Except as provided in Section 3.10 hereof, in any meeting of members, the Owners of Units shall be entitled to cast one vote for each Unit owned. The vote of a Unit shall not be divisible.

(b) Majority Vote. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Unit Owners for all purposes except where otherwise provided by law, the Declaration, the Articles, or these Bylaws. As used in these Bylaws, the

Articles, or the Declaration, the terms "majority of the Unit Owners" and "majority of the members" shall mean a majority of the members themselves and shall further mean more than 50% of the then total authorized votes present in person or by proxy and voting at any meeting of the Unit Owners at which a quorum shall have been attained. Similarly, if some greater percentage of members is required herein or in the Declaration or Articles, it shall mean such greater percentage of the votes of members and not of the members themselves.

- (c) Voting Member. If a Unit is owned by one person, the right to vote shall be established by the roster of members. If a Unit is owned by more than one person, those persons (including husbands and wives) shall decide among themselves who shall cast the vote of the Unit. In the event that those persons cannot so decide, no vote shall be cast. A person casting a vote for a Unit shall be presumed to have the authority to do so unless the President or the Board of Directors is otherwise notified. If a Unit is owned by a corporation, the person entitled to cast the vote for the Unit shall be designated by a certificate signed by an appropriate Officer of the corporation and filed with the Secretary of the Association. The person need not be a Unit Owner. Those certificates shall be valid until revoked or superseded by a subsequent certificate or until a change occurs in the ownership of the Unit concerned. A certificate designating the person entitled to cast the vote for a Unit may be revoked by any record Owner of an undivided interest in the Unit. If a certificate designating the person entitled to cast the vote for a Unit for which that certificate is required is not on file or has been revoked, the vote attributable to that Unit shall not be considered in determining whether a quorum is present, nor for any other purpose, and the total number of authorized votes in the Association shall be reduced accordingly until such certificate is filed.

3.6 Proxies. Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote but shall be valid only for the specific meeting for which originally given and any lawful adjourned meetings thereof. All proxies must be filed with the Secretary before the appointed time of each meeting and such proxy shall be valid only for the particular meeting designated in the proxy and any lawfully adjourned meeting thereof. In no event shall any proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the person executing it. A proxy must be in writing, be signed by the person authorized to cast the vote for the Unit (as described in Section 3.5), name the person(s) voting by proxy and the person authorized to vote for such person(s), and be filed with the Secretary of the Association before the time to which the meeting is adjourned. Each proxy shall contain the date, time, and place of the meeting for which it is given and, if a limited proxy, shall set forth the matters on which the proxy holder may vote and the manner in which the vote is to be cast. Holders of proxies need not be Unit Owners. Notwithstanding the foregoing, no proxy, limited or general, shall be used in the election of Board members, either in general elections or elections to fill vacancies caused by recall, resignation, or otherwise.

Except as specifically otherwise provided, Unit Owners may not vote by general proxy, but may vote by limited proxies in the form adopted by the Division of Florida Land Sales, Condominiums, and Mobile Homes (the "Division"). Limited proxies and general proxies may be used to establish a quorum. Limited proxies must be used for votes taken to waive or reduce reserves, to waive financial reporting requirements, to amend the Condominium documents, and for any other matter for which F.S. Chapter 718 requires or permits a vote of the

Unit Owners. No proxy, limited or general, may be used in the election of Board members. General proxies may be used for other matters for which limited proxies are not required and may also be used in voting for nonsubstantive changes to items for which a limited proxy is required and given.

- 3.7 Adjourned Meetings. If any proposed meeting cannot be organized because a quorum has not been attained, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, provided notice of the newly scheduled meeting is given in the manner required for the giving of notice of a meeting. Except as required above, proxies given for the adjourned meeting shall be valid for the newly scheduled meeting unless revoked for reasons other than the new date of the meeting.
- 3.8 Order of Business. If a quorum has been attained, the order of business at annual members' meetings, and, if applicable, at other members' meetings, shall be:
- (a) Call to order by President and pursuant to 61B-23.0021(10)(a), FAC, if applicable, any ballots not yet cast shall be collected;
 - (b) Appointment by the President of a chair of the meeting (who need not be a member or a Director);
 - (c) Election of Directors;
 - (d) Proof of notice of the meeting or waiver of notice;
 - (e) Reading of minutes;
 - (f) Reports of Officers;
 - (g) Reports of committees;
 - (h) Unfinished business;

- (i) New business;
- (j) Adjournment.

The order may be waived in whole or in part by direction of the chair.

3.9 Minutes of Meeting. The minutes of all meetings of Unit Owners shall be kept in a book available for inspection by Unit Owners or their authorized representatives and Board members at any reasonable time. The Association shall retain these minutes for a period of not less than seven years.

3.10 Action Without a Meeting. Anything to the contrary herein notwithstanding, to the extent lawful, any action required to be taken at any annual or special meeting of members, or any action that may be taken at any annual or special meeting of such members, may be taken without a meeting, without prior notice, and without a vote if a consent in writing, setting forth the action so taken, shall be signed by the members (or persons authorized to cast the vote of any such members as elsewhere herein set forth) having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting of members at which a quorum of members (or authorized persons) entitled to vote thereon were present and voted. Within 10 days after obtaining such authorization by written consent, notice must be given to members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action.

3.11 Unit Owner Participation. Unit Owners shall have the right to participate in meetings of Unit Owners with reference to all designated agenda items. However, the Association may adopt reasonable rules governing the

frequency, duration, and manner of Unit Owner participation. Any Unit Owner may tape record or videotape a meeting of the Unit Owners subject to reasonable rules adopted by the Division.

4. Directors.

4.1 Membership. The affairs of the Association shall be governed by a Board of Three Directors. During Developer control, Directors need not be Unit Owners; provided, however, on turnover, each Director, other than any Developer-appointed or elected Director, shall be a Unit Owner.

4.2 Election of Directors. The election of Directors by Unit Owners other than the Developer shall be conducted in the following manner:

(a) Election of Directors shall be held at the annual members' meeting except as provided herein to the contrary.

(b) Not less than 60 days before a scheduled election, the Association shall mail or deliver a first notice of the date of election, whether by separate Association mailing or included in another Association mailing or delivery including regularly published newsletters, to each Unit Owner entitled to a vote. Any Unit Owner or other eligible person desiring to be a candidate for the board of administration shall give written notice to the Association not less than 40 days before a scheduled election. The Association shall then mail or deliver a second notice of the meeting at least 14 days prior to the meeting, which notice must include an agenda, to all Unit Owners entitled to vote therein, together with a written ballot that shall list all candidates. On request of a candidate, the Association shall include an information sheet, no larger than 8½ inches by 11 inches furnished by the candidate, to be included with the mailing of the ballot, with the costs of mailing or

delivery and copying to be paid by the Association.

- (c) The election shall be by written ballot or voting machine and by a plurality of the votes cast, each person voting being entitled to cast his or her vote for each of as many nominees as there are vacancies to be filled. The entire membership shall vote for all of the Directors. No Unit Owner shall permit another person to cast his or her ballot and any ballots improperly cast shall be deemed invalid except for a Unit Owner who needs assistance in voting due to blindness, disability, or inability to read or write.
- (d) There shall be no quorum requirement or minimum number of votes necessary for election of Board of Directors. However, at least 20% of the eligible voters must cast a ballot in order for the election to be valid.
- (e) No nominating committees, no slates of Directors, no nominations from the floor, and no write-in candidates are permitted. Any Unit Owner who indicates an interest in running must be placed on the ballot. Election and balloting are not required unless more candidates file notices of intent to run or are nominated than there are vacancies on the Board.
- (f) A person who has been suspended or removed by the division, or who is delinquent in the payment of any fee or assessment, is not eligible for board membership. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or who has been convicted of any offense in another jurisdiction that would be considered a felony if committed in this state, is not eligible for board membership unless such felon's civil rights have been restored for a period of no less than 5 years as of the date on which such person seeks election to the board. The validity of an action by the board is not affected if it is later determined that a

member of the board is ineligible for board membership due to having been convicted of a felony.

4.3 Vacancies and Removal.

(a) Except as to vacancies resulting from removal of Directors by members, vacancies on the Board of Directors occurring between annual meetings of members shall be filled by the affirmative vote of the remaining Board of Directors, even if the remaining Directors constitute less than a quorum, provided that all vacancies in Directorships to which Directors were appointed by the Developer under the provisions of Section 4.16 hereof shall be filled by the Developer without the necessity of any meeting.

(b) Any Director elected by the members (other than the Developer) may be removed by concurrence of a majority of the votes of all the voting interests at a special meeting of members called for that purpose, which meeting may be called by 10% of the voting interests, giving notice of the meeting as required for a meeting of Unit Owners, and stating the purpose of the meeting, or by written agreement signed by a majority of the Owners of all Units.

If the recall is approved by a majority of all voting interests by a vote at a meeting, the recall will be effective as provided herein. The Board shall duly notice and hold a board meeting within five full business days of the adjournment of the Unit Owner meeting to recall one or more board members. At the meeting, the Board shall either certify the recall, in which case such member or members shall be recalled effective immediately and shall turn over to the Board within five full business days any and all records and property of the Association in their possession, or shall proceed as set forth below.

If the proposed recall is by an agreement in writing by a majority of all voting interests, the agreement in writing or a copy thereof shall be served on the Association by certified mail or by personal service in the manner authorized by F.S. Chapter 48 and the Florida Rules of Civil Procedure. The Board shall duly notice and hold a meeting of the Board within five full business days after receipt of the agreement in writing. At the meeting, the Board shall either certify the written agreement to recall a member or members of the Board, in which case such member or members shall be recalled effective immediately, and shall turn over to the Board within five full business days any and all records and property of the Association in their possession, or proceed as described below.

If the Board determines not to certify the written agreement to recall a member or members of the Board, or does not certify the recall by a vote at a meeting, the Board shall, within five full business days after the meeting, file with the Division a petition for binding arbitration under the procedures in F.S. 718.1255. For the purposes of this section, the Unit Owners who voted at the meeting or who executed the agreement in writing shall constitute one party under the petition for arbitration. If the arbitrator certifies the recall as to any member or members of the Board, the recall will be effective on mailing of the final order of arbitration to the Association. If the Association fails to comply with the order of the arbitrator, the Division may take action under F.S. 718.501. Any member or members so recalled shall deliver to the Board any and all records of the Association in their possession within five full business days of the effective date of the recall.

If the Board fails to duly notice and hold a Board meeting within five full business days of service of an agreement in writing or within five full business

days of the adjournment of the Unit Owner recall meeting, the recall shall be deemed effective and the Board members so recalled shall immediately turn over to the Board any and all records and property of the Association.

If a vacancy occurs on the Board as a result of a recall and less than a majority of the Board members are removed, the vacancy may be filled by the affirmative vote of a majority of the remaining Directors, notwithstanding any provision to the contrary contained in Section 4.2 herein. If vacancies occur on the Board as a result of a recall and a majority or more of the Board members are removed, the vacancies shall be filled in accordance with procedural rules to be adopted by the Division.

- (c) Anything to the contrary herein notwithstanding, until a majority of the Directors are elected by the members other than the Developer of the Condominium, neither the first Directors of the Association, nor any other Directors named by the Developer, shall be subject to removal by members other than the Developer. The first Directors and Directors replacing them may be removed and replaced by the Developer without the necessity of any meeting. (See Section 4.16 below.)
- (d) If a vacancy on the Board of Directors results in the inability to obtain a quorum of Directors in accordance with these Bylaws, any Owner may apply to the Circuit Court within whose jurisdiction the Condominium lies for the appointment of a receiver to manage the affairs of the Association. At least 30 days prior to applying to the Circuit Court, the Unit Owner shall mail to the Association and post in a conspicuous place on the Condominium Property a notice describing the intended action and giving the Association an opportunity to fill the vacancy or vacancies in accordance with these Bylaws. If, during

such time, the Association fails to fill the vacancy or vacancies, the Unit Owner may proceed with the petition. If a receiver is appointed, the Association shall be responsible for the salary of the receiver, court costs, and attorneys' fees. The receiver shall have all powers and duties of a duly constituted Board of Directors and shall serve until the Association fills the vacancy or vacancies on the Board sufficient to constitute a quorum in accordance with these Bylaws.

- 4.4 Term. Except as provided herein to the contrary, the term of each Director's service shall extend until the next annual meeting of the members and subsequently until his or her successor is duly elected and has taken office, or until he or she is removed in the manner provided in Section 4.3.
- 4.5 Organizational Meeting. The organizational meeting of newly elected or appointed Directors shall be held within 10 days of their election or appointment at a place and time as shall be fixed by the Directors at the meeting at which they were elected or appointed. Notice of the organizational meeting, which notice shall specifically incorporate an identification of agenda items, shall be posted conspicuously on the condominium property at least 48 continuous hours preceding the meeting except in an emergency.
- 4.6 Regular Meetings. Regular meetings of the Board of Directors may be held at a time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone, or telegraph, and shall be transmitted at least 48 hours prior to the meeting. Regular meetings of the Board of Directors shall be open to all Unit Owners and notice of these meetings shall be posted conspicuously on the Condominium Property at least 48 continuous hours in

advance for the attention of the members of the Association except in the event of an emergency. Unit Owners shall have the right to attend and the right to speak with reference to all designated agenda items. The Board may adopt reasonable rules governing the frequency, duration, and manner of Unit Owner statements. Unit Owners may tape record or videotape meetings of the Board subject to rules adopted by the Division. Directors may not vote by proxy or by secret ballot at Board meetings. A vote or abstention for each Director present shall be recorded in the minutes.

- 4.7 Special Meetings. Special meetings of the Directors may be called by the President, and must be called by the President or Secretary at the written request of one third of the Directors. For as long as the Developer is in control of the Association, special meetings of the Directors may be called by the Developer. Notice of the meeting shall be given personally or by mail, telephone, or telegraph, which notice shall state the time, place, and purpose of the meeting and shall be transmitted not less than 48 hours prior to the meeting. Special meetings of the Board of Directors shall be open to all Unit Owners, and notice of these meetings shall be posted conspicuously on the Condominium Property at least 48 continuous hours in advance for the attention of the members of the Association except in the event of an emergency, and Unit Owners shall have a reasonable right to participate. The Board may adopt reasonable rules governing the frequency, duration, and manner of Unit Owner statements. Unit Owners may tape record or videotape meetings of the Board. Directors may not vote by proxy or secret ballot at Board Meetings. A vote or abstention for each Director present shall be recorded in the minutes.

Notwithstanding the foregoing, written notice of any meeting at which nonemergency special assessments, or at which an amendment to Rules regarding Unit use, will be considered shall be mailed or delivered to the Unit

Owners and posted conspicuously on the Condominium Property not less than 14 days prior to the meeting.

4.8 Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting and that waiver shall be deemed equivalent to the due receipt by the Director of notice. Attendance by any Director at a meeting except when his or her attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called, shall be deemed equivalent to the due receipt by that Director of notice.

4.9 Quorum. A quorum at Directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board except when approval by a greater number of Directors is specifically required by the Declaration, the Articles, or these Bylaws.

Meetings of the Board of Directors and any committee thereof at which a quorum of the members of that committee are present shall be open to all Unit Owners. The right to attend these meetings includes the right to speak with reference to all designated agenda items; provided, however, the Association may adopt reasonable rules governing the frequency, duration, and manner of Unit Owner statements.

4.10 Adjourned Meetings. If, at any proposed meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present, provided notice of the newly scheduled meeting is given as required hereunder. At any newly scheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

4.11 Joinder in Meeting by Approval of Minutes. The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the approval of that Director of the business conducted at the meeting, but joinder shall not allow the applicable Director to be counted as being present for purposes of quorum.

A Director who is present at a meeting of the Board at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless that Director votes against action or abstains from voting in respect thereto because of an asserted conflict of interest. A vote or abstention for each Director present shall be recorded in the minutes. Directors may not vote by proxy.

4.12 Presiding Officer. The presiding Officer at the Directors' meetings shall be the President (who may, however, designate any other person to preside).

4.13 Order of Business. If a quorum has been attained, the order of business at Directors' meetings shall be:

- (a) Roll call;
- (b) Proof of due notice of meeting;
- (c) Reading and disposal of any unapproved minutes;
- (d) Reports of Officers and committees;
- (e) Election of Officers;
- (f) Unfinished business;
- (g) New Business;
- (h) Adjournment.

This order may be waived in whole or in part by direction of the presiding Officer.

4.14 Minutes of Meetings. The minutes of all meetings of the Board of Directors shall be kept in a book available for inspection by Unit Owners, or their authorized representatives, and Board members at any reasonable time. The Association shall retain these minutes for a period of not less than seven years.

4.15 Executive Committee; Other Committees. The Board of Directors may, by resolution duly adopted, appoint an Executive Committee to consist of three or more members of the Board. This Executive Committee shall have and may exercise all of the powers of the Board in management of the business and affairs of the Condominium during the period between the meetings of the Board insofar as may be permitted by law except that the Executive Committee shall not have power (a) to determine the Common Expenses required for the affairs of the Condominium, (b) to determine the assessments payable by the Unit Owners to meet the Common Expenses of the Condominium, (c) to adopt or amend any rules and regulations covering the details of the operation and use of the Condominium Property, or (d) to exercise any of the powers set forth in paragraphs (f) and (o) of Article 5 below.

The Board may by resolution also create other committees and appoint persons to committees and vest in committees powers and responsibilities as the Board shall deem advisable.

Meetings of any committee of the Board at which a quorum of the members of that committee are present shall be open to all Unit Owners. Written notice, which notice shall specifically incorporate an identification of

agenda items, of all committee meetings shall be posted conspicuously on the Condominium Property at least 48 continuous hours preceding the meeting except in an emergency.

4.16 Proviso. Pursuant to rule 61B-17.0012, FAC section 718.301(1), Florida Statutes provides that when unit owners other than the developer own 15 percent or more of the units in a condominium that will be operated ultimately by an association, the unit owners other than the developer shall be entitled to elect no less than one-third of the members of the board of administration of the association. Unit owners other than the developer are entitled to elect not less than a majority of the members of the board of administration of an association: (a) Three years after 50 percent of the units that will be operated ultimately by the association have been conveyed to purchasers; (b) Three months after 90 percent of the units that will be operated ultimately by the association have been conveyed to purchasers; (c) When all the units that will be operated ultimately by the association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business; (d) When some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business; (e) When the developer files a petition seeking protection in bankruptcy; (f) When a receiver for the developer is appointed by a circuit court and is not discharged within 30 days after such appointment; or (g) Seven years after recordation of the declaration of condominium; or, in the case of an association which may ultimately operate more than one condominium, 7 years after recordation of the declaration for the first condominium it operates; or, in the case of an association operating a phase condominium created pursuant to s. 718.403, 7 years after recordation of the declaration creating the initial phase,

whichever occurs first. The developer is entitled to elect at least one member of the board of administration of an association as long as the developer holds for sale in the ordinary course of business at least 5 percent, in condominiums with fewer than 500 units, and 2 percent, in condominiums with more than 500 units, of the units in a condominium operated by the association. Following the time the developer relinquishes control of the association, the developer may exercise the right to vote any developer-owned units in the same manner as any other unit owner except for purposes of reacquiring control of the association or selecting the majority members of the board of administration. Notwithstanding anything to the contrary contained in this Article 4 or otherwise, the Board shall consist of three Directors during the period that the Developer is entitled to appoint a majority of the Directors, as hereinafter provided. The Developer shall have the right to appoint all of the members of the Board of Directors until Unit Owners other than the Developer own 15% or more of the Units in any one Condominium that will be operated ultimately by the Association. When Unit Owners other than the Developer own 15% or more of the Units in any one Condominium to be operated by the Association, the Unit Owners other than the Developer shall be entitled to elect not less than one third of the members of the Board. On the election of the Director(s), the Developer shall forward to the Division the name and mailing address of the Director(s) elected. Unit Owners other than the Developer are entitled to elect not less than a majority of the members of the Board of Directors (a) three years after 50% of the Units in all Condominiums that will be operated ultimately by the Association have been conveyed to Purchasers; (b) one hundred twenty (120) days after 75% of the Units in all Condominiums that will be operated ultimately by the Association have been conveyed to Purchasers, which shall also be no later than three (3) months after ninety percent (90%) of the sales have been closed; (c) when all of the Units in all

Condominiums that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; (d) when some of the Units have been conveyed to purchasers, and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business; or (e) five years after recordation of the Declaration of Condominium in the public records, whichever occurs first. Following the time the Developer relinquishes control of the Association, the Developer may exercise the right to vote any Developer-owned Units in the same manner as any other Unit Owner except for purposes of reacquiring control of the Association or selecting the majority of members of the Board.

The Developer can turn over control of the Association to Unit Owners other than the Developer prior to the dates in its sole discretion by causing all of its appointed Directors to resign, whereupon it shall be the affirmative obligation of Unit Owners other than the Developer to elect Directors and assume control of the Association. Provided at least 30 days' notice of the Developer's decision to cause its appointees to resign is given to Unit Owners, neither the Developer nor its appointees shall be liable in any manner in connection with such resignations even if the Unit Owners other than the Developer refuse or fail to assume control.

Within 75 days after the Unit Owners other than the Developer are entitled to elect a member or members of the Board, or sooner if the Developer has elected to accelerate the event as aforesaid, the Association shall call, and give not less than 60 days' notice of an election for the members of the Board of Directors. The election shall proceed as hereinbefore provided for the election of Directors in Section 4.2. The notice may be given by any Unit Owner if the Association fails to do so.

At the time that Unit Owners other than the Developer elect a majority of the members of the Board of Directors of the Association (but not more than 90 days after that event for purposes of paragraph (g) below), the Developer shall relinquish control of the Association and shall deliver to the Association all property of the Unit Owners and of the Association held or controlled by the Developer, including, but not limited to, the following items, if applicable:

- (a) The original or a photocopy of the recorded Declaration of Condominium and all amendments thereto. If a photocopy is provided, the Developer must certify by affidavit that it is a complete copy of the actual recorded Declaration.
- (b) A certified copy of the Articles of Incorporation of the Association.
- (c) A copy of the Bylaws of the Association.
- (d) The minute books, including all minutes, and other books and records of the Association, if any.
- (e) Any rules and regulations that have been adopted.
- (f) Resignations of resigning Officers and Board members who were appointed by the Developer.
- (g) The financial records, including financial statements of the Association, and source documents since the incorporation of the Association through the date of the turnover. The records shall be audited for the period from the incorporation of the Association or from the period covered by the last audit, if an audit has been performed for each fiscal year since incorporation by an independent certified public accountant. All financial statements shall be prepared in accordance with

generally accepted accounting standards as defined by rule by the Florida Board of Accountancy, under F.S. Chapter 473. The accountant performing the audit shall examine to the extent necessary supporting documents and records, including the cash disbursements and related paid invoices, to determine if expenditures were for association purposes, and billings, cash receipts, and related records to determine that the developer was charged and paid the proper amount of assessments.

- (h) Association funds or the control thereof.
- (i) All tangible personal property that is the property of the Association or is or was represented by the Developer to be part of the Common Elements or is ostensibly part of the Common Elements, and an inventory of such property.
- (j) A copy of the plans and specifications utilized in the construction or remodeling of Improvements and the supplying of equipment to the Condominium and in the construction and installation of all mechanical components servicing the Improvements and the Condominium Property, with a Certificate, in affidavit form, of an Officer of the Developer or his or her agent or an architect or engineer authorized to practice in Florida, that these plans and specifications represent, to the best of his or her knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the Condominium Property and the construction and installation of the mechanical components serving the Improvements and the Condominium Property.
- (k) A list of the names and addresses, of which the Developer has knowledge at any time in the development of the Condominium, of all contractors, subcontractors, and suppliers utilized in the construction or remodeling of the improvements and in the

landscaping of the Condominium or Association property.

- (l) Insurance policies.
 - (m) Copies of any Certificates of Occupancy that may have been issued for the Condominium Property.
 - (n) Any other permits issued by governmental bodies applicable to the Condominium Property in force or issued within one year prior to the date the Unit Owners take control of the Association.
 - (o) All written warranties of contractors, subcontractors, suppliers, and manufacturers, if any, that are still effective.
 - (p) A roster of Unit Owners and their addresses and telephone numbers, if known, as shown on the Developer's records.
 - (q) Leases of the Common Elements and other Leases to which the Association is a party, if applicable.
 - (r) Employment contracts or service contracts in which the Association is one of the contracting parties, or service contracts in which the Association or Unit Owners have an obligation or responsibility, directly or indirectly, to pay some or all of the fee or charge of the person or persons performing the service.
 - (s) All other contracts to which the Association is a party.
5. Powers and Duties. The Board of Directors shall have the powers and duties granted to it by law, the Declaration, the Act, the Articles, and these Bylaws necessary for the administration of the affairs of the Condominium and may take all acts, through the proper Officers of the Association, in executing these powers, except acts which by law, the

Declaration, the Articles, or these Bylaws may not be delegated to the Board of Directors by the Unit Owners. These powers and duties of the Board of Directors shall include, without limitation (except as limited elsewhere herein), the following:

- (a) Operating and maintaining the Common Elements.
- (b) Determining the expenses required for the operation of the Condominium and the Association.
- (c) Employing and dismissing the personnel necessary for the maintenance and operation of the Common Elements.
- (d) Adopting and amending rules and regulations concerning the details of the operation and use of the Units and the Condominium Property, subject to a right of the Unit Owners to overrule the Board as provided in Article 13 hereof.
- (e) Maintaining bank accounts on behalf of the Association and designating the signatory or signatories required therefor.
- (f) Purchasing, leasing, or otherwise acquiring Units or other property in the name of the Association or its designee.
- (g) Purchasing Units at foreclosure or other judicial sales, in the name of the Association or its designee.
- (h) Selling, leasing, mortgaging, or otherwise dealing with Units acquired, and subleasing Units leased, by the Association or its designee.
- (i) Organizing corporations for various purposes (e.g., rental programs) and appointing persons to act as designees of the Association in acquiring title to or

leasing Units or other property.

- (j) Obtaining and reviewing insurance for the Condominium Property.
- (k) Making repairs, additions, and improvements to or alterations of the Condominium Property, and repairs to and restoration of the Condominium Property, in accordance with the provisions of the Declaration after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings or otherwise.
- (l) Enforcing obligations of the Unit Owners, allocating profits and expenses, and taking other actions as shall be deemed necessary and proper for the sound management of the Condominium.
- (m) Imposing fines under F.S. 718.303 against appropriate Unit Owners for failure to comply with the provisions of the Board policies and resolutions, the Condominium Documents including the Rules and Regulations established by the Association, and applicable laws by the Unit Owners, their occupants, licensees, or invitees.

The Directors may, under F.S. 718.303(3), impose fines against a Unit not to exceed the maximum permissible by law, for failure to comply with the provisions of the Board policies and resolutions, the Condominium Documents, including the Rules and Regulations, and applicable laws by Owners, occupants, licensees, tenants, and invitees.

A fine may be imposed for each day of continuing violation at the highest rate allowed by law per violation with a single notice and opportunity for hearing, provided that no fine shall in the aggregate

exceed the maximum amount permissible by law.

The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing by being given notice of not less than 14 days. Notice shall be deemed effective when deposited in the United States mail, certified, return receipt requested, to the address of the Unit Owner listed in the official records of the Association, and as to tenants, to the mailing address for the Unit. The notice shall include:

- (1) A statement of the date, time, and place of the hearing.
- (2) A statement of the provisions of the Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, Board policies and resolutions, or laws that have allegedly been violated.
- (3) A short and plain statement of the matters asserted by the Association.

The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association. The hearing shall be held before a Committee of other Unit Owners. If the Committee does not agree with the fine, the fine may not be levied. Should the Association be required to initiate legal proceedings to collect a duly levied fine, the prevailing party in an action to collect the fine shall be entitled to an award of costs, and a reasonable attorney's fee incurred before trial (including in connection with the preparation for and conduct of fining hearings), at trial, and on appeal. Unit Owners shall be jointly and severally liable for the payment of fines levied against tenants, guests,

invitees, or other occupants of a Unit.

- (n) Purchasing or leasing Units for use by resident superintendents and other similar persons.
- (o) Borrowing money on behalf of the Condominium when required in connection with the operation, care, upkeep, and maintenance of the Common Elements or the acquisition of property, and granting mortgages on and/or security interests in Association-owned property. If any sum borrowed by the Board of Directors on behalf of the Condominium under the authority contained in this paragraph is not repaid by the Association, a Unit Owner who pays to the creditor a portion thereof as the Owner's interest in his or her Common Elements bears to the interest of all of the Unit Owners in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or other lien that the creditor shall have filed or shall have the right to file against, or which will affect, such Unit Owner's Unit. However, the Association shall take no action authorized in this paragraph without the prior written consent of the Developer as long as the Developer owns any Unit.
- (p) Contracting for the management and maintenance of the Condominium Property and authorizing a management agent (who may be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair, and replacement of the Common Elements with the funds as shall be made available by the Association for such purposes. The Association and its Officers shall, however, retain at all times the powers and duties granted by the Condominium documents and the Act, including, but not limited to,

the making of assessments, promulgation of rules, and execution of contracts on behalf of the Association. Notwithstanding the foregoing, in the event that a lawsuit is to be brought against the Developer for any reason whatsoever, at least 75% of all Unit Owners, other than the Developer, must agree, at a meeting duly called for that purpose, prior to institution of any action.

- (q) Adopting budgets and making and collecting special and periodic assessments against Owners to defray the costs of the Association.
- (r) Acquiring and conveying Common Elements for the purposes of providing utility easements, right-of-way expansion, or other public purpose whether negotiated or as part of the eminent domain procedure, which authority can be exercised by the Board of Directors without approval of the Unit Owners.
- (s) At its discretion, authorizing Unit Owners or other persons to use portions of the Common Elements for private parties and gatherings and imposing reasonable charges for private use (to the extent permitted by the Act).
- (t) Exercising (i) all powers specifically set forth in the Declaration, the Articles, these Bylaws, and the Act, (ii) all powers incidental thereto, and (iii) all other powers of a Florida not-for-profit corporation.
- (u) Imposing a lawful fee in connection with the approval of the transfer, lease, sale, or sublease of Units, not to exceed the maximum amount permitted by law from time to time in any one case.
- (v) Contracting with and creating or joining in the creation of special taxing districts, joint councils, and the like.

6. Officers.

- 6.1 Executive Officers. The initial executive Officers of the Association shall be a President, a Vice President, a Treasurer, and a Secretary (none of whom need be Directors or Unit Owners), all of whom shall be elected by the Board of Directors (which may create and fill other offices as provided herein) and who may be peremptorily removed at any meeting by concurrence of a majority of all of the Directors. A person may hold more than one office except that the President may not also be the Secretary. No person shall sign an instrument or perform an act in the capacity of more than one office. The Board of Directors from time to time shall elect any other Officers and designate their powers and duties as the Board shall deem necessary or appropriate to manage the affairs of the Association.
- 6.2 President. The President shall be the chief executive Officer of the Association. He or she shall have all of the powers and duties that are usually vested in the office of president of an association.
- 6.3 Vice President. The Vice President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He or she shall also assist the President and exercise any other powers and perform any other duties as are incident to the office of the Vice President of an association and as may be required by the Directors or the President.
- 6.4 Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the members. The Secretary shall attend to the giving of all notices to the members and Directors and other notices required by law. He or she shall have custody of the seal of the Association and shall affix it to instruments requiring the seal when duly signed. He or she shall keep the records of the

Association, except those of the Treasurer, and shall perform all other duties incident to the office of the secretary of an association and as may be required by the Directors or the President.

- 6.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities, and evidences of indebtedness. He or she shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors for examination at reasonable times. He or she shall submit a Treasurer's report to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of Treasurer and as may be required by the Directors or the President. All money and other valuable effects shall be kept for the benefit of the Association in depositories as may be designated by a majority of the Board of Directors.
- 6.6 Other. The Board of Directors may create additional offices from time to time and appoint persons to fill the offices, subject to removal at the discretion of the Board.
- 6.7 Developer Appointees. No Officer appointed by the Directors designated by the Developer may be removed except as provided in Section 4.16 hereof and by law.
7. Compensation. Neither Directors nor Officers shall receive compensation for their services as such, but this provision shall not preclude the Board of Directors from employing a Director or Officer as an employee of the Association, nor preclude contracting with a Director or Officer for the management of the Condominium or for any other service to be supplied by the Director or Officer. Directors and Officers shall be compensated for all actual and proper out-of-pocket expenses relating to the proper discharge of their respective duties.
8. Resignations. Any Director or Officer may resign his or her post at any time by written resignation, delivered to the

President or Secretary, which shall take effect on its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such date unless withdrawn. The acceptance of a resignation shall not be required to make it effective. The conveyance of all Units owned by any Director or Officer (other than appointees of the Developer or Officers who were not Unit Owners) shall constitute a written resignation of such Director or Officer.

9. Fiscal Management. The provisions for fiscal management of the Association set forth in the Declaration and Articles shall be supplemented by the following provisions:

9.1 Budget.

- (a) Adoption by Board; Items. The Board of Directors shall from time to time, and at least annually, prepare a budget for the Condominium (which shall detail all accounts and items of expense and contain at least all items set forth in F.S. 718.504(21), if applicable), determine the amount of assessments payable by the Unit Owners to meet the expenses of the Condominium, and allocate and assess expenses among the Unit Owners in accordance with the provisions of the Declaration. In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance (to the extent required by law). These accounts shall include, but not be limited to, roof replacement, building painting, pavement resurfacing, and any other items for which the deferred maintenance expense or replacement cost exceeds \$10,000 or other amount, as provided in the Act, as amended from time to time. The amount of reserves shall be computed by means of a formula based on estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The Association may adjust

replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. Reserves shall not be required if the members of the Association have, by a majority vote at a duly called meeting of the Association, determined for a specific fiscal year to provide no reserves or reserves less adequate than required hereby. If a meeting of Unit Owners has been called to determine to provide no reserves or reserves less adequate than required, and that result is not attained or a quorum is not attained, the reserves, as included in the budget, shall go into effect. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a duly called meeting of the Association.

The adoption of a budget for the Condominium shall comply with the requirements hereinafter set forth:

- (i) Notice of Meeting. A copy of the proposed budget of Common Expenses shall be mailed to each Unit Owner not less than 14 days prior to the meeting of the Board of Directors at which the budget will be considered, together with a notice of that meeting indicating the time and place of the meeting. The meeting shall be open to the Unit Owners, and the Unit Owners shall have a reasonable right to participate. The Board may adopt reasonable rules governing the frequency, duration, and manner of Unit Owner statements.
- (ii) Special Membership Meeting. If a budget is adopted by the Board of Directors in any fiscal year which requires assessments against unit owners which exceed 115 percent of assessments

for the preceding fiscal year, the board shall conduct a special meeting of the unit owners to consider a substitute budget if the board receives, within 21 days after adoption of the annual budget, a written request for a special meeting from at least 10 percent of all voting interests. The special meeting shall be conducted within 60 days after adoption of the annual budget. At least 14 days prior to such special meeting, the board shall hand deliver to each unit owner, or mail to each unit owner at the address last furnished to the association, a notice of the meeting. An officer or manager of the association, or other person providing notice of such meeting shall execute an affidavit evidencing compliance with this notice requirement, and such affidavit shall be filed among the official records of the association. Unit owners may consider and adopt a substitute budget at the special meeting. A substitute budget is adopted if approved by a majority of all voting interests. If there is not a quorum at the special meeting or a substitute budget is not adopted, the annual budget previously adopted by the board shall take effect as scheduled.

- (iii) Determination of Budget Amount. In determining whether a budget requires assessments against Unit Owners in any year exceeding 115% of assessments for the preceding year, there shall be excluded in the computations any authorized provisions for reasonable reserves made by the Board of Directors in respect of repair or replacement of the Condominium Property or in respect of anticipated expenses of the Association that are not anticipated to be incurred on a regular or annual basis, and there shall be excluded further from this computation assessments for improvements to the Condominium Property.

(iv) Proviso. As long as the Developer is in control of the Board of Directors of the Association, the Board shall not impose assessments for a year greater than 115% of the prior year's assessments, as herein defined, without the approval of a majority of Unit Owners other than the Developer.

(b) Adoption by Membership. In the event that the Board of Directors shall be unable to adopt a budget for a fiscal year in accordance with the requirements of Subsection 9.1(a) above, the Board of Directors may call a special meeting of Unit Owners for the purpose of considering and adopting a budget, which meeting shall be called and held in the manner provided for special meetings in that subsection, or propose a budget in writing to the members, and if a budget is adopted by the members, on ratification by a majority of the Board of Directors, it shall become the budget for that year.

9.2 Assessments. Assessments against Unit Owners for their share of the items of the budget shall be made for the applicable fiscal year annually at least 20 days preceding the year for which the Assessments are made. The assessments shall be due in equal installments, payable in advance on the first day of each month (or each quarter at the election of the Board) of the year for which the assessments are made. If annual assessments are not made as required, assessments shall be presumed to have been made in the amount of the last prior assessments, and monthly (or quarterly) installments on the assessments shall be due on each installment payment date until changed by amended assessments. In the event the annual assessments prove to be insufficient, the budget and assessments may be amended at any time by the Board of Directors, subject to the provisions of Section 9.1 hereof, if applicable. Unpaid assessments for the remaining

portion of the fiscal year for which amended assessments are made shall be payable in as many equal installments as there are full months (or quarters) of the fiscal year left as of the date of the amended assessments, each monthly (or quarterly) installment to be paid on the first day of the month (or quarter), commencing the first day of the next ensuing month (or quarter). If only a partial month (or quarter) remains, the amended assessments shall be paid with the next regular installment in the following year unless otherwise directed by the Board in its resolution.

9.3 Assessments for Emergencies. Assessments for Common Expenses for emergencies that cannot be paid from the annual assessments for Common Expenses shall be due only after 14 days' notice is given to the Unit Owners concerned, and shall be paid in a manner as the Board of Directors of the Association may require in the notice of the assessments. Adequate notice of all meetings, which notice shall specifically incorporate an identification of agenda items, shall be posted conspicuously on the condominium property at least 48 continuous hours preceding the meeting except in an emergency. Any item not included on the notice may be taken up on an emergency basis by at least a majority plus one of the members of the board. Such emergency action shall be noticed and ratified at the next regular meeting of the board. Notice of any meeting in which regular or special assessments against unit owners are to be considered for any reason shall specifically state that assessments will be considered and the nature, estimated cost, and description of the purposes for such assessments.

9.4 Late Assessments. Assessments not paid within 10 days from the date due may bear interest from the date when due until paid at the then highest rate allowed by law. Additionally, the failure to pay any assessment within 10 days from the date due shall entitle the Association to levy a late charge against the defaulting Unit Owner, in an

amount as the Board may determine from time to time. However, the late charge shall not exceed the maximum amount allowed under the Act.

- 9.5 Depository. The depository of the Association shall be a bank or banks or financial institution(s) in the state of Florida federally regulated and insured as shall be designated from time to time by the Directors and in which the funds of the Association shall be deposited. Withdrawal of money from those accounts shall be made only by checks signed by a person or persons as are authorized by the Directors. All sums collected by the Association from assessments or contributions to working capital or otherwise shall be maintained separately for each Condominium, in the Association's name. Reserve and operating funds of the Association shall not be commingled. The Association shall maintain separate accounting records for the Association and for each Condominium operated by the Association. No manager or business entity required to be licensed or registered under F.S. 468.432, and no agent, employee, Officer, or Director of the Association, shall commingle Association funds with his, her, its, or another association's or entity's funds.
- 9.6 Acceleration of Installments on Default. As an additional right and remedy of the Association, if a Unit Owner shall be in default in the payment of an installment of the Owner's assessments after 30 days' prior written notice to the applicable Unit Owner, the Board of Directors or its agent may accelerate the assessments due for the remainder of the quarter (if the assessments are made by monthly installments) and thereafter, if a claim of lien has been filed, the assessments shall be accelerated for the balance of the budget year. The unpaid balance of the assessments for the balance of the accelerated period shall be due on the date stated in the notice, but not less than five days after delivery of the notice to the Unit Owner, or not less than 10 days after the mailing of the notice to the Unit Owner by

certified mail, whichever shall first occur.

- 9.7 Enforcement of Assessments. In the event an assessment is not paid within 10 days of the date it shall be due and payable, the Association, through the Board of Directors, may proceed to enforce and collect that assessment from the delinquent Unit Owner in any manner provided for by the Act, the Declaration of Condominium, and these Bylaws. Each Unit Owner shall be individually responsible for the payment of assessments against his or her Unit and for the payment of reasonable attorneys' fees and costs incurred by the Association in the collection of sums due and enforcement of any lien held by the Association.
- 9.8 Fidelity Bonds. Fidelity bonds shall be required by the Board of Directors for all persons handling or responsible for Association funds in an amount as shall be determined by the formula set forth in the Act, or a greater amount as may be determined by a majority of the Board. The premiums on the bonds shall be paid by the Association as a Common Expense.
- 9.9 Accounting Records and Reports. The Association shall maintain accounting records in the state of Florida, according to accounting practices normally used by similar associations. The records shall be open to inspection by Unit Owners or their authorized representatives at reasonable times, and written summaries of them shall be supplied at least annually. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, and (b) an account for each Unit designating the name and current mailing address of the Unit Owner, the amount of assessments, the dates and amounts in which the assessments come due, the amount paid on the account and the dates so paid, and the balance due. Written summaries of the records described in clause (a) above, in the form and manner specified below, shall

be supplied to each Unit Owner annually.

No later than May 1 of the year following the end of a fiscal year, the Board shall mail, furnish by personal delivery, or provide notice of availability of a copy, to each Unit Owner a complete financial report of actual receipts and expenditures for the previous 12 months (i.e., the last completed fiscal year), or a complete set of financial statements for the preceding fiscal year prepared in accordance with generally accepted accounting principles. The report shall show the amount of receipts by accounts and receipt classifications and shall show the amounts of expenses by accounts and expense classifications, including, if applicable, but not limited to, the following:

- a. Cost for security;
- b. Professional and management fees and expenses;
- c. Taxes;
- d. Cost for recreation facilities;
- e. Expenses for refuse collection and utility services;
- f. Expenses for landscaping;
- g. Cost for building maintenance and repair;
- h. Insurance costs;
- i. Administrative and salary expenses; and
- j. Reserves for capital expenditures, deferred maintenance, and any other category for which the Association maintains a reserve account or accounts.

9.10 Application of Payment. All payments made by a Unit

Owner shall be applied as provided in these Bylaws and in the Declaration, or as otherwise determined by the Board.

- 9.11 Notice of Meetings. Notice of any meeting at which assessments against Unit Owners are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of any assessments.

- 10. Roster of Unit Owners. Each Unit Owner shall file with the Association a copy of the recorded deed or other document showing his or her ownership. The Association shall maintain this information. The Association may rely on the accuracy of the information for all purposes until notified in writing of changes therein as provided above. Only Unit Owners of record on the date notice of any meeting requiring their vote is given shall be entitled to notice of and to vote at the meeting unless prior to the meeting other Owners shall produce adequate evidence, as provided above, of their interest and shall waive in writing notice of the meeting.

- 11. Parliamentary Rules. ROBERT'S RULES OF ORDER NEWLY REVISED shall govern the conduct of the Association meetings when not in conflict with the Declaration, the Articles, or these Bylaws.

- 12. Amendments. Except as provided otherwise in the Declaration, these Bylaws may be amended in the following manner:
 - 12.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of a meeting of the membership at which a proposed amendment is to be considered.

 - 12.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than one third of the members of the Association. Any proposed amendment to

these Bylaws must be made by ballot or by limited proxy, delivered to the Secretary of the Association at or prior to the meeting. The approval must be:

- (a) prior to the turnover of control of the Association to Unit Owners other than the Developer, by not less than a majority of the votes of those members of the Association who are present or represented at a meeting at which a quorum has been attained and by not less than a majority of the entire Board of Directors; or
- (b) after control of the Association has been turned over to Unit Owners other than the Developer, by not less than two thirds (2/3) of the votes of the members of the Association represented at a meeting at which a quorum has been attained.

12.3 Proviso. No amendment may be adopted that would eliminate, modify, prejudice, abridge, or otherwise adversely affect any rights, benefits, privileges, or priorities granted or reserved to the Developer or mortgagees of Units without the consent of the Developer and mortgagees in each instance. No amendment shall be made that is in conflict with the Articles or Declaration. No amendment to this Section shall be valid.

12.4 Execution and Recording. A copy of each amendment shall be attached to a certificate stating that the amendment was duly adopted as an amendment of the Declaration and Bylaws, which certificate shall be executed by the President or Vice President and attested by the Secretary or Assistant Secretary of the Association with the formalities of a deed, or by the Developer alone if the amendment has been adopted consistent with the provisions of the Declaration allowing the action by the Developer. The amendment shall be effective when the certificate and a copy of the amendment are recorded in the Public Records of the County with an identification on the first page of the amendment of the Official Records

Book and Page of the Public Records where the Declaration is recorded.

13. Rules and Regulations. The Board of Directors may from time to time adopt, amend, modify, or add to Rules and Regulations concerning the use of the Condominium Property except that subsequent to the date control of the Association is turned over by the Developer to Unit Owners other than the Developer, Owners of a majority of the Units may overrule the Board with respect to any adoption, amendments, modifications, or addition. Any Rule adoption, modification, amendment, or addition need not be recorded in the Public Records of St. Johns County to be effective; however, copies of the adopted, modified, amended, or additional Rules and Regulations shall be furnished by the Board of Directors to each affected Unit Owner not less than 10 days prior to the effective date thereof. At no time may any Rule or Regulation be adopted that would prejudice the rights reserved to the Developer.
14. Construction. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all genders.
15. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define or limit the scope of these Bylaws or the intent of any provision hereof.
16. Official Records. From the inception of the Association, the Association shall maintain a copy of each of the following, where applicable, which shall constitute the official records of the Association:
 - (a) The plans, permits, warranties, and other items provided by the Developer under F.S. 718.301(4).
 - (b) A photocopy of the recorded Declaration of Condominium

and all amendments thereto.

- (c) A photocopy of the recorded Bylaws of the Association and all amendments thereto.
- (d) A certified copy of the Articles of Incorporation of the Association or other documents creating the Association and all amendments thereto.
- (e) A copy of the current Rules and Regulations of the Association.
- (f) A book or books containing the minutes of all meetings of the Association, of the Board of Directors, and of Unit Owners, which minutes shall be retained for a period of not less than seven years.
- (g) A current roster of all Unit Owners, their mailing addresses, Unit identifications, voting certifications, and, if known, telephone numbers.
- (h) All current insurance policies of the Association and the Condominium.
- (i) A current copy of any management agreement, lease, or other contract to which the Association is a party or under which the Association or the Unit Owners have an obligation or responsibility.
- (j) Bills of sale or transfer for all property owned by the Association.
- (k) Accounting records for the Association and the accounting records for the Condominium, according to good accounting practices. All accounting records shall be maintained for a period of not less than seven years. The accounting records shall include, but not be limited to:
 - 1. Accurate, itemized, and detailed records for all

receipts and expenditures.

2. A current account and a monthly, bimonthly, or quarterly statement of the account for each Unit designating the name of the Unit Owner, the due date and amount of each assessment, the amount paid upon the account, and the balance due.
3. All audits, reviews, accounting statements, and financial reports of the Association or Condominium.
4. All contracts for work to be performed. Bids for work to be performed shall also be considered official records and shall be maintained for a period of one year.
 - (l) Ballots, sign-in sheets, voting proxies, and all other papers relating to elections, which shall be maintained for a period of one year from the date of the meeting to which the document relates.
 - (m) All rental records where the Association is acting as agent for the rental of Units.
 - (n) A copy of the current question and answer sheet as described in F.S. 718.504.

The official records of the Association shall be maintained within the state of Florida or at any other place as may be permitted by the Act.

The official records of the Association shall be open to inspection by any Association member or the authorized representative of a member at all reasonable times in accordance with reasonable rules regarding the frequency, time, location, notice, and manner of record inspections and copying adopted by the Association. Inspections may take place only at the building in which the records are located and the records shall not be removed from that location.

Failure to permit inspection of the Association records as provided herein entitles any person prevailing in an enforcement action to recover reasonable attorneys' fees from the person in control of the records who, directly or indirectly, knowingly denies access to the records for inspection. The right to inspect the records includes the right to make or obtain copies, at the reasonable expense, if any, of the Association member.

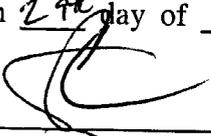
17. Mandatory Nonbinding Arbitration of Disputes.

- (a) Prior to the institution of court litigation, the parties to a dispute, as defined in the Act, shall petition the Division for nonbinding arbitration. Arbitration shall be conducted according to Rules promulgated by the Division. The filing of a petition for arbitration shall toll the applicable statute of limitations.
- (b) At the request of any party to the arbitration, the arbitrator shall issue subpoenas for the attendance of witnesses and the production of books, records, documents, and other evidence, and any party on whose behalf a subpoena is issued may apply to the court for orders compelling attendance and production. Subpoenas shall be served and shall be enforceable in the manner provided by law.
- (c) The arbitration decision shall be presented to the parties in writing. An arbitration decision shall be final if a complaint for a trial de novo is not filed in a court of competent jurisdiction in which the Condominium is located within 30 days. The right to file for a trial de novo entitles the parties to file a complaint in the appropriate trial court for a judicial resolution of the dispute. The prevailing party may be awarded reasonable attorneys' fees, the costs of the arbitration, or both, in an amount determined in the discretion of the arbitrator.
- (d) The party who files a complaint for a trial de novo shall be assessed the other party's arbitration costs, court costs, and other reasonable costs, including attorneys' fees,

investigation expenses, and expenses for expert or other testimony or evidence incurred after the arbitration hearing if the judgment on the trial de novo is not more favorable than the arbitration decision. If the judgment is more favorable, the party who filed a complaint for trial de novo shall be awarded reasonable court costs and attorneys' fees.

- (e) The decision of an arbitrator shall be final; however, the decision shall not be deemed final agency action. Nothing in this provision shall be construed to foreclose parties from proceeding in a trial de novo. If judicial proceedings are initiated, the final decision of the arbitrator shall be admissible in evidence.
- (f) Any party to an arbitration proceeding may enforce an arbitration award by filing a petition in a court of competent jurisdiction in which the Condominium is located. A petition may not be granted unless the time for appeal by filing of a complaint for trial de novo has expired. If a complaint for a trial de novo has been filed, a petition may not be granted with respect to an arbitration award that has been stayed. If the petition is granted, the petitioner may recover reasonable attorneys' fees and costs incurred in enforcing the arbitration award.

The foregoing was adopted as the Bylaws of Grand Ravine Condominium Association, Inc., a corporation not for profit under the laws of the state of Florida, on 29th day of July, 2009.

BY: 
Print Name: Denise McPherson
Its President

ATTEST: 
Print Name: John McPherson
Its Secretary

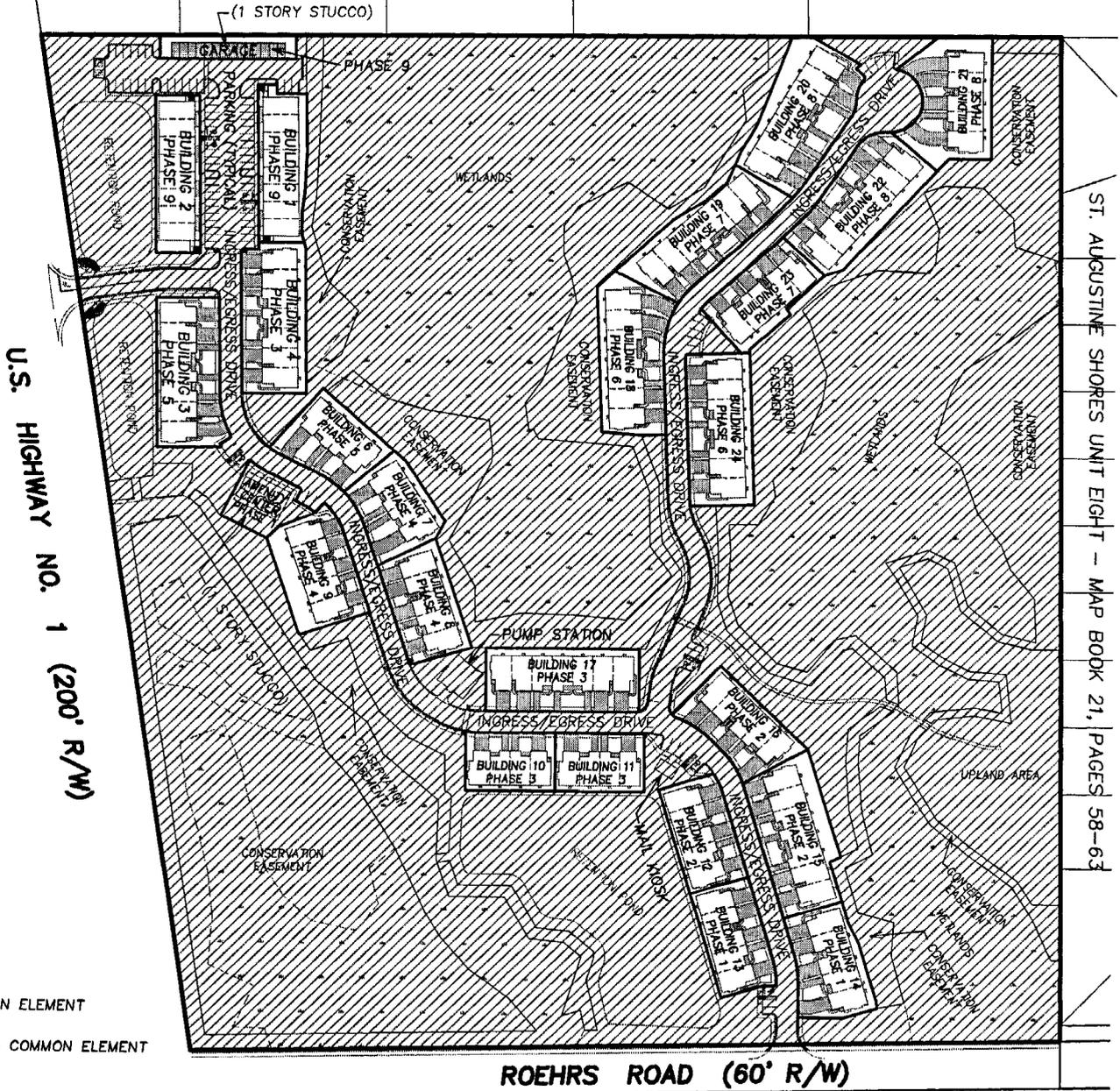
EXHIBIT G

GRAPHIC DEPICTION OF IMPROVEMENTS FOR PHASE 1 THROUGH 9 (Site Plan)

OVERALL SITE PLAN AND PHASING PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

REPLAT OF ST. AUGUSTINE SHORES UNIT TWO - MAP BOOK 13, PAGES 114-124



- = COMMON ELEMENT
- = LIMITED COMMON ELEMENT

NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. ALL BUILDINGS ARE 2 STORY STUCCO EXCEPT AS NOTED.
3. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
4. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008

SCALE: 1" = 200'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-SITE_PLAN.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT H**FRACTIONAL SHARES OF THE COMMON ELEMENTS, COMMON EXPENSES AND COMMON SURPLUS**

The Common Elements, Common Expenses and Common Surplus are apportioned among individual Unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total of all Units subject to the Declaration.

The Fractional Shares of Common Elements, Common Expenses and Common Surplus for the Condominium are as follows:

FRACTIONAL SHARES FOR FIRST PHASE

Unit Type	Unit Number(s)	# of Units	Square Feet/Unit	Fractional Share Per Unit
A	1302	1	1,730	1/10
B	1303, 1304, 1402	3	1,520	1/10
C	N/A	0	876	1/10
D	1301, 1305	2	1710	1/10
E	1401, 1403, 1404, 1405	4	1550	1/10

If any or all of Phases 2 through 9 is constructed, the fractional shares shall continue to be apportioned among the individual Unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total of all Units subjected to the Declaration after the submission of the subsequent phases to the terms and conditions of this Declaration.

MORTGAGEE CONSENT AND JOINDER

The undersigned hereby consents to and joins in the foregoing Declaration of Condominium for the GRAND RAVINE Condominium and agrees that its mortgage dated the ___ Day of November, 2007, recorded in O.R. Book 3008, page 462, is subordinate and inferior to said Declaration.

WITNESSES:

Deborah Evans
Name: Deborah Evans

RIVERCREST PROPERTIES, INC.
Gary Rhineheart
Name: GARY RHINEHEART
Title: PRESIDENT

Becky Nixon
Name: Becy Nixon

STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was hereby acknowledged before me this 29 day of July, 2009, by Gary Rhineheart, who is the President of Rivercrest Properties, Inc., on behalf of the Corporation. He/She is personally known to me or produced personally known as identification.

Megan Ramsey
Name: _____
Notary Public, State of ~~Florida~~ Georgia
My commission Expires:
September 29, 2009



This Instrument Prepared by and return to:
Robert G. Cuff
Rogers Towers, P.A.
7 Waldo St., Suite B
St. Augustine, Florida 32084

AMENDMENT TO BYLAWS
FOR
THE GRAND RAVINE CONDOMINIUM ASSOCIATION, INC.

This Amendment to Bylaws for Grand Ravine Condominium Association, Inc., the Condominium Association for GRAND RAVINE, A CONDOMINIUM, is made by ("Developer").

P R E A M B L E

GRAND RAVINE, A CONDOMINIUM (the "Condominium") was created by the Declaration of Condominium (the "Declaration") recorded in Official Records Book 3224, Pages 67-221, of the Public Records of St. Johns County, Florida. Section 15.4 of the Declaration authorizes the Developer to make changes in the Declaration and its exhibits (including the Bylaws and Articles of Incorporation of the Association), to comply with any requirement of a government agency to obtain financing.

Because FHA/HUD guidelines require that i) the control of the Board of Directors of the Association be transitioned to the owners other than the developer sooner than transition required under applicable Florida law and ii) the FHA/HUD guidelines require that certain entities be entitled to receive an audited financial statement of the Association upon demand, rather than as provided under applicable Florida law; Developer desires to amend the Bylaws of the Association to provide for earlier transition of control of the Association and to provide that entities contemplated by the FHA/HUD guidelines be entitled to receive audited financial statements of the Association in accordance with FHA/HUD guidelines in order secure FHA financing for the condominium.

NOW, THEREFORE, Developer hereby amends the Bylaws of the Association to provide as follows:

1. Section 4.16(b) of the Bylaws is amended to read as follows:

(b) ~~Three months~~ 120 days after ~~90~~ 75 percent of the units that will be operated ultimately by the association have been conveyed to purchasers; which shall also be no later than three months after 90 percent of the units that will be operated ultimately by the association have been conveyed to purchasers.

2. Section 9.12 of the Bylaws is created to read as follows:

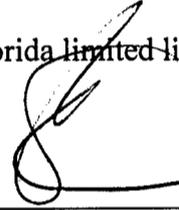
9.12 Provision of Audited Financial Statements to Third Parties. Solely to the extent required to comply with Appendix 24: HUD Legal Policies (12/1.1980), Revised Legal Policy 3 (c) governing requirements for Condominium Documentation (the "HUD Guideline"), the Association shall be required to prepare and furnish within a reasonable time an audited financial statement of the Association for the immediately preceding year upon the written request of any of the agencies or corporations which has an interest or prospective interest in the condominium. Except as required to comply with the HUD Guideline, this provision shall not be construed to require the Association to prepare an annual audited financial statement unless the preparation of an audited financial statement is also required by Chapter 718 Florida Statutes.

3. Except as supplemented hereby, all of the terms and provisions of the Declaration, Articles and Bylaws of the Association shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer has caused this Amendment to Bylaws of The Grand Ravine Condominium Association, Inc. to be executed this 28 day of AUGUST, 2009.

Signed, sealed and delivered in the presence of:

DSM, LLC, a Florida limited liability company



By: _____

Denise McPherson

Its: Managing Member

Print Name: _____

Print Name: _____

STATE OF FLORIDA: :
: SS.
COUNTY OF ST. JOHNS :

The foregoing instrument was acknowledged before me this 28th day of AUGUST, 2009, by Denise McPherson as Managing Member of DSM, LLC, a Florida limited liability company, on behalf of the company. She is personally known to me or produced as identification.



[Signature]
Notary Public, State of Florida
Print Name: ROBERT G. CUFF, JR
My Commission Expires: _____
Commission Number: _____

Prepared by and return to:

DiRito & Goode, P.L.
320 1st Street North, Ste. 613
Jacksonville Beach, FL 32250

**FIRST AMENDMENT TO THE DECLARATION
OF CONDOMINIUM FOR GRAND RAVINE, A CONDOMINIUM**

THIS FIRST AMENDMENT to the Declaration of Condominium for Grand Ravine Condominium is made as of May 10, 2010 by DSM LLC, a Florida limited liability ("Declarant") whose address is 1433 Ponte Vedra Blvd , Ponte Vedra Beach, FL 32082.

Declarant is the Declarant under that Declaration of Condominium for Grand Ravine, a Condominium dated July 29, 2009 and recorded in Official Records Book 3224, page 67 through 221, of the public records of St. Johns County, Florida (the Declaration). Declarant amended the original By-Laws by that Amendment to Bylaws for the Grand Ravine Condominium Association, Inc. dated August 28, 2009 and recorded in Official Records Book 3236, Page 1773, public records of St. Johns County, Florida.

WHEREAS, Declarant is the Developer under the Declaration and, as such, has certain rights and benefits prescribed in the Declaration or as are available under Florida Law;

WHEREAS, pursuant to Section 15.4 of the Declaration, during the time the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration may be amended by the Developer alone, without requiring consent of any other party, to effectuate certain changes including, without limitation, amendments to its exhibits and to the plan of development;

WHEREAS, the Developer, pursuant to its authority derived under section 15.4 of the Declaration, now desires to amend the Declaration to correct certain errors concerning some of the survey drawings, floor plans and site plans attached to the Declaration by the attachment of certain supplemental or replacement sheets, attached hereto and to be substituted for, or supplemented by, whichever is the case, those corresponding pages within Exhibits B-1, C and H of the Declaration.

WHEREAS, the Developer, pursuant to its authority derived under section 15.4 of the Declaration, now desires to amend the Declaration in regards to the additional phases contemplated in Paragraph 25.2 of the Declaration.

NOW, THEREFORE, in consideration of premises and by virtue of the authority as hereinbefore set forth, Declarant makes the following amendments to the Declaration:

1. **Exhibit B-1.** The site plans for Building 14 and Building 13 are hereby replaced by the revised site plans for Building 14 and Building 13 attached hereto and made a part hereof.
2. **Exhibit C “Graphic Depiction of Units (Phase 1).** Exhibit “A” to this Amendment, attached hereto, is hereby added to the Declaration’s Exhibit C and shall be for all purposes deemed a part of the Declaration from and after the original recording of the Declaration.
3. **Exhibit H.** Exhibit H of the Declaration shall be substituted in its entirety by the following:

EXHIBIT H

FRACTIONAL SHARES OF THE COMMON ELEMENTS, COMMON EXPENSES AND COMMON SURPLUS

The Common Elements, Common Expenses and Common Surplus are apportioned among individual Unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total of all Units subject to the Declaration.

The Fractional Shares of Common Elements, Common Expenses and Common Surplus for the Condominium are as follows:

FRACTIONAL SHARES FOR FIRST PHASE

Unit Type	Unit Number(s)	# of Units	Square Feet/Unit	Fractional Share Per Unit
A	1302	1	1,730	1/9
B	1303, 1304	2	1,520	1/9
C	N/A	0	876	1/9
D	1301, 1305	2	1710	1/9
E	N/A	0	1550	1/9
F	1401	1	1980	1/9
G	1402	1	1790	1/9
H	1403	1	1790	1/9
I	1404	1	1790	1/9

If any or all of Phases 2 through 9 is constructed, the fractional shares shall continue to be apportioned among the individual Unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total of all Units subjected to the Declaration after the submission of the subsequent phases to the terms and conditions of this Declaration.

4. **Paragraph 25.2** Paragraph 25.2 is hereby deleted and replaced in its entirety by the following:

25.2 GRAPHIC DESCRIPTION OF THE IMPROVEMENTS FOR SUBSEQUENT PHASES - If constructed, Phase 2 will consist of a maximum of three (3) buildings. Each building will contain a minimum of four (4) units and a maximum of five (5) Units. Phase 2 will consist of between four (4) and eight (8) Units in the aggregate. For a graphic description of the Phase 2 Units, Unit types and buildings, if added, see Exhibit "B-2" attached hereto and made a part hereof.

If constructed, Phase 3 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 3 will consist of between four (4) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 3 Units, Unit types and buildings, if added, see Exhibit "B-3" attached hereto and made a part hereof.

If constructed, Phase 4 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 4 will consist of between four (4) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 4 Units, Unit types and buildings, if added, see Exhibit "B-4" attached hereto and made a part hereof.

If constructed, Phase 5 will consist of a maximum of three (3) buildings. Each building will contain a minimum of three (3) units and a maximum of seven (7) Units. Phase 5 will consist of between three (3) and twenty-one (21) Units in the aggregate. For a graphic description of the Phase 5 Units, Unit types and buildings, if added, see Exhibit "B-5" attached hereto and made a part hereof.

If constructed, Phase 6 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 6 will consist of between seven (7) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 6 Units, Unit types and buildings, if added, see Exhibit "B-6" attached hereto and made a part hereof.

If constructed, Phase 7 will consist of a maximum of two (2) buildings. Each building will contain a minimum of three (3) units and a maximum of seven (7) Units. Phase 7 will consist of between three (3) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 7 Units, Unit types and buildings, if added, see Exhibit "B-7" attached hereto and made a part hereof.

If constructed, Phase 8 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 8 will consist of between four (4) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 8 Units, Unit types and buildings, if added, see Exhibit "B-8" attached hereto and made a part hereof.

If constructed, Phase 9 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 9 will consist of between four (4) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 9 Units, Unit types and buildings, if added, see Exhibit "B-9" attached hereto and made a part hereof.

If constructed, Phase 10 will consist of a maximum of two (2) buildings. Each building will contain a minimum of three (3) units and a maximum of seven (7) Units. Phase 10 will consist of between three (3) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 10 Units, Unit types and buildings, if added, see Exhibit "B-10" attached hereto and made a part hereof.

If constructed, Phase 11 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 11 will consist of between four (4) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 11 Units, Unit types and buildings, if added, see Exhibit "B-11" attached hereto and made a part hereof.

If constructed, Phase 12 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 12 will consist of between four (4) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 12 Units, Unit types and buildings, if added, see Exhibit "B-12" attached hereto and made a part hereof.

If constructed, Phase 13 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 13 will consist of between four (4) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 13 Units, Unit types and buildings, if added, see Exhibit "B-13" attached hereto and made a part hereof.

If constructed, Phase 14 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 14 will consist of between four (4) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 14 Units, Unit types and buildings, if added, see Exhibit "B-14" attached hereto and made a part hereof.

If constructed, Phase 15 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 15 will consist of between four (4) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 15 Units, Unit types and buildings, if added, see Exhibit "B-15" attached hereto and made a part hereof.

If constructed, Phase 16 will consist of a maximum of two (2) buildings. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. Phase 16 will consist of between four (4) and fourteen (14) Units in the aggregate. For a graphic description of the Phase 16 Units, Unit types and buildings, if added, see Exhibit "B-16" attached hereto and made a part hereof.

If constructed, Phase 17 will consist of a maximum of two (2) buildings. Each building will contain a minimum of eight (8) units and a maximum of sixteen (16) Units. Phase 17 will consist of between eight (8) and thirty two (32) Units in the aggregate. For a graphic description of the Phase 17 Units, Unit types and buildings, if added, see Exhibit "B-17" attached hereto and made a part hereof.

If constructed, Phase 18 will consist of a maximum of two (2) buildings. Each building will contain a minimum of eight (8) units and a maximum of sixteen (16) Units. Phase 18 will consist of between eight (8) and thirty two (32) Units in the aggregate. For a graphic description of the Phase 18 Units, Unit types and buildings, if added, see Exhibit "B-18" attached hereto and made a part hereof.

If constructed, Phase 19 will consist of a maximum of two (2) buildings and fourteen (14) garages. Each building will contain a minimum of four (4) units and a maximum of seven (7) Units. For a graphic description of the Phase 19 Units, Unit types and buildings, if added, see Exhibit "B-19" attached hereto and made a part hereof.

5. **Exhibits B-2 through B-19** Exhibits B-2 through B-9 are deleted and replaced in its entirety by Exhibits B-2 through B-19 attached hereto and made a part hereof.
6. **Exhibits D-1 through D-18** Exhibits D-1 through D-8 are deleted and replaced in its entirety by Exhibits D-1 through D-18 attached hereto and made a part hereof.
7. **Exhibit G** Exhibit G of the Declaration is hereby deleted and replaced in its entirety by Exhibit G attached hereto and made a part hereof.
8. **Paragraph 4.13.** Paragraph 4.13 of the Declaration is hereby deleted in its entirety and substituted in lieu thereof is the following:

4.13. EXHIBITS:

- A Legal Description of Phase 1
- B Survey and legal description
- B-1 Plot Plan (Site Plan for Phase 1)
- B-2 Plot Plan (Site Plan for Phase 2, if added)
- B-3 Plot Plan (Site Plan for Phase 3, if added)
- B-4 Plot Plan (Site Plan for Phase 4, if added)
- B-5 Plot Plan (Site Plan for Phase 5, if added)
- B-6 Plot Plan (Site Plan for Phase 6, if added)
- B-7 Plot Plan (Site Plan for Phase 7, if added)
- B-8 Plot Plan (Site Plan for Phase 8, if added)
- B-9 Plot Plan (Site Plan for Phase 9, if added)
- B-10 Plot Plan (Site Plan for Phase 10, if added)
- B-11 Plot Plan (Site Plan for Phase 11, if added)
- B-12 Plot Plan (Site Plan for Phase 12, if added)
- B-13 Plot Plan (Site Plan for Phase 13, if added)
- B-14 Plot Plan (Site Plan for Phase 14, if added)
- B-15 Plot Plan (Site Plan for Phase 15, if added)
- B-16 Plot Plan (Site Plan for Phase 16, if added)
- B-17 Plot Plan (Site Plan for Phase 17, if added)
- B-18 Plot Plan (Site Plan for Phase 18, if added)
- B-19 Plot Plan (Site Plan for Phase 19, if added)
- C Graphic Depiction of Improvements/Unit Plans and Elevations
- D-1 Legal Description of Phase 2, if added
- D-2 Legal Description of Phase 3, if added
- D-3 Legal Description of Phase 4, if added
- D-4 Legal Description of Phase 5, if added
- D-5 Legal Description of Phase 6, if added
- D-6 Legal Description of Phase 7, if added
- D-7 Legal Description of Phase 8, if added
- D-8 Legal Description of Phase 9, if added
- D-9 Legal Description of Phase 10, if added
- D-10 Legal Description of Phase 11, if added
- D-11 Legal Description of Phase 12, if added
- D-12 Legal Description of Phase 13, if added

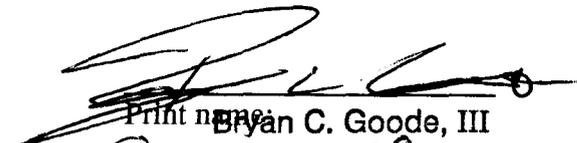
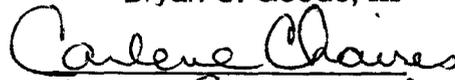
- D-13 Legal Description of Phase 14, if added
- D-14 Legal Description of Phase 15, if added
- D-15 Legal Description of Phase 16, if added
- D-16 Legal Description of Phase 17, if added
- D-17 Legal Description of Phase 18, if added
- D-18 Legal Description of Phase 19, if added
- E Articles of Incorporation of GRAND RAVINE CONDOMINIUM ASSOCIATION, INC.
- F Bylaws of GRAND RAVINE CONDOMINIUM ASSOCIATION, INC.
- G Graphic Depiction of Improvements for Phase 1 through 19 (site plan)
- H Description of Fractional Share in Common Elements, Common Surplus and Common Expenses (including subsequent phases, if added)

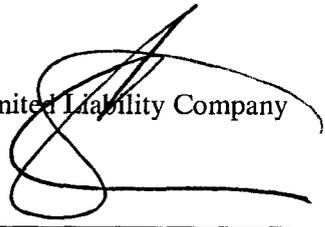
9. **Limitation:** Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Declarant has caused this first amendment to the declaration of condominium for Grand Ravine a Condominium to be executed by its duly authorized representatives.

Signed, sealed and delivered
In our presence:

DSM, LLC,
a Florida Limited Liability Company

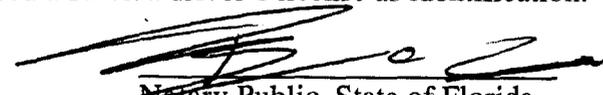

Print name: Bryan C. Goode, III

Print name: Carlene Chaires

By: 
Denise McPherson, Managing Member

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 10th day of May, 2010, by Denise McPherson, as the Managing Member of DSM, LLC, a Florida Limited Liability Company, on behalf of said Limited Liability Company. She is personally known to me or has produced a Florida driver's license as identification.

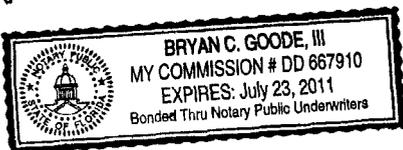
[Seal]


Notary Public, State of Florida

Bryan C. Goode, III

Print Name

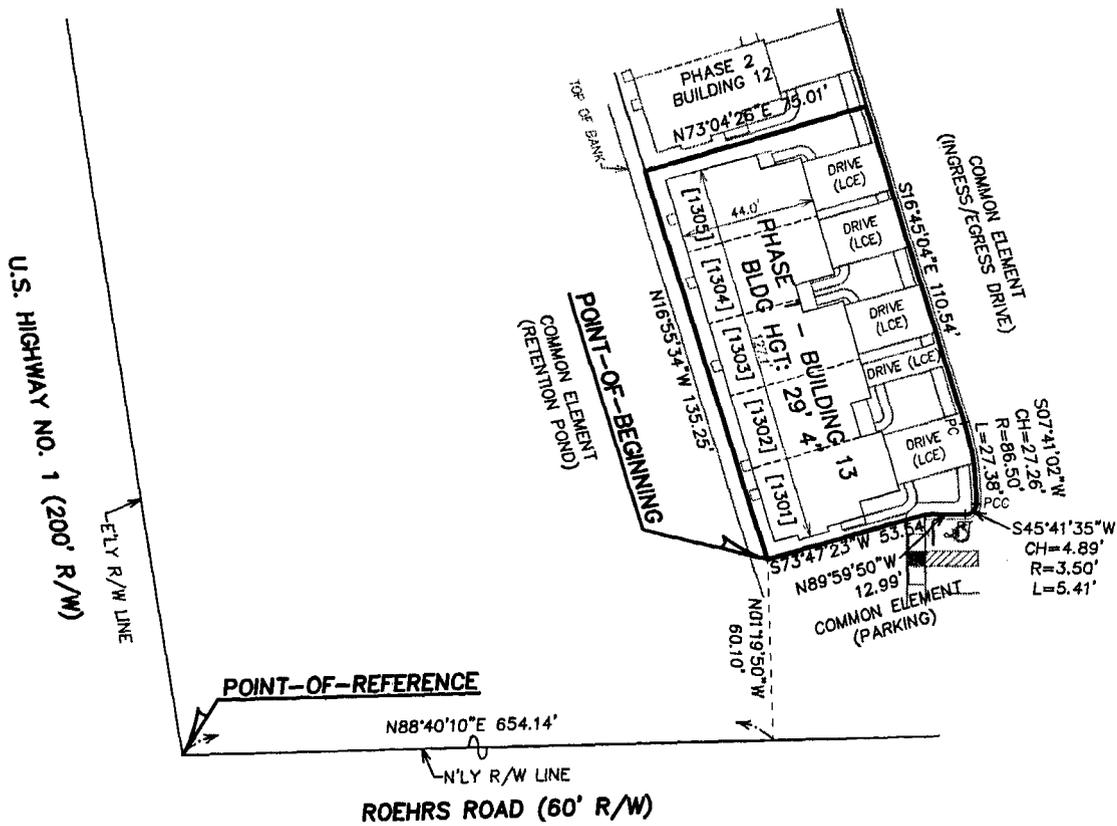
My Commission Expires:



SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 1 - BUILDING 13

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1301]	UNIT NUMBER



NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: JULY 9, 2008
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS.dwg\C

REVISED LABELING OF UNIT NUMBERS ON APRIL 15, 2010.



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

DESCRIPTION

(PROVIDED BY CLIENT)

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88°40'10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 748.47 FEET; THENCE NORTH 01°19'50" WEST, A DISTANCE OF 33.84 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 00°00'10" EAST 44.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AND ARC DISTANCE OF 33.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE SUBTENDED BY A CHORD OF NORTH 08°22'27" WEST, 33.07 FEET; THENCE NORTH 16°45'04" WEST, 48.98 FEET; THENCE NORTH 73°14'56" EAST, 74.50 FEET; THENCE SOUTH 16°44'28" EAST, 27.40 FEET; THENCE SOUTH 26°41'01" EAST, 28.93 FEET; THENCE SOUTH 16°44'09" EAST, 75.74 FEET; THENCE S 03°45'00" EAST 8.45 FEET; THENCE SOUTH 73°15'51" WEST, 43.60 FEET; THENCE NORTH 89°59'50" WEST, 53.90 FEET TO THE POINT OF BEGINNING.

12/21/2009 10:55AM \\mike\drawing\2008\8-259\dwg\condo-dcas-bldg14.dwg

NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

TYPE OF SURVEY: BOUNDARY
 DATE OF SURVEY: 12/10/2009
 FIELD BOOK/PAGE(S): 283/19-21
 DRAWING SCALE: 1" = 40'
 JOB NUMBER: 8-259

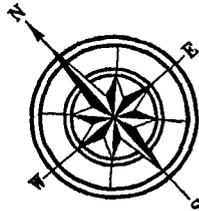
EXHIBIT "B"
 SHEET 1 OF 3

MICHAEL A. PIESCO PLS
 Professional Land Surveyor #4793

SEAL

ANCIENT CITY SURVEYING

LB#7111



ACS

**SURVEYORS * ENGINEERS
 LAND PLANNERS**

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
 ST. AUGUSTINE, FLORIDA 32086

PHONE: 904-797-9987 FAX: 904-797-6027

DATE SIGNED:

LEGEND

- R/W = RIGHT OF WAY
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- LB = LICENSED BUSINESS
- PT = POINT OF TANGENCY
- PCC = POINT OF COMPOUND CURVE
- FPL = FLORIDA POWER & LIGHT COMPANY
- WM = WATER METER
- C/O = CLEAN-OUT
- WV = WATER VALVE
- ETS = ELECTRIC TRANSFORMER SLAB
- EM = ELECTRIC METER
- CTV = CABLE TELEVISION RISER
- BFP = BACK FLOW PREVENTOR
- POR = POINT OF REFERENCE
- POB = POINT OF BEGINNING
- FL = FIRE LINE
- GV = GAS VALVE
- GP = GUARD POST
- = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISC LB # 7111 IN CONCRETE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: DSM, LLC

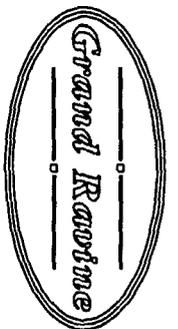
SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

EXHIBIT "B"
 SHEET 2 OF 3

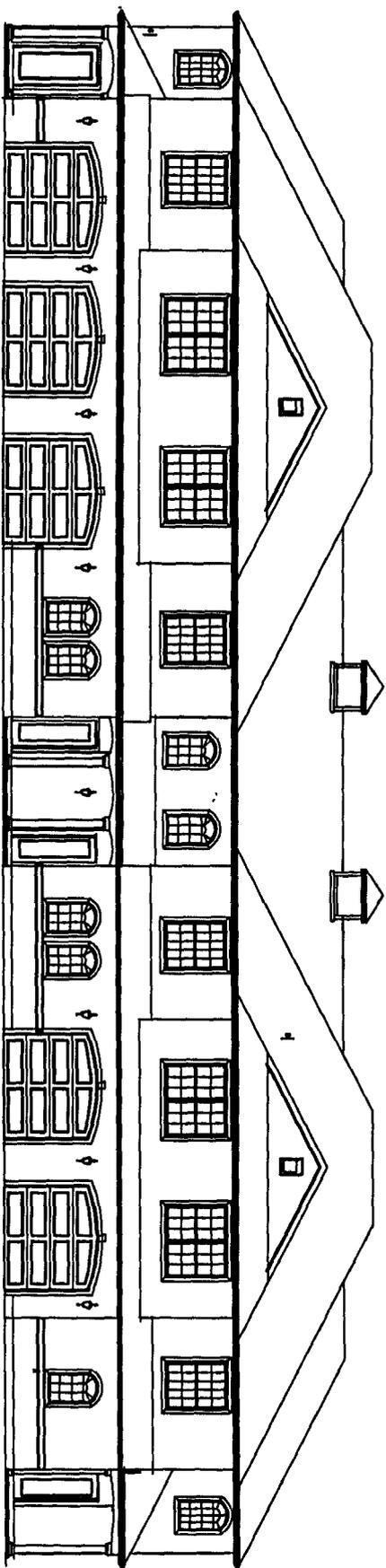
12/21/2009 10:55AM \\ymika\drawings\2008\B-259\dwg\condo-docs-bldg14.dwg

EXHIBIT A



Building 14

www.Grand-Ravine.net



Pablo

Mortio

Coria

Cabría

FRONT ELEVATION

**CONCRETE POURED WALL SYSTEM ~ GREEN BUILT
ENERGY STAR ~ FP&L BUILDSMART PROGRAM**

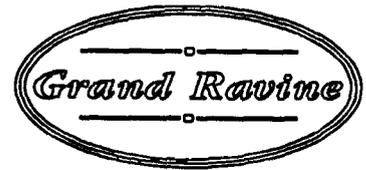
5401 US-1 South
Saint Augustine, FL 32086

Sales: 904.797.4126
Fax: 904.797.4049

Palladium Homes, LLC.
DSM, LLC ~ CBC1255922



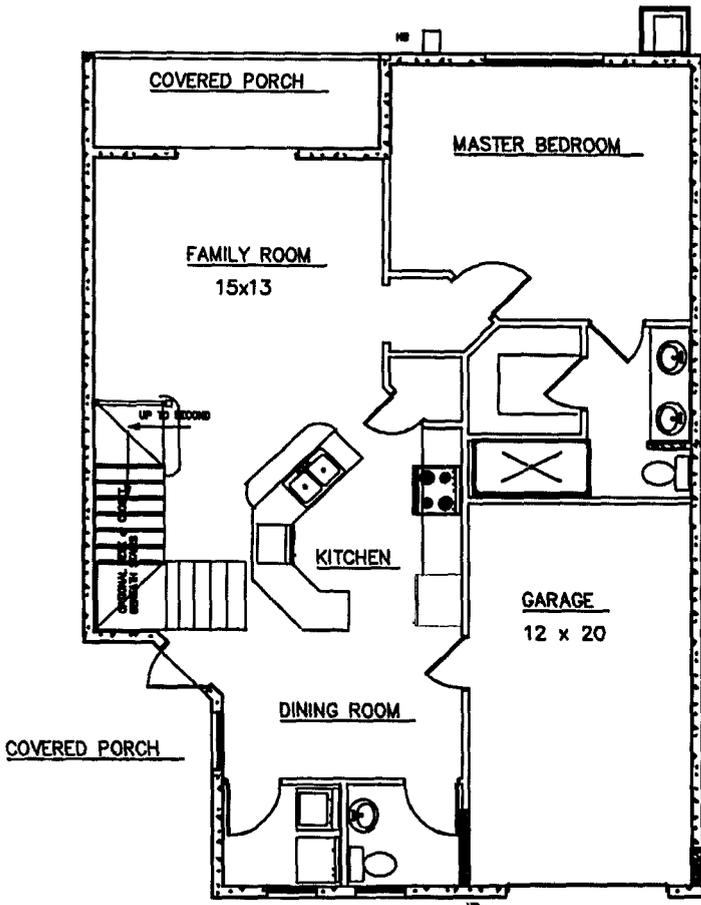
Artist rendering Plans subject to change without notice. GR 2009



Carla

www.Grand-Ravine.net

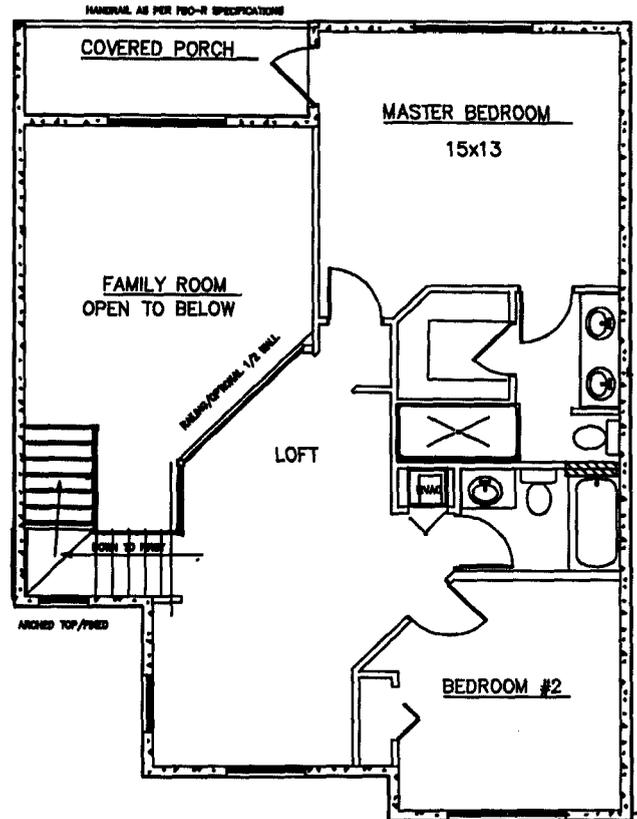
3 BR / 3.5 BA ~ 1 Car Garage
 Approx. Living Area 1,790 Sq. Ft



FIRST FLOOR LAYOUT

960 sf A/C

Unit Type 'I'
 1790 tot. sf A/C



SECOND FLOOR LAYOUT

830 sf A/C

**CONCRETE POURED WALL SYSTEM ~ GREEN BUILT
 ENERGY STAR ~ FP&L BUILDSMART PROGRAM**

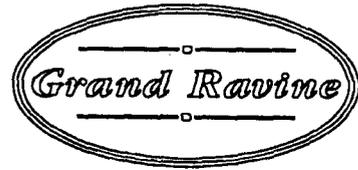
5401 US-1 South
 Saint Augustine, FL 32086

Sales: 904.797.4126
 Fax: 904.797.4049

Palladium Homes, LLC.
 DSM LLC ~ CBC1255922



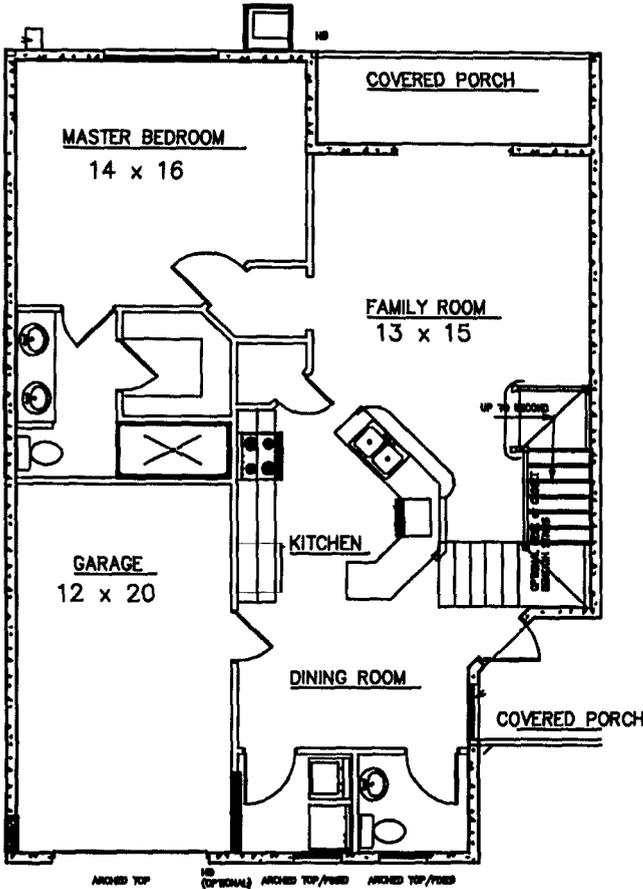
Plans may be amended without prior notice; rendering only. May not reflect actual characteristics of finished home. Room sizes, dimensions and square footages are approximate and may vary slightly. GR 2010



Gabriel

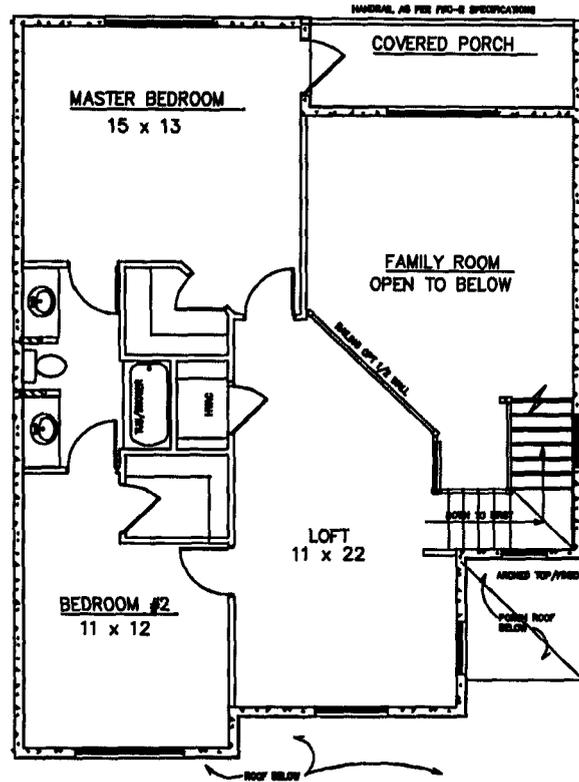
3 BR / 2.5 BA ~ 1 Car Garage
 Approx. Living Area 1,790 Sq. Ft

www.Grand-Ravine.net



FIRST FLOOR LAYOUT

960 sf A/C



SECOND FLOOR LAYOUT

830 sf A/C

Unit Type 'H'
 1790 tot. sf A/C

**CONCRETE POURED WALL SYSTEM ~ GREEN BUILT
 ENERGY STAR ~ FP&L BUILDSMART PROGRAM**

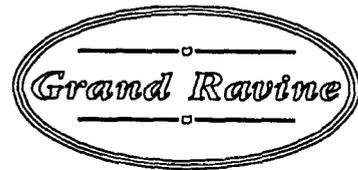
5401 US-1 South
 Saint Augustine, FL 32086

Sales: 904.797.4126
 Fax: 904.797.4049

Palladium Homes, LLC.
 DSM LLC ~ CBC1255922



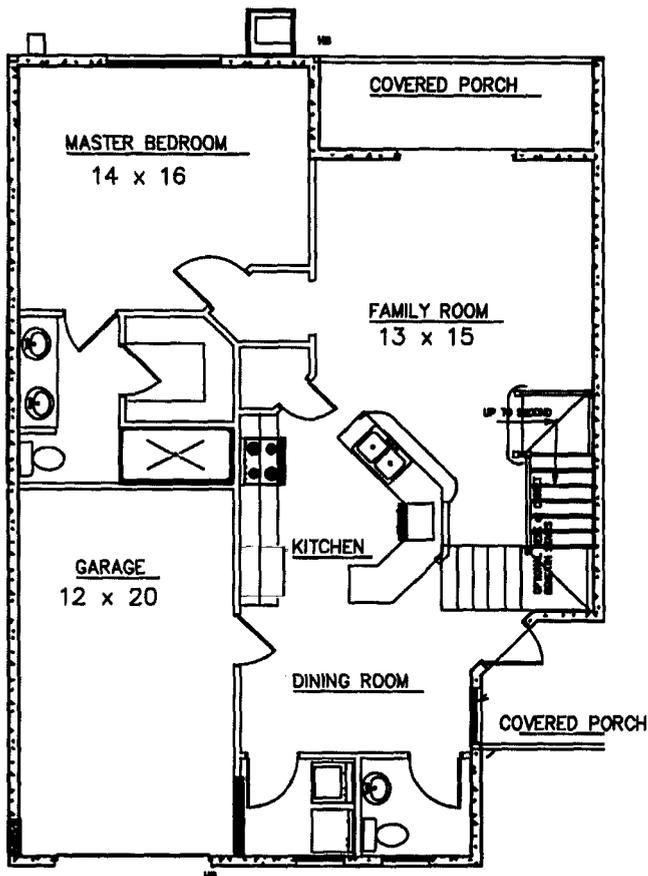
Plans may be amended without prior notice; rendering only. May not reflect actual characteristics of finished home. Room sizes, dimensions and square footages are approximate and may vary slightly. GR 2010



Marita

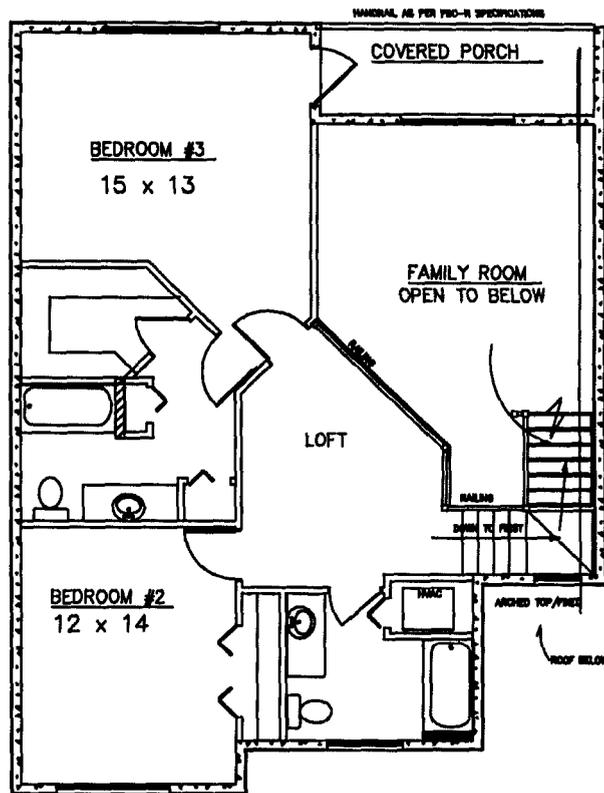
www.Grand-Ravine.net

3 BR / 3.5 BA ~ 1 Car Garage
 Approx. Living Area 1,790 Sq. Ft



FIRST FLOOR LAYOUT

960 sf A/C



SECOND FLOOR LAYOUT

830 sf A/C

Unit Type 'G'
 1790 tot. sf A/C

**CONCRETE POURED WALL SYSTEM ~ GREEN BUILT
 ENERGY STAR ~ FP&L BUILDSMART PROGRAM**

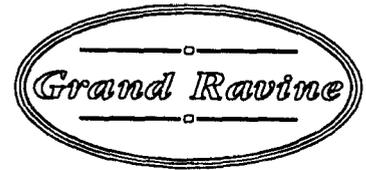
5401 US-1 South
 Saint Augustine, FL 32086

Sales: 904.797.4126
 Fax: 904.797.4049

Palladium Homes, LLC.
 DSM LLC ~ CBC1255922



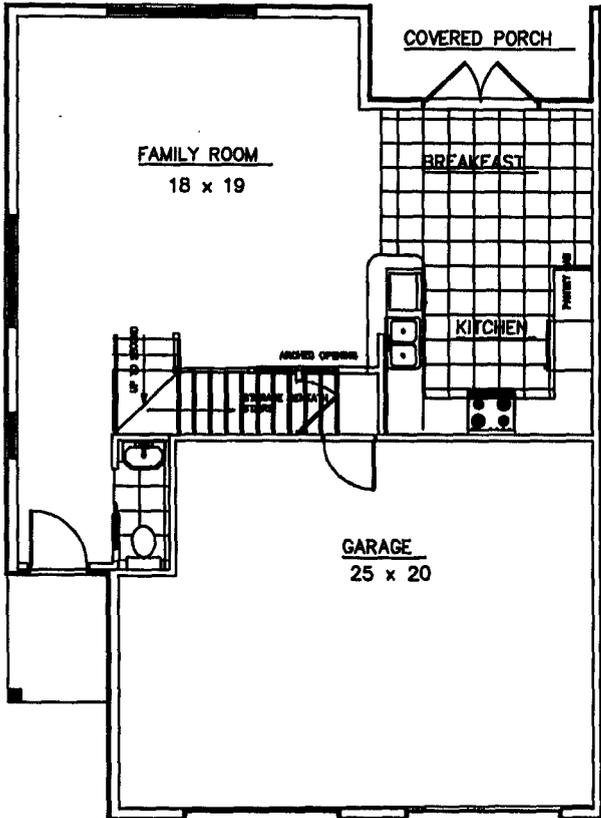
Plans may be amended without prior notice; rendering only. May not reflect actual characteristics of finished home. Room sizes, dimensions and square footages are approximate and may vary slightly. GR 2010



Pablo

www.Grand-Ravine.net

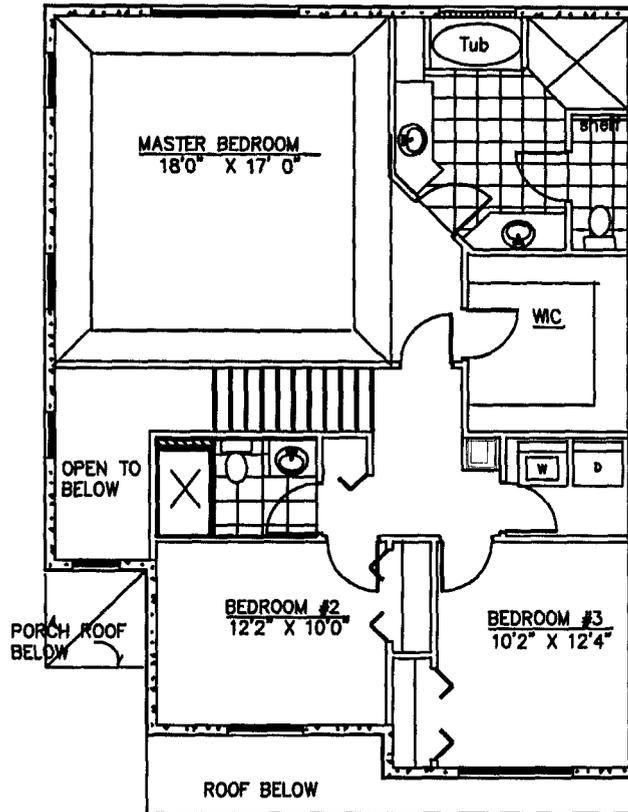
3 BR / 2.5 BA ~ 2 Car Garage
 Approx. Living Area 1980 Sq. Ft



FIRST FLOOR LAYOUT

740 sf A/C

Unit Type 'F'
 1980 tot. sf A/C



SECOND FLOOR LAYOUT

1240 sf A/C

**CONCRETE POURED WALL SYSTEM ~ GREEN BUILT
 ENERGY STAR ~ FP&L BUILDSMART PROGRAM**

5401 US-1 South
 Saint Augustine, FL 32086

Sales: 904.797.4126
 Fax: 904.797.4049

Palladium Homes, LLC.
 DSM LLC ~ CBC1255922



Plans may be amended without prior notice; rendering only. May not reflect actual characteristics of finished home. Room sizes, dimensions and square footages are approximate and may vary slightly. GR 2010

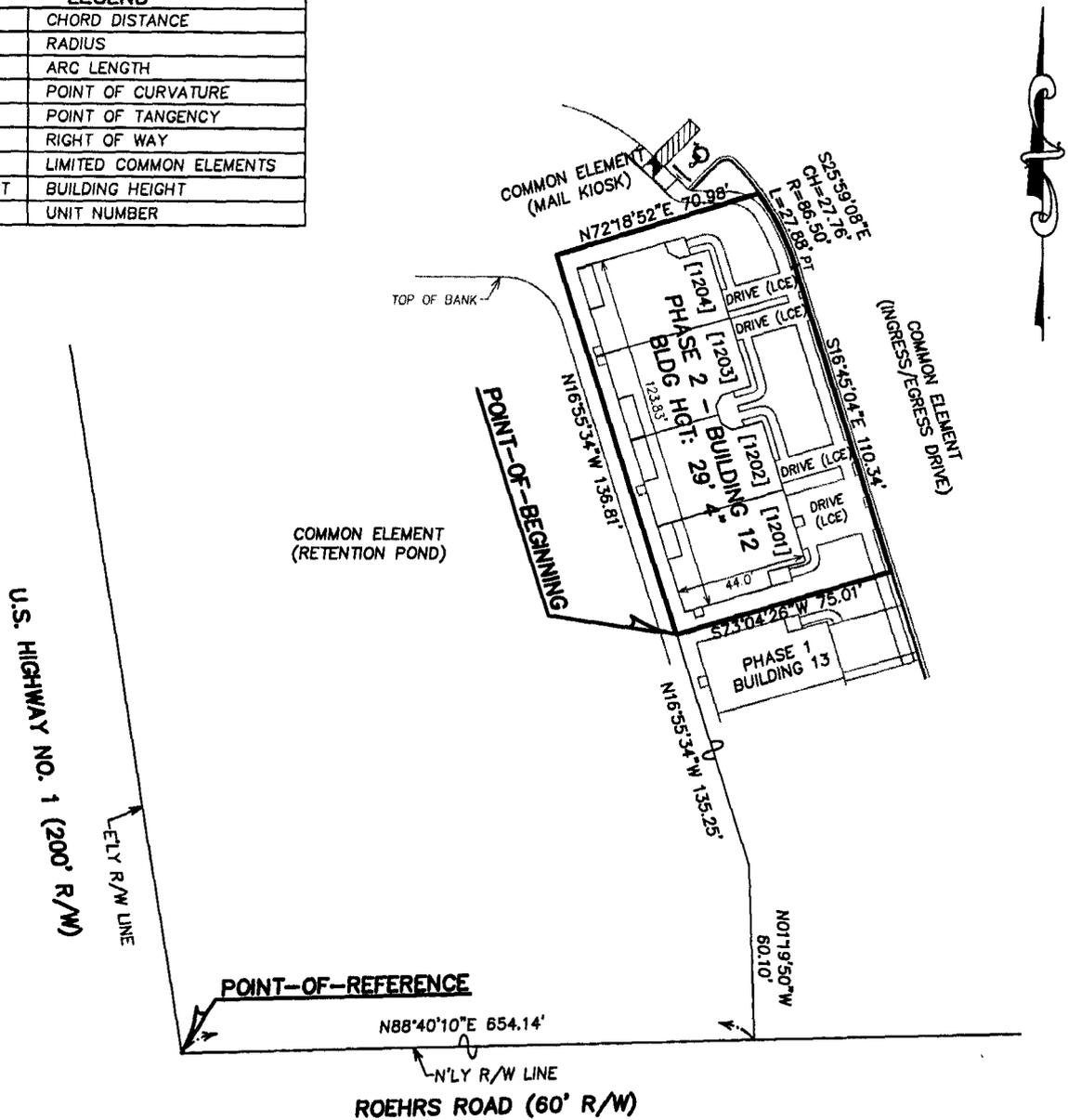
EXHIBIT B-2

PLOT PLAN (PHASE 2, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 2 - BUILDING 12

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1201]	UNIT NUMBER



NOTES:

- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
- BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
- SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010

SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS

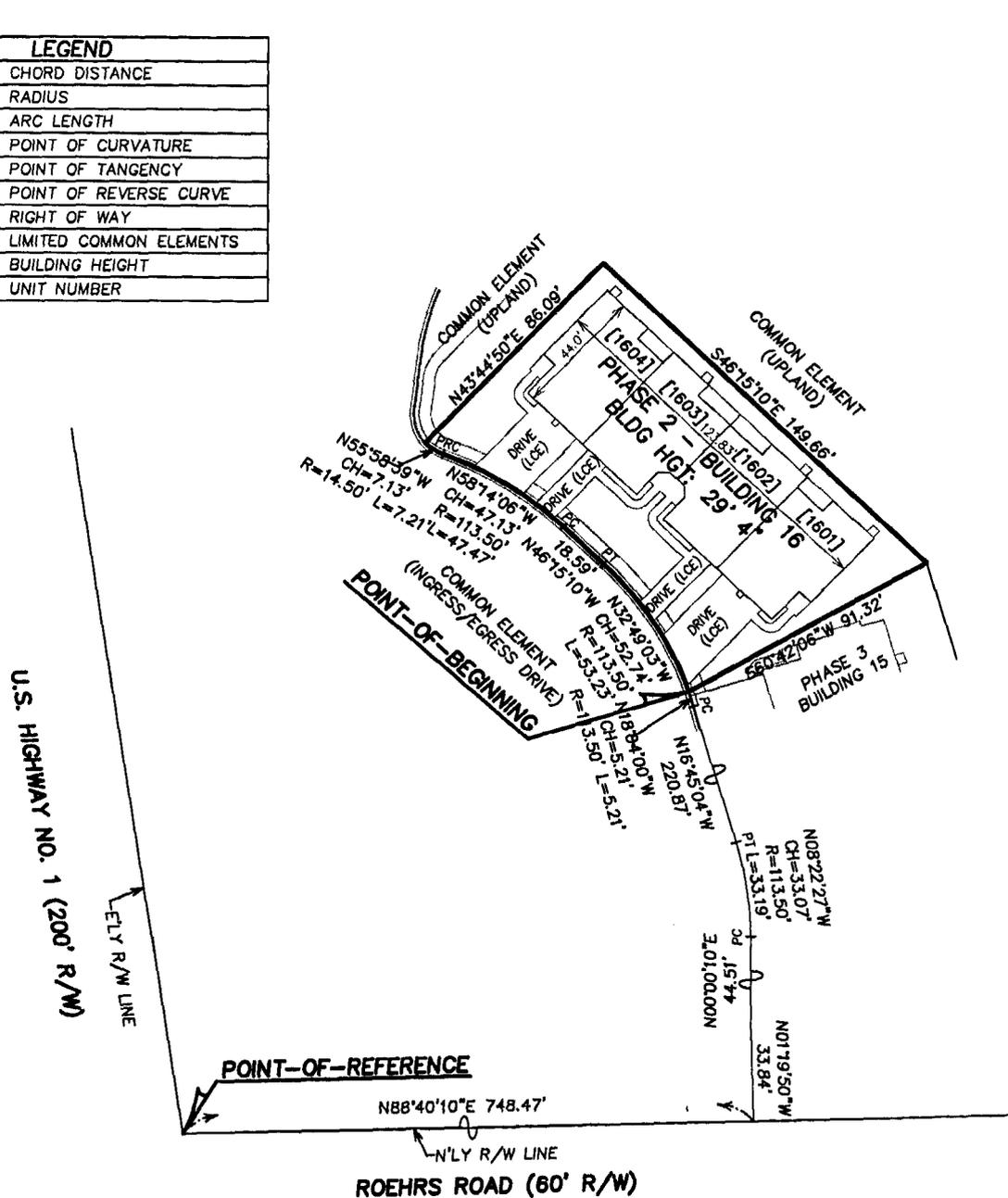


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 2 - BUILDING 16

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1601]	UNIT NUMBER



NOTES:

- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
- BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
- SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010

SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



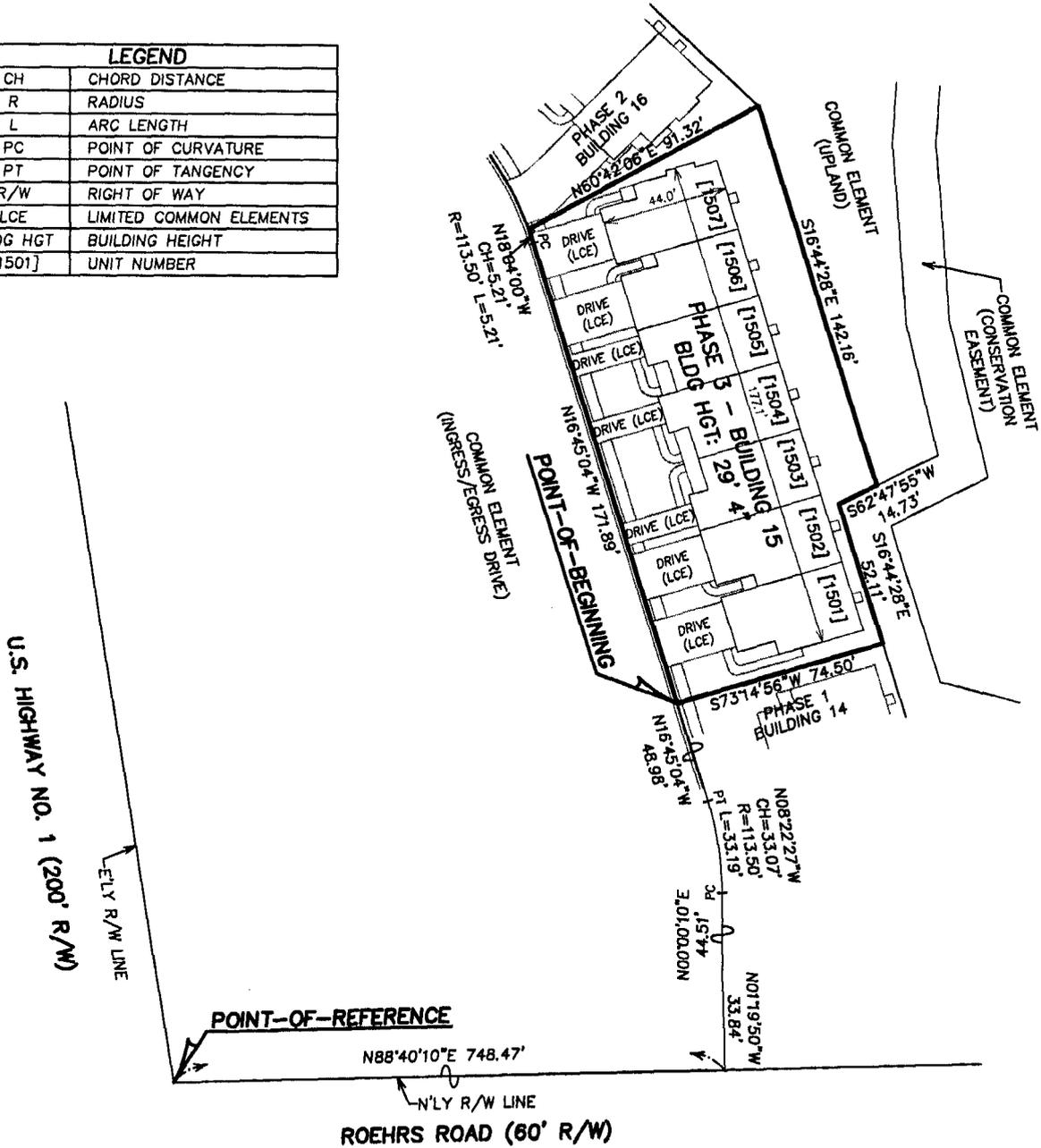
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-3

PLOT PLAN (PHASE 3, IF ADDED)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 3 - BUILDING 15

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1501]	UNIT NUMBER



- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



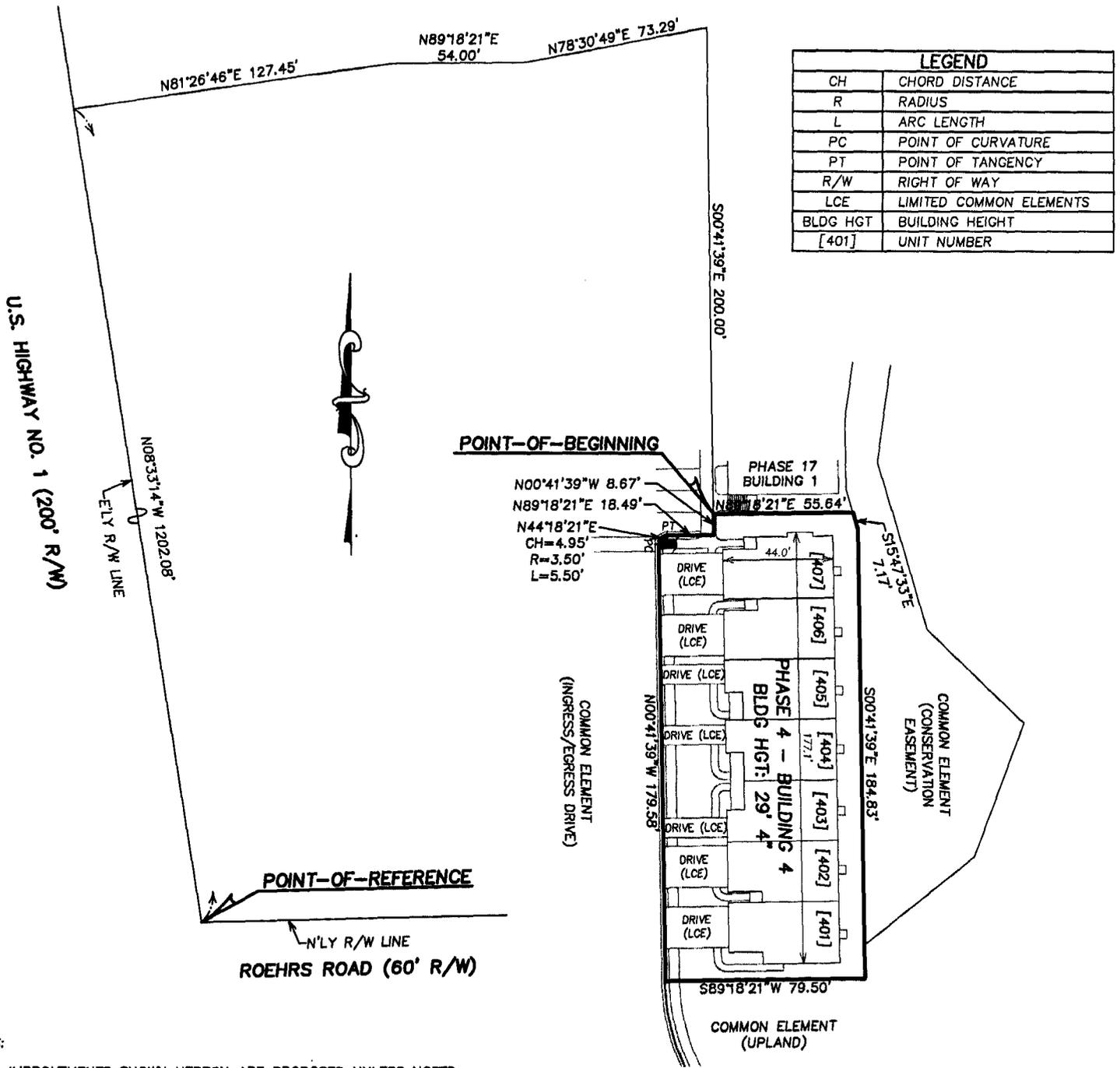
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT B-4

PLOT PLAN (PHASE 4, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 4 - BUILDING 4



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[401]	UNIT NUMBER

NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010

SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET OF SHEETS

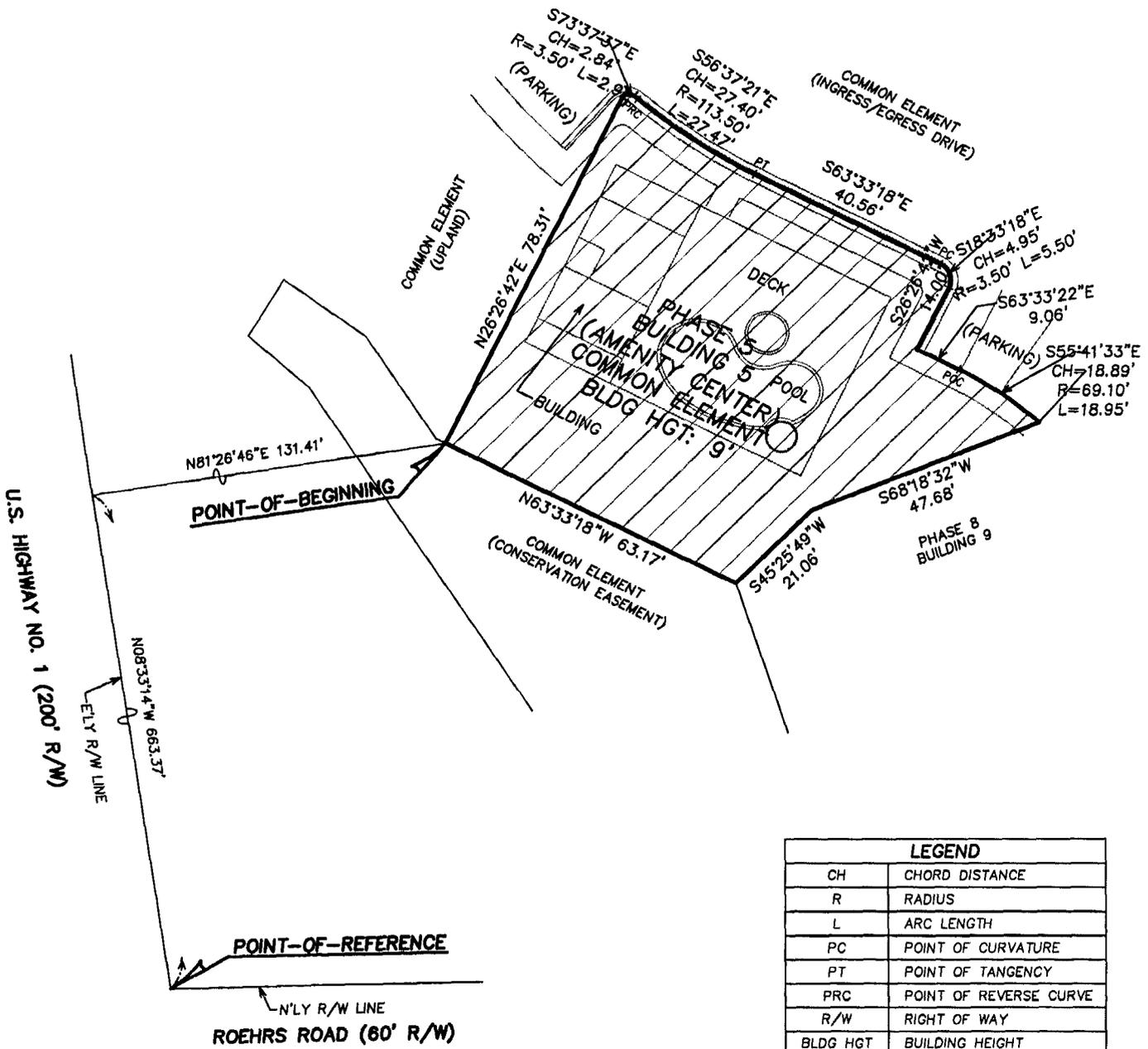


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 WALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-5
PLOT PLAN (PHASE 5, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 5 - BUILDING 5 (AMENITY CENTER)



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
BLDG HGT	BUILDING HEIGHT

NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 30'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



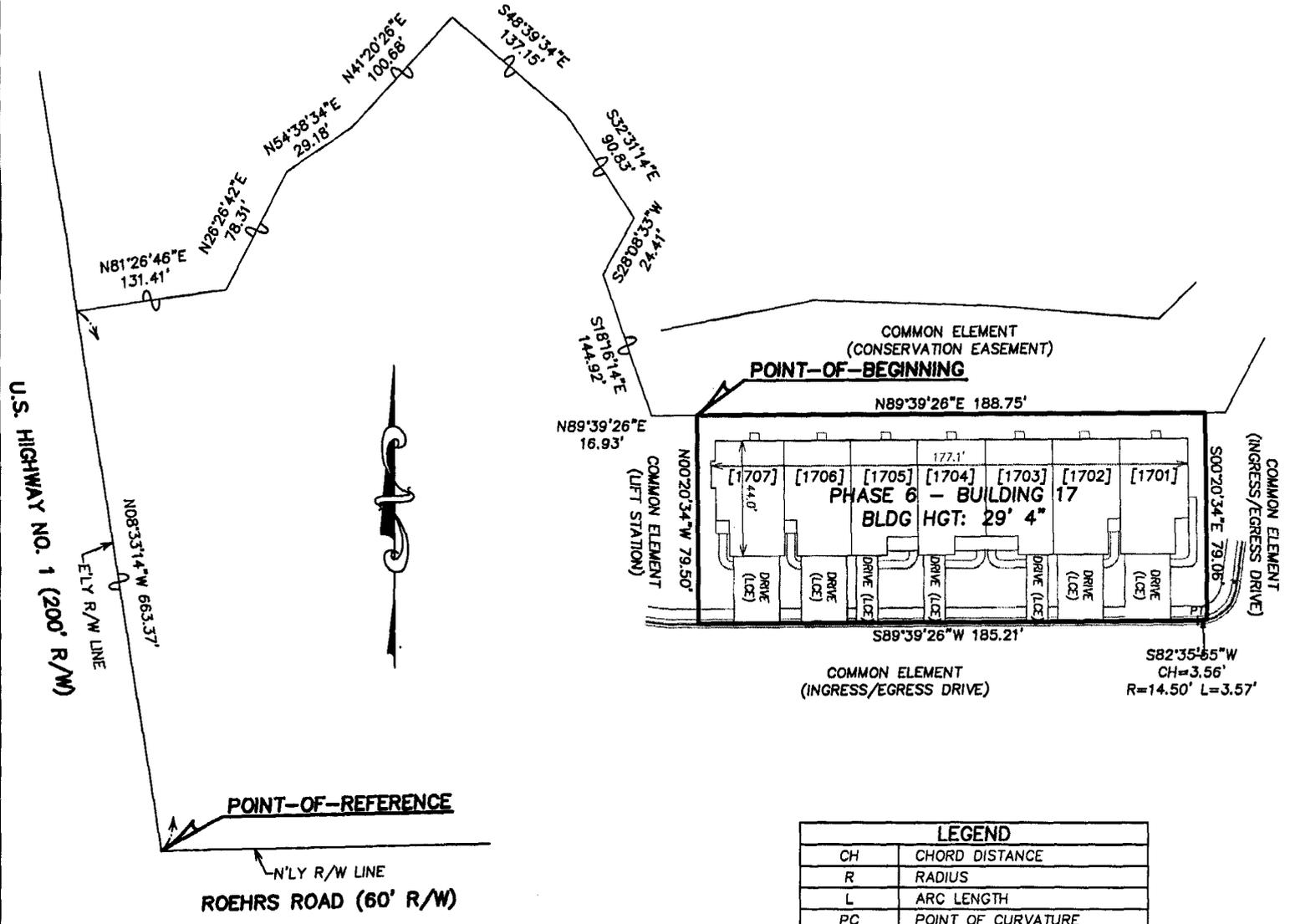
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT B-6

PLOT PLAN (PHASE 6, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 6 - BUILDING 17



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1701]	UNIT NUMBER

NOTES:

- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
- BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
- SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 60'

C: \DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



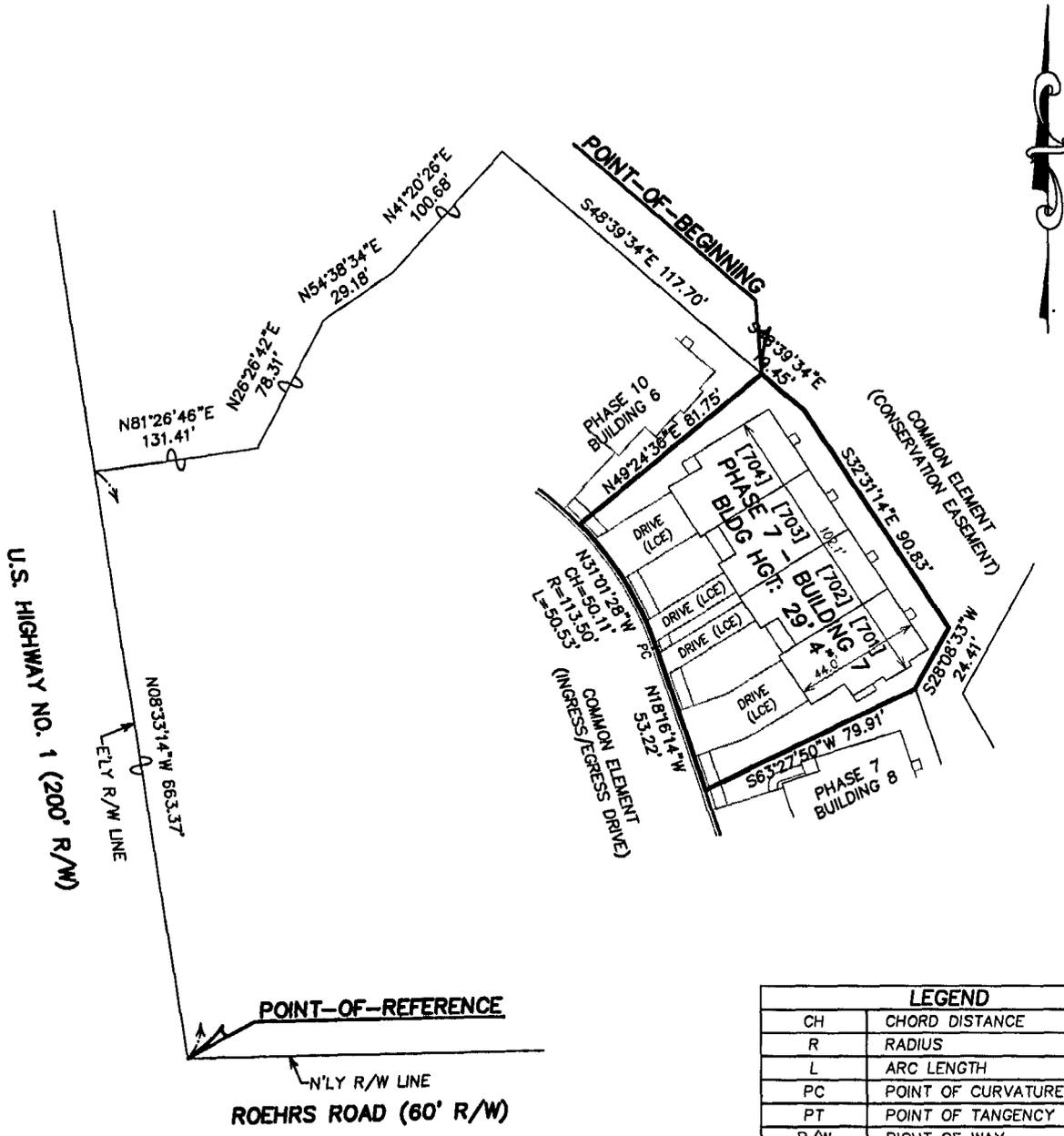
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-7

PLOT PLAN (PHASE 7, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 7 - BUILDING 7



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[701]	UNIT NUMBER

- NOTES:
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

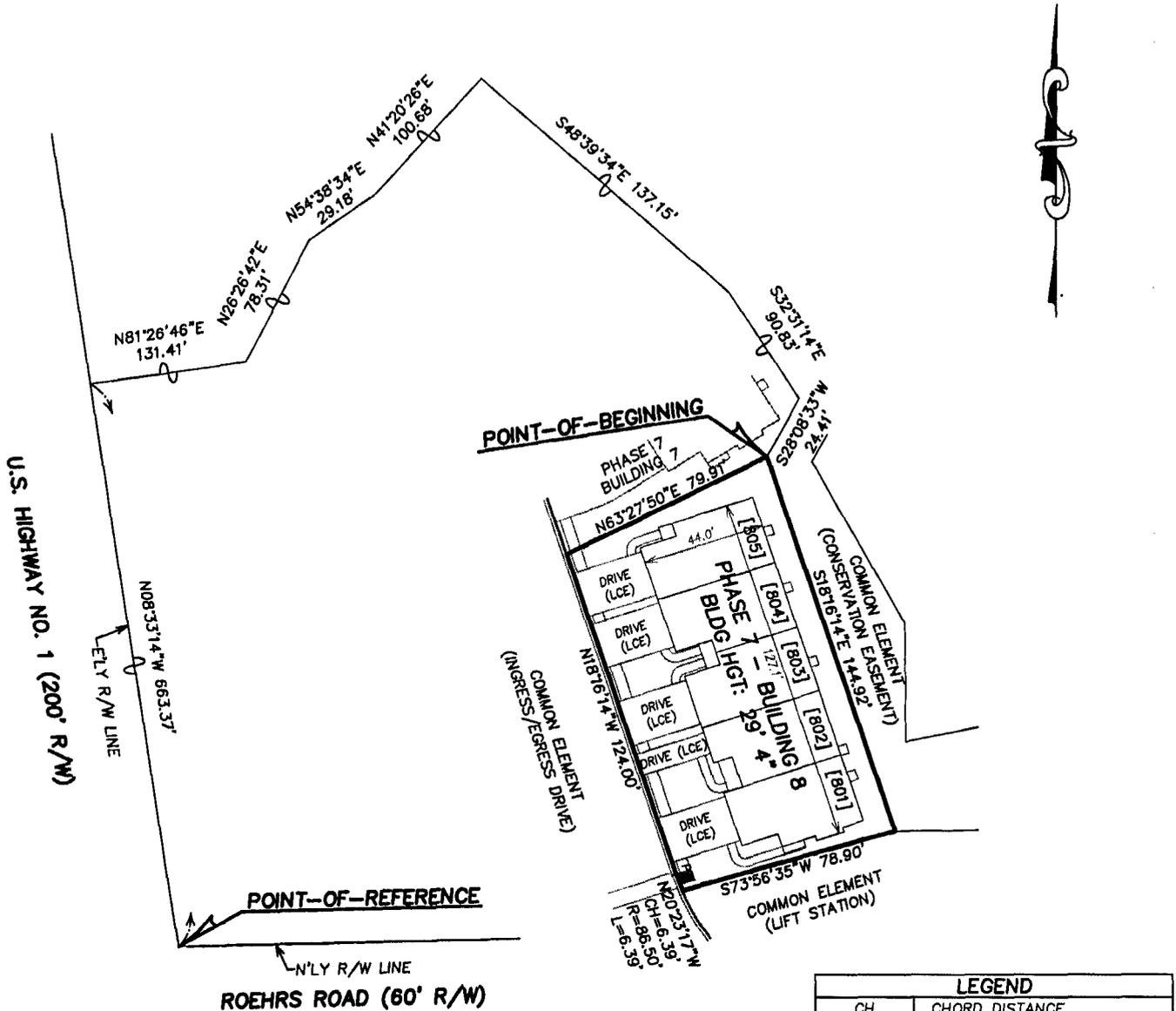
SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 7 - BUILDING 8



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[801]	UNIT NUMBER

NOTES:

- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
- BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
- SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010

SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



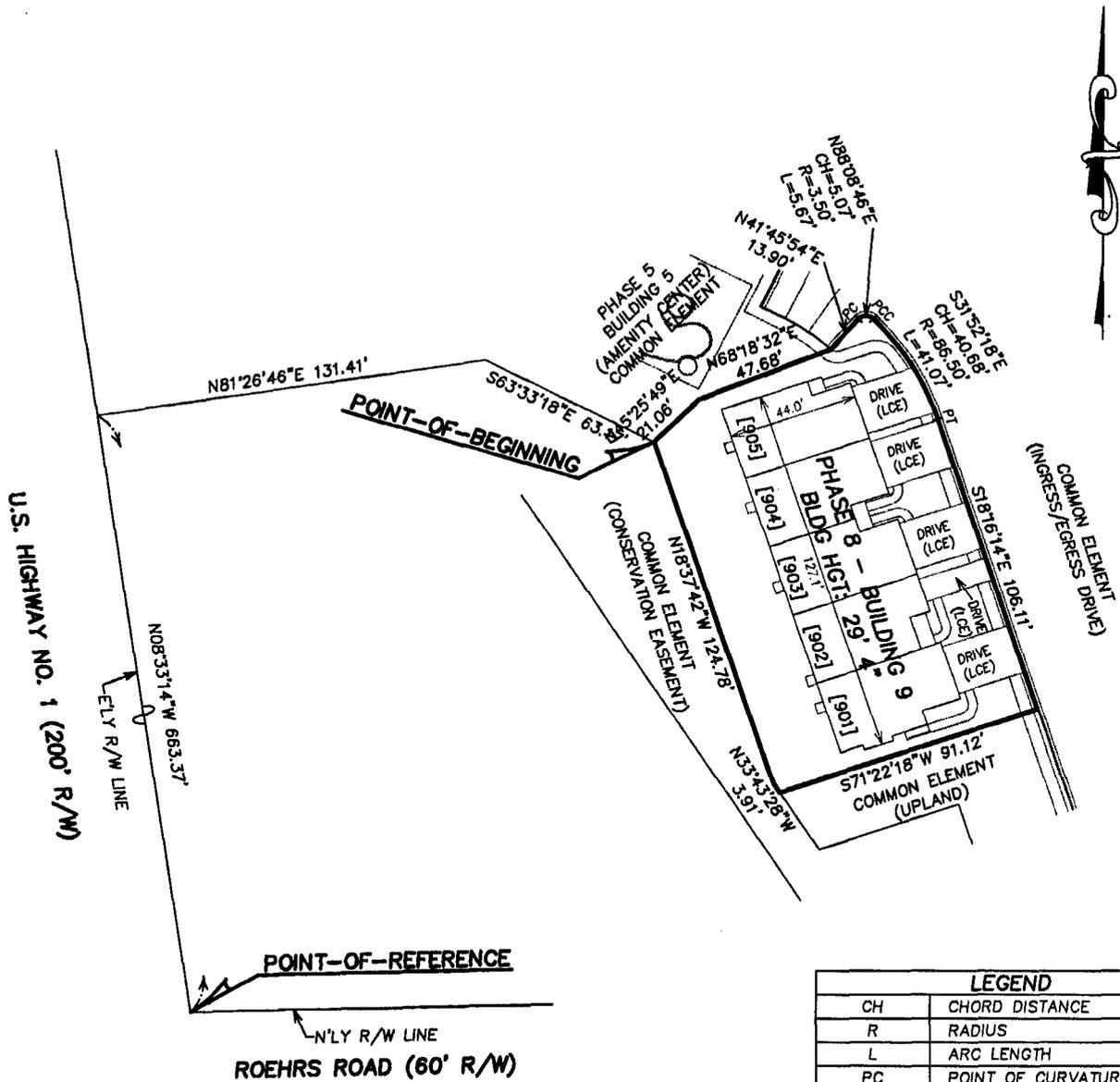
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-8

PLOT PLAN (PHASE 8, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 8 - BUILDING 9



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON A CURVE
PCC	POINT OF COMPOUND CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[901]	UNIT NUMBER

NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

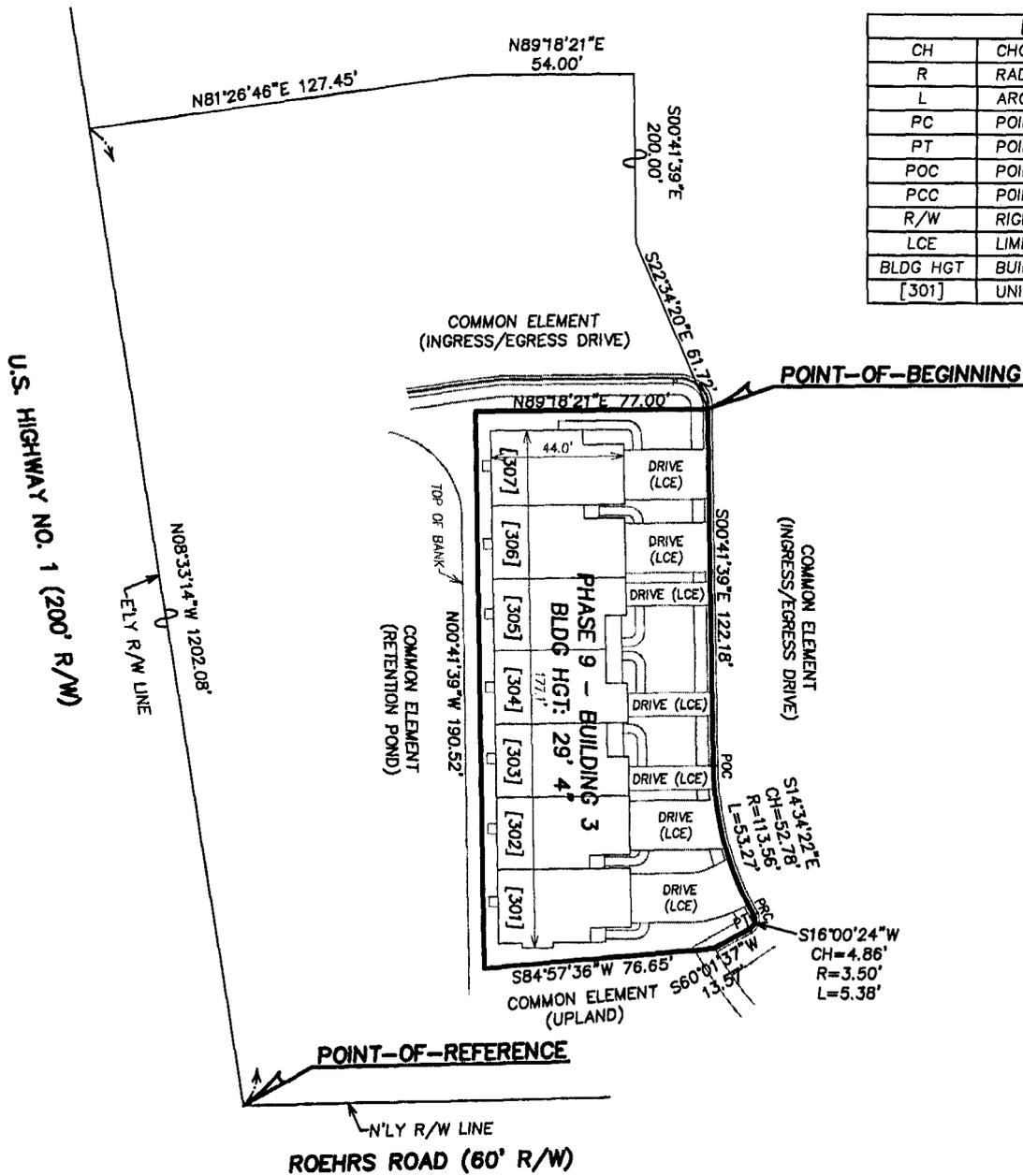
EXHIBIT B-9

PLOT PLAN (PHASE 9, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 9 - BUILDING 3

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON A CURVE
PCC	POINT OF COMPOUND CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[301]	UNIT NUMBER



NOTES:

- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
- BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
- SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010

SCALE: 1" = 60'

C: \DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET OF SHEETS

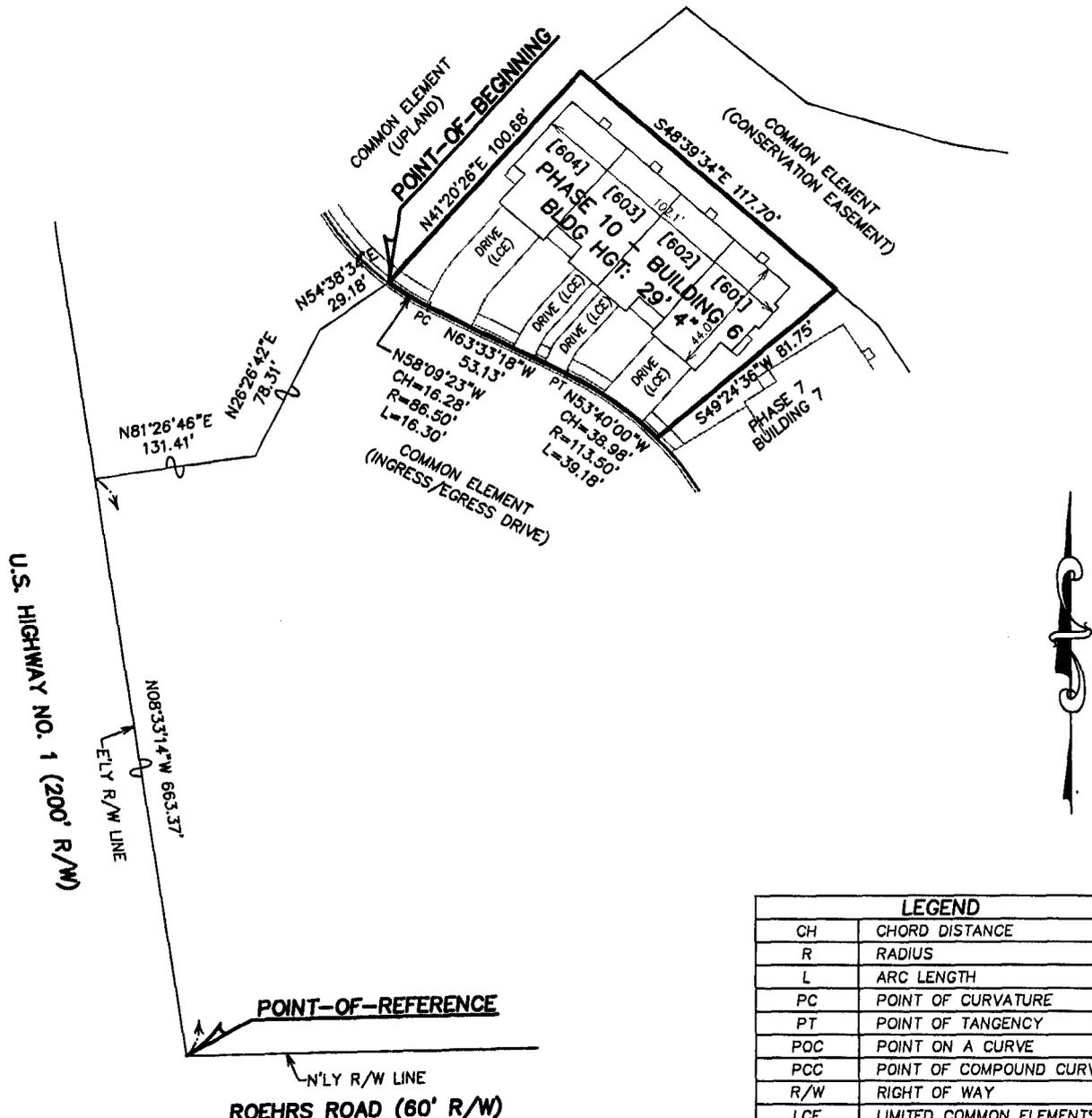


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-10
PLOT PLAN (PHASE 10)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 10 - BUILDING 6



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PQC	POINT ON A CURVE
PCC	POINT OF COMPOUND CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[601]	UNIT NUMBER

NOTES:

- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
- BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
- SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

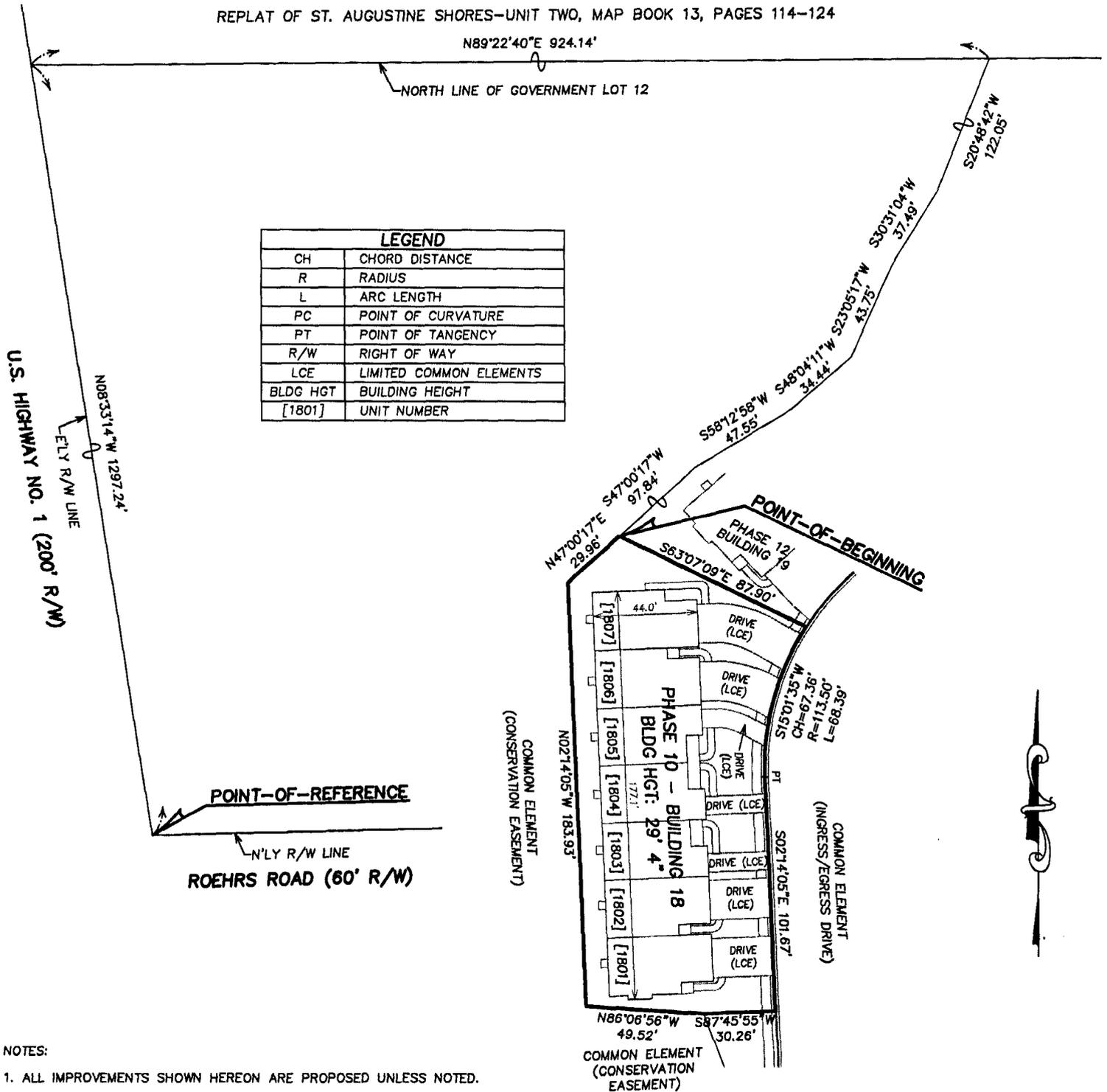
SITE PLAN

GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

PHASE 10 - BUILDING 18

REPLAT OF ST. AUGUSTINE SHORES-UNIT TWO, MAP BOOK 13, PAGES 114-124



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1801]	UNIT NUMBER

- NOTES:
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
 SCALE: 1" = 60'

C: \DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS

CLARSON
& ASSOCIATES

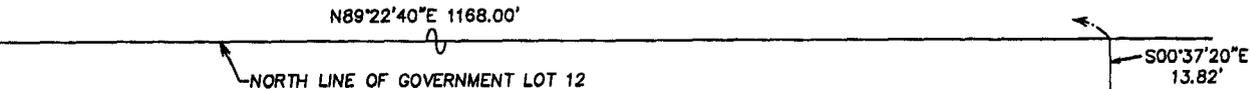
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1843 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT B-11

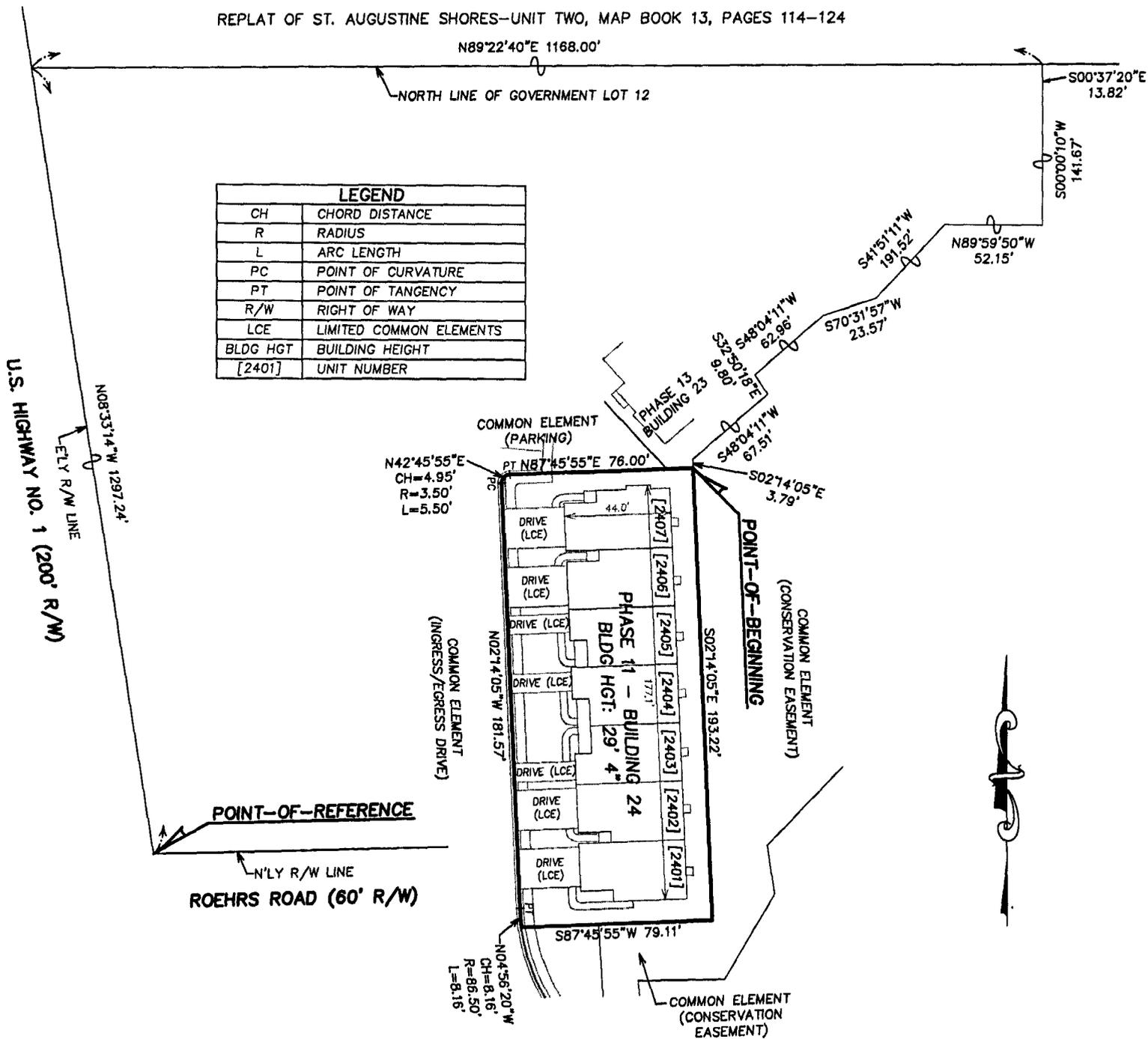
PLOT PLAN (PHASE 11, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA PHASE 11 - BUILDING 24

REPLAT OF ST. AUGUSTINE SHORES-UNIT TWO, MAP BOOK 13, PAGES 114-124



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[2401]	UNIT NUMBER



- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



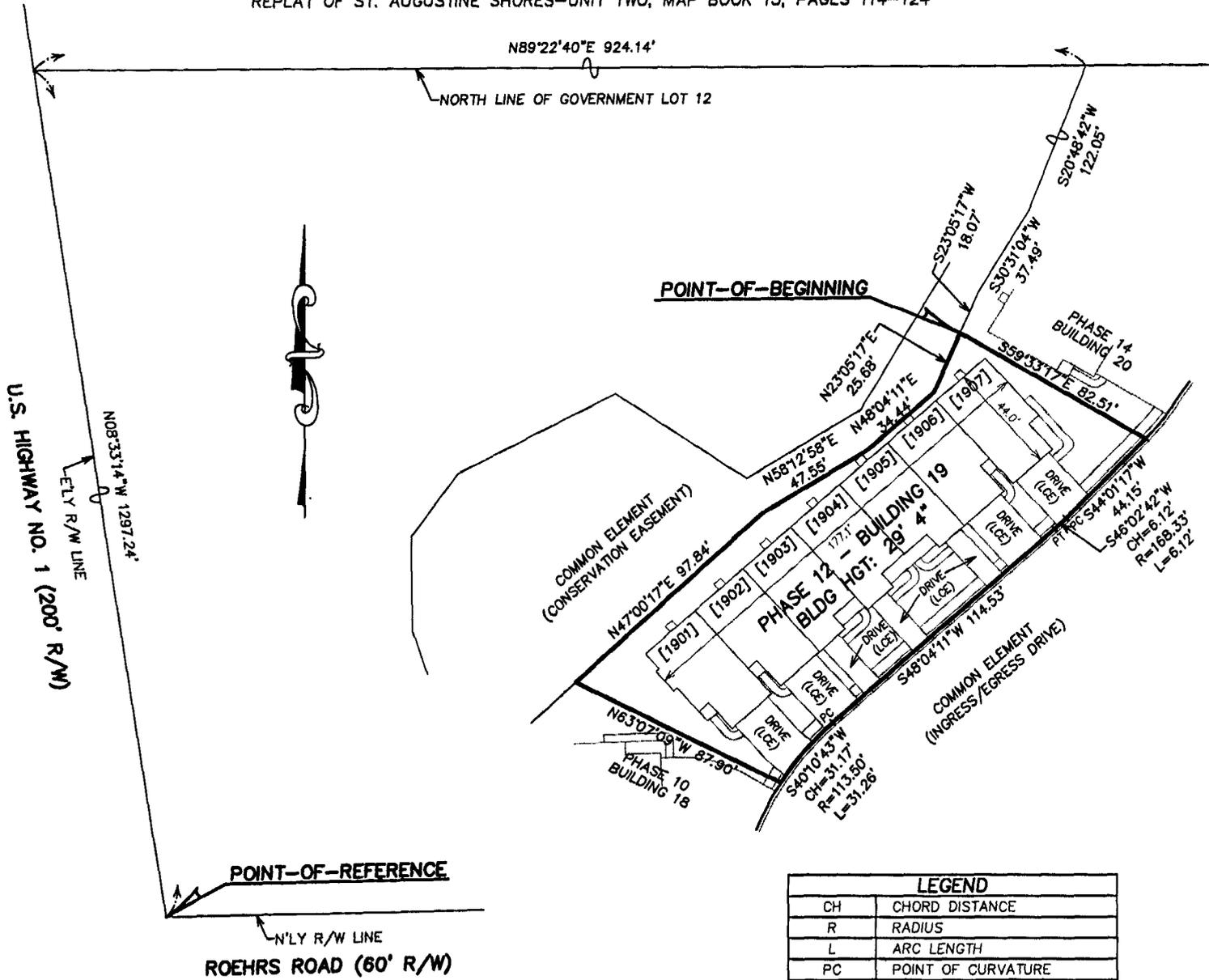
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-12

PLOT PLAN (PHASE 12, IF ADDED)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 12 - BUILDING 19

REPLAT OF ST. AUGUSTINE SHORES—UNIT TWO, MAP BOOK 13, PAGES 114-124



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1901]	UNIT NUMBER

NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

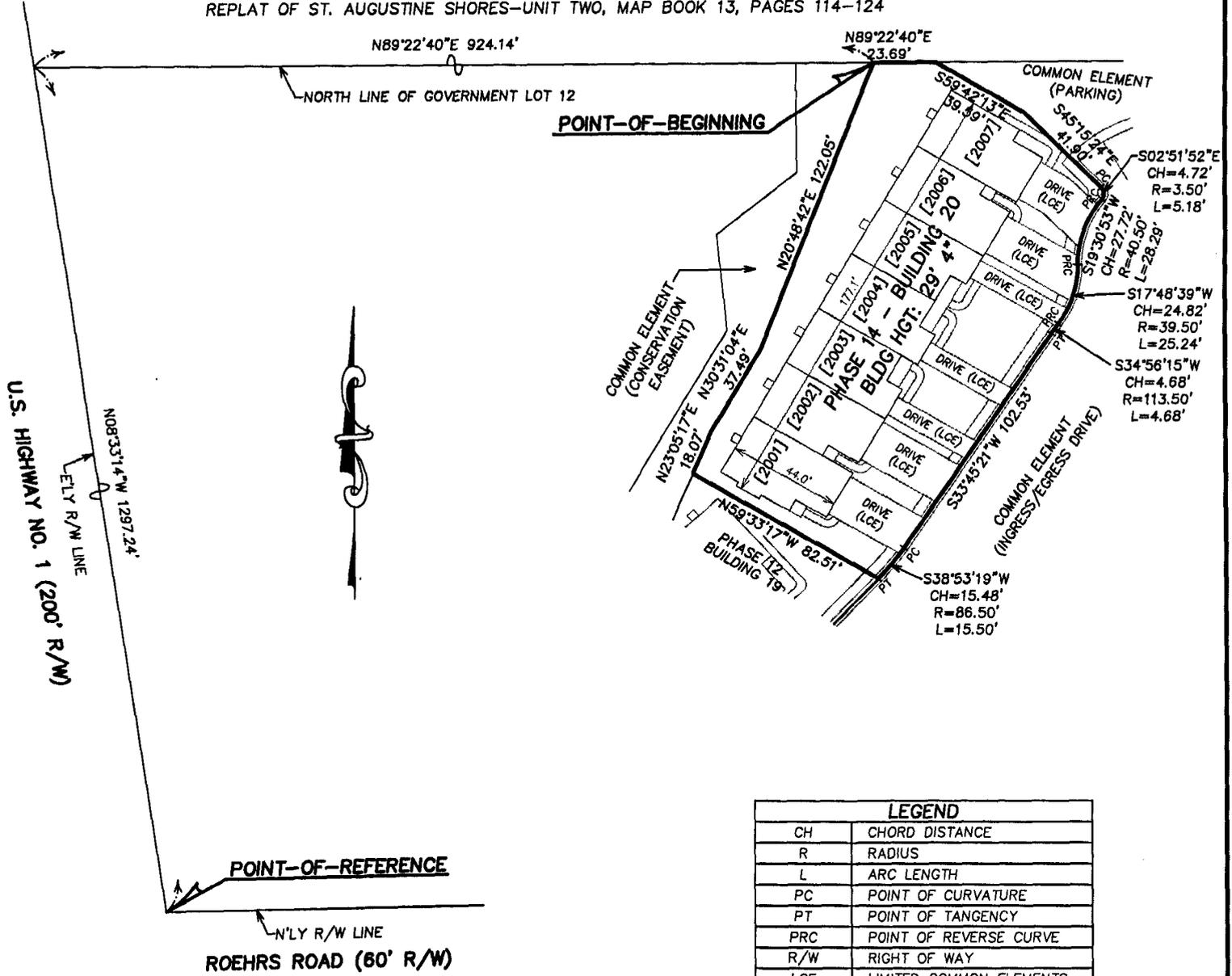
EXHIBIT B-13

PLOT PLAN (PHASE 13, IF ADDED)

EXHIBIT B-14
PLOT PLAN (PHASE 14, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA PHASE 14 - BUILDING 20

REPLAT OF ST. AUGUSTINE SHORES—UNIT TWO, MAP BOOK 13, PAGES 114—124



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[2001]	UNIT NUMBER

NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-15
PLOT PLAN (PHASE 15, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 15 - BUILDING 21

REPLAT OF ST. AUGUSTINE SHORES--UNIT TWO, MAP BOOK 13, PAGES 114-124

N89°22'40"E 1168.00'

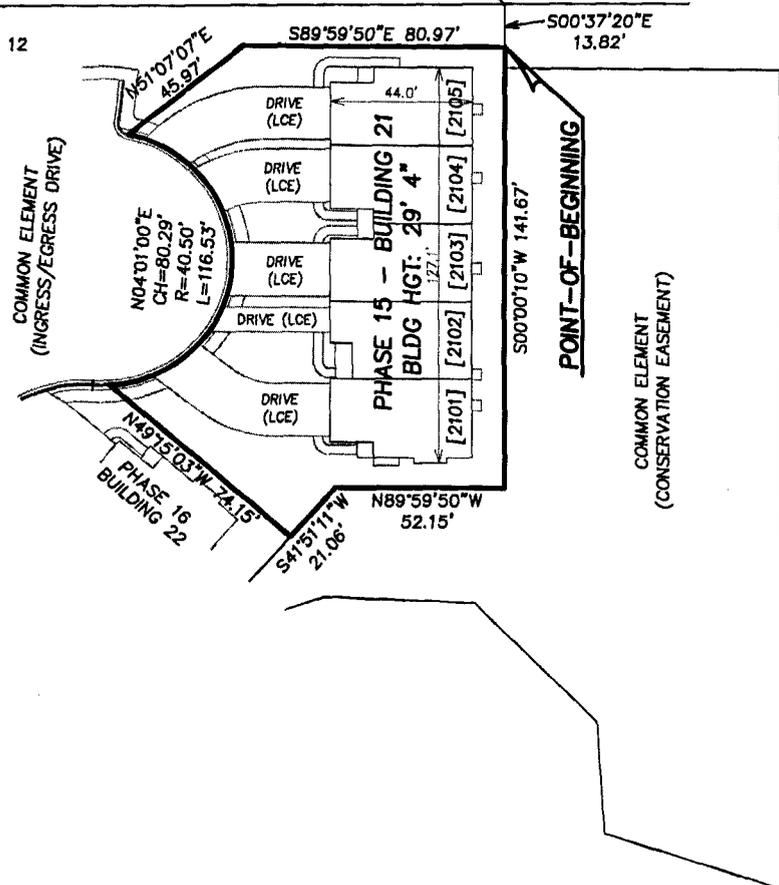
← NORTH LINE OF GOVERNMENT LOT 12

U.S. HIGHWAY NO. 1 (200' R/W)

N08°33'14"W 1297.24'
ELY R/W LINE



POINT-OF-REFERENCE
← N'LY R/W LINE
ROEHRS ROAD (60' R/W)



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[2101]	UNIT NUMBER

- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



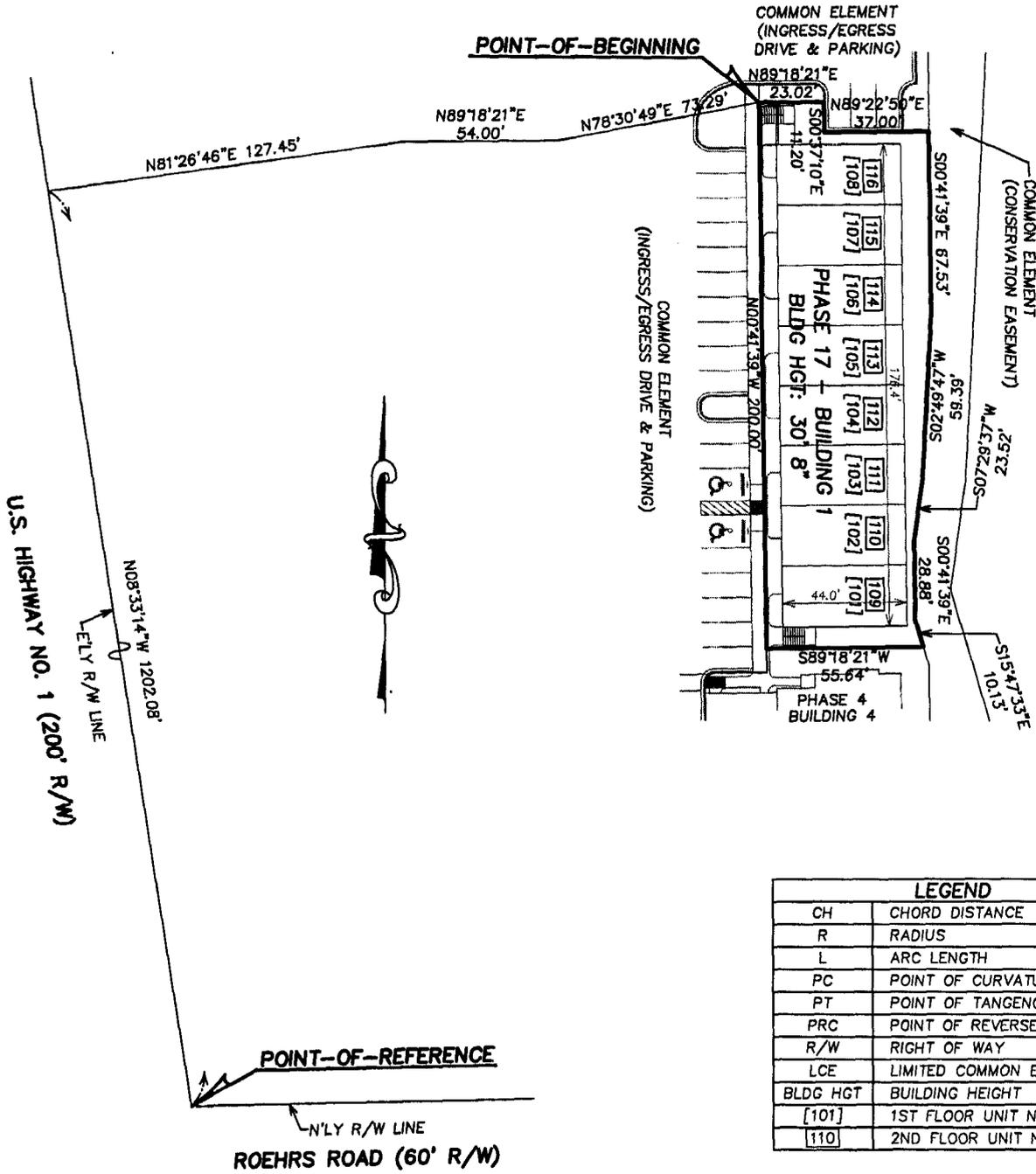
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-16
PLOT PLAN (PHASE 16, IF ADDED)

EXHIBIT B-17

PLOT PLAN (PHASE 17, IF ADDED)

SITE PLAN GRAND RAVINE, A CONDOMINIUM PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA PHASE 17 - BUILDING 1



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[101]	1ST FLOOR UNIT NUMBER
[110]	2ND FLOOR UNIT NUMBER

- NOTES:
- ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 - BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 - SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS

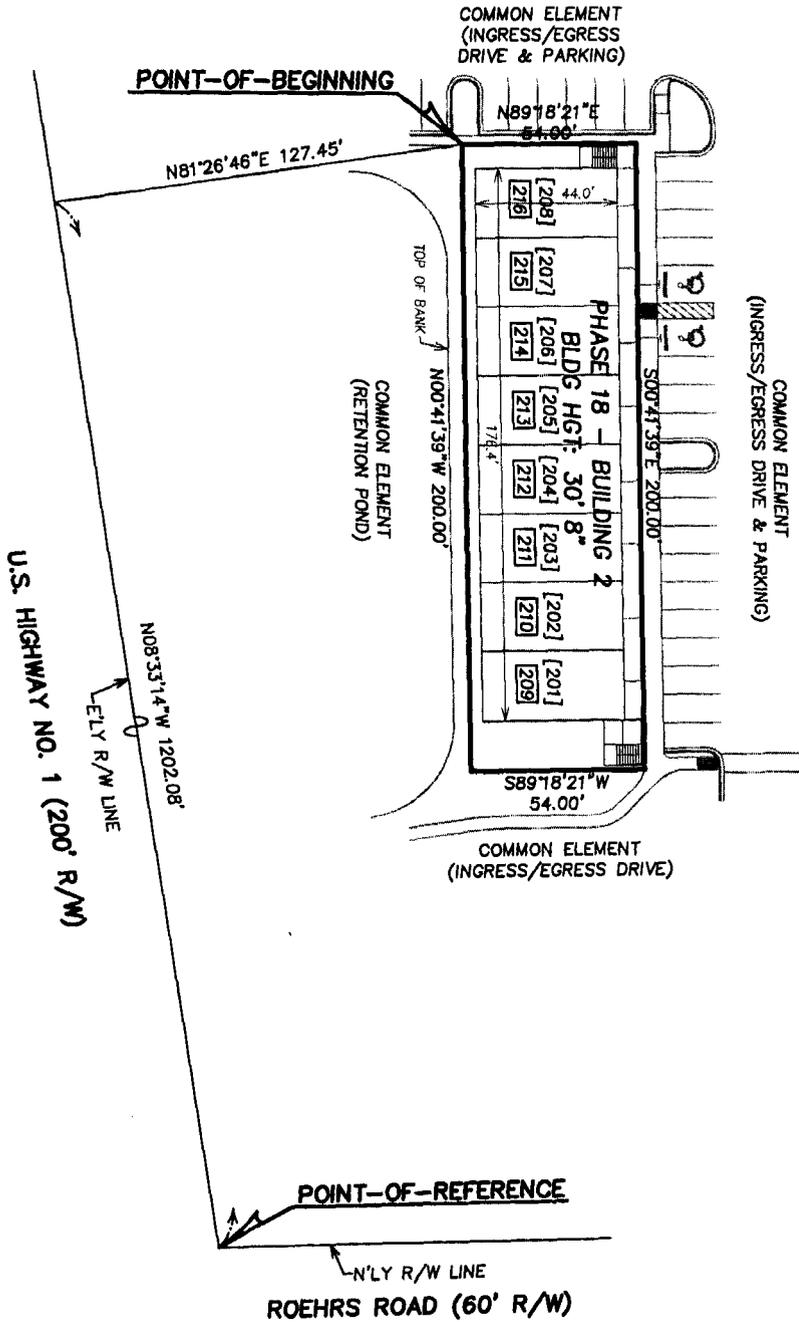


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

EXHIBIT B-18

PLOT PLAN (PHASE 18, IF ADDED)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 18 - BUILDING 2



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[101]	1ST FLOOR UNIT NUMBER
[110]	2ND FLOOR UNIT NUMBER

- NOTES:
1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
 2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
 3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS

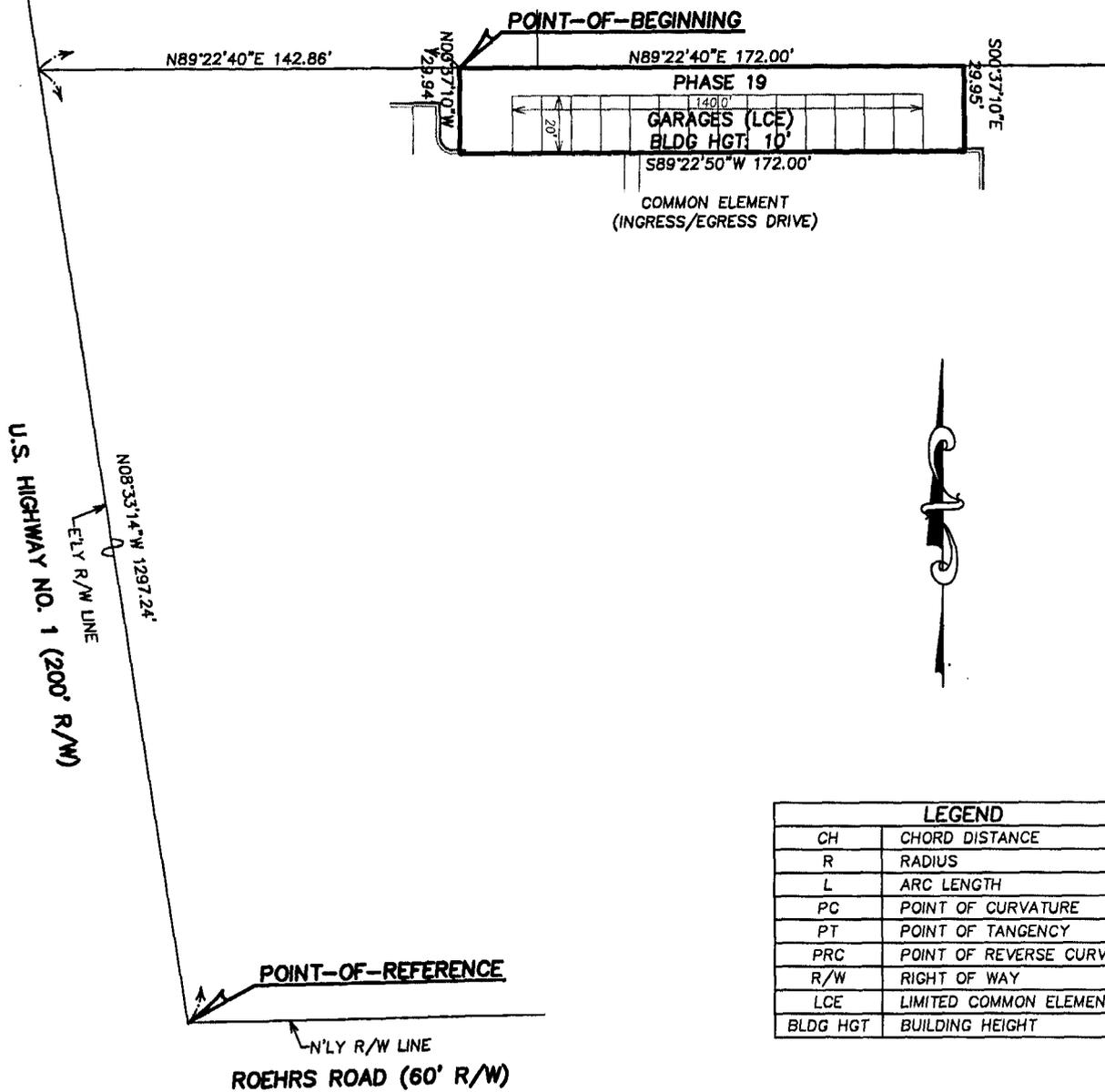


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT B-19
PLOT PLAN (PHASE 19, IF ADDED)

SITE PLAN
GRAND RAVINE, A CONDOMINIUM
 PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 19 - GARAGES

REPLAT OF ST. AUGUSTINE SHORES UNIT TWO - MAP BOOK 13, PAGES 114-124



LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENT
BLDG HGT	BUILDING HEIGHT

NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89'22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
 SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1843 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

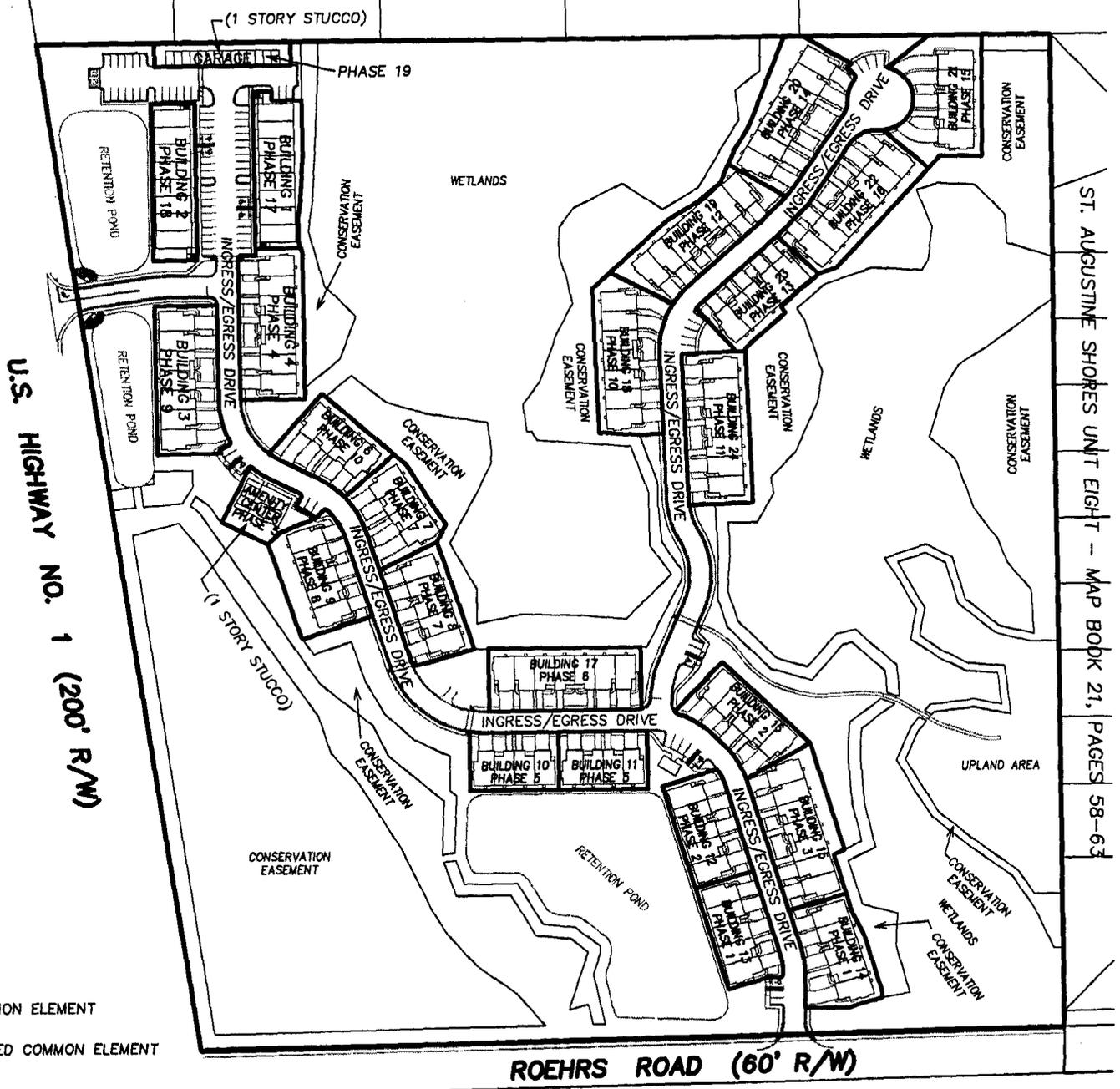
EXHIBIT G

GRAPHIC DEPICTION OF IMPROVEMENTS FOR PHASE 1 THROUGH 19 (Site Plan)

OVERALL SITE PLAN AND PHASING PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

REPLAT OF ST. AUGUSTINE SHORES UNIT TWO - MAP BOOK 13, PAGES 114-124



NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. ALL BUILDINGS ARE 2 STORY STUCCO EXCEPT AS NOTED.
3. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
4. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010
SCALE: 1" = 200'
 C: \DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



CLARSON & ASSOCIATES

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: (904)-396-2623
 FAX: (904)-396-2633

EXHIBIT D-1

LEGAL DESCRIPTION (PHASE 2, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE TWO, BUILDING 12

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 60.10 FEET; THENCE NORTH 16° 55' 34" WEST, 135.25 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 16° 55' 34" WEST, 136.81 FEET; THENCE NORTH 72° 18' 52" EAST, 70.98 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 27.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 25° 59' 08" EAST, 27.76 FEET; THENCE SOUTH 16° 45' 04" EAST, 110.34 FEET; THENCE SOUTH 73° 04' 26" WEST, 75.01 FEET TO THE POINT OF BEGINNING.

**CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623**

APRIL 29, 2010

**GRAND RAVINE, A CONDOMINIUM,
PHASE TWO, BUILDING 16**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 748.47 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 33.84 FEET; THENCE NORTH 00° 00' 10" EAST, 44.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 33.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 08° 22' 27" WEST, 33.07 FEET; THENCE NORTH 16° 45' 04" WEST, 220.87 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 5.21 FEET TO THE POINT OF BEGINNING, SAID ARC SUBTENDED BY A CHORD OF NORTH 18° 04' 00" WEST, 5.21 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF LAST MENTIONED CURVE, AN ARC DISTANCE OF 53.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 32° 49' 03" WEST, 52.74 FEET; THENCE NORTH 46° 15' 10" WEST, 18.59 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 47.47 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 58° 14' 06" WEST, 47.13 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, AN ARC DISTANCE OF 7.21 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF NORTH 55° 58' 39" WEST, 7.13 FEET; THENCE NORTH 43° 44' 50" EAST, 86.09 FEET; THENCE SOUTH 46° 15' 10" EAST, 149.66 FEET; THENCE SOUTH 60° 42' 06" WEST, 91.32 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-2

LEGAL DESCRIPTION (PHASE 3, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE THREE, BUILDING 15

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 748.47 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 33.84 FEET; THENCE NORTH 00° 00' 10" EAST, 44.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 33.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 08° 22' 27" WEST, 33.07 FEET; THENCE NORTH 16° 45' 04" WEST, 48.98 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 16° 45' 04" WEST, 171.89 FEET TO A POINT OF CURVATURE; RUN THENCE IN AN NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 5.21 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF NORTH 18° 04' 00" WEST, 5.21 FEET; THENCE NORTH 60° 42' 06" EAST, 91.32 FEET; THENCE SOUTH 16° 44' 28" EAST, 142.16 FEET; THENCE SOUTH 62° 47' 55" WEST, 14.73 FEET; THENCE SOUTH 16° 44' 28" EAST, 52.11 FEET; THENCE SOUTH 73° 14' 56" WEST, 74.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-3

LEGAL DESCRIPTION (PHASE 4, IF ADDED)

**CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623**

APRIL 29, 2010

**GRAND RAVINE, A CONDOMINIUM,
PHASE FOUR, BUILDING 4**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,202.08 FEET; THENCE NORTH 81° 26' 46" EAST, 127.45 FEET; THENCE NORTH 89° 18' 21" EAST, 54.00 FEET; THENCE NORTH 78° 30' 49" EAST, 73.29 FEET; THENCE SOUTH 00° 41' 39" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 89° 18' 21" EAST, 55.64 FEET; THENCE SOUTH 15° 47' 33" EAST, 7.17 FEET; THENCE SOUTH 00° 41' 39" EAST, 184.83 FEET; THENCE SOUTH 89° 18' 21" WEST, 79.50 FEET; THENCE NORTH 00° 41' 39" WEST, 179.58 FEET TO A POINT OF CURVATURE; RUN THENCE IN AN NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.50 FEET TO A POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 44° 18' 21" EAST, 4.95 FEET; THENCE NORTH 89° 18' 21" EAST, 18.49 FEET; THENCE NORTH 00° 41' 39" WEST, 8.67 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-4

LEGAL DESCRIPTION (PHASE 5, IF ADDED)

**CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623**

APRIL 29, 2010

**GRAND RAVINE, A CONDOMINIUM,
PHASE FIVE, BUILDING 5 (AMENITY CENTER)**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 26° 26' 42" EAST, 78.31 FEET TO A POINT ON A CURVE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 2.92 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 73° 37' 37" EAST, 2.84 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 27.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 56° 37' 21" EAST, 27.40 FEET; THENCE SOUTH 63° 33' 18" EAST, 40.56 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 18° 33' 18" EAST, 4.95 FEET; THENCE SOUTH 26° 26' 42" WEST, 14.00 FEET; THENCE SOUTH 63° 33' 22" EAST, 9.06 FEET, TO A POINT ON A CURVE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 69.10 FEET, AN ARC DISTANCE OF 18.95 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF SOUTH 55° 41' 33" EAST, 18.89 FEET; THENCE SOUTH 68° 18' 32" WEST, 47.68 FEET; THENCE SOUTH 45° 25' 49" WEST, 21.06 FEET; THENCE NORTH 63° 33' 18" WEST, 63.17 FEET TO THE POINT OF BEGINNING.

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE FIVE, BUILDING 10

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 60.10 FEET; THENCE NORTH 16° 55' 34" WEST, 272.06 FEET; THENCE SOUTH 89° 09' 23" WEST, 18.09 FEET; THENCE SOUTH 89° 39' 25" WEST, 110.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 89° 39' 25" WEST, 110.00 FEET; THENCE NORTH 00° 18' 49" WEST, 75.02 FEET TO A POINT ON A CURVE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 18.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 85° 38' 50" EAST, 18.58 FEET; THENCE NORTH 89° 39' 26" EAST, 91.48 FEET; THENCE SOUTH 00° 18' 49" EAST, 73.50 FEET TO THE POINT OF BEGINNING.

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE FIVE, BUILDING 11

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 60.10; THENCE NORTH 16° 55' 34" WEST, 272.06 FEET; THENCE SOUTH 82° 09' 23" WEST, 18.09 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 89° 39' 25" WEST, 110.00 FEET; THENCE NORTH 00° 18' 49" WEST, 73.50 FEET; THENCE SOUTH 89° 39' 26" EAST, 109.94 FEET; THENCE SOUTH 00° 21' 27" WEST, 73.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-5

LEGAL DESCRIPTION (PHASE 6, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE SIX, BUILDING 17

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET; THENCE NORTH 26° 26' 42" EAST, 78.31 FEET; THENCE NORTH 54° 38' 34" EAST, 29.18 FEET; THENCE NORTH 41° 20' 26" EAST, 100.68 FEET; THENCE SOUTH 48° 39' 34" EAST, 137.15 FEET; THENCE SOUTH 32° 31' 14" EAST, 90.83 FEET; THENCE SOUTH 28° 08' 33" WEST, 24.41 FEET; THENCE SOUTH 18° 16' 14" EAST, 144.92 FEET; THENCE NORTH 89° 39' 26" EAST, 16.93 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 89° 39' 26" EAST, 188.75 FEET; THENCE SOUTH 00° 20' 34" EAST, 79.06 FEET TO A POINT ON A CURVE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.50 FEET, AN ARC DISTANCE OF 3.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 82° 35' 55" WEST, 3.56 FEET; THENCE SOUTH 89° 39' 26" WEST, 185.21 FEET; THENCE NORTH 00° 20' 34" WEST, 79.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-6

LEGAL DESCRIPTION (PHASE 7, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 26, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE SEVEN, BUILDING 7

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET; THENCE NORTH 26° 26' 42" EAST, 78.31 FEET; THENCE NORTH 54° 38' 34" EAST, 29.18 FEET; THENCE NORTH 41° 20' 26" EAST, 100.68 FEET; THENCE SOUTH 48° 39' 34" EAST, 117.70 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 48° 39' 34" EAST, 19.45 FEET; THENCE SOUTH 32° 31' 14" EAST, 90.83 FEET; THENCE SOUTH 28° 08' 33" WEST, 24.41 FEET; THENCE SOUTH 63° 27' 50" WEST, 79.91 FEET; THENCE NORTH 18° 16' 14" WEST, 53.22 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET AN ARC DISTANCE OF 50.53 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF NORTH 31° 01' 28" WEST, 50.11 FEET; THENCE NORTH 49° 24' 36" EAST, 81.75 FEET TO THE POINT OF BEGINNING.

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE SEVEN, BUILDING 8

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET; THENCE NORTH 26° 26' 42" EAST, 78.31 FEET; THENCE NORTH 54° 38' 34" EAST, 29.18 FEET; THENCE NORTH 41° 20' 26" EAST, 100.68 FEET; THENCE SOUTH 48° 39' 34" EAST, 137.15 FEET; THENCE SOUTH 32° 31' 14" EAST, 90.83 FEET; THENCE SOUTH 28° 08' 33" WEST, 24.41 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 18° 16' 14" EAST, 144.92 FEET; THENCE SOUTH 73° 56' 35" WEST, 78.90 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 6.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 20° 23' 17" WEST, 6.39 FEET; THENCE NORTH 18° 16' 14" WEST, 124.00 FEET; THENCE NORTH 63° 27' 50" EAST, 79.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-7

LEGAL DESCRIPTION (PHASE 8, IF ADDED)

**CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623**

APRIL 29, 2010

**GRAND RAVINE, A CONDOMINIUM,
PHASE EIGHT, BUILDING 9**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET; THENCE SOUTH 63° 33' 18" EAST, 63.17 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 45° 25' 49" EAST, 21.06 FEET; THENCE NORTH 68° 18' 32" EAST, 47.68 FEET; THENCE NORTH 41° 45' 54" EAST, 13.90 FEET TO A POINT OF CURVATURE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.67 FEET TO A POINT OF COMPOUND CURVE, SAID ARC SUBTENDE BY A CHORD OF NORTH 88° 08' 46" EAST, 5.07 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 41.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDE BY A CHORD OF SOUTH 31° 52' 18" EAST, 40.68 FEET; THENCE SOUTH 18° 16' 14" EAST, 106.11 FEET; THENCE SOUTH 71° 22' 18" WEST, 91.12 FEET; THENCE NORTH 33° 43' 28" WEST, 3.91 FEET; THENCE NORTH 18° 37' 42" WEST, 124.78 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-8

LEGAL DESCRIPTION (PHASE 9, IF ADDED)

**CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623**

APRIL 29, 2010

**GRAND RAVINE, A CONDOMINIUM,
PHASE NINE, BUILDING 3**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,202.08 FEET; THENCE NORTH 81° 26' 46" EAST, 127.45 FEET; THENCE NORTH 89° 18' 21" EAST, 54.00 FEET; THENCE SOUTH 00° 41' 39" EAST, 200.00 FEET; THENCE SOUTH 22° 34' 20" EAST, 61.72 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 00° 41' 39" EAST, 122.18 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 113.56 FEET, AN ARC DISTANCE OF 53.27 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDE BY A CHORD OF SOUTH 14° 34' 22" EAST, 52.78 FEET; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDE BY A CHORD OF SOUTH 16° 00' 24" WEST, 4.86 FEET; THENCE SOUTH 60° 01' 37" WEST, 13.57 FEET; THENCE SOUTH 84° 57' 36" WEST, 76.65 FEET; THENCE NORTH 00° 41' 39" WEST, 190.52 FEET; THENCE NORTH 89° 18' 21" EAST, 77.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-9

LEGAL DESCRIPTION (PHASE 10, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE TEN, BUILDING 6

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 663.37 FEET; THENCE NORTH 81° 26' 46" EAST, 131.41 FEET; THENCE NORTH 26° 26' 42" EAST, 78.31 FEET; THENCE NORTH 54° 38' 34" EAST, 29.18 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 41° 20' 26" EAST, 100.68 FEET; THENCE SOUTH 48° 39' 34" EAST, 117.70 FEET; THENCE SOUTH 49° 24' 36" WEST, 81.75 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 39.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 53° 40' 00" WEST, 38.98 FEET; THENCE NORTH 63° 33' 18" WEST, 53.13 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 16.30 FEET TO THE POINT OF BEGINNING, SAID ARC SUBTENDED BY A CHORD OF NORTH 58° 09' 23" WEST, 16.28 FEET.

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM
PHASE TEN, BUILDING 18

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 924.14 FEET; THENCE SOUTH 20° 48' 42" WEST, 122.05 FEET; THENCE SOUTH 30° 31' 04" WEST, 37.49 FEET; THENCE SOUTH 23° 05' 17" WEST, 43.75 FEET; THENCE SOUTH 48° 04' 11" WEST, 34.44 FEET; THENCE SOUTH 58° 12' 58" WEST, 47.55 FEET; THENCE SOUTH 47° 00' 17" WEST, 97.84 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 63° 07' 09" EAST, 87.90 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 68.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 15° 01' 35" WEST, 67.36 FEET; THENCE SOUTH 02° 14' 05" EAST, 101.67 FEET; THENCE SOUTH 87° 45' 55" WEST, 30.26 FEET; THENCE NORTH 86° 06' 56" WEST, 49.52 FEET; THENCE NORTH 02° 14' 05" WEST, 183.93 FEET; THENCE NORTH 47° 00' 17" EAST, 29.96 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-10

LEGAL DESCRIPTION (PHASE 11, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM
PHASE ELEVEN, BUILDING 24

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 1,168.00 FEET; THENCE SOUTH 00° 37' 20" EAST, 13.82 FEET; THENCE SOUTH 00° 00' 10" WEST, 141.67 FEET; THENCE NORTH 89° 59' 50" WEST, 52.15 FEET; THENCE SOUTH 41° 51' 11" WEST, 191.52 FEET; THENCE SOUTH 70° 31' 57" WEST, 23.57 FEET; THENCE SOUTH 48° 04' 11" WEST, 62.96 FEET; THENCE SOUTH 32° 50' 18" EAST, 9.80 FEET; THENCE SOUTH 48° 04' 11" WEST, 67.51 FEET; THENCE SOUTH 02° 14' 05" EAST, 3.79 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 02° 14' 05" EAST, 193.22 FEET; THENCE SOUTH 87° 45' 55" WEST, 79.11 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 8.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 04° 56' 20" WEST, 8.16 FEET; THENCE NORTH 02° 14' 05" WEST, 181.57 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 42° 45' 55" EAST, 4.95 FEET; THENCE NORTH 87° 45' 55" EAST, 76.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-11

LEGAL DESCRIPTION (PHASE 12, IF ADDED)

**CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623**

APRIL 29, 2010

**GRAND RAVINE, A CONDOMINIUM
PHASE TWELVE, BUILDING 19**

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 924.14 FEET; THENCE SOUTH 20° 48' 42" WEST, 122.05 FEET; THENCE SOUTH 30° 31' 04" WEST, 37.49 FEET; THENCE SOUTH 23° 05' 17" WEST, 18.07 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 59° 33' 17" WEST, 82.51 FEET; THENCE SOUTH 44° 01' 17" WEST, 44.15 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 168.33 FEET, AN ARC DISTANCE OF 6.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 46° 02' 42" WEST, 6.12 FEET; THENCE SOUTH 48° 04' 11" WEST, 114.53 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 31.26 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF SOUTH 40° 10' 43" WEST, 31.17 FEET; THENCE NORTH 63° 07' 09" WEST, 87.90 FEET; THENCE NORTH 47° 00' 17" EAST, 97.84 FEET; THENCE NORTH 58° 12' 58" EAST, 47.55 FEET; THENCE NORTH 48° 04' 11" EAST, 34.44 FEET; THENCE NORTH 23° 05' 17" EAST, 25.68 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-12

LEGAL DESCRIPTION (PHASE 13, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM
PHASE THIRTEEN, BUILDING 23

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 1,168.00; THENCE SOUTH 00° 37' 20" EAST, 13.82 FEET; THENCE SOUTH 00° 00' 10" WEST, 141.67 FEET; THENCE NORTH 89° 59' 50" WEST, 52.15 FEET; THENCE SOUTH 41° 51' 11" WEST, 191.52 FEET; THENCE SOUTH 70° 31' 57" WEST, 23.57 FEET TO THE POINT OF BEGINNING,

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 48° 04' 11" WEST, 62.96 FEET; THENCE SOUTH 32° 50' 18" EAST, 9.80 FEET; THENCE SOUTH 48° 04' 11" WEST, 67.51 FEET; THENCE SOUTH 02° 14' 05" EAST, 3.79 FEET; THENCE SOUTH 87° 45' 55" WEST, 10.86 FEET; THENCE NORTH 41° 55' 49" WEST, 74.32 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 14.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 43° 23' 26" EAST, 14.11 FEET; THENCE NORTH 48° 04' 11" EAST, 114.53 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 8.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 46° 02' 44" EAST, 8.02 FEET; THENCE SOUTH 46° 58' 32" EAST, 70.38 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-13

LEGAL DESCRIPTION (PHASE 14, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, FL, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM
PHASE FOURTEEN, BUILDING 20

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 924.14 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 23.69 FEET; THENCE SOUTH 59° 42' 13" EAST, 39.59 FEET; THENCE SOUTH 45° 15' 24" EAST, 41.90 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3.50 FEET, AN ARC DISTANCE OF 5.18 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDE BY A CHORD OF SOUTH 02° 51' 52" EAST, 4.72 FEET; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 40.50 FEET, AN ARC DISTANCE OF 28.29 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDE BY A CHORD OF SOUTH 19° 30' 53" WEST, 27.72 FEET; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 39.50 FEET, AN ARC DISTANCE OF 25.24 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDE BY A CHORD OF SOUTH 17° 48' 39" WEST, 24.82 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 4.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDE BY A CHORD OF SOUTH 34° 56' 15" WEST, 4.68 FEET; THENCE SOUTH 33° 45' 21" WEST, 102.53 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 15.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDE BY A CHORD OF SOUTH 38° 53' 19" WEST, 15.48 FEET; THENCE NORTH 59° 33' 17" WEST, 82.51 FEET; THENCE NORTH 23° 05' 17" EAST, 18.07 FEET; THENCE NORTH 30° 31' 04" EAST, 37.49 FEET; THENCE NORTH 20° 48' 42" EAST, 122.05 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-14

LEGAL DESCRIPTION (PHASE 15, IF ADDED)

**CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623**

APRIL 29, 2010

**GRAND RAVINE, A CONDOMINIUM
PHASE FIFTEEN, BUILDING 21**

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 1,168.00 FEET; THENCE SOUTH 00° 37' 20" EAST, 13.82 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 00° 00' 10" WEST, 141.67 FEET; THENCE NORTH 89° 59' 50" WEST, 52.15 FEET; THENCE SOUTH 41° 51' 11" WEST, 21.06 FEET; THENCE NORTH 49° 15' 03" WEST, 74.15 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 40.50 FEET, AN ARC DISTANCE OF 116.53 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF NORTH 04° 01' 00" EAST, 80.29 FEET; THENCE NORTH 51° 07' 07" EAST, 45.97 FEET; THENCE SOUTH 89° 59' 50" EAST, 80.97 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-15

LEGAL DESCRIPTION (PHASE 16, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM
PHASE SIXTEEN, BUILDING 22

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 1,168.00 FEET; THENCE SOUTH 00° 37' 20" EAST, 13.82 FEET; THENCE SOUTH 00° 00' 10" WEST, 141.67 FEET; THENCE NORTH 89° 59' 50" WEST, 52.15 FEET; THENCE SOUTH 41° 51' 11" WEST, 21.06 FEET; TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 41° 51' 11" WEST, 170.46 FEET; THENCE SOUTH 70° 31' 57" WEST, 23.57 FEET; THENCE NORTH 46° 58' 32" WEST, 70.38 FEET; THENCE NORTH 44° 01' 17" EAST, 44.15 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 20.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 38° 53' 19" EAST, 20.31 FEET; THENCE NORTH 33° 45' 21" EAST, 84.44 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS 39.50 FEET, AN ARC DISTANCE OF 41.51 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 63° 51' 39" EAST, 39.63 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.50 FEET, AN ARC DISTANCE OF 5.32 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF SOUTH 89° 47' 45" EAST, 5.31 FEET; THENCE SOUTH 49° 15' 03" EAST, 74.15 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-16

LEGAL DESCRIPTION (PHASE 17, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

**GRAND RAVINE, A CONDOMINIUM,
PHASE SEVENTEEN, BUILDING 1**

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,202.08 FEET; THENCE NORTH 81° 26' 46" EAST, 127.45 FEET; THENCE NORTH 89° 18' 21" EAST, 54.00 FEET; THENCE NORTH 78° 30' 49" EAST, 73.29 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 89° 18' 21" EAST, 23.02 FEET; THENCE SOUTH 00° 37' 10" EAST, 11.20 FEET; THENCE NORTH 89° 22' 50" EAST, 37.00 FEET; THENCE SOUTH 00° 41' 39" EAST, 67.53 FEET; THENCE SOUTH 02° 49' 47" WEST, 59.39 FEET; THENCE SOUTH 07° 29' 37" WEST, 23.52 FEET; THENCE SOUTH 00° 41' 39" EAST, 28.88 FEET; THENCE SOUTH 15° 47' 33" EAST, 10.13 FEET; THENCE SOUTH 89° 18' 21" WEST, 55.64 FEET; THENCE NORTH 00° 41' 39" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-17

LEGAL DESCRIPTION (PHASE 18, IF ADDED)

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE EIGHTEEN, BUILDING 2

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,202.08 FEET; THENCE NORTH 81° 26' 46" EAST, 127.45 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 89° 18' 21" EAST, 54.00 FEET; THENCE SOUTH 00° 41' 39" EAST, 200.00 FEET; THENCE SOUTH 89° 18' 21" WEST, 54.00 FEET; THENCE NORTH 00° 41' 39" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-18

LEGAL DESCRIPTION (PHASE 19, IF ADDED)



CLARSON & ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue
Jacksonville, FL 32207

Ph: (904) 396-2623
 Fax: (904) 396-2633

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM
PHASE NINETEEN, GARAGE

A PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) AND RUN NORTH 08° 33' 14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1,297.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST (ALSO BEING THE SOUTHERLY LINE OF GOVERNMENT LOT 7, SAID SECTION 19 AS SHOWN ON THE PLAT OF REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 12, SECTION 19, A DISTANCE OF 142.86 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 89° 22' 40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 172.00 FEET; THENCE SOUTH 00° 37' 10" EAST, 29.95 FEET; THENCE SOUTH 89° 22' 50" WEST, 172.00 FEET; THENCE NORTH 00° 37' 10" WEST, 29.94 FEET TO THE POINT OF BEGINNING.

Prepared by and return to:

DiRito & Goode, P.L.
320 1st Street North, Ste. 613
Jacksonville Beach, FL 32250

**AMENDMENT TO THE DECLARATION
OF CONDOMINIUM FOR GRAND RAVINE, A CONDOMINIUM
ADDING PHASE II**

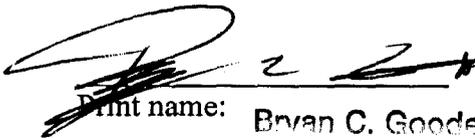
KNOW ALL PERSONS that DSM, LLC, a Florida limited liability company, is the developer described in the declaration of condominium of GRAND RAVINE, a Condominium, recorded in the public records of St. Johns County, Florida, in Official Records Book 3224 at Page 67, as amended by instrument dated May 10, 2010, and titled FIRST AMENDMENT to the Declaration of Condominium for Grand Ravine Condominium, and is the fee simple owner of GRAND RAVINE CONDOMINIUM, as "Phase I" property on the date of execution and recording of the declaration of condominium, DSM, LLC, as the present owner and holder of the property described in Exhibit "A" to this amendment, which property is in the aggregate designated "Phase II" property on that exhibit, in accordance with the provisions of the Declaration and with the requirements of the Condominium Act of the state of Florida, does declare and submit to the condominium form of ownership the property described as "Phase II" on Exhibit "A" declaring and making Phase II a part of the condominium and condominium property of GRAND RAVINE, a Condominium.

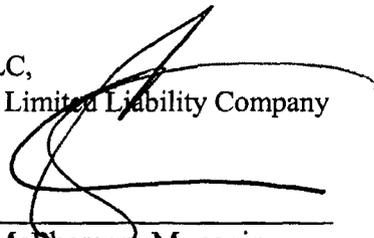
THE SHARE OF THE COMMON ELEMENTS, COMMON EXPENSE AND COMMON SURPLUS attributable to each unit on the addition of Phase II is established on Exhibit "B", which designation is in accordance with and is an amendment to Exhibit H to the declaration of condominium above-described as originally recorded and amended.

IN WITNESS WHEREOF, DSM, LLC, has caused this AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF GRAND RAVINE, CONDOMINIUM, ADDING PHASE II to be executed by its duly authorized representatives and its seal to be affixed on May 10, 2010.

Signed, sealed and delivered
In our presence:

DSM, LLC,
a Florida Limited Liability Company


Print name: Bryan C. Goode, III

By: 
Denise McPherson, Managing
Member

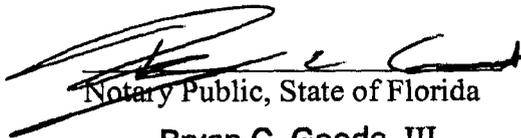

Carlene Chair

Print name:

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 10th day of May, 2010, by Denise McPherson, as the Managing Member of DSM, LLC, a Florida Limited Liability Company, on behalf of said Limited Liability Company. She is personally known to me or has produced a Florida driver's license as identification.

[Seal]


Notary Public, State of Florida
Bryan C. Goode, III



Print Name

My Commission Expires:

EXHIBIT A

Legal Description
and
Note #1, survey, surveyor's certificate, Plot Plan and Graphic Description of
Improvements
for
Phase II of Grand Ravine, a Condominium

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE TWO, BUILDING 12

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 60.10 FEET; THENCE NORTH 16° 55' 34" WEST, 135.25 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 16° 55' 34" WEST, 136.81 FEET; THENCE NORTH 72° 18' 52" EAST, 70.98 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 27.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 25° 59' 08" EAST, 27.76 FEET; THENCE SOUTH 16° 45' 04" EAST, 110.34 FEET; THENCE SOUTH 73° 04' 26" WEST, 75.01 FEET TO THE POINT OF BEGINNING.

CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Fl, 32207
904-396-2623 Fax: 904-396-2623

APRIL 29, 2010

GRAND RAVINE, A CONDOMINIUM,
PHASE TWO, BUILDING 16

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY) AND RUN NORTH 88° 40' 10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 748.47 FEET; THENCE NORTH 01° 19' 50" WEST, A DISTANCE OF 33.84 FEET; THENCE NORTH 00° 00' 10" EAST, 44.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 33.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 08° 22' 27" WEST, 33.07 FEET; THENCE NORTH 16° 45' 04" WEST, 220.87 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 5.21 FEET TO THE POINT OF BEGINNING, SAID ARC SUBTENDED BY A CHORD OF NORTH 18° 04' 00" WEST, 5.21 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF LAST MENTIONED CURVE, AN ARC DISTANCE OF 53.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 32° 49' 03" WEST, 52.74 FEET; THENCE NORTH 46° 15' 10" WEST, 18.59 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 47.47 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 58° 14' 06" WEST, 47.13 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, AN ARC DISTANCE OF 7.21 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD OF NORTH 55° 58' 39" WEST, 7.13 FEET; THENCE NORTH 43° 44' 50" EAST, 86.09 FEET; THENCE SOUTH 46° 15' 10" EAST, 149.66 FEET; THENCE SOUTH 60° 42' 06" WEST, 91.32 FEET TO THE POINT OF BEGINNING.

Note # 1

At the time of the recording of this AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF GRAND RAVINE, CONDOMINIUM, ADDING PHASE II as evidenced by the surveyor's certificate appended hereto and to this Exhibit Note #1, the survey, plot plan and graphic description of the improvements of Phase II of GRAND RAVINE, Condominium, only building 12 is completed and certified in accordance with the requirements of F.S. 718.104. Building 16 is under construction at the time of the recording of this Amendment but is not sufficiently complete to permit the surveyor's certificate to be given. On its completion, the declaration of condominium, this amendment, the surveyor's certificate and this exhibit will be amended or supplemented from time to time by the recording of as-built drawings where necessary and by adding the surveyor's certificate with respect to the additional completed building(s) as they individually or in concert become sufficiently complete. The developer continues to reserve the right to amend and supplement the declaration of condominium, this amendment and this exhibit note #1 by issuing, executing and causing to be recorded those amendments, modifications and supplements, adding the additional drawings and surveyor's certificates as aforesaid from time to time, and without requiring the joinder of any person or entity.

**GRAND RAVINE, A CONDOMINIUM
PHASE TWO - BUILDING 12**

DESCRIPTION

(PROVIDED BY CLIENT)

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 88°40'10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01°19'50" WEST, A DISTANCE OF 60.10 FEET; THENCE NORTH 16°55'34" WEST, 135.25 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 73°04'26" EAST, 75.01 FEET; THENCE NORTH 16°45'04" WEST, 110.34 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY, SUBTENDED BY A CHORD OF NORTH 25°59'08" WEST AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 27.88 FEET; THENCE SOUTH 72°18'52" WEST, 70.98 FEET; THENCE SOUTH 16°55'34" EAST, 136.81 FEET TO THE POINT OF BEGINNING.

NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

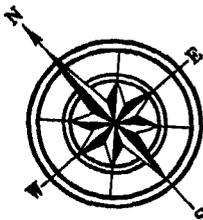
EXHIBIT "B"
SHEET 1 OF 3

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 02/15/2010
FIELD BOOK/PAGE(S): 284/50
DRAWING SCALE: 1" = 40'
JOB NUMBER: 8-259

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

ANCIENT CITY SURVEYING
LB#7111
ACS
SURVEYORS * ENGINEERS
LAND PLANNERS



4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027

DATE SIGNED:

05/04/2010 2:59PM c:\drawings\2008\8-259\dwg\condo-docs-bldg12.dwg

GRAND RAVINE, A CONDOMINIUM PHASE TWO - BUILDING 12

LEGEND

- R/W = RIGHT OF WAY
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- LB = LICENSED BUSINESS
- PT = POINT OF TANGENCY
- PCC = POINT OF COMPOUND CURVE
- FPL = FLORIDA POWER & LIGHT COMPANY
- WM = WATER METER
- C/O = CLEAN-OUT
- WV = WATER VALVE
- ETS = ELECTRIC TRANSFORMER SLAB
- EM = ELECTRIC METER
- CTV = CABLE TELEVISION RISER
- BFP = BACK FLOW PREVENTOR
- POR = POINT OF REFERENCE
- POB = POINT OF BEGINNING
- ⊗ = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISC LB # 7111 IN CONCRETE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: DSM, LLC

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

EXHIBIT "B"
SHEET 2 OF 3

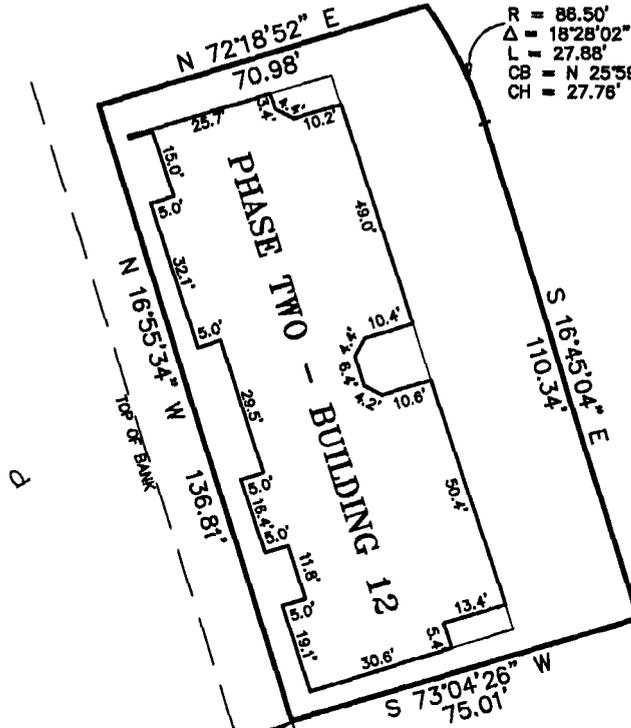
NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

05/04/2010 2:59PM C:\Drawings\2008\8-259\deg\condo-docs-bldg12.dwg

GRAND RAVINE, A CONDOMINIUM PHASE TWO - BUILDING 12



R = 86.50'
Δ = 18°28'02"
L = 27.88'
CB = N 25°59'05" W
CH = 27.76'



POB

EASTERN RIGHT-OF-WAY
U.S. HIGHWAY NO. 1
(60' R/W)

BASIS OF BEARINGS
N 88°40'10" E (R)(M)

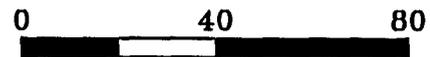
654.14'(R)(M)

NORTHERLY RIGHT-OF-WAY

ROHERS ROAD

60' R/W - PAVED

POR



SCALE: 1 INCH = 40 FOOT

NOT VALID WITHOUT SHEETS 1 AND 2 ATTACHED

EXHIBIT "B"
SHEET 3 OF 3

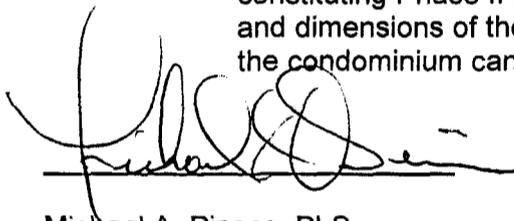
05/04/2010 2:59PM C:\Drawings\2008\B-259\dwg\condo-does-bldg12.dwg

Certificate of Surveyor as to Phase II (Building 12) of
GRAND RAVINE, Condominium

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, the undersigned authority, personally appeared
Michael A. Piesco, whom was sworn and says:

1. Affiant is a duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phase II of GRAND RAVINE, a Condominium, is substantially complete so that the material, i.e., this exhibit (to the "as-built" survey, plot plan and graphic description of improvements of the Phase II (building 12) being added) together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements constituting Phase II (building 12), and that the identification, location, and dimensions of the common elements and of each unit in Phase II of the condominium can be determined from these materials.



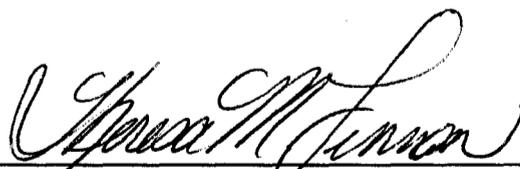
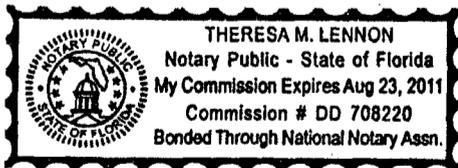
Date 5/10/10

Michael A. Piesco, PLS
Professional Land Surveyor
Florida Registration #4793

(Surveyors seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO AND SUBSCRIBED before me this 10 day of May, 2010, by
MICHAEL A PIESCO, as President of ANCIENT CITY SURVEYING
who has produced Florida Driver's License # P200-541-52-454-0 as identification, and
who certifies that he is authorized to bind this company.


Notary Public in and for State of Florida
Printed name: Theresa Lennon
My Commission expires: 8/23/2011
My Commission No.: DD 708220

(Notary seal)

GRAND RAVINE, A CONDOMINIUM PHASE TWO - BUILDING 12

DESCRIPTION

(PROVIDED BY CLIENT)

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 88°40'10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01°19'50" WEST, A DISTANCE OF 60.10 FEET; THENCE NORTH 16°55'34" WEST, 135.25 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 73°04'26" EAST, 75.01 FEET; THENCE NORTH 16°45'04" WEST, 110.34 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY, SUBTENDED BY A CHORD OF NORTH 25°59'08" WEST AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 27.88 FEET; THENCE SOUTH 72°18'52" WEST, 70.98 FEET; THENCE SOUTH 16°55'34" EAST, 136.81 FEET TO THE POINT OF BEGINNING.

NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 02/15/2010
FIELD BOOK/PAGE(S): 284/50
DRAWING SCALE: 1" = 40'
JOB NUMBER: 8-259

EXHIBIT "B"
SHEET 1 OF 3

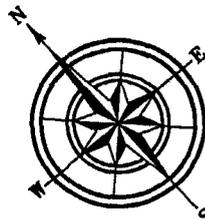
MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

[Handwritten Signature]
DATE SIGNED: 5/10/10

SEAL

ANCIENT CITY SURVEYING

LB#7111



ACS

SURVEYORS * ENGINEERS
LAND PLANNERS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027

05/04/2010 2:59PM C:\Drawings\2008\8-259\dwg\condo-docs-bldg12.dwg

GRAND RAVINE, A CONDOMINIUM PHASE TWO - BUILDING 12

LEGEND

- R/W = RIGHT OF WAY
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- LB = LICENSED BUSINESS
- PT = POINT OF TANGENCY
- PCC = POINT OF COMPOUND CURVE
- FPL = FLORIDA POWER & LIGHT COMPANY
- WM = WATER METER
- C/O = CLEAN-OUT
- WV = WATER VALVE
- ETS = ELECTRIC TRANSFORMER SLAB
- EM = ELECTRIC METER
- CTV = CABLE TELEVISION RISER
- BFP = BACK FLOW PREVENTOR
- POR = POINT OF REFERENCE
- POB = POINT OF BEGINNING
- ⊗ = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISC LB # 7111 IN CONCRETE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: DSM, LLC

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

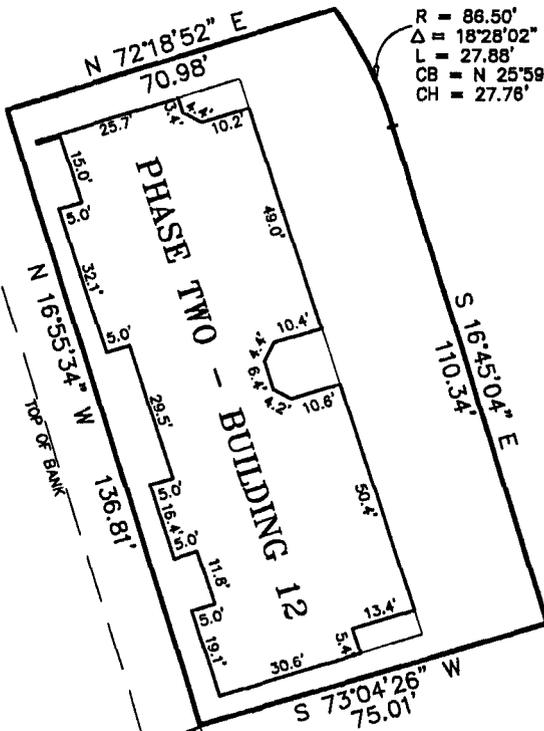
05/04/2010 2:59PM C:\Drawings\2008\B-259\dwg\condo-dcas-bldg12.dwg

EXHIBIT "B"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

GRAND RAVINE, A CONDOMINIUM PHASE TWO - BUILDING 12



$R = 88.50'$
 $\Delta = 18'28.02''$
 $L = 27.88'$
 $CB = N 25'59.05'' W$
 $CH = 27.76'$

POB

EASTERLY RIGHT OF WAY
U.S. HIGHWAY NO. 1
 (200' R/W)

BASIS OF BEARINGS
 $N 88'40'10'' E (R)(M)$

654.14'(R)(M)

NORTHERLY RIGHT-OF-WAY

ROHERS ROAD

60' R/W - PAVED

POR



SCALE: 1 INCH = 40 FOOT

NOT VALID WITHOUT SHEETS 1 AND 2 ATTACHED

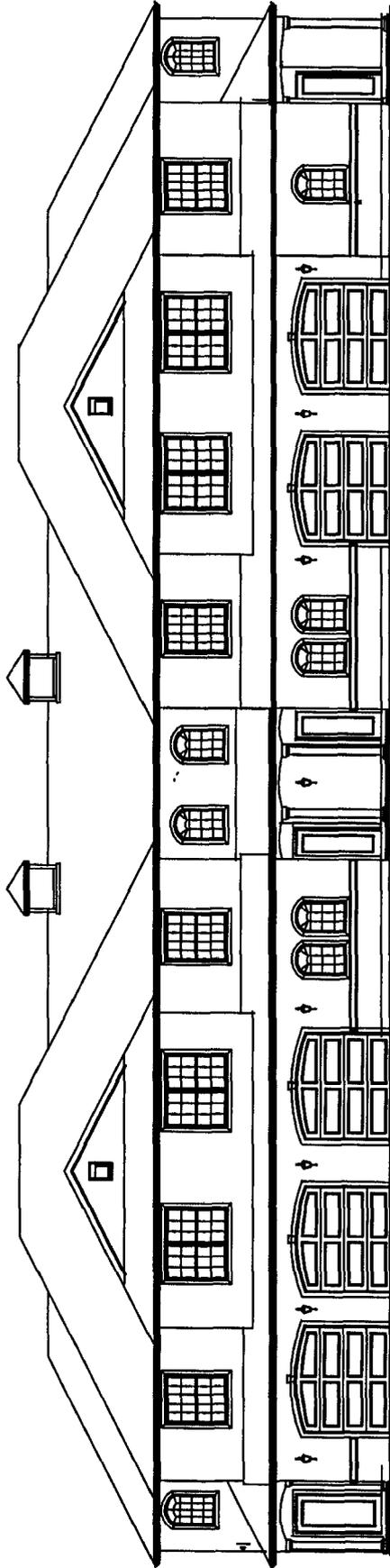
EXHIBIT "B"
 SHEET 3 OF 3

05/04/2010 2:59PM C:\Drawings\2008\8-259\dwg\condo--docs--bldg12.dwg



Building 12 Phase II

www.Grand-Riviera.com



Pablo

Marita

Carla

Gabriel

FRONT ELEVATION

GRAND RIVIERA REAL ESTATE - SOUTH FLORIDA
SALES OFFICE - 305-797-4016

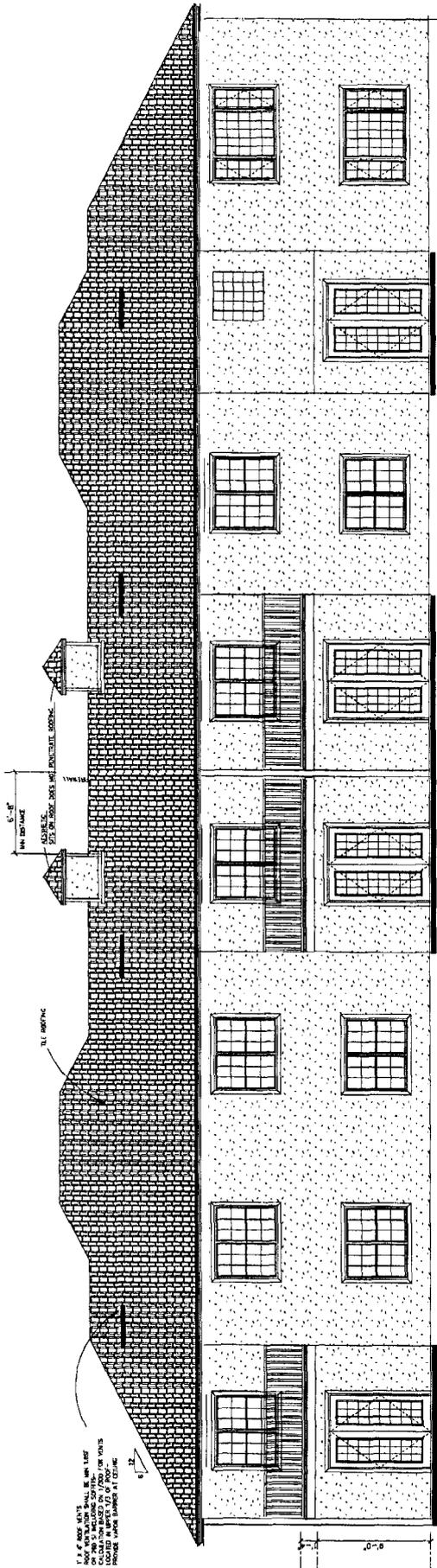
5401 US-1 South
Saint Augustine, FL 32086

Sales 904.797.4126
Fax 904.797.4016

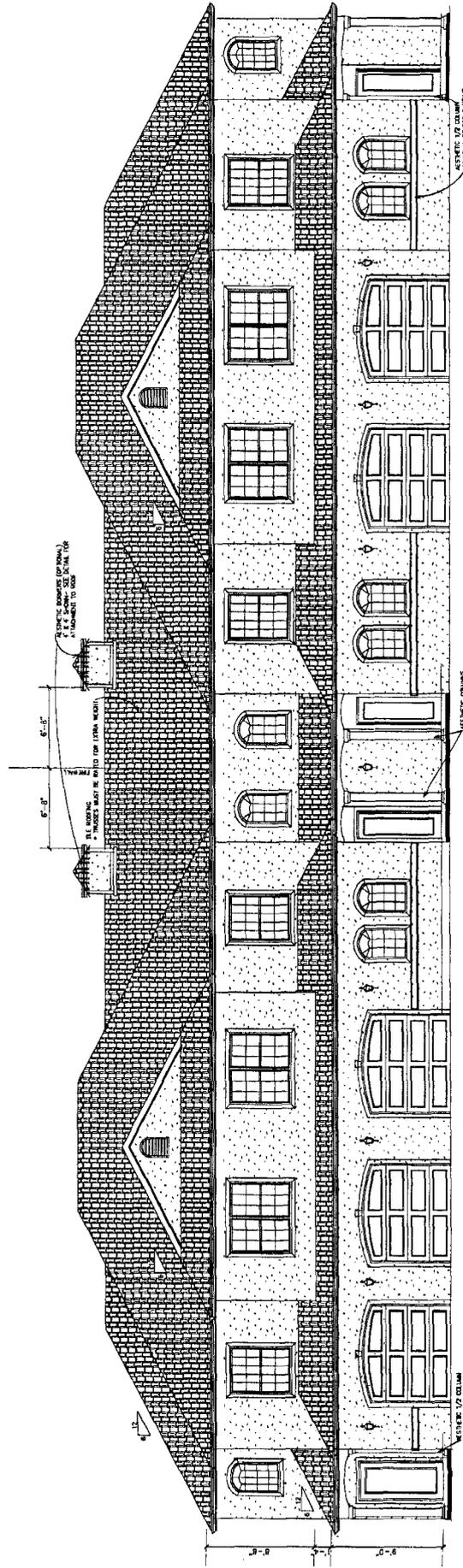
SALES OFFICE - 305-797-4016



Artist rendering. Plans subject to change without notice. © 2016



REAR ELEVATION



FRONT ELEVATION

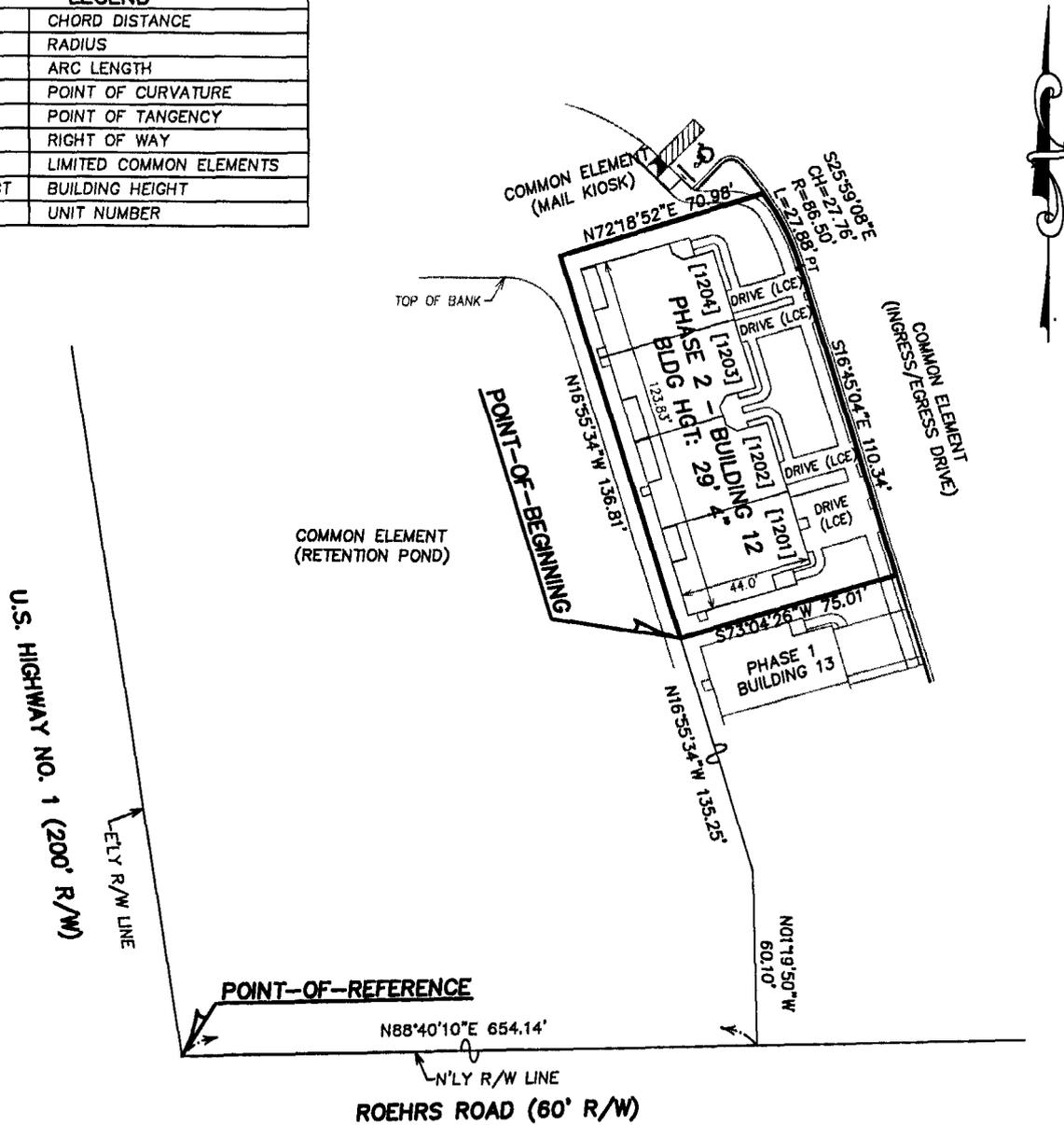
NOTE: PROVIDE WINDOW PROTECTION FROM COLLISION FROM ONE OF THE FOLLOWING OPTIONS:
 1. WINDOWS TO BE SHUTTERED
 2. WINDOWS TO BE COVERED WITH 1/2\"/>

GRAND RAVINE CONDOMINIUM
 BUILDING 12
 ELEVATIONS
 DATE: 10/11/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 PAGE 7 OF 13

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 2 - BUILDING 12

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY </td
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1201]	UNIT NUMBER



NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

DATE: APRIL 29, 2010

SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS

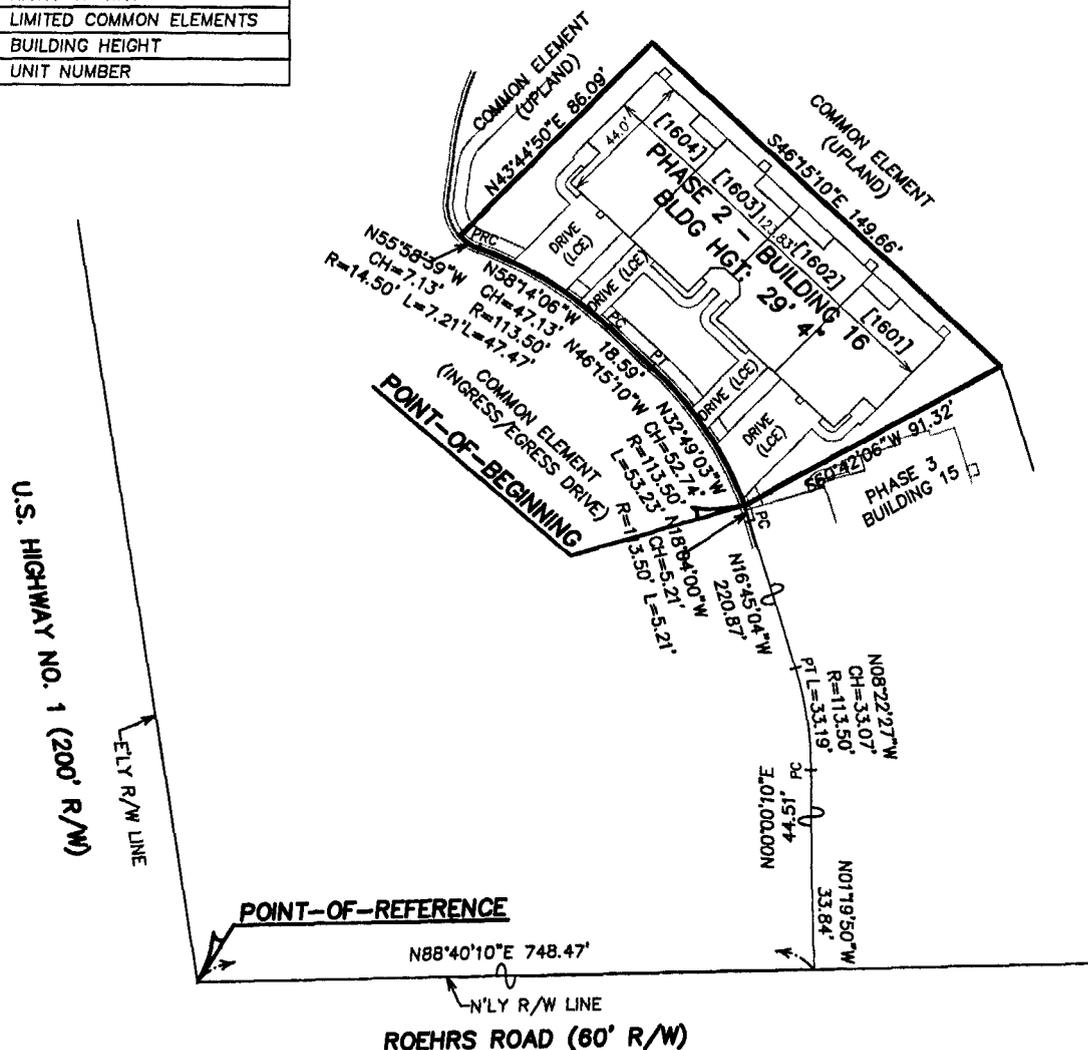


PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633

SITE PLAN GRAND RAVINE, A CONDOMINIUM

PART OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA
PHASE 2 - BUILDING 16

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENTS
BLDG HGT	BUILDING HEIGHT
[1601]	UNIT NUMBER



NOTES:

1. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOTED.
2. BEARING REFERENCE: N89°22'40"E FOR THE SOUTH LINE OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST PER REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, MAP BOOK 13, PAGES 114-124.
3. SEE CLARSON & ASSOCIATES DRAWING NO. B-2168 FOR PREVIOUS BOUNDARY SURVEY.

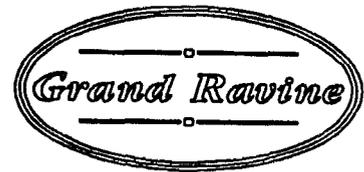
DATE: APRIL 29, 2010
SCALE: 1" = 60'

C:\DWG\GrandRavine(Roehrs_Rd)\GRAND_RAVINE-CONDO_PLANS-REV.dwg\C

SHEET ___ OF ___ SHEETS



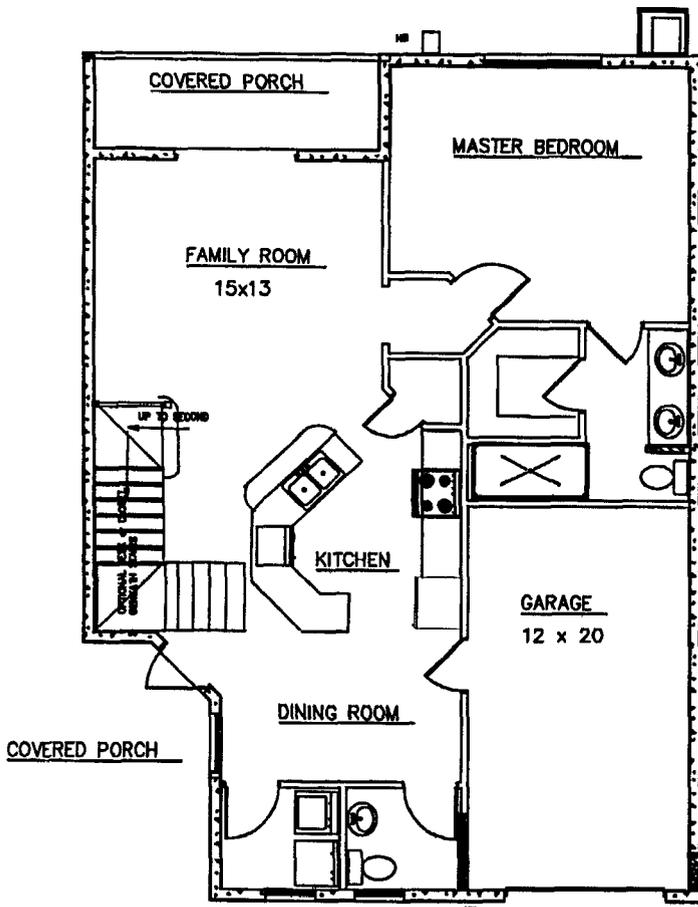
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623
FAX: (904)-396-2633



Carla

3 BR / 3.5 BA ~ 1 Car Garage
 Approx. Living Area 1,790 Sq. Ft

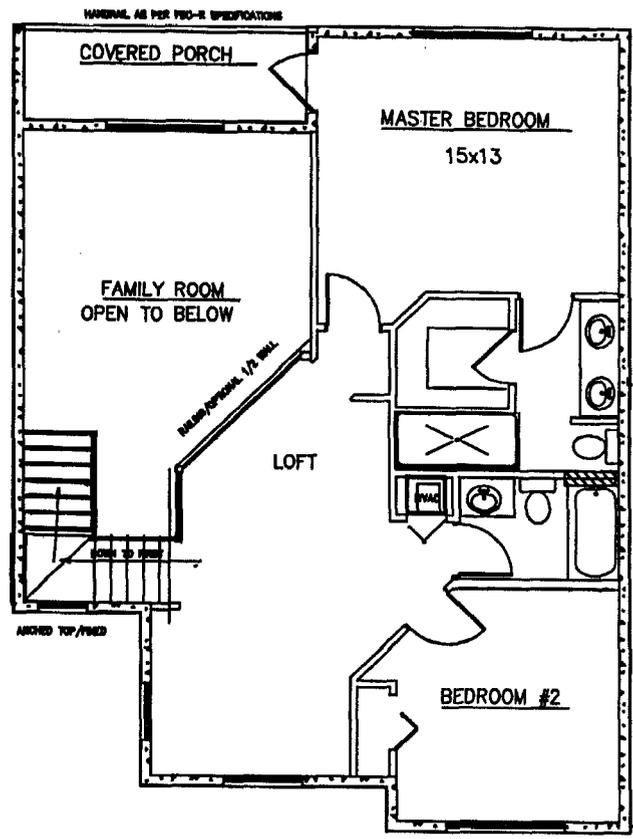
www.Grand-Ravine.net



FIRST FLOOR LAYOUT

960 sf A/C

Unit Type 'I'
 1790 tot. sf A/C



SECOND FLOOR LAYOUT

830 sf A/C

**CONCRETE POURED WALL SYSTEM ~ GREEN BUILT
 ENERGY STAR ~ FP&L BUILDSMART PROGRAM**

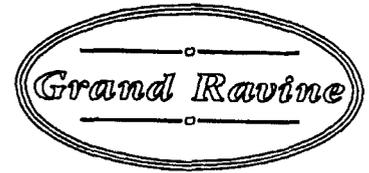
5401 US-1 South
 Saint Augustine, FL 32086

Sales: 904.797.4126
 Fax: 904.797.4049

Palladium Homes, LLC.
 DSM LLC ~ CBC1255922



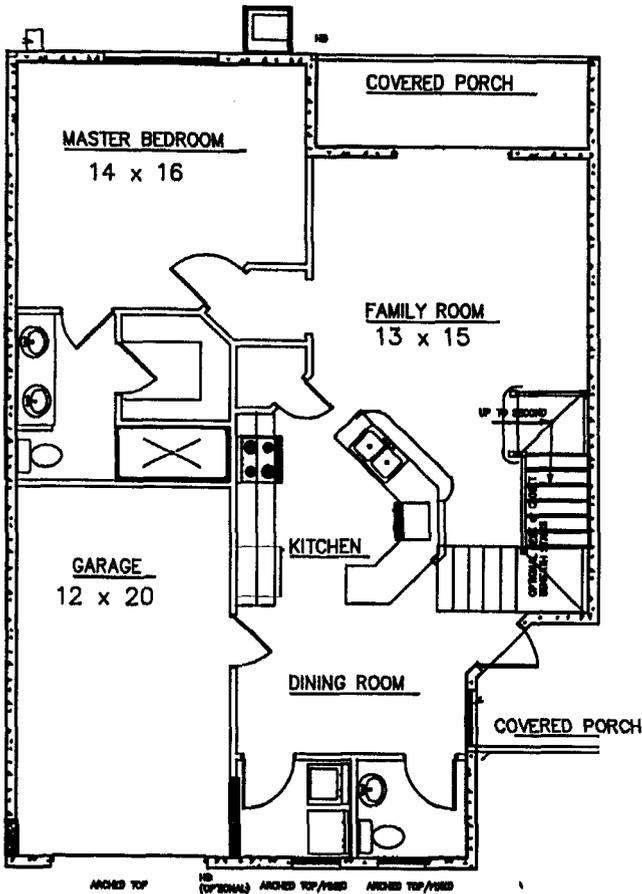
Plans may be amended without prior notice; rendering only. May not reflect actual characteristics of finished home. Room sizes, dimensions and square footages are approximate and may vary slightly. GR 2010



Gabriel

www.Grand-Ravine.net

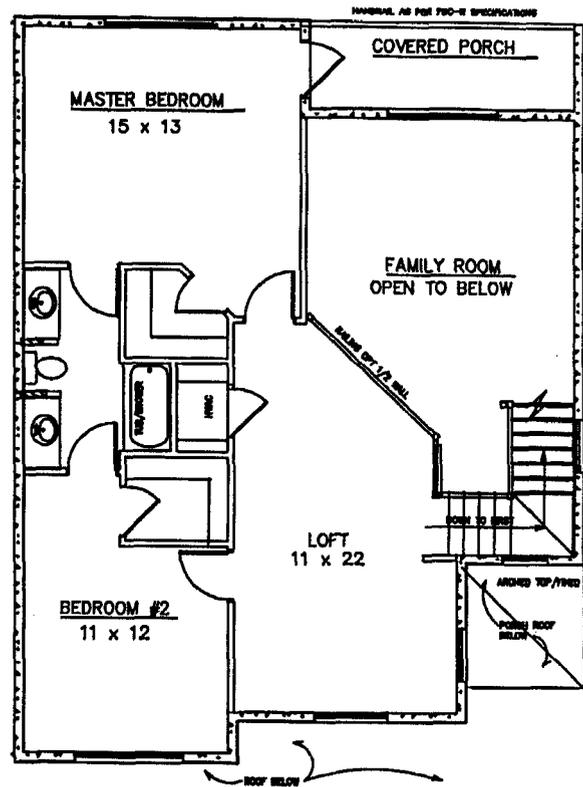
3 BR / 2.5 BA ~ 1 Car Garage
 Approx. Living Area 1,790 Sq. Ft



FIRST FLOOR LAYOUT

960 sf A/C

Unit Type 'H'
 1790 tot. sf A/C



SECOND FLOOR LAYOUT

830 sf A/C

**CONCRETE POURED WALL SYSTEM ~ GREEN BUILT
 ENERGY STAR ~ FP&L BUILDSMART PROGRAM**

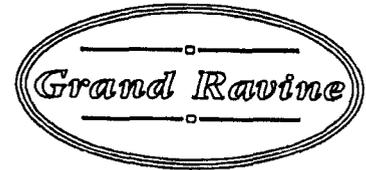
5401 US-1 South
 Saint Augustine, FL 32086

Sales: 904.797.4126
 Fax: 904.797.4049

Palladium Homes, LLC.
 DSM LLC ~ CBC1255922



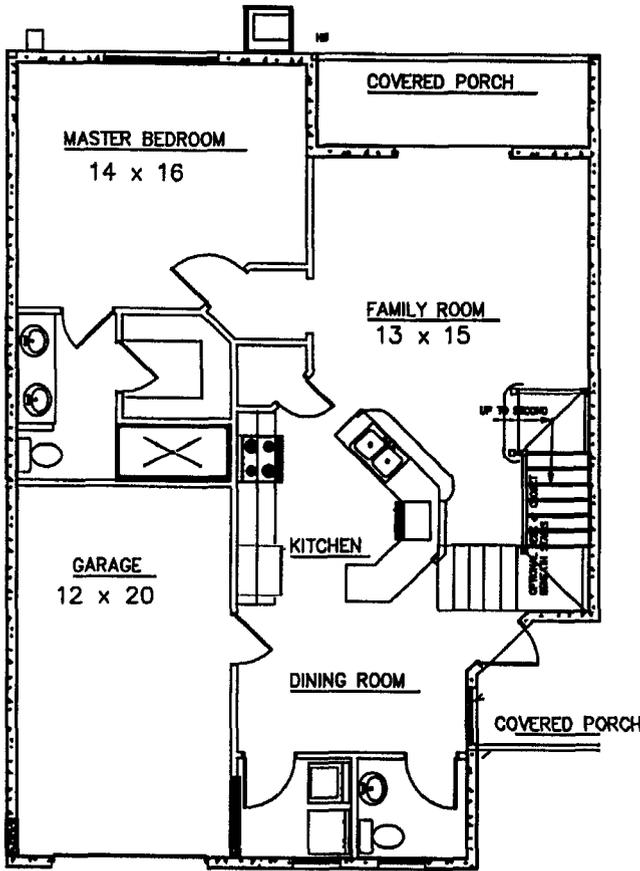
Plans may be amended without prior notice; rendering only. May not reflect actual characteristics of finished home. Room sizes, dimensions and square footages are approximate and may vary slightly. GR 2010



Marita

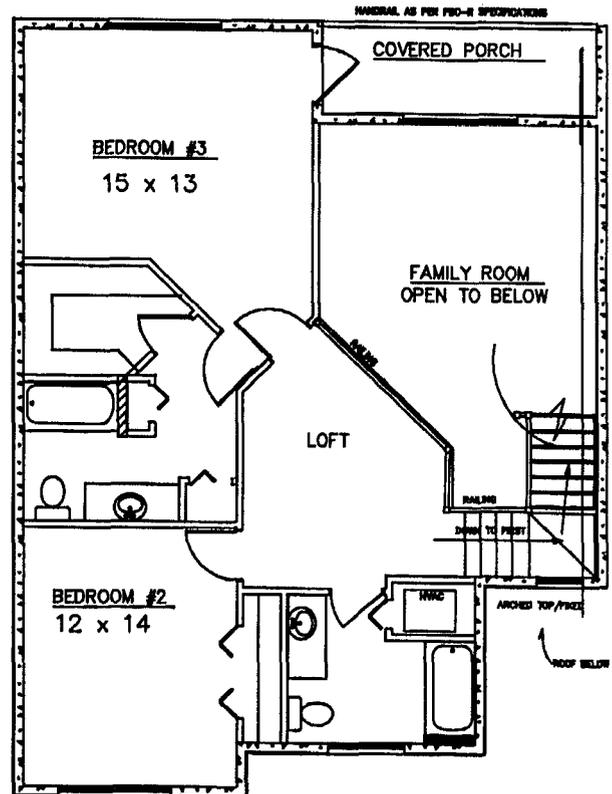
3 BR / 3.5 BA ~ 1 Car Garage
 Approx. Living Area 1,790 Sq. Ft

www.Grand-Ravine.net



FIRST FLOOR LAYOUT

960 sf A/C



SECOND FLOOR LAYOUT

830 sf A/C

Unit Type 'G'
 1790 tot. sf A/C

**CONCRETE POURED WALL SYSTEM ~ GREEN BUILT
 ENERGY STAR ~ FP&L BUILDSMART PROGRAM**

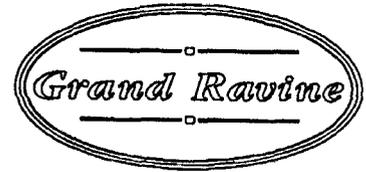
5401 US-1 South
 Saint Augustine, FL 32086

Sales: 904.797.4126
 Fax: 904.797.4049

Palladium Homes, LLC.
 DSM LLC ~ CBC1255922



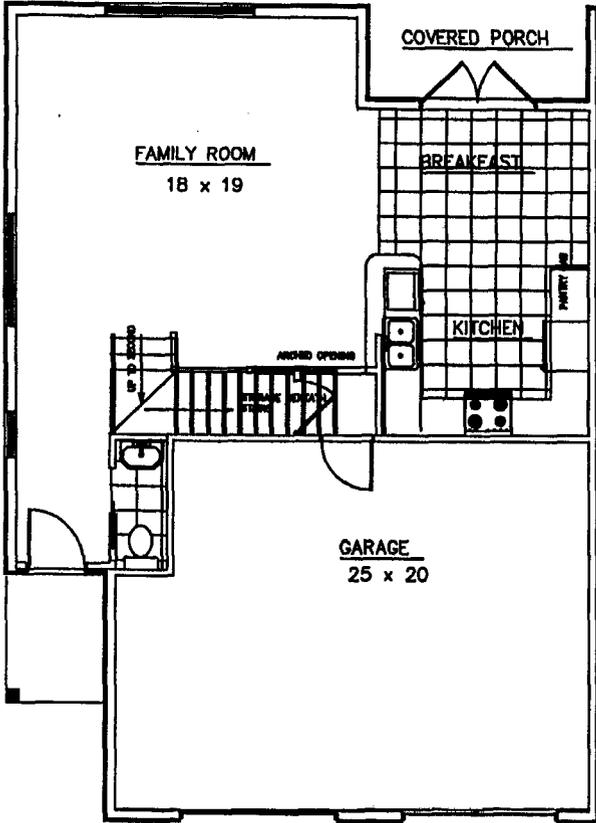
Plans may be amended without prior notice; rendering only. May not reflect actual characteristics of finished home. Room sizes, dimensions and square footages are approximate and may vary slightly. GR 2010



Pablo

www.Grand-Ravine.net

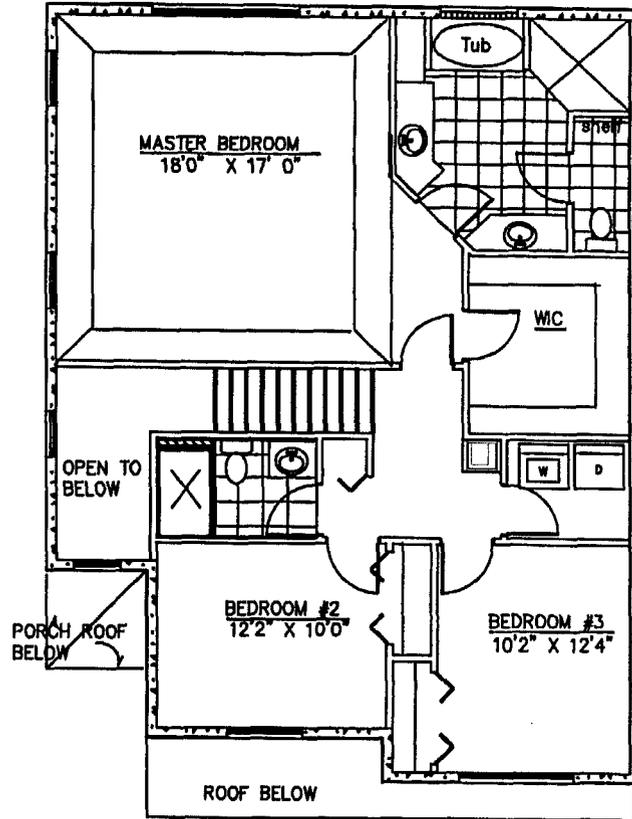
3 BR / 2.5 BA ~ 2 Car Garage
 Approx. Living Area 1980 Sq. Ft



FIRST FLOOR LAYOUT

740 sf A/C

Unit Type 'F'
 1980 tot. sf A/C



SECOND FLOOR LAYOUT

1240 sf A/C

**CONCRETE POURED WALL SYSTEM ~ GREEN BUILT
 ENERGY STAR ~ FP&L BUILDSMART PROGRAM**

5401 US-1 South
 Saint Augustine, FL 32086

Sales: 904.797.4126
 Fax: 904.797.4049

Palladium Homes, LLC.
 DSM LLC ~ CBC1255922



Plans may be amended without prior notice; rendering only. May not reflect actual characteristics of finished home. Room sizes, dimensions and square footages are approximate and may vary slightly. GR 2010

Exhibit "B"
to
Amendment to Declaration of Condominium for
GRAND RAVINE, Condominium
Adding Phase II
Amendment to Exhibit H

As a result of the addition of Phase II to this condominium, which has been accomplished by the amendment to which this Exhibit "B" is attached, there are now 17 units in and declared to be a part of this condominium (nine in phase I and eight in phase II). In accordance with the formula set forth in Exhibit H to the declaration of condominium as originally recorded, and amended, the share of common elements, common expense, and common surplus attributable to each unit in each of Phases I and II (which phases are now part of this condominium) is one seventeenth (1/17).

FRACTIONAL SHARES FOR FIRST and SECOND PHASES

Unit Type	Unit Number(s)	# of Units	Square Feet/Unit	Fractional Share Per Unit
A	1302	1	1,730	1/17
B	1303, 1304	2	1,520	1/17
C	N/A	0	876	1/17
D	1301, 1305	2	1710	1/17
E	N/A	0	1550	1/17
F	1201, 1401, 1601, 1604	4	1980	1/17
G	1202, 1402, 1602	3	1790	1/17
H	1204, 1404	2	1790	1/17
I	1203, 1403, 1603	3	1790	1/17

Prepared by and return to:

DiRito & Goode, P.L.
320 1st Street North, Ste. 613
Jacksonville Beach, FL 32250

**SECOND AMENDMENT TO THE DECLARATION
OF CONDOMINIUM FOR GRAND RAVINE, A CONDOMINIUM**

THIS FIRST AMENDMENT to the Declaration of Condominium for Grand Ravine Condominium is made as of ~~June 30~~^{JULY 1}, 2010 by DSM LLC, a Florida limited liability ("Declarant") whose address is 1433 Ponte Vedra Blvd , Ponte Vedra Beach, FL 32082.

Declarant is the Declarant under that Declaration of Condominium for Grand Ravine, a Condominium dated July 29, 2009 and recorded in Official Records Book 3224, page 67 through 221, of the public records of St. Johns County, Florida as amended by the First Amendment to the Declaration of Condominium for Grand Ravine, a Condominium dated May 10, 2010 and recorded in Official Records Book 3312, page 1096, of the public records of St. Johns County, Florida (the Declaration). Declarant amended the original By-Laws by that Amendment to Bylaws for the Grand Ravine Condominium Association, Inc. dated August 28, 2009 and recorded in Official Records Book 3236, Page 1773, public records of St. Johns County, Florida.

WHEREAS, Declarant is the Developer under the Declaration and, as such, has certain rights and benefits prescribed in the Declaration or as are available under Florida Law;

WHEREAS, pursuant to Section 15.4 of the Declaration, during the time the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration may be amended by the Developer alone, without requiring consent of any other party, to effectuate certain changes including, without limitation, amendments to its exhibits and to the plan of development;

WHEREAS, the Department of Veterans Affairs ("VA") regulations prohibit, with limited exceptions, any restrictions on an owner's right to lease his or her condominium unit and so long as the Condominium Board of Directors retains the power to restrict whom a unit owner may lease his or her unit to, VA loan guarantees will not be available to unit purchasers;

WHEREAS, the Developer, pursuant to its authority derived under section 15.4 of the Declaration, now desires to amend the Declaration to comply with VA regulations.

NOW, THEREFORE, in consideration of premises and by virtue of the authority as hereinbefore set forth, Declarant makes the following amendments to the Declaration:

1. Section 13 of the Declaration is hereby amended in its entirety to read as follows:

13. LEASE, DISPOSITION — ~~The purpose and object of this section is to maintain a quiet, tranquil, non transient, and single family oriented atmosphere with the residents living in compatible coexistence with other financially responsible persons who are of like mind and acceptable both in character and comportment. This objective is considered to be both important and justified because of the necessity of sharing facilities and because of the large personal financial investment of each owner. Therefore, the lease, disposal, and financing of the units by owners (subject to the exceptions provided in Paragraph 18.1.) shall be subject to the following provisions:~~

13.1. ~~ASSOCIATION APPROVAL REQUIRED~~ — ~~Except for Developer leases, no owner may lease a unit without the prior written approval of the Association. The approval shall be a written instrument which shall include, without limitation, the nature of the lease, the parties to the lease, the unit number, the name of the Condominium, and the Official Record Book (O. R. Book) and Page numbers in which this Declaration was originally recorded.~~

13.1.1. DEVISE OR INHERITANCE — ~~If any unit owner shall acquire title to a unit by devise or inheritance or in any other manner not heretofore considered, the continuance of ownership shall not be subject to the approval of the Association. S~~ such owner shall give the Association notice of the title acquisition together with such additional information concerning the unit owner as the Association may reasonably require, together with a copy of the instrument evidencing the owner's title.

13.1.2. LEASES — ~~Approvals of leases need not be recorded.~~ Only entire units may be leased. All leases must provide, and if they do not, shall be deemed to provide, the agreement of the lessee(s) to abide by all of the Covenants of the Condominium and the Associations' documents and that a violation of the documents is a material breach of the lease and is grounds for damages, termination, and eviction, and that the lessee and the owner agree that the Association may proceed directly against such lessee(s) and that the lessee(s) shall be responsible for the Association's costs and expenses, including attorneys' fees, at all trial and appellate levels. If such costs and fees are not immediately paid by the lessee(s), the unit owner shall pay them and such funds shall be secured as a charge. Each unit owner irrevocably appoints the Association as owner's agent authorized to bring actions in owner's name and at owner's expense including injunction, damages, termination, and eviction. The rules and regulations must be provided to the lessee(s) by or on the behalf of the unit owner at or before the commencement of the lease term. The minimum leasing period is 30 days and no unit may be leased more than three times per calendar year unless made more restrictive by the Board.

13.1.3. MULTIPLE OWNERS — Consistent with Section 13 above, de facto time sharing of units is not permitted.

13.2. ~~APPROVAL PROCEDURE~~ — ~~The approval of the Association shall be obtained as follows:~~

13.2.1. WRITTEN NOTICE — Not later than 15 days before the first day of occupancy under a lease, legal written notice shall be given the Association by the owner of intention to lease. The notice shall include the name and address of the proposed acquirer and a correct and complete copy of the proposed documents to be executed to effectuate the lease. The Association may require such other and further information as it deems reasonably necessary and may impose a lease processing fee not to exceed \$100 or as permitted by law from time to time.

~~The Association may, at its sole and absolute discretion, require a criminal background check of the proposed tenant/s with the cost of said background check to be the responsibility of the owner.~~

~~13.2.2. ASSOCIATION'S OPTIONS — The Association must, within 15 days after receipt of all the information required above, either approve the lease or disapprove it for cause. In exercising its power of disapproval the Association must act in a manner that is neither arbitrary nor unlawfully discriminatory and withhold approval only for a reason or reasons rationally related to the protection, preservation, and proper operation of the Condominium and the purposes as set forth at the beginning of this Section 13. If the Association fails or refuses within the allotted time to notify the owner of either approval or disapproval in writing, the Association shall conclusively be presumed to have approved the transaction, and the Association shall, on demand, provide a certificate of approval.~~

~~13.2.3. NOTICE OF DISAPPROVAL — If the Association disapproves the proposed lease (subject to the qualifications contained in Paragraph 13.2.2.), notice of disapproval shall promptly be sent in writing to the owner or interest holder, and the transaction shall not be made. Appropriate grounds for disapproval are as follows:~~

~~1. — The unit owner has a history of leasing the unit without obtaining approval, or leasing to troublesome lessees and/or refusing to control or accept responsibility for the occupancy of the unit.~~

~~2. — The real estate company or rental agent handling the leasing transaction on behalf of the unit owner has a history of screening lessee applicants inadequately, recommending undesirable lessees, or entering into leases without prior Association approval.~~

~~3. — The application on its face indicates that the person seeking approval intends to conduct himself or herself in a manner inconsistent with the covenants and restrictions applicable to the Condominium.~~

~~4. — The prospective lessee has been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude.~~

~~5. — The prospective lessee has a history of conduct that evidences disregard for the rights and property of others.~~

~~6. — The prospective lessee evidences a strong possibility of financial irresponsibility.~~

~~7. — The prospective lessee, during previous occupancy in this Condominium or elsewhere, has evidenced an attitude of disregard for the Association rules.~~

13.2.4 RULES AND REGULATIONS: The Board may adopt additional reasonable rules and regulations regarding leases from time to time.

13.3. JUDICIAL SALES — Judicial sales are exempt from this section.

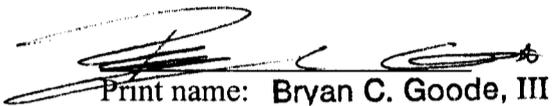
~~13.4. UNAPPROVED TRANSACTIONS — Any transaction that is not approved under the terms of this Declaration shall be void unless subsequently approved by the Association.~~

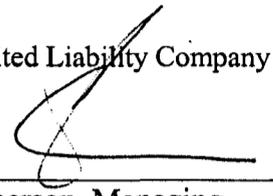
- 2. **Limitation:** Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Declarant has caused this ~~first~~ ^{SECOND} amendment to the declaration of condominium for Grand Ravine a Condominium to be executed by its duly authorized representatives.

Signed, sealed and delivered
In our presence:

DSM, LLC,
a Florida Limited Liability Company


Print name: Bryan C. Goode, III

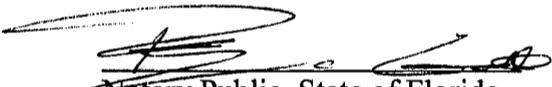
By: 
Denise McPherson, Managing
Member

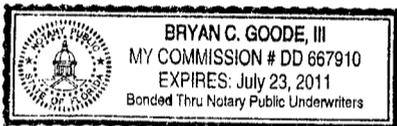

Print name: Carlene Chaives

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 1st day of ~~June~~ ^{July}, 2010, by Denise McPherson, as the Managing Member of DSM, LLC, a Florida Limited Liability Company, on behalf of said Limited Liability Company. She is personally known to me or has produced a Florida driver's license as identification.

[Seal]


Notary Public, State of Florida



Print Name **Bryan C. Goode, III**
My Commission Expires:

Prepared by and return to:

DiRito & Goode, P.L.
320 1st Street North, Ste. 613
Jacksonville Beach, FL 32250

**THIRD AMENDMENT TO THE DECLARATION
OF CONDOMINIUM FOR GRAND RAVINE, A CONDOMINIUM**

THIS THIRD AMENDMENT to the Declaration of Condominium for Grand Ravine Condominium is made as of September 2, 2010 by DSM LLC, a Florida limited liability (“Declarant”) whose address is 1433 Ponte Vedra Blvd , Ponte Vedra Beach, FL 32082.

Declarant is the Declarant under that Declaration of Condominium for Grand Ravine, a Condominium dated July 29, 2009 and recorded in Official Records Book 3224, page 67 through 221, of the public records of St. Johns County, Florida as amended by the First Amendment to the Declaration of Condominium for Grand Ravine, a Condominium dated May 10, 2010 and recorded in Official Records Book 3312, page 1096, of the public records of St. Johns County, Florida, as further amended by the Second Amendment to the Declaration of Condominium for Grand Ravine, a Condominium dated July 1, 2010 and recorded in Official Records Book 3329, page 1426, of the public records of St. Johns County, Florida (the Declaration). Declarant amended the original By-Laws by that Amendment to Bylaws for the Grand Ravine Condominium Association, Inc. dated August 28, 2009 and recorded in Official Records Book 3236, Page 1773, public records of St. Johns County, Florida.

WHEREAS, Declarant is the Developer under the Declaration and, as such, has certain rights and benefits prescribed in the Declaration or as are available under Florida Law;

WHEREAS, pursuant to Section 15.4 of the Declaration, during the time the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration may be amended by the Developer alone, without requiring consent of any other party, to effectuate certain changes including, without limitation, amendments to its exhibits and to the plan of development;

WHEREAS, the Department of Veterans Affairs (“VA”) regulations prohibit, with limited exceptions, any restrictions on an owner’s right to lease his or her condominium unit and so long as the Condominium Board of Directors retains the power to restrict whom a unit owner may lease his or her unit to, VA loan guarantees will not be available to unit purchasers;

WHEREAS, the Developer, pursuant to its authority derived under section 15.4 of the Declaration, now desires to amend the Declaration to comply with VA regulations.

NOW, THEREFORE, in consideration of premises and by virtue of the authority as hereinbefore set forth, Declarant makes the following amendments to the Declaration:

1. Section 13 of the Declaration is hereby amended in its entirety to read as follows:

13. LEASE, DISPOSITION — ~~The purpose and object of this section is to maintain a quiet, tranquil, non-transient, and single-family oriented atmosphere with the residents living in compatible coexistence with other financially responsible persons who are of like mind and acceptable both in character and comportment. This objective is considered to be both important and justified because of the necessity of sharing facilities and because of the large personal financial investment of each owner. Therefore, the lease, disposal, and financing of the units by owners (subject to the exceptions provided in Paragraph 18.1.) shall be subject to the following provisions:~~

13.1. ASSOCIATION APPROVAL REQUIRED — ~~Except for Developer leases, no owner may lease a unit without the prior written approval of the Association. The approval shall be a written instrument which shall include, without limitation, the nature of the lease, the parties to the lease, the unit number, the name of the Condominium, and the Official Record Book (O. R. Book) and Page numbers in which this Declaration was originally recorded.~~

13.1.1. DEVISE OR INHERITANCE — ~~If any unit owner shall acquire title to a unit by devise or inheritance or in any other manner not heretofore considered, the continuance of ownership shall not be subject to the approval of the Association. S~~ such owner shall give the Association notice of the title acquisition together with such additional information concerning the unit owner as the Association may reasonably require, together with a copy of the instrument evidencing the owner's title.

13.1.2. LEASES — ~~Approvals of leases need not be recorded. Only entire units may be leased. All leases must provide, and if they do not, shall be deemed to provide, the agreement of the lessee(s) to abide by all of the Covenants of the Condominium and the Associations' documents and that a violation of the documents is a material breach of the lease and is grounds for damages, termination, and eviction, and that the lessee and the owner agree that the Association may proceed directly against such lessee(s) and that the lessee(s) shall be responsible for the Association's costs and expenses, including attorneys' fees, at all trial and appellate levels. If such costs and fees are not immediately paid by the lessee(s), the unit owner shall pay them and such funds shall be secured as a charge. Each unit owner irrevocably appoints the Association as owner's agent authorized to bring actions in owner's name and at owner's expense including injunction, damages, termination, and eviction. The rules and regulations must be provided to the lessee(s) by or on the behalf of the unit owner at or before the commencement of the lease term. The minimum leasing period is 30 days and no unit may be leased more than three times per calendar year unless made more restrictive by the Board.~~

13.1.3. MULTIPLE OWNERS — ~~Consistent with Section 13 above, de facto time sharing of units is not permitted.~~

13.2. APPROVAL PROCEDURE — ~~The approval of the Association shall be obtained as follows:~~

13.2.1. WRITTEN NOTICE — ~~Not later than 15 days before the first day of occupancy under a lease, legal written notice shall be given the Association by the owner of intention to lease. The notice shall include the name and address of the proposed acquirer and a~~

correct and complete copy of the proposed documents to be executed to effectuate the lease. The Association may require such other and further information as it deems reasonably necessary and may impose a lease processing fee not to exceed \$100 or as permitted by law from time to time. The Association may, at its sole and absolute discretion, require a criminal background check of the proposed tenant/s with the cost of said background check to be the responsibility of the owner.

~~13.2.2. ASSOCIATION'S OPTIONS — The Association must, within 15 days after receipt of all the information required above, either approve the lease or disapprove it for cause. In exercising its power of disapproval the Association must act in a manner that is neither arbitrary nor unlawfully discriminatory and withhold approval only for a reason or reasons rationally related to the protection, preservation, and proper operation of the Condominium and the purposes as set forth at the beginning of this Section 13. If the Association fails or refuses within the allotted time to notify the owner of either approval or disapproval in writing, the Association shall conclusively be presumed to have approved the transaction, and the Association shall, on demand, provide a certificate of approval.~~

~~13.2.3. NOTICE OF DISAPPROVAL — If the Association disapproves the proposed lease (subject to the qualifications contained in Paragraph 13.2.2.), notice of disapproval shall promptly be sent in writing to the owner or interest holder, and the transaction shall not be made. Appropriate grounds for disapproval are as follows:~~

~~1. — The unit owner has a history of leasing the unit without obtaining approval, or leasing to troublesome lessees and/or refusing to control or accept responsibility for the occupancy of the unit.~~

~~2. — The real estate company or rental agent handling the leasing transaction on behalf of the unit owner has a history of screening lessee applicants inadequately, recommending undesirable lessees, or entering into leases without prior Association approval.~~

~~3. — The application on its face indicates that the person seeking approval intends to conduct himself or herself in a manner inconsistent with the covenants and restrictions applicable to the Condominium.~~

~~4. — The prospective lessee has been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude.~~

~~5. — The prospective lessee has a history of conduct that evidences disregard for the rights and property of others.~~

~~6. — The prospective lessee evidences a strong possibility of financial irresponsibility.~~

~~7. — The prospective lessee, during previous occupancy in this Condominium or elsewhere, has evidenced an attitude of disregard for the Association rules.~~

13.2.4 RULES AND REGULATIONS: The Board may adopt additional reasonable rules and regulations regarding leases from time to time.

13.3. JUDICIAL SALES — Judicial sales are exempt from this section.

~~13.4. UNAPPROVED TRANSACTIONS — Any transaction that is not approved under the terms of this Declaration shall be void unless subsequently approved by the Association.~~

- 2. **Limitation:** Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect in accordance with its terms.

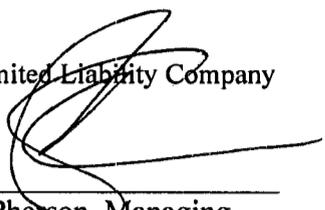
IN WITNESS WHEREOF, Declarant has caused this third amendment to the declaration of condominium for Grand Ravine a Condominium to be executed by its duly authorized representatives.

Signed, sealed and delivered
In our presence:


Print name: Craig M. Herzog


Print name: Jennifer F. Brown

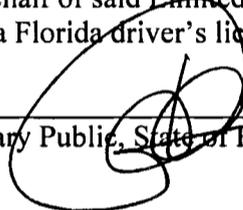
DSM, LLC,
a Florida Limited Liability Company

By: 
Denise McPherson, Managing Member

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ ST. JOHNS

The foregoing instrument was acknowledged before me this 3rd day of September, 2010, by Denise McPherson, as the Managing Member of DSM, LLC, a Florida Limited Liability Company, on behalf of said Limited Liability Company. She is personally known to me or has produced a Florida driver's license as identification.

[Seal]


Notary Public, State of Florida

Print Name
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Craig M. Herzog
Commission # DD947765
Expires: JAN, 27, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

Prepared by
Record and return to:
Homes by Deltona at Grand Ravine LLC
49 Shores Boulevard
St. Augustine, FL 32086

**Public Records of
St. Johns County, FL
Clerk # 2011057331,
O.R. 3494 PG 48-56
11/14/2011 at 03:11 PM,
REC. \$37.00 SUR. \$41.00**

Re-recorded to include previously
omitted Surveyor's Certifications

FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR GRAND RAVINE, A CONDOMINIUM

THIS FOURTH AMENDMENT to the Declaration of Condominium for Grand Ravine Condominium is made this 17th day of August, 2011 by Homes by Deltona at Grand Ravine LLC, a Florida Limited Liability Company, whose address is 49 Shores Boulevard, St. Augustine, Florida 32380 as Declarant.

Declarant is the successor Developer to DSM LLC, the original developer, under that Declaration of Condominium for Grand Ravine, a Condominium dated July 29, 2009 and recorded in Official Records Book 3224, pages 67 through 221 of the public records of St. Johns County, Florida (the Declaration), as amended by the First Amendment to the Declaration dated May 10, 2010, and recorded in Official Records Book 3312, pages 1096-1193 of the public records of St. Johns County, Florida; as further amended by the Second Amendment to the Declaration dated July 1, 2010, and recorded in Official Records Book 3329, pages 1426-1429 of the public records of St. Johns County, Florida; and as further amended by the Third Amendment to the Declaration dated September 2, 2010, and recorded in Official Records Book 3351, pages 1113-1116 of the public records of St. Johns County, Florida.

WHEREAS Declarant is now the Developer under the Declaration and as such has certain rights and benefits prescribed in the Declaration or available under Florida Law;

WHEREAS pursuant to Section 15.4 of the Declaration, during the time the Developer has the right to elect a majority of the Board of Director of the Association, the Declaration may be amended by the Developer alone, without requiring consent of any other party, to effectuate certain changes including, without limitation, amendments to its exhibits and to the plan of development; and

WHEREAS, the Developer, pursuant to its authority now desires to amend the Declaration to incorporate the correct description of the Condominium, including Phase 2, which is now complete and consists of the 8 units located within Buildings 12 and 16.

NOW, THEREFORE, in consideration of the premises and by virtue of the authority as hereinbefore set forth, Declarant makes the following amendment to the Declaration:

1. Paragraph Two of the Declaration of Condominium is hereby amended as follows:

“2. NAME – PLAN OF DEVELOPMENT – Developer has or will construct a maximum ~~one hundred fifty one (151)~~ one hundred forty seven (147) single family residential units and associated improvements over an anticipated several phases to be designated “Grand Ravine, a Condominium.”

2. Exhibit B-2 is hereby replaced in its entirety by the revised as-built site plans for Buildings 12 and 16 representing Phase 2.

3. Exhibit H of the Declaration shall be substituted in its entirety with the following:

The Common Elements, Common Expenses and Common Surplus are apportioned among the individual unit Owners in fractional shares, the numerator of which will be the number “1” and the denominator of which shall be the total of all Units subject to the Declaration. The Fractional Shares are currently as follows:

Type	Units	Square Feet	# of Units	Fractional Share Per Unit
A	1302	1730	1	1/17
B	1303, 1304	1520	2	1/17
C	0	876	0	1/17
D	1301, 1305	1710	2	1/17
E	0	1550	0	1/17
F	1201, 1401, 1601	1980	3	1/17
G	1202, 1402, 1602	1790	3	1/17
H	1203, 1403, 1603	1790	3	1/17
I	1204, 1404, 1604	1790	3	1/17

If any or all of Phases 3 through 19 is constructed, the fractional shares shall continue to be apportioned among the individual Unit Owners in fractional shares, the numerator of which will be the number “1” and the denominator of which shall be the total number of units subject to the Declaration.

4. Limitation: Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Declarant has caused this Fourth Amendment to the Declaration of Condominium for Grand Ravine, a Condominium to be executed by its duly authorized representatives.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

Signed, sealed and delivered
In our presence:

Marta Costa
Print Name: *Marta Costa*

Diana Mandulley
Print Name: *Diana Mandulley*

Homes by Deltona at Grand Ravine LLC
a Florida Limited Liability Company

By: *[Signature]*
Sharon Hummerhielm, Executive VP of
The Deltona Corporation, Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The forgoing instrument was acknowledged before me this 17th day of August 2011 by Sharon Hummerhielm, Executive Vice President of The Deltona Corporation, Managing AND sole Member of Homes by Deltona at Grand Ravine LLC. She is personally known to me or has produced a Florida Driver's License for identification.

Donna L. Verrilli

Notary Public
Print Name:
My commission Expires:



Certificate of Surveyor as to Phase II (Building 12) of
GRAND RAVINE, Condominium

MAR 21 2013

State of Florida
County of St. Johns

BEFORE ME, the undersigned authority, personally appeared
Michael A. Piesco, whom was sworn and says:

1. Affiant is duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phase II of GRAND RAVINE, a condominium, is substantially complete so that the material, i.e., this exhibit (to the "as-built" survey, plot plan and graphic description of improvements of Phase II (Building 12) being added) together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation and dimensions of the improvements constituting Phase II (Building 12), and the identification, location and dimensions of the common elements and of each unit in Phase II (Building 12) of the condominium can be determined from these materials.



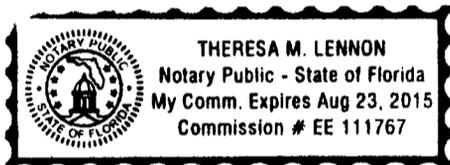
Michael A. Piesco
 Michael A. Piesco, PLS
 Professional Land Surveyor

Date 03/22/13

(Surveyors seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO AND SUBSCRIBED before me this 22 day of March, 2013, by
Michael A. Piesco, as President of ANCIENT CITY SURVEYING who has produced
Florida Drivers License #P200-541-52-454-0 as identification and who certifies that he is
authorized to bind this company.



THERESA M. LENNON
 Notary Public - State of Florida
 My Comm. Expires Aug 23, 2015
 Commission # EE 111767

(Notary Seal)

Theresa M. Lennon
 Notary Public in and for the State of Florida
 Printed Name: Theresa Lennon
 My Commission expires 8-23-2015
 My Commission # EE-111767

GRAND RAVINE, A CONDOMINIUM PHASE TWO - BUILDING 12

DESCRIPTION

(PROVIDED BY CLIENT)

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 88°40'10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 654.14 FEET; THENCE NORTH 01°19'50" WEST, A DISTANCE OF 60.10 FEET; THENCE NORTH 16°55'34" WEST, 135.25 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 73°04'26" EAST, 75.01 FEET; THENCE NORTH 16°45'04" WEST, 110.34 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY, SUBTENDED BY A CHORD OF NORTH 25°59'08" WEST AND HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 27.88 FEET; THENCE SOUTH 72°18'52" WEST, 70.98 FEET; THENCE SOUTH 16°55'34" EAST, 136.81 FEET TO THE POINT OF BEGINNING.

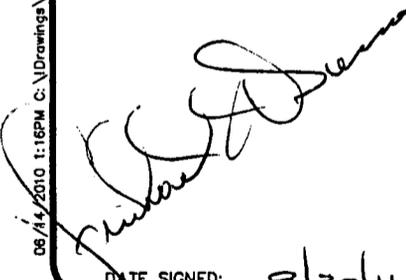
06/14/2010 1:16PM C:\Drawings\2008\8-259\dwg\condo-docs-bldg12.dwg

NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

EXHIBIT "B"
SHEET 1 OF 3

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 06/14/2010
FIELD BOOK/PAGE(S): 288/51-53
DRAWING SCALE: 1" = 40'
JOB NUMBER: 8-259b12

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

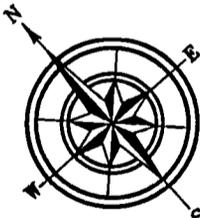


SEAL

DATE SIGNED: 8/30/11

ANCIENT CITY SURVEYING

LB#7111



ACS

**SURVEYORS * ENGINEERS
LAND PLANNERS**

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027

GRAND RAVINE, A CONDOMINIUM PHASE TWO - BUILDING 12

LEGEND

- R/W = RIGHT OF WAY
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- ? = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- LB = LICENSED BUSINESS
- PT = POINT OF TANGENCY
- PCC = POINT OF COMPOUND CURVE
- FPL = FLORIDA POWER & LIGHT COMPANY
- WM = WATER METER
- C/O = CLEAN-OUT
- WV = WATER VALVE
- ETS = ELECTRIC TRANSFORMER SLAB
- EM = ELECTRIC METER
- CTV = CABLE TELEVISION RISER
- BFP = BACK FLOW PREVENTOR
- POR = POINT OF REFERENCE
- POB = POINT OF BEGINNING
- ⊗ = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISC LB # 7111 IN CONCRETE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: HOMES BY DELTONA AT GRAND RAVINE LLC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

C:\Drawings\2008\B-259\dwg\condo-docs-bldg12.dwg 06/14/2010 1:16PM C:\Drawings\2008\B-259\dwg\condo-docs-bldg12.dwg

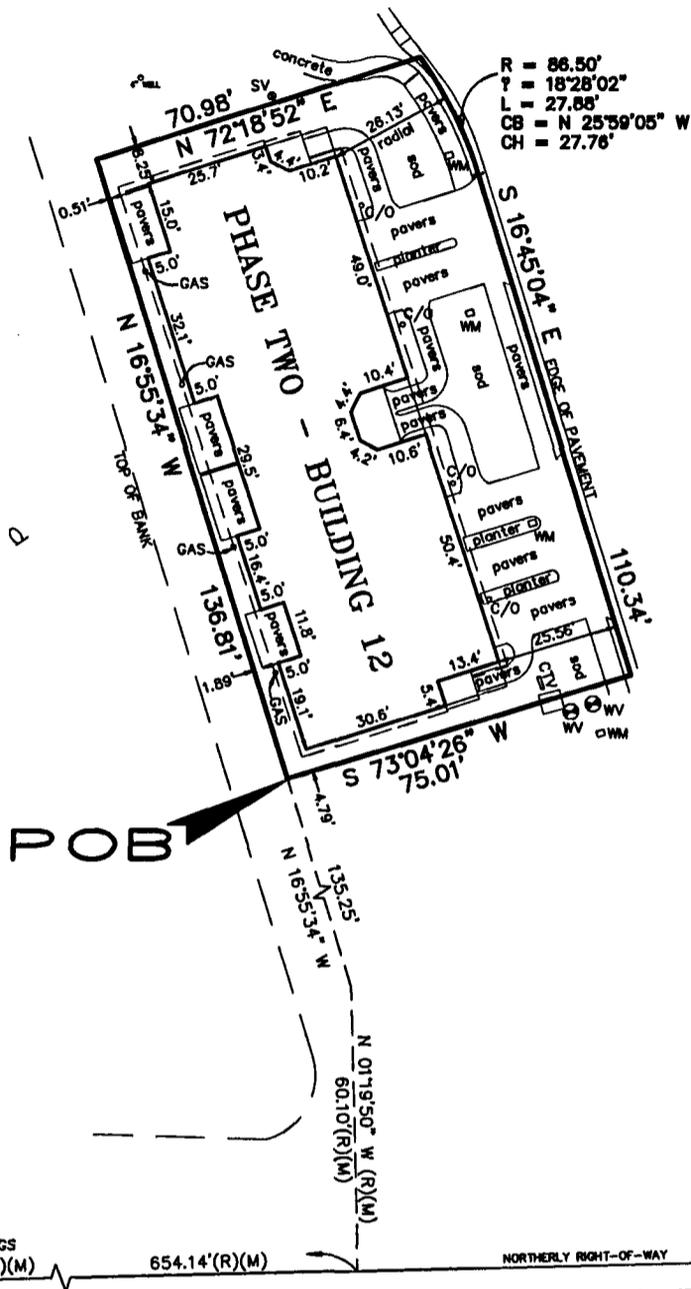
EXHIBIT "B"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

GRAND RAVINE, A CONDOMINIUM PHASE TWO - BUILDING 12

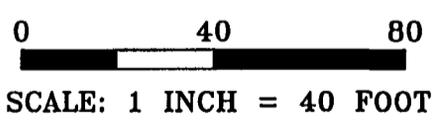
NOTE:
IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE



WESTERLY RIGHT-OF-WAY
U.S. HIGHWAY NO. 1
(60' R/W)

BASIS OF BEARINGS
N 88°40'10" E (R)(M)

ROHERS ROAD
60' R/W - PAVED



NOT VALID WITHOUT SHEETS 1 AND 2 ATTACHED
EXHIBIT "B"
SHEET 3 OF 3

06/14/2010 1:16PM C:\Drawings\2008\B-259\dwg\condo-docs-bldg12.dwg

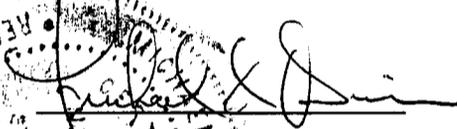
MAR 21 2013

Certificate of Surveyor as to Phase II (Building 16) of
GRAND RAVINE, Condominium

State of Florida
County of St. Johns

BEFORE ME, the undersigned authority, personally appeared
Michael A. Piesco, whom was sworn and says:

1. Affiant is duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phase II of GRAND RAVINE, a condominium, is substantially complete so that the material, i.e., this exhibit (to the 'as-built' survey, plot plan and graphic description of improvements of Phase II (Building 16) being added) together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation and dimensions of the improvements constituting Phase II (Building 16), and the identification, location and dimensions of the common elements and of each unit in Phase II (Building 16) of the condominium can be determined from these materials.



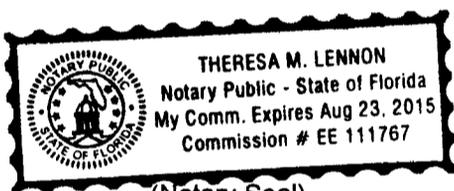
Michael A. Piesco, PLS
Professional Land Surveyor

Date 03/22/13

(Surveyors seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO AND SUBSCRIBED before me this 22 day of March, 2013, by
Michael A. Piesco, as President of ANCIENT CITY SURVEYING who has produced
Florida Drivers License #P200-541-52-454-0 as identification and who certifies that he is
authorized to bind this company.



THERESA M. LENNON
Notary Public - State of Florida
My Comm. Expires Aug 23, 2015
Commission # EE 111767

(Notary Seal)



Notary Public in and for the State of Florida
Printed Name: Theresa M. Lennon
My Commission expires 8-23-2015
My Commission # EE 111767

GRAND RAVINE, A CONDOMINIUM

PHASE TWO - BUILDING 16

DESCRIPTION

(by Surveyor)

A parcel of land situated in Government Lot 12, Section 19, Township 8 South, Range 30 East, St. Johns County, Florida and being more particularly bounded and described as follows:

COMMENCE at the intersection of the easterly right of way line of U.S. No.1, as it currently exists with the northerly right of way line of Roehrs Road, as it currently exists; thence North 88°40'10" East, along said northerly right of way line. a distance of 748.47 feet; thence North 01°19'50" West, a distance of 33.84 feet; thence North 00°00'10" East, a distance of 44.51 feet to a point of curvature to the left having a radius of 113.50 feet, a central angle of 16°45'17", and a chord bearing and chord distance of North 08°22'29" West, 33.07 feet; thence northerly along the arc a distance of 33.19 feet; thence North 16°45'04" West, a distance of 220.87 feet to a point of curvature to the left having a radius of 113.50 feet, a central angle of 02°37'48", and a chord bearing and chord distance of North 18°03'58" West, 5.21 feet; thence northerly along the arc a distance of 5.21 feet to the POINT OF BEGINNING; thence continue northwesterly along said curve through a central angle of 26°52'15", a distance of 53.23 feet; thence North 46°15'10" West, a distance of 18.59 feet to a point of curvature to the left having a radius of 113.50 feet, a central angle of 23°57'48", and a chord bearing and chord distance of North 58°14'04" West, 47.12 feet; thence northwesterly along the arc a distance of 47.47 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies North 19°50'42" East, a radial distance of 14.50 feet and having a chord bearing and chord distance of South 55°58'16" East, 7.14 feet; thence northwesterly along the arc, through a central angle of 28°29'23", a distance of 7.21 feet; thence North 43°44'50" East, a distance of 86.09 feet; thence South 46°15'10" East, a distance of 149.66 feet; thence South 60°42'06" West, a distance of 91.32 feet to the POINT OF BEGINNING.

The aforescribed Parcel contains 10,829.75 square feet or 0.25 acres, more or less.

NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

TYPE OF SURVEY: BOUNDARY
 DATE OF SURVEY: 02/03/2011
 FIELD BOOK/PAGE(S): 294/66-67
 DRAWING SCALE: 1" = 40'
 JOB NUMBER: B-259

EXHIBIT "B"
 SHEET 1 OF 3

MICHAEL A. PIESCO PLS
 Professional Land Surveyor #4793

ANCIENT CITY SURVEYING

LB#7111



ACS

SURVEYORS * ENGINEERS
 LAND PLANNERS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
 ST. AUGUSTINE, FLORIDA 32086
 PHONE: 904-797-9967 FAX: 904-797-6027

DATE SIGNED: 3/30/11

SEAL

of/21/2011 11:20AM \\Mike\Drawings\2008\B-259\dwg\condo-docrs-bldg16.dwg

GRAND RAVINE, A CONDOMINIUM

PHASE TWO - BUILDING 16

LEGEND

- R/W = RIGHT OF WAY
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- LB = LICENSED BUSINESS
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- FPL = FLORIDA POWER & LIGHT COMPANY
- WM = WATER METER
- C/O = CLEAN-OUT
- LP = LIGHT POLE
- ETS = ELECTRIC TRANSFORMER SLAB
- EM = ELECTRIC METER
- CTV = CABLE TELEVISION RISER
- BFP = BACK FLOW PREVENTOR
- POR = POINT OF REFERENCE
- PI = POINT OF INTERSECTION
- FL = FIRE LINE
- GV = GAS VALVE
- GP = GUARD POST
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- PRC = POINT OF REVERSE CURVE
- = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISC LB # 7111 IN CONCRETE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: HOMES BY DELTONA AT GRAND RAVINE LLC.

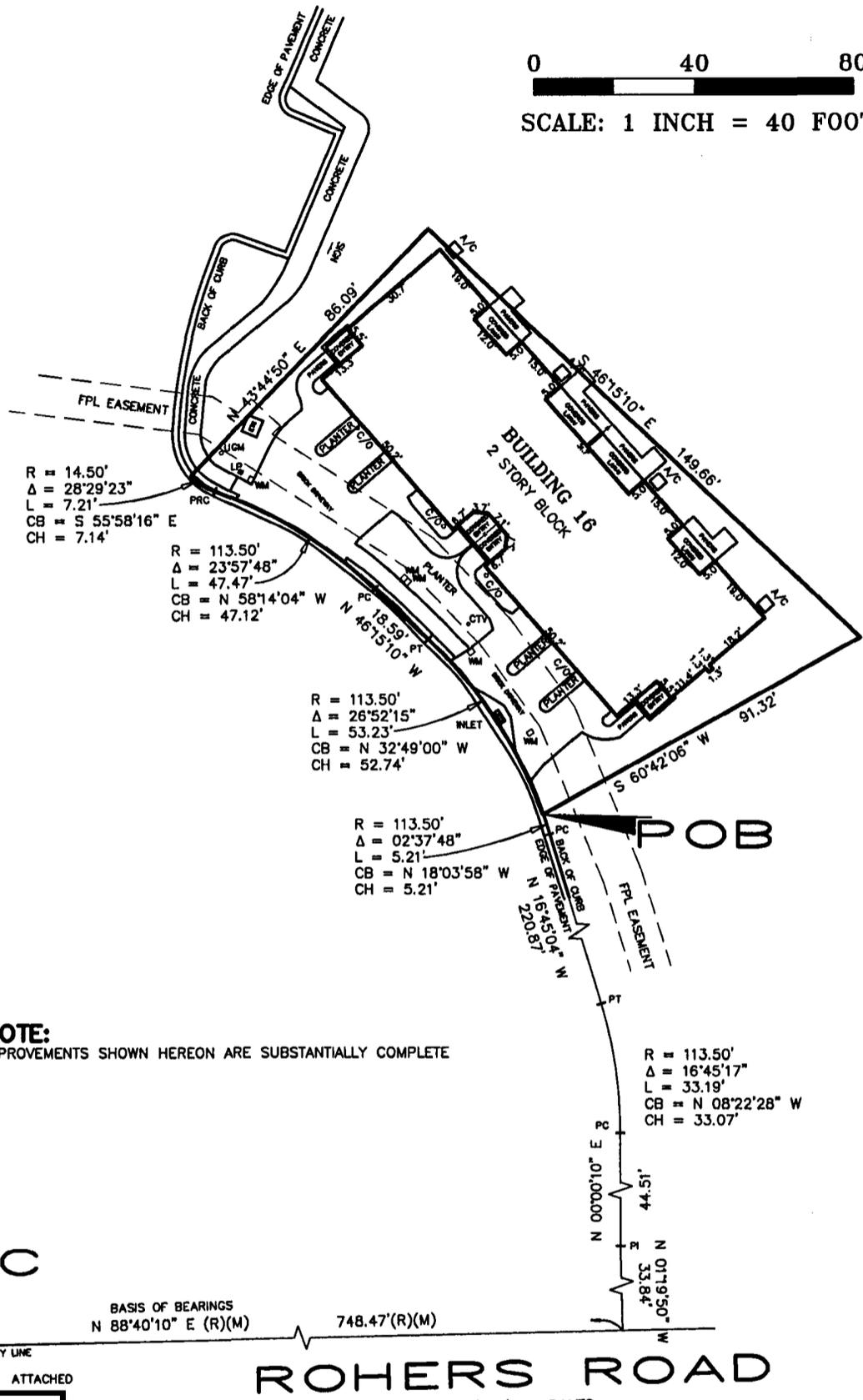
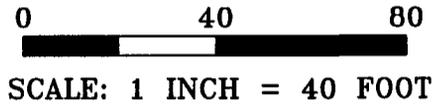
SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

EXHIBIT "B"		
SHEET	2	OF 3

02/21/2011 11:20AM \\Mike\Drawings\2008\8-259\dwg\condo-docs-bldg16.dwg

GRAND RAVINE, A CONDOMINIUM PHASE TWO - BUILDING 16



R = 14.50'
Δ = 28°29'23"
L = 7.21'
CB = S 55°58'16" E
CH = 7.14'

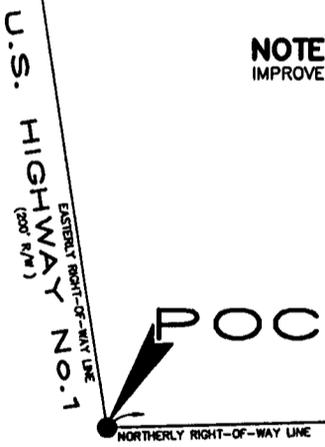
R = 113.50'
Δ = 23°57'48"
L = 47.47'
CB = N 58°14'04" W
CH = 47.12'

R = 113.50'
Δ = 26°52'15"
L = 53.23'
CB = N 32°49'00" W
CH = 52.74'

R = 113.50'
Δ = 02°37'48"
L = 5.21'
CB = N 18°03'58" W
CH = 5.21'

R = 113.50'
Δ = 16°45'17"
L = 33.19'
CB = N 08°22'28" W
CH = 33.07'

NOTE:
IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE



ROHERS ROAD

60' R/W - PAVED
ROHERS (PLAT) ROEHR'S (POSTED)

NOT VALID WITHOUT SHEETS 1 AND 2 ATTACHED
EXHIBIT "B"
SHEET 3 OF 3

02/21/2011 11:20AM \\Mike\Drawings\2008\8-258\dwg\condo-docs-bldg16.dwg

**Public Records of
St. Johns County, FL
Clerk # 2012056863,
O.R. 3620 PG 1633-1651
09/28/2012 at 08:24 AM,
REC. \$77.00 SUR. \$86.00**

Prepared by
Record and return to:
Homes by Deltona at Grand Ravine LLC
49 Shores Boulevard
St. Augustine, FL 32086

Re-recorded to include previously
omitted Surveyor's Certifications

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR GRAND RAVINE, A CONDOMINIUM

THIS FIFTH AMENDMENT to the Declaration of Condominium for Grand Ravine Condominium is made this ~~20~~ day of September, 2012 by Homes by Deltona at Grand Ravine LLC, a Florida Limited Liability Company, whose address is 49 Shores Boulevard, St. Augustine, Florida 32380 as Declarant.

Declarant is the successor Developer to DSM LLC, the original developer, under that Declaration of Condominium for Grand Ravine, a Condominium dated July 29, 2009 and recorded in Official Records Book 3224, pages 67 through 221 of the public records of St. Johns County, Florida (the Declaration), as amended by the First Amendment to the Declaration dated May 10, 2010, and recorded in Official Records Book 3312, pages 1096-1193 of the public records of St. Johns County, Florida; as further amended by the Second Amendment to the Declaration dated July 1, 2010, and recorded in Official Records Book 3329, pages 1426-1429 of the public records of St. Johns County, Florida; as further amended by the Third Amendment to the Declaration dated September 2, 2010, and recorded in Official Records Book 3351, pages 1113-1116 of the public records of St. Johns County, Florida; and as further amended by the Fourth Amendment to the Declaration dated, and recorded in Official Records Book, pages 48-56 of the public records of St. Johns County, Florida.

WHEREAS Declarant is now the Developer under the Declaration and as such has certain rights and benefits prescribed in the Declaration or available under Florida Law;

WHEREAS pursuant to Section 15.4 of the Declaration, during the time the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration may be amended by the Developer alone, without requiring consent of any other party, to effectuate certain changes including, without limitation, amendments to its exhibits and to the plan of development; and

WHEREAS, the Developer, pursuant to its authority now desires to amend the Declaration to incorporate the as built description of the Phase 3 of the Condominium, including 6 units in Building 15 and 6 units in Building 11.

NOW, THEREFORE, in consideration of the premises and by virtue of the authority as hereinbefore set forth, Declarant makes the following amendment to the Declaration:

1. Exhibit B-3 is hereby replaced in its entirety by the revised as-built site plan for Building 15 consisting of 6 units and the revised as-built site plan for Building 11 consisting of 6 units representing Phase 3.

2. Exhibit C "Graphic Depiction of Units. Exhibit A to this Addendum, attached hereto, is hereby added to the Declaration's Exhibit C and shall be for all purposes deemed a part of the Declaration from and after the original recording of the Declaration.

3. Exhibit H of the Declaration shall be substituted in its entirety with the following:

The Common Elements, Common Expenses and Common Surplus are apportioned among the individual unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total of all Units subject to the Declaration. The Fractional Shares are currently as follows:

Type	Units	Square Feet	# of Units	Fractional Share Per Unit
A	1302	1730	1	1/29
B	1303, 1304	1520	2	1/29
C	-	876	0	1/29
D	1301, 1305	1710	2	1/29
E	-	1550	0	1/29
F	1201, 1401, 1601, 1604	1980	4	1/29
G	1202, 1402, 1602	1790	3	1/29
H	1203, 1403, 1603	1790	3	1/29
I	1204, 1404	1790	2	1/29
J	1501, 1506	1880	2	1/29
K	1503, 1504	1790	2	1/29
L	1502, 1505	1790	2	1/29
M	1101	1580	1	1/29
N	1102	1640	1	1/29
O	1103	1683	1	1/29
P	1105	1856	1	1/29
Q	1105	2170	1	1/29
R	1106	1870	1	1/29

If any or all of Phases 4 through 19 is constructed, the fractional shares shall continue to be apportioned among the individual Unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total number of units subject to the Declaration.

4. Limitation: Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Declarant has caused this Fourth Amendment to the Declaration of Condominium for Grand Ravine, a Condominium to be executed by its duly authorized representatives.

Signed, sealed and delivered
In our presence:

Ethiel Laea
Print Name: **ETHIEL LAEA**

Jacqueline Vela
Print Name:

Homes by Deltona at Grand Ravine LLC
a Florida Limited Liability Company

By: *[Signature]*
Sharon Hummerhielm, Executive VP of
The Deltona Corporation, Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The forgoing instrument was acknowledged before me this 20 day of September, 2012 by Sharon Hummerhielm, Executive Vice President of The Deltona Corporation, as Managing and sole Member of Homes by Deltona at Grand Ravine LLC. She is personally known to me or has produced a Florida Driver's License for identification.

Marta M. Costa
Notary Public
Print Name:
My commission Expires:

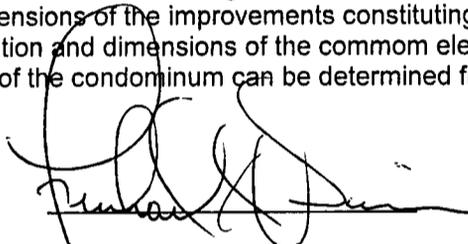


Certificate of Surveyor as to Phase II (Building 15) of
GRAND RAVINE, Condominium

State of Florida
County of St. Johns

BEFORE ME, the undersigned authority, personally appeared
Michael A. Piesco, whom was sworn and says:

1. Affiant is duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phase II of GRAND RAVINE, a condominium, is substantially complete so that the material, i.e., this exhibit (to the 'as-built' survey, plot plan and graphic description of improvements of Phase II (Building 15) being added) together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation and dimensions of the improvements constituting Phase II (Building 15), and the identification, location and dimensions of the common elements and of each unit in Phase II (Building 15) of the condominium can be determined from these materials.



Michael A. Piesco, PLS
Professional Land Surveyor

Date

03/06/13



STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO AND SUBSCRIBED before me this 6 day of March, 2013, by
Michael A. Piesco, as President of ANCIENT CITY SURVEYING who has produced
Florida Drivers License #P200-541-52-454-0 as identification and who certifies that he is
authorized to bind this company.



Notary Public in and for the State of Florida
Printed Name: Christina Hutchins
My Commission expires Aug 25, 2016
My Commission # EE 195488



GRAND RAVINE, A CONDOMINIUM PHASE THREE - BUILDING 15

DESCRIPTION

(PROVIDED BY CLIENT)

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 88°40'10" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD, A DISTANCE OF 748.47 FEET; THENCE NORTH 01°19'50" WEST, A DISTANCE OF 33.84 FEET; THENCE NORTH 00°00'10" EAST, A DISTANCE OF 44.51 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 113.50 FEET, A CENTRAL ANGLE OF 16°45'17", AND A CHORD BEARING AND CHORD DISTANCE OF NORTH 08°22'28" WEST, 33.07 FEET; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 33.19 FEET; THENCE NORTH 16°45'04" WEST, A DISTANCE OF 48.98 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 16°15'04" WEST, 171.89 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 113.50 FEET, A CENTRAL ANGLE OF 02°37'48", AND A CHORD BEARING AND CHORD DISTANCE OF NORTH 18°04'00" WEST, 5.21 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.21 FEET; THENCE NORTH 60°42'06" EAST, A DISTANCE OF 91.32 FEET; THENCE SOUTH 16°44'28" EAST, 142.16 FEET; THENCE SOUTH 62°47'55" WEST, 14.73 FEET; THENCE SOUTH 16°44'28" EAST, A DISTANCE OF 52.11 FEET; THENCE SOUTH 73°14'56" WEST, 74.50 FEET TO THE POINT OF BEGINNING. THE AFORESAID PARCEL CONTAINS 15,872 SQUARE FEET OR 0.36 ACRES, MORE OR LESS

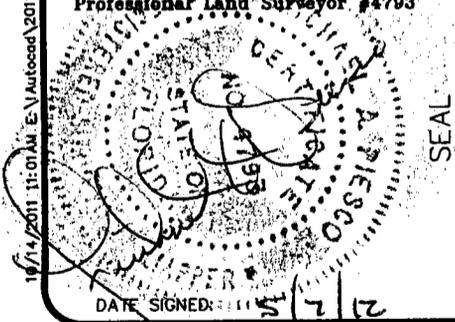
NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

TYPE OF SURVEY: BOUNDARY
 DATE OF SURVEY: 04/27/2012
 FIELD BOOK/PAGE(S): 312/31
 DRAWING SCALE: 1" = 40'
 JOB NUMBER: 11-270

EXHIBIT "B"
 SHEET 1 OF 3

MICHAEL A. PIESCO PLS
 Professional Land Surveyor #4793

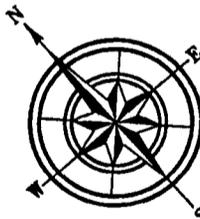
16/14/2011 11:01AM E:\Autocad\2011\11-270.dwg\11-270CONDO-DOCS.dwg



DATE SIGNED: 5/2/12

ANCIENT CITY SURVEYING

LB#7111



ACS

**SURVEYORS * ENGINEERS
 LAND PLANNERS**

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
 ST. AUGUSTINE, FLORIDA 32086
 PHONE: 904-797-9967 FAX: 904-797-6027

GRAND RAVINE, A CONDOMINIUM PHASE THREE - BUILDING 15

LEGEND

- R/W = RIGHT OF WAY
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- LB = LICENSED BUSINESS
- PT = POINT OF TANGENCY
- PCC = POINT OF COMPOUND CURVE
- FPL = FLORIDA POWER & LIGHT COMPANY
- WM = WATER METER
- C/O = CLEAN-OUT
- WV = WATER VALVE
- ETS = ELECTRIC TRANSFORMER SLAB
- EM = ELECTRIC METER
- CTV = CABLE TELEVISION RISER
- BFP = BACK FLOW PREVENTOR
- POR = POINT OF REFERENCE
- POB = POINT OF BEGINNING
- ⊗ = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISC LB # 7111 IN CONCRETE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: HOMES BY DELTONA AT GRAND RAVINE LLC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

EXHIBIT "B"

SHEET 2 OF 3

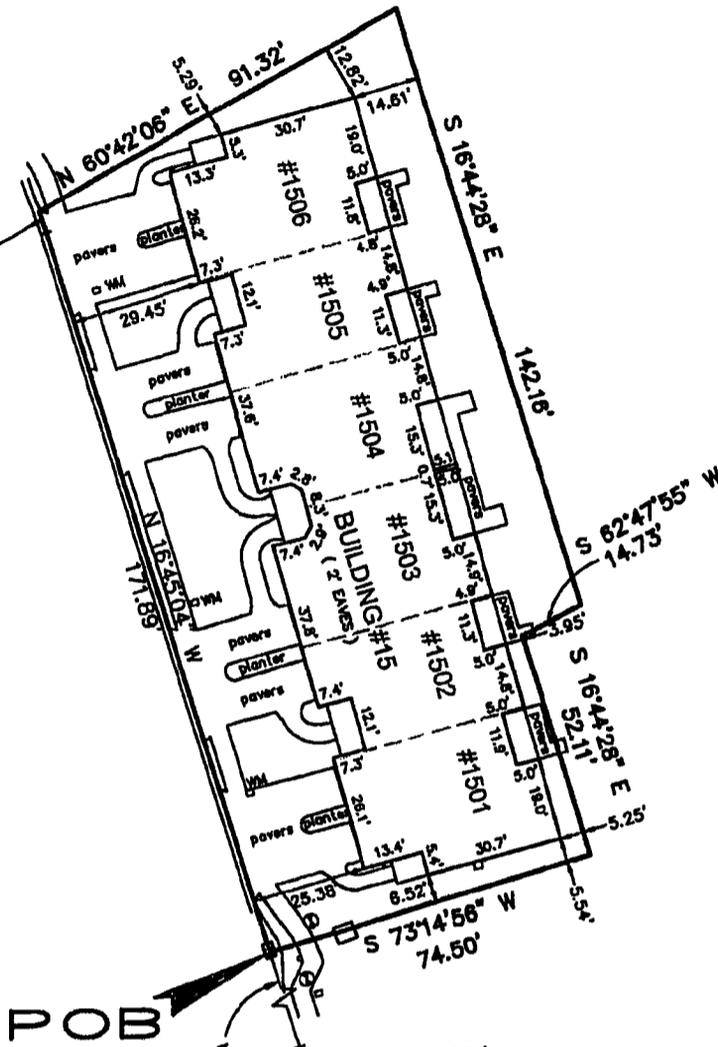
NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

10/14/2011 11:01AM E:\a\ufocad\2011\11-270\dwg\11-270C0400-00CS.dwg

GRAND RAVINE, A CONDOMINIUM PHASE THREE - BUILDING 15



R = 113.50'
 Δ = 02°37'48"
 L = 5.21'
 CB = N 18°04'00" W
 CH = 5.21'



R = 113.50'
 Δ = 16°45'17"
 L = 33.19'
 CB = N 08°22'28" W
 CH = 33.07'

0 40 80
 SCALE: 1 INCH = 40 FOOT

U.S. HIGHWAY NO. 1
 (M) (R)

POB

BASIS OF BEARINGS
 N 88°40'10" E (R)(M)

748.47'(R)(M)
 ROHERS ROAD
 60' R/W - PAVED

NOT VALID WITHOUT SHEETS 1 AND 2 ATTACHED

EXHIBIT "B"
 SHEET 3 OF 3

10/14/2011 11:01AM E:\Autocad\2011\11-2710\dwg\11-2710C3D00-DOCS.dwg

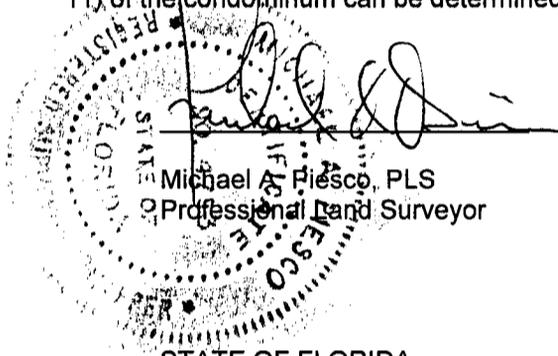
MAR 21 2013

Certificate of Surveyor as to Phase II (Building 11) of
GRAND RAVINE, Condominium

State of Florida
County of St. Johns

BEFORE ME, the undersigned authority, personally appeared
Michael A. Piesco, whom was sworn and says:

1. Affiant is duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phase II of GRAND RAVINE, a condominium, is substantially complete so that the material, i.e., this exhibit (to the "as-built" survey, plot plan and graphic description of improvements of Phase II (Building 11) being added) together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation and dimensions of the improvements constituting Phase II (Building 11), and the identification, location and dimensions of the common elements and of each unit in Phase II (Building 11), of the condominium can be determined from these materials.



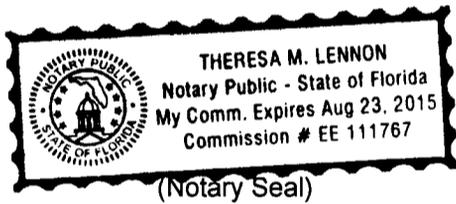
Michael A. Piesco, PLS
Professional Land Surveyor

Date 03/22/13

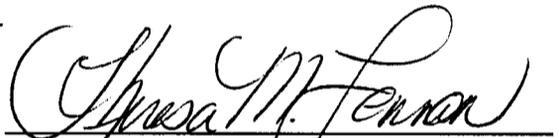
(Surveyors seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO AND SUBSCRIBED before me this 22 day of March, 2013, by
Michael A. Piesco, as President of ANCIENT CITY SURVEYING who has produced
Florida Drivers License #P200-541-52-454-0 as identification and who certifies that he is
authorized to bind this company.



(Notary Seal)


Notary Public in and for the State of Florida
Printed Name: Theresa M. Lennon
My Commission expires 8-23-2015
My Commission # EE-111767

GRAND RAVINE, A CONDOMINIUM PHASE THREE - BUILDING 11

DESCRIPTION

GRAND RAVINE A CONDOMINIUM
PHASE THREE BUILDING 11

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH,
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE
EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT
OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A
60 FEET RIGHT OF WAY) AND RUN NORTH 88°40'10" EAST, ALONG SAID
NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD , A DISTANCE OF 654.14
FEET; THENCE NORTH 01°19'50" WEST, A DISTANCE OF 60.10 FEET; THENCE
NORTH 16°55'34" WEST, 272.06 FEET; THENCE SOUTH 82°09'23" WEST,
18.09 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 89°39'25"
WEST, 220.00 FEET; THENCE NORTH 00°18'49" WEST, 75.02 FEET TO A
POINT ON A CURVE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE
ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 113.50
FEET, AN ARC DISTANCE OF 18.60 FEET TO THE POINT OF TANGENCY OF
SAID CURVE SAID ARC SUBTENDED BY A CHORD OF SOUTH 85°38'50" EAST,
18.58 FEET; THENCE NORTH 89°39'26" EAST, 201.42 FEET; THENCE SOUTH
00°21'27" WEST, 73.50 FEET TO THE POINT OF BEGINNING.

NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 01/24/2012
FIELD BOOK/PAGE(S): 308/37
DRAWING SCALE: 1" = 40'
JOB NUMBER: 11-270

EXHIBIT "B"
SHEET 1 OF 3

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

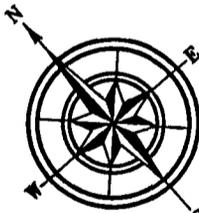
10/7/2011 11:01 AM E:\Autocad\2011\11-270\dwg\11-270CONDO-DOCS.dwg



SEAL

ANCIENT CITY SURVEYING

LB#7111



ACS

SURVEYORS * ENGINEERS
LAND PLANNERS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027

GRAND RAVINE, A CONDOMINIUM PHASE THREE - BUILDING 11

LEGEND

- R/W = RIGHT OF WAY
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- LB = LICENSED BUSINESS
- PT = POINT OF TANGENCY
- PCC = POINT OF COMPOUND CURVE
- FPL = FLORIDA POWER & LIGHT COMPANY
- WM = WATER METER
- C/O = CLEAN-OUT
- WV = WATER VALVE
- ETS = ELECTRIC TRANSFORMER SLAB
- EM = ELECTRIC METER
- CTV = CABLE TELEVISION RISER
- BFP = BACK FLOW PREVENTOR
- POR = POINT OF REFERENCE
- POB = POINT OF BEGINNING
- ⊗ = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISC LB # 7111 IN CONCRETE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: HOMES BY DELTONA AT GRAND RAVINE LLC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

EXHIBIT "B"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

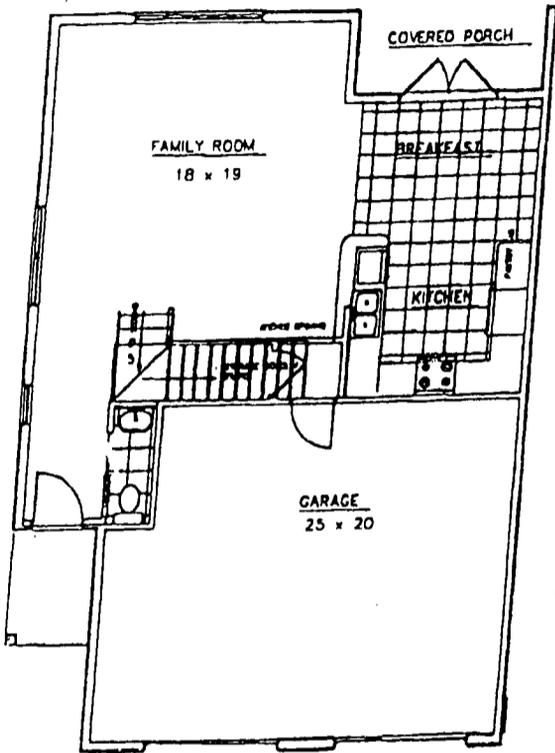
10/11/2011 11:01AM E:\Autocad\2011\11-270\dwg\11-270COND-DOCS.dwg

EXHIBIT A

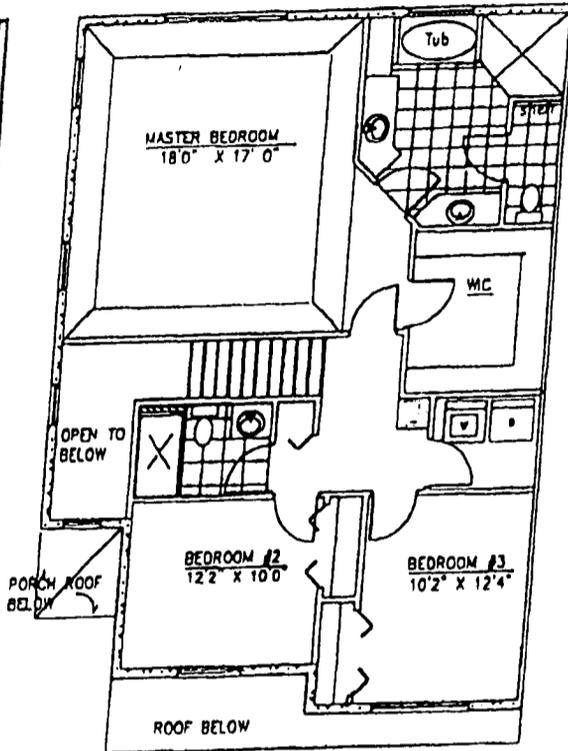
Grand Ravine

Pablo

3 BR / 2.5 BA ~ 2 Car Garage
Approx. Living Area 1330 Sq. Ft



FIRST FLOOR LAYOUT
740 sf A/C



SECOND FLOOR LAYOUT
1140 sf A/C

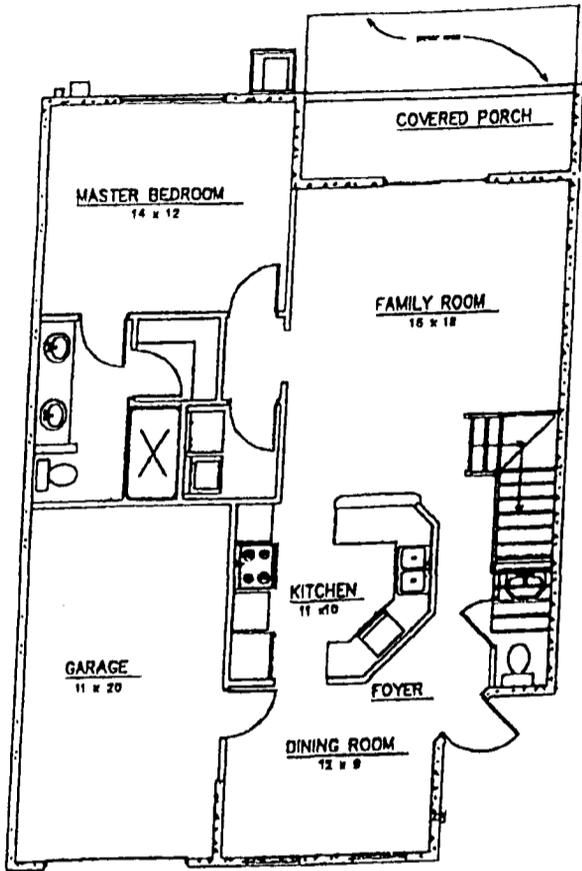
Unit Type "J"



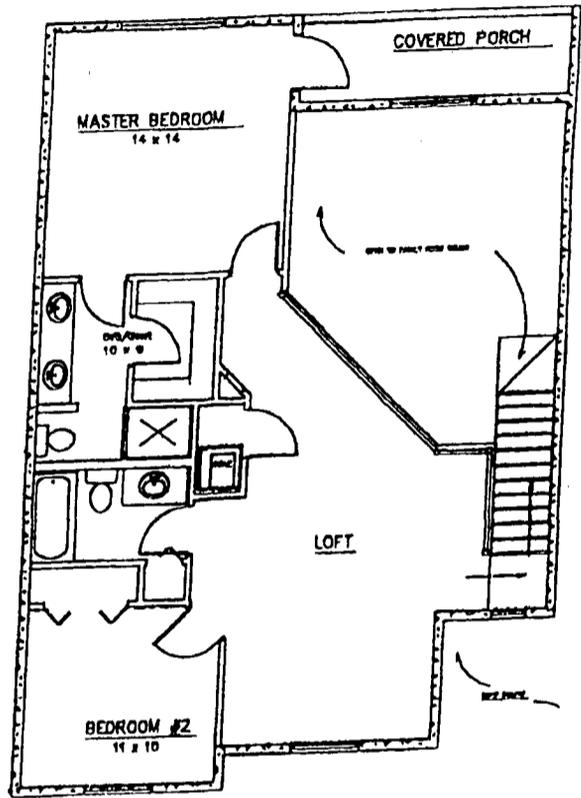
Grand Ravine

Carla

3 BR / 3.5 BA ~ 1 Car Garage
Approx. Living Area 1,790 Sq. Ft



Approx 960 sf



Approx 830 sf

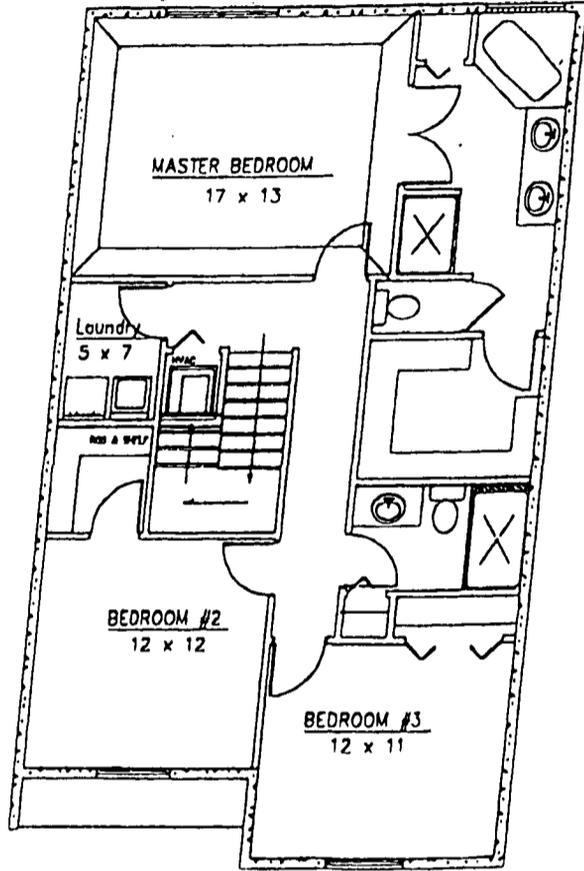
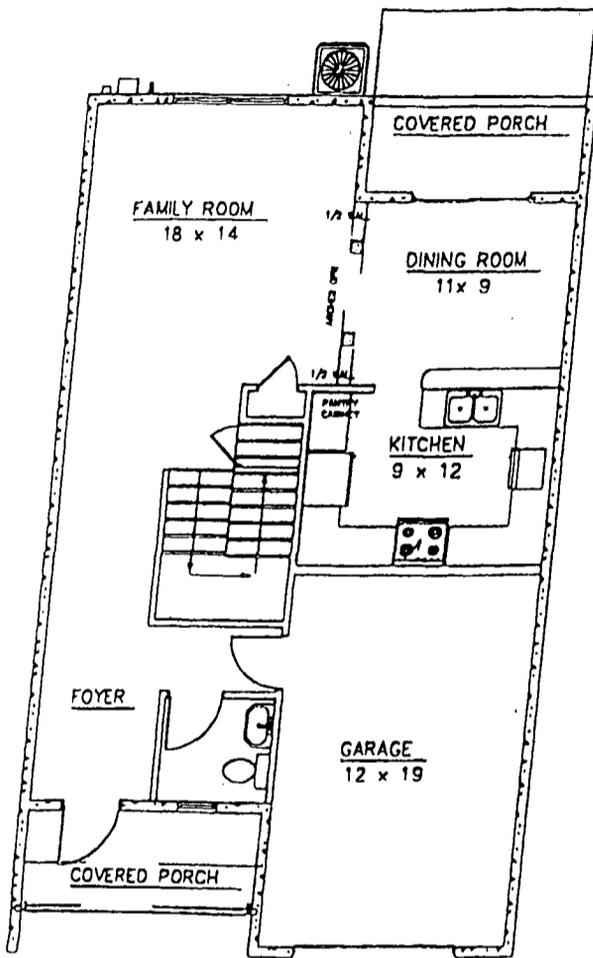
Unit Type "K"



Grand Ravine

Rosa

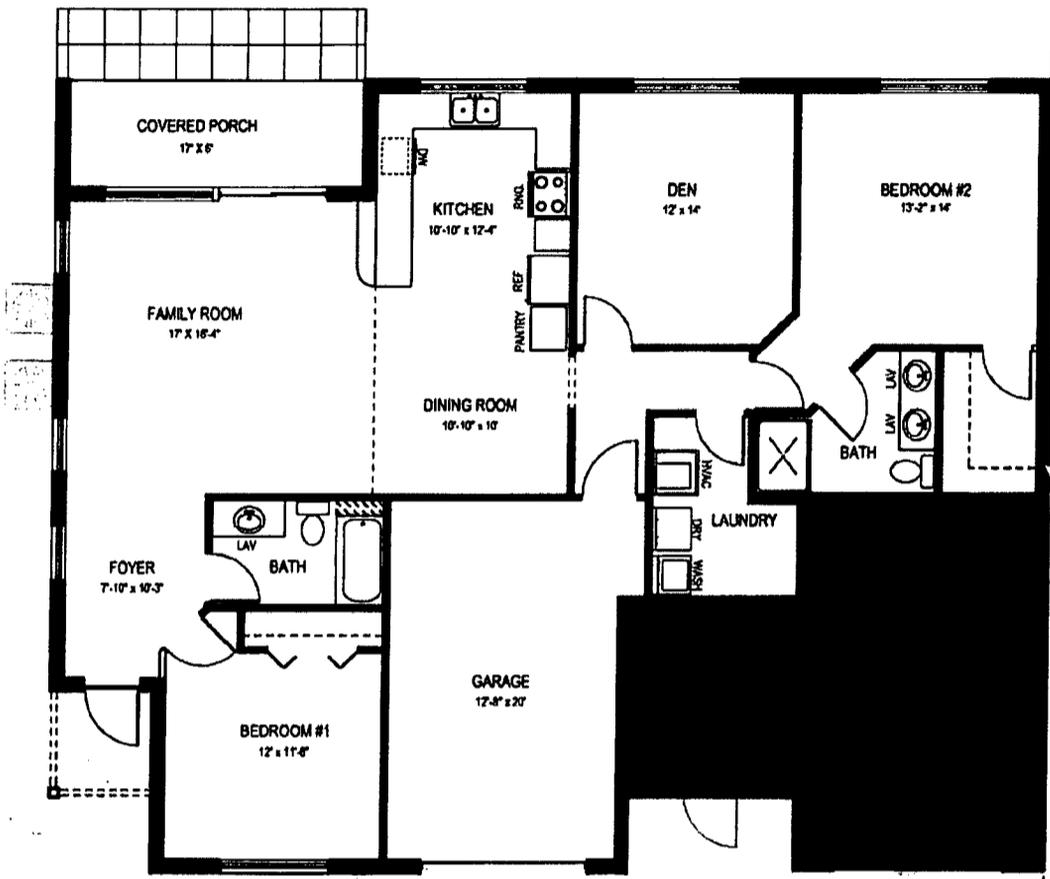
3 BR / 2.5 BA ~ 1 Car Garage
Approx. Living Area 1790 Sq. Ft



Unit Type "L"



Grand Ravine



Unit Type "M"



HOMES OF DELTONA

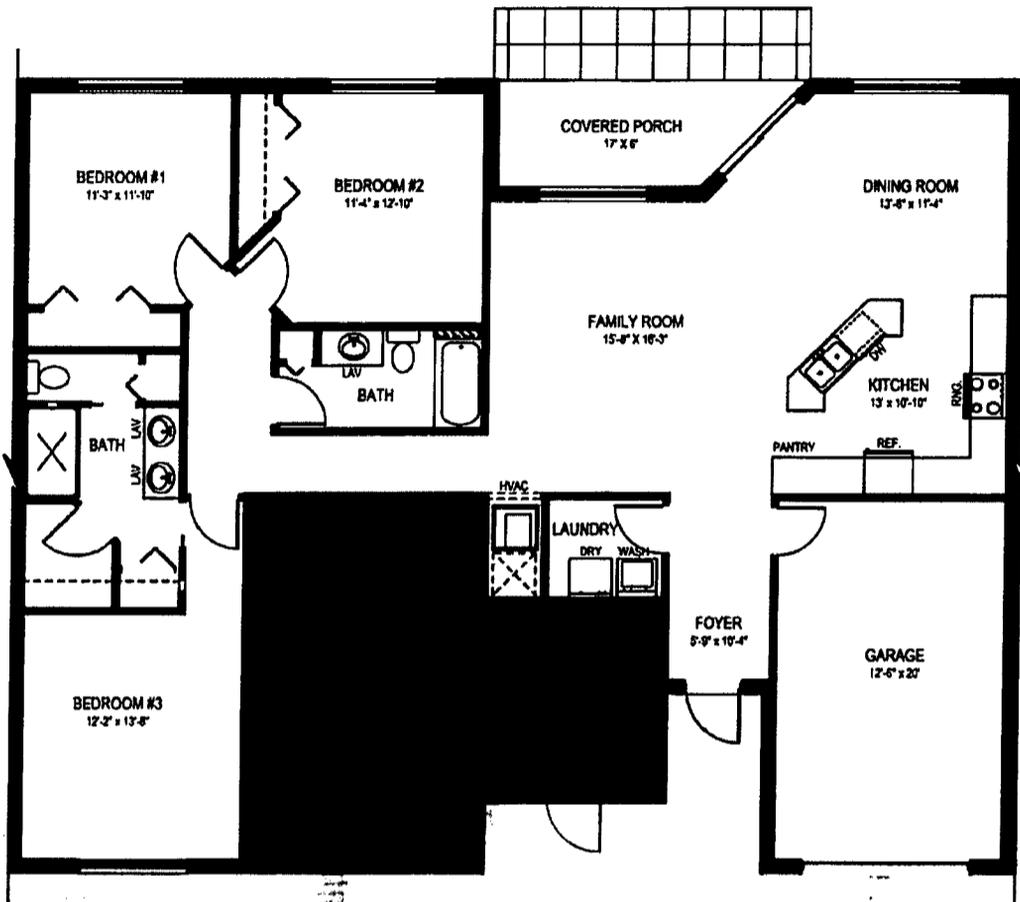
FLORIDA'S HOME BUILDER

A DIVISION OF THE DELTONA CORPORATION

JULES

LIVING AREA.....	1,580 SQ.FT.
GARAGE.....	295 SQ.FT.
COVERED PORCH.....	98 SQ.FT.

Grand Ravine



Unit Type "N"



HOMES OF DELTONA

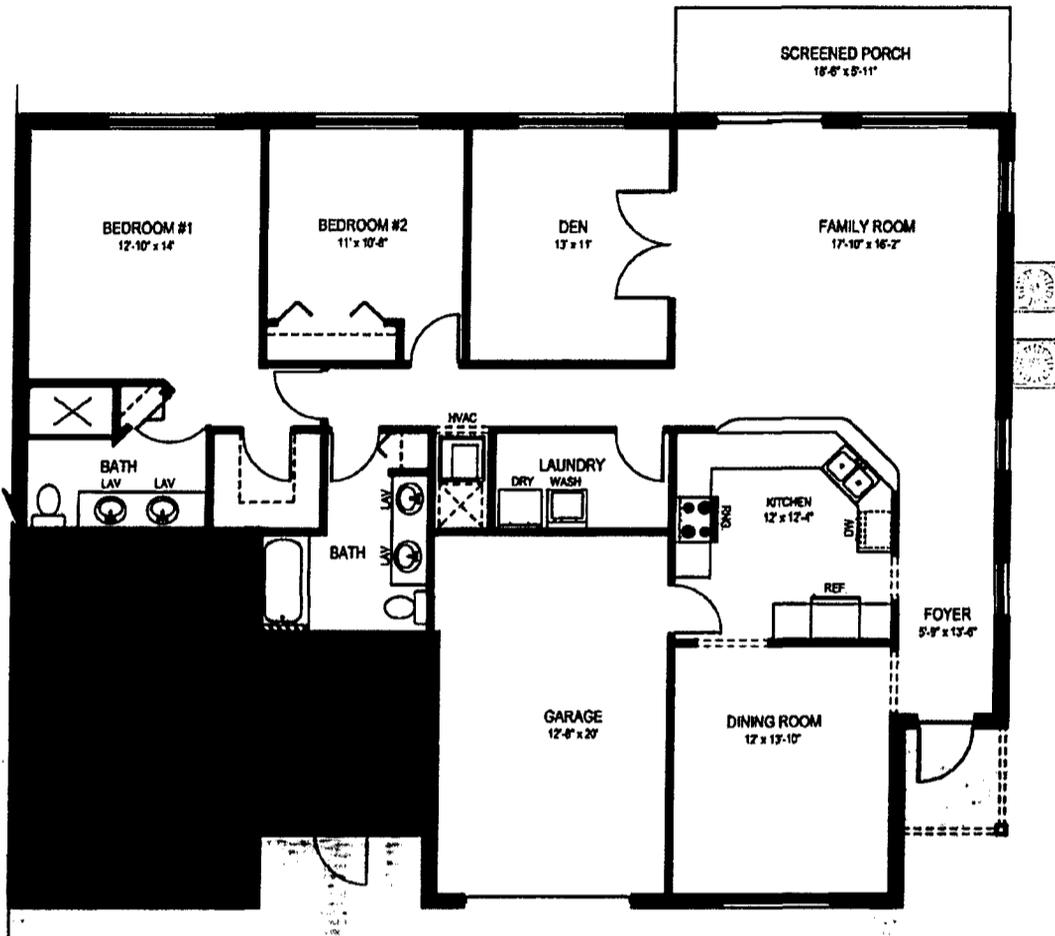
FLORIDA'S HOME CENTER

A DIVISION OF THE DELTONA CORPORATION

MADÉLON

LIVING AREA.....	1,640 SQ.FT.
GARAGE.....	290 SQ.FT.
COVERED PORCH.....	85 SQ.FT.

Grand Ravine



Unit Type "O"



HOMES BY DELTA

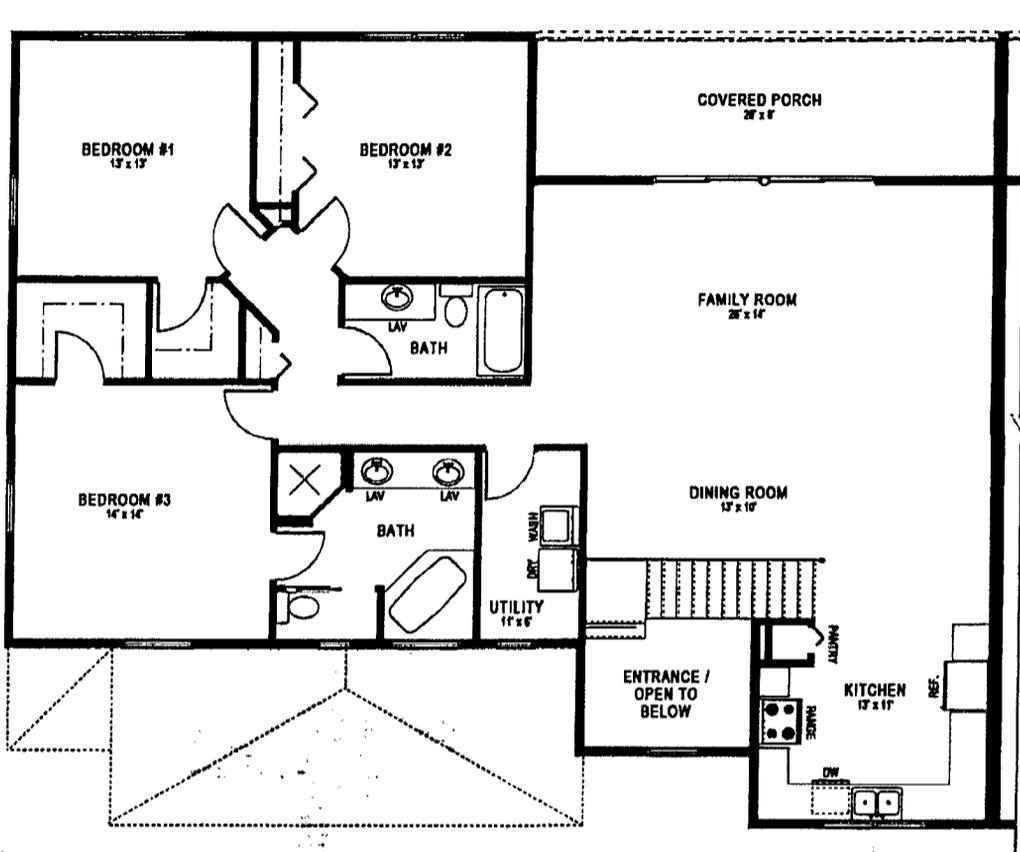
FLORIDA'S HOME BUILDERS

A DIVISION OF THE DELTA CORPORATION

OLIVIA

LIVING AREA.....	1,683 SQ.FT.
GARAGE.....	290 SQ.FT.
SCREENED PORCH.....	109 SQ.FT.

Grand Ravine



Unit Type "P"

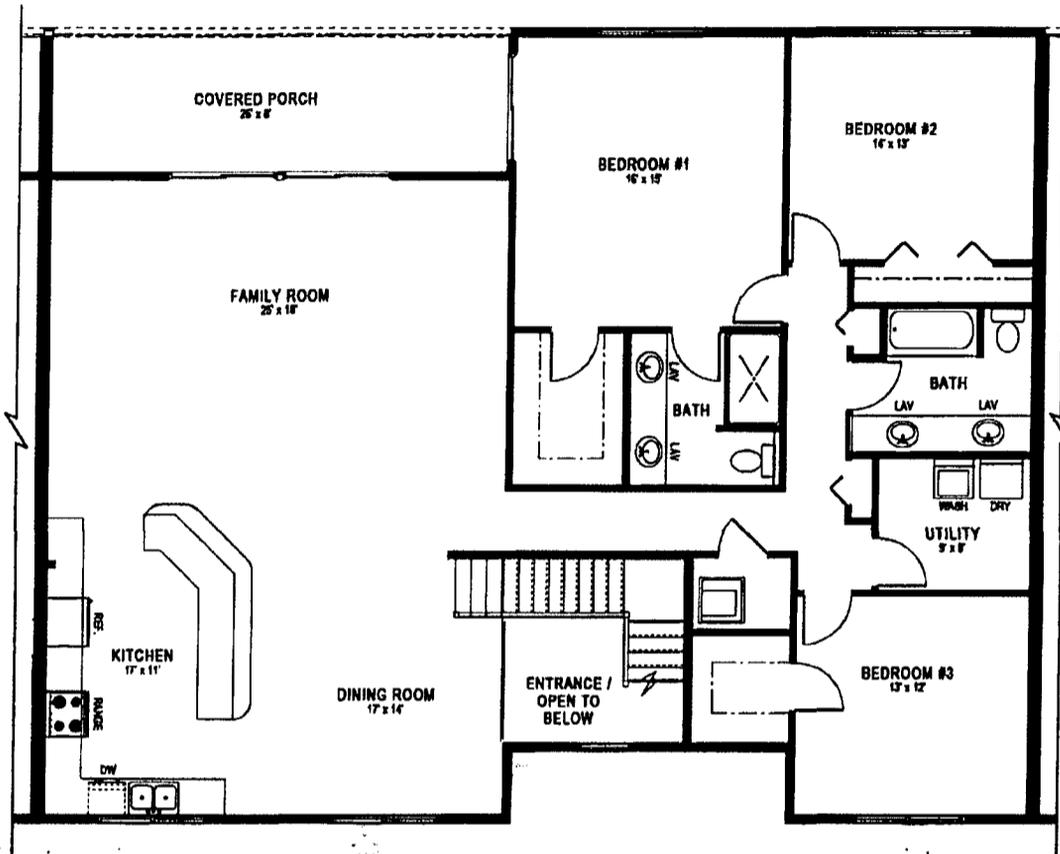


HOMES OF DELTONA
 FLORIDA'S HOME BUILDER
 A DIVISION OF THE DELTONA CORPORATION

JEF

LIVING AREA.....	1,856 SQ. FT.
GARAGE.....	290 SQ. FT.
SCREENED PORCH.....	208 SQ. FT.

Grand Ravine



Unit Type "Q"

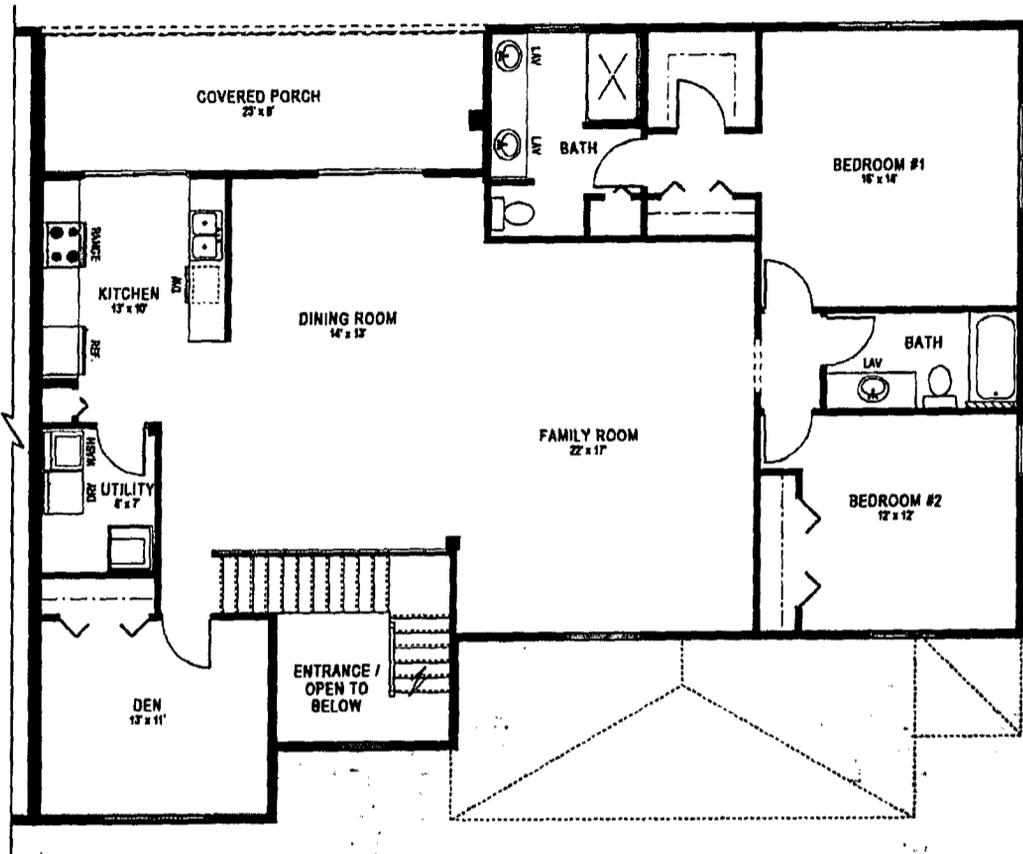


HOMES BY DELTONA
 FLORIDA'S HOME BRAND
 A DIVISION OF THE DELTONA CORPORATION

MONTANA

LIVING AREA.....	2,170 SQ.FT.
GARAGE.....	290 SQ.FT.
SCREENED PORCH.....	208 SQ.FT.

Grand Ravine



Unit Type "R"

HOMES BY DELTONA

FLORIDA'S HOME BUILDER

A DIVISION OF THE DELTONA CORPORATION

ALEXANDRA

LIVING AREA.....	1,870 SQ.FT.
GARAGE.....	290 SQ.FT.
SCREENED PORCH.....	200 SQ.FT.

Prepared by
Record and return to:
Homes by Deltona at Grand Ravine LLC
49 Shores Boulevard
St. Augustine, FL 32086

SIXTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR GRAND RAVINE, A CONDOMINIUM

THIS SIXTH AMENDMENT to the Declaration of Condominium for Grand Ravine Condominium is made this 19th day of June, 2013 by Homes by Deltona at Grand Ravine LLC, a Florida Limited Liability Company, whose address is 49 Shores Boulevard, St. Augustine, Florida 32380 as Declarant.

Declarant is the successor Developer to DSM LLC, the original developer, under that Declaration of Condominium for Grand Ravine, a Condominium dated July 29, 2009 and recorded in Official Records Book 3224, pages 67 through 221 of the public records of St. Johns County, Florida (the Declaration); as amended by the First Amendment to the Declaration dated May 10, 2010 and recorded in Official Records Book 3312, pages 1096-1193 of the public records of St. Johns County, Florida; as further amended by the Second Amendment to the Declaration dated July 1, 2010 and recorded in Official Records Book 3329, pages 1426-1429 of the public records of St. Johns County, Florida; as further amended by the Third Amendment to the Declaration dated September 2, 2010 and recorded in Official Records Book 3351, pages 1113-1116 of the public records of St. Johns County, Florida; as further amended by the Fourth Amendment to the Declaration dated August 17, 2011 and recorded in Official Records Book 3494, pages 48-56 of the public records of St. Johns County, Florida and re-recorded in Official Records Book 3710, pages 1109-1119 of the public records of St. Johns County, Florida; and as further amended by the Fifth Amendment to the Declaration dated September 20, 2012, and recorded in Official Records Book 3620, pages 1633-1651 of the public records of St. Johns County, Florida and re-recorded in Official Records Book 3710, pages 1120-1140 of the public records of St. Johns County, Florida.

WHEREAS Declarant is now the Developer under the Declaration and as such has certain rights and benefits prescribed in the Declaration or available under Florida Law;

WHEREAS pursuant to Section 15.4 of the Declaration, during the time the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration may be amended by the Developer alone, without requiring consent of any other party, to effectuate certain changes including, without limitation, amendments to its exhibits and to the plan of development; and

WHEREAS, the Developer, pursuant to its authority now desires to amend the Declaration to incorporate the as built description of the Phase 6 of the Condominium, including 6 units in Building 17.

NOW, THEREFORE, in consideration of the premises and by virtue of the authority as hereinbefore set forth, Declarant makes the following amendment to the Declaration:

1. Exhibit B-6 is hereby replaced in its entirety by the revised as-built site plan for Building 17 consisting of 6 units representing Phase 6.

3. Exhibit H of the Declaration shall be substituted in its entirety with the following:

The Common Elements, Common Expenses and Common Surplus are apportioned among the individual unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total of all Units subject to the Declaration. The Fractional Shares are currently as follows:

Type	Units	Square Feet	# of Units	Fractional Share Per Unit
A	1302	1730	1	1/35
B	1303, 1304	1520	2	1/35
C	-	876	0	1/35
D	1301, 1305	1710	2	1/35
E	-	1550	0	1/35
F	1201, 1401, 1601, 1604	1980	4	1/35
G	1202, 1402, 1602	1790	3	1/35
H	1203, 1403, 1603	1790	3	1/35
I	1204, 1404	1790	2	1/35
J	1501, 1506	1880	2	1/35
K	1503, 1504	1790	2	1/35
L	1502, 1505	1790	2	1/35
M	1101, 1701	1580	2	1/35
N	1102, 1702	1640	2	1/35
O	1103, 1703	1683	2	1/35
P	1104, 1704	1856	2	1/35
Q	1105, 1705	2170	2	1/35
R	1106, 1706	1870	2	1/35

If any or all of Phases 4 through 19 is constructed, the fractional shares shall continue to be apportioned among the individual Unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total number of units subject to the Declaration.

4. Limitation: Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Declarant has caused this Sixth Amendment to the Declaration of Condominium for Grand Ravine, a Condominium to be executed by its duly authorized representatives.

Signed, sealed and delivered
In our presence:

Ethiel Lara
Print Name: ETHIEL LARA

Jacqueline Vela
Print Name: Jacqueline Vela

Homes by Deltona at Grand Ravine LLC
a Florida Limited Liability Company

By: *[Signature]*
Sharon Hummerhielm, Executive VP of
The Deltona Corporation, Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The forgoing instrument was acknowledged before me this 19th day of June, 2013 by Sharon Hummerhielm, Executive Vice President of The Deltona Corporation, as Managing and sole Member of Homes by Deltona at Grand Ravine LLC. She is personally known to me or has produced a Florida Driver's License for identification.

Marta M. Costa
Notary Public
Print Name:
My commission Expires:

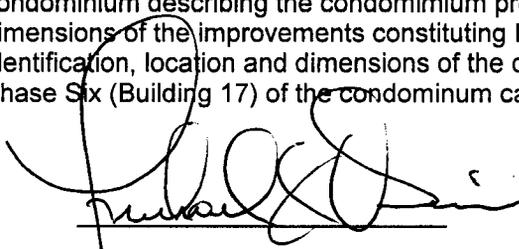


Certificate of Surveyor as to Phase Six (Building 17) of
GRAND RAVINE, Condominium

State of Florida
County of St. Johns

BEFORE ME, the undersigned authority, personally appeared
Michael A. Piesco, whom was sworn and says:

1. Affiant is duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phase Six of GRAND RAVINE, a condominium, is substantially complete so that the material, i.e., this exhibit (to the 'as-built' survey, plot plan and graphic description of improvements of Phase Six (Building 17) being added) together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation and dimensions of the improvements constituting Phase Six (Building 17), and the identification, location and dimensions of the common elements and of each unit in Phase Six (Building 17) of the condominium can be determined from these materials.

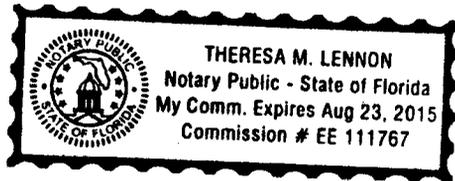

Date 6/20/13

Michael A. Piesco, PLS
Professional Land Surveyor

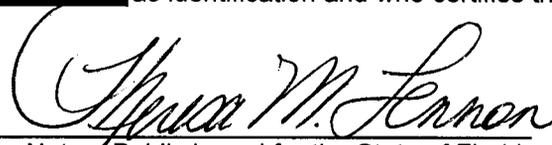
(Surveyors seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO AND SUBSCRIBED before me this 20th day of JUNE, 2013, by
Michael A. Piesco, as President of ANCIENT CITY SURVEYING who has produced
Florida Drivers License # [REDACTED] as identification and who certifies that he is
authorized to bind this company.



(Notary Seal)


Notary Public in and for the State of Florida
Printed Name: Theresa M. Lennon
My Commission expires EE-111767
My Commission # 8-23-2015

GRAND RAVINE, A CONDOMINIUM PHASE SIX - BUILDING 17

DESCRIPTION

GRAND RAVINE A CONDOMINIUM
PHASE SIX BUILDING 17

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 1 (A 200 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FEET RIGHT OF WAY); THENCE NORTH 08°33'14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No.1, A DISTANCE OF 515.03 FEET; THENCE NORTH 89°39'26" EAST, A DISTANCE OF 442.24 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°39'26" EAST, A DISTANCE OF 174.55 FEET; THENCE SOUTH 00°19'33" EAST, A DISTANCE OF 79.23 FEET; THENCE SOUTH 89°35'44" WEST, A DISTANCE OF 174.55 FEET; THENCE NORTH 00°19'33" WEST, A DISTANCE OF 79.42 FEET TO THE POINT OF BEGINNING. THE AFOREDESCRIBED PARCEL CONTAINS 13,845.98 SQUARE FEET OR 0.32 ACRES, MORE OR LESS

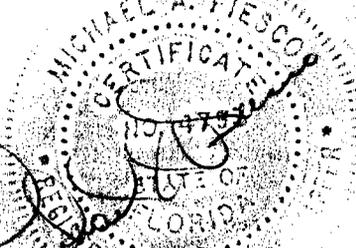
06/20/2013 9:40AM \\Projects\Autocad\2011\11-270\dwg\11-270CNDG-DOCS.dwg

NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

EXHIBIT "B"
SHEET 1 OF 3

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 04/25/2013
FIELD BOOK/PAGE(S): 323/73
DRAWING SCALE: 1" = 40'
JOB NUMBER: 11-270

MICHAEL A. PIESCO PLS
Professional Land Surveyer #4793

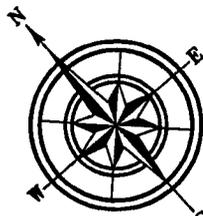


SEAL

DATE SIGNED: 6/20/13

ANCIENT CITY SURVEYING

LB#7111



ACS

SURVEYORS * ENGINEERS
LAND PLANNERS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027

GRAND RAVINE, A CONDOMINIUM PHASE SIX - BUILDING 17

LEGEND

- R/W = RIGHT OF WAY
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- LB = LICENSED BUSINESS
- PT = POINT OF TANGENCY
- PCC = POINT OF COMPOUND CURVE
- FPL = FLORIDA POWER & LIGHT COMPANY
- WM = WATER METER
- C/O = CLEAN-OUT
- WV = WATER VALVE
- ETS = ELECTRIC TRANSFORMER SLAB
- EM = ELECTRIC METER
- CTV = CABLE TELEVISION RISER
- BFP = BACK FLOW PREVENTOR
- POR = POINT OF REFERENCE
- POB = POINT OF BEGINNING
- ⊗ = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISC LB # 7111 IN CONCRETE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: HOMES BY DELTONA AT GRAND RAVINE LLC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

EXHIBIT "B"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

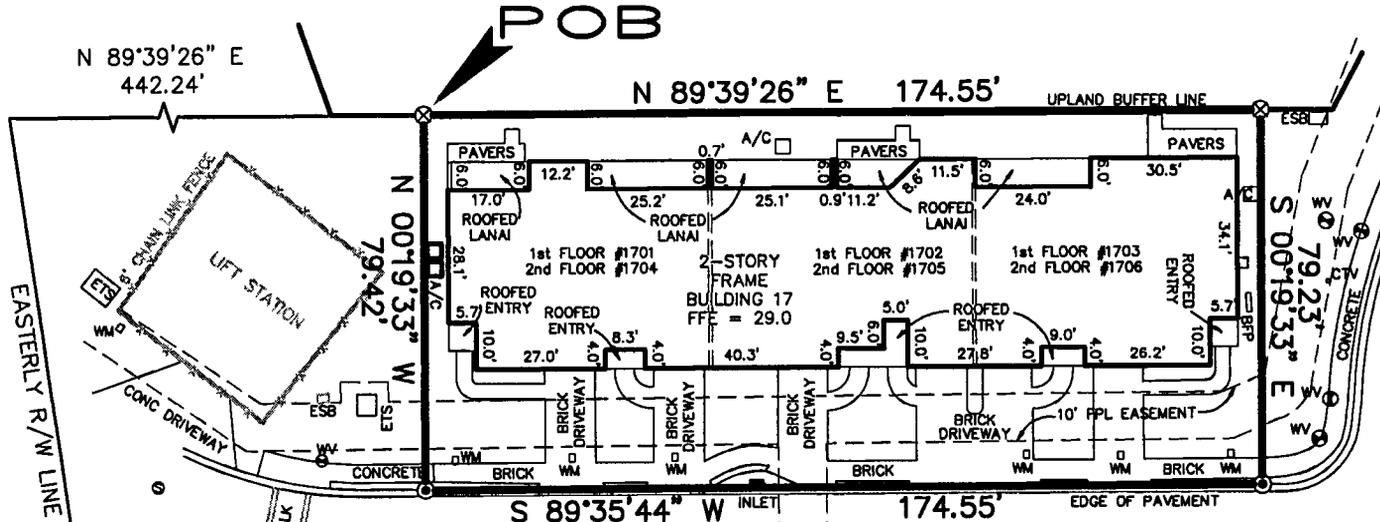
08/20/2013 9:40AM \\Projects\Autocad\2011\11-270\dwg\11-270CONDO-DOCS.dwg

GRAND RAVINE, A CONDOMINIUM PHASE SIX - BUILDING 17



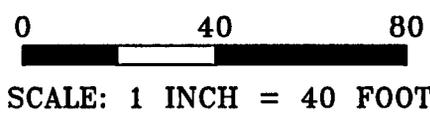
WETLANDS AND UPLAND BUFFERS

POB



N 89°39'26" E 442.24'
 N 00°19'33" W 79.42'
 EASTERLY R/W LINE
 U.S. HIGHWAY NO. 1
 N 08°33'14" W 515.03'
 200' R/W - PAVED
 CONC DRIVEWAY
 CROSSWALK
 CONCRETE
 BRICK
 WM
 10' PPL EASEMENT
 ROOFED ENTRY
 ROOFED LANAI
 PAVERS
 A/C
 ESBI
 UPLAND BUFFER LINE
 S 00°19'33" E 79.23'
 CONCRETE
 WM
 BRICK
 WM
 INLET
 EDGE OF PAVEMENT
 BACK OF CURB
 INLET
 NORTHERLY RIGHT-OF-WAY
 BASIS OF BEARINGS

GRAND RAVINE DRIVE



POC

ROEHRS ROAD
(ALSO KNOWN AS ROHERS ROAD)

60' R/W - PAVED

NOT VALID WITHOUT SHEETS 1 AND 2 ATTACHED

EXHIBIT "B"
 SHEET 3 OF 3

06/20/2013 9:40AM \\Projects\Autocad\2011\11-270\dwg\11-270CONDO-DOCS.dwg

15
Prepared by
Record and return to:
Homes by Deltona at Grand Ravine LLC
49 Shores Boulevard
St. Augustine, FL 32086

SEVENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR GRAND RAVINE, A CONDOMINIUM

THIS SEVENTH AMENDMENT to the Declaration of Condominium for Grand Ravine Condominium is made this 8th day of July, 2013 by Homes by Deltona at Grand Ravine LLC, a Florida Limited Liability Company, whose address is 49 Shores Boulevard, St. Augustine, Florida 32380 as Declarant.

Declarant is the successor Developer to DSM LLC, the original developer, under that Declaration of Condominium for Grand Ravine, a Condominium dated July 29, 2009 and recorded in Official Records Book 3224, pages 67 through 221 of the public records of St. Johns County, Florida (the Declaration); as amended by the First Amendment to the Declaration dated May 10, 2010 and recorded in Official Records Book 3312, pages 1096-1193 of the public records of St. Johns County, Florida; as further amended by the Second Amendment to the Declaration dated July 1, 2010 and recorded in Official Records Book 3329, pages 1426-1429 of the public records of St. Johns County, Florida; as further amended by the Third Amendment to the Declaration dated September 2, 2010 and recorded in Official Records Book 3351, pages 1113-1116 of the public records of St. Johns County, Florida; as further amended by the Fourth Amendment to the Declaration dated August 17, 2011 and recorded in Official Records Book 3494, pages 48-56 of the public records of St. Johns County, Florida and re-recorded in Official Records Book 3710, pages 1109-1119 of the public records of St. Johns County, Florida; as further amended by the Fifth Amendment to the Declaration dated September 20, 2012, and recorded in Official Records Book 3620, pages 1633-1651 of the public records of St. Johns County, Florida and re-recorded in Official Records Book 3710, pages 1120-1140 of the public records of St. Johns County, Florida; as further amended by the Sixth Amendment to the Declaration dated June 19, 2013 and recorded in Official Records Book 3751, pages 1762-1768 of the public records of St. Johns County, Florida.

WHEREAS Declarant is now the Developer under the Declaration and as such has certain rights and benefits prescribed in the Declaration or available under Florida Law;

WHEREAS pursuant to Section 15.4 of the Declaration, during the time the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration may be amended by the Developer alone, without requiring consent of any other party, to effectuate certain changes including, without limitation, amendments to its exhibits and to the plan of development; and

WHEREAS, the Developer, pursuant to its authority now desires to amend the Declaration to incorporate the as built description of the Phase 5 of the Condominium, including Amenity Center (Building 5).

NOW, THEREFORE, in consideration of the premises and by virtue of the authority as hereinbefore set forth, Declarant makes the following amendment to the Declaration:

1. Exhibit B-5 is hereby replaced in its entirety by the attached, revised as-built site plan for Building 5 consisting of the Amenity Center representing Phase 5.

2. Paragraph 19.2 of the Declaration of Condominium of Grand Ravine, A Condominium is hereby amended to add the following sentence at the end of the paragraph:

However, the Developer or any successor Developer who acquires or purchases a completed unit in Grand Ravine shall be exempt for the requirement to make a capital contribution.

3. Limitation: Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Declarant has caused this Sixth Amendment to the Declaration of Condominium for Grand Ravine, a Condominium to be executed by its duly authorized representatives.

Signed, sealed and delivered
In our presence:

Ethiel Lara
Print Name: Ethiel Lara

Marta Costa
Print Name: Marta Costa

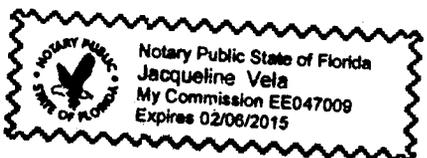
Homes by Deltona at Grand Ravine LLC
a Florida Limited Liability Company

By: [Signature]
Sharon Hummerhielm, Executive VP of
The Deltona Corporation, Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The forgoing instrument was acknowledged before me this 18th day of July, 2013 by Sharon Hummerhielm, Executive Vice President of The Deltona Corporation, as Managing and sole Member of Homes by Deltona at Grand Ravine LLC. She is personally known to me or has produced a Florida Driver's License for identification.

[Signature]
Notary Public
Print Name: Jacqueline Vela
My commission Expires:

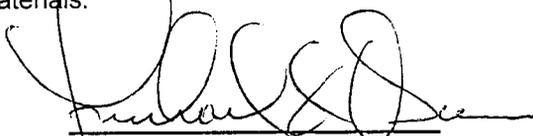


Certificate of Surveyor as to Phase Five (Amenity Center) of
GRAND RAVINE, Condominium

State of Florida
County of St. Johns

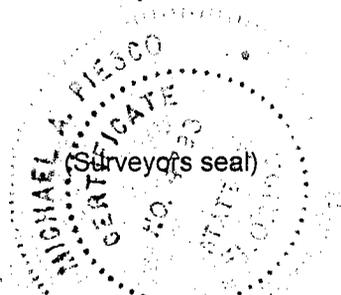
BEFORE ME, the undersigned authority, personally appeared
Michael A. Piesco, whom was sworn and says:

1. Affiant is duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phase Five of GRAND RAVINE, a condominium, is substantially complete so that the material, i.e., this exhibit (to the 'as-built' survey, plot plan and graphic description of improvements of Phase Five (Amenity Center being added) together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation and dimensions of the improvements constituting Phase Five (Amenity Center), and the identification, location and dimensions of the common elements and of each unit in Phase Five (Amenity Center) of the condominium can be determined from these materials.



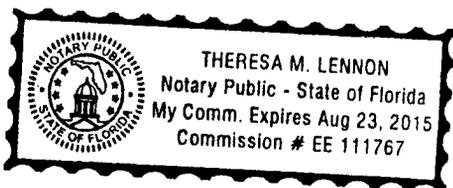
Date 6/20/13

Michael A. Piesco, PLS
Professional Land Surveyor



STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO AND SUBSCRIBED before me this 20th day of June, 2013, by
Michael A. Piesco, as President of ANCIENT CITY SURVEYING who has produced
Florida Drivers License #P200-541-52-454-0 as identification and who certifies that he is
authorized to bind this company.



(Notary Seal)



Notary Public in and for the State of Florida
Printed Name: Theresa M Lennon
My Commission expires 8-23-2015
My Commission # EE-111767

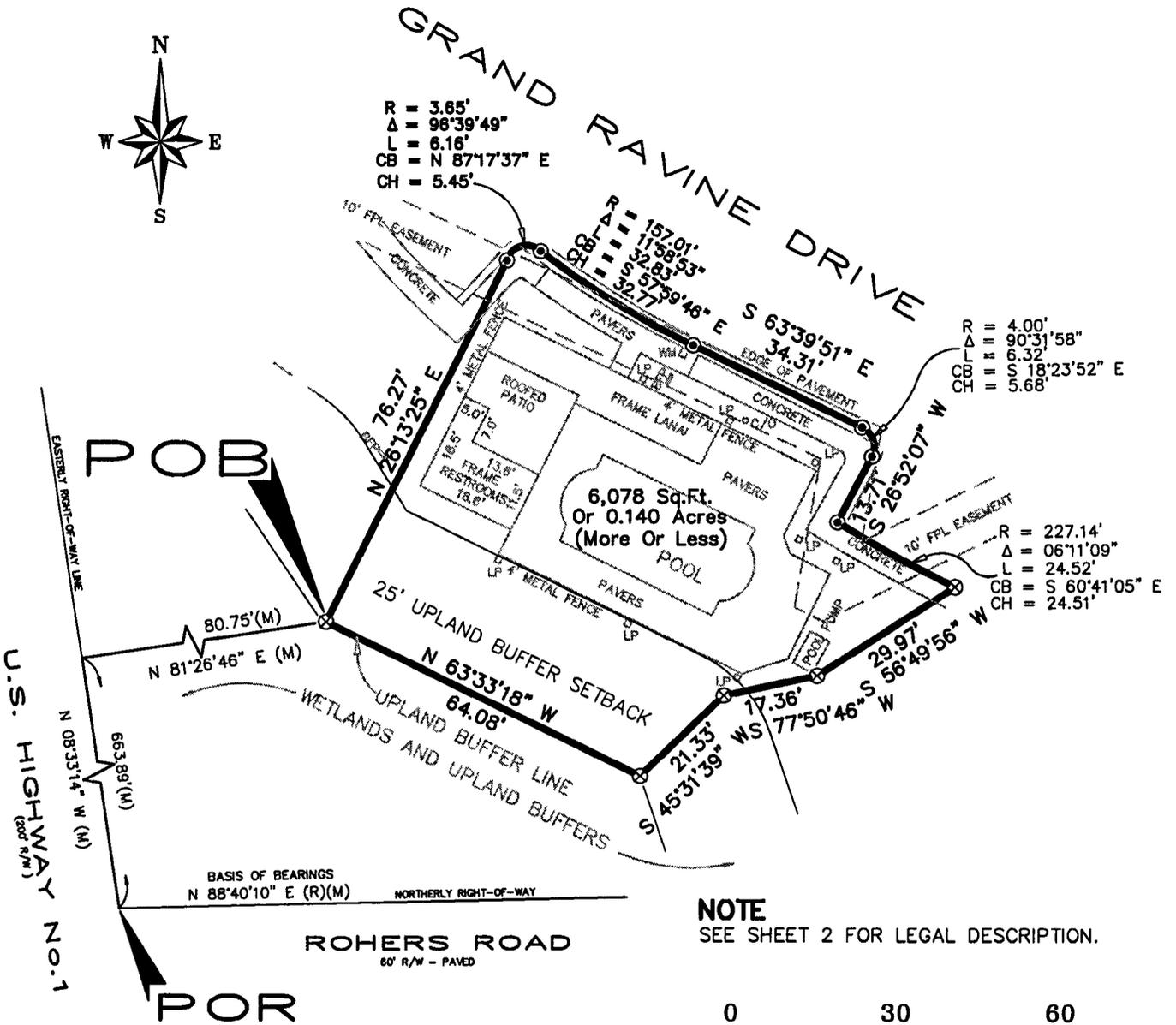
GRAND RAVINE, A CONDOMINIUM PHASE FIVE (Amenity Center)



R = 3.85'
 Δ = 98°39'49"
 L = 6.16'
 CB = N 87°17'37" E
 CH = 5.45'

R = 4.00'
 Δ = 90°31'58"
 L = 6.32'
 CB = S 18°23'52" E
 CH = 5.68'

R = 227.14'
 Δ = 06°11'09"
 L = 24.52'
 CB = S 60°41'05" E
 CH = 24.51'



NOTE
 SEE SHEET 2 FOR LEGAL DESCRIPTION.

0 30 60

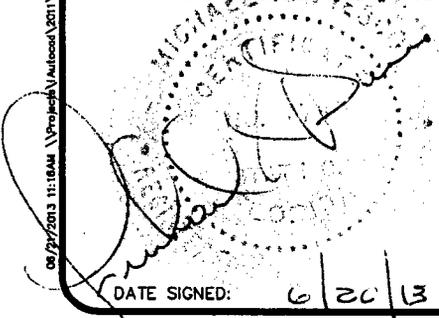
 SCALE: 1 INCH = 30 FEET

NOT VALID WITHOUT SHEETS 2 THRU 4 ATTACHED

EXHIBIT "B"
 SHEET 1 OF 4

MICHAEL A. PIESCO PLS
 Professional Land Surveyor #4793

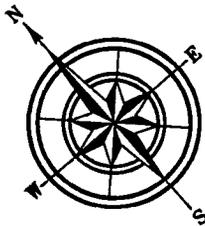
SEAL



DATE SIGNED: 6/20/13

ANCIENT CITY SURVEYING

LB#7111



ACS

**SURVEYORS * ENGINEERS
 LAND PLANNERS**

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
 ST. AUGUSTINE, FLORIDA 32086
 PHONE: 904-797-9967 FAX: 904-797-6027

GRAND RAVINE, A CONDOMINIUM PHASE FIVE (Amenity Center)

DESCRIPTION (BY SURVEYOR)

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD, AS IT CURRENTLY EXISTS, AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No.1, AS IT CURRENTLY EXISTS; THENCE NORTH 08°33'14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 663.89 FEET; THENCE NORTH 81°26'46" EAST, A DISTANCE OF 80.75 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 26°13'25" EAST, A DISTANCE OF 76.27 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 51°02'17" EAST, A RADIAL DISTANCE OF 3.65 FEET AND HAVING A CHORD BEARING AND CHORD DISTANCE OF NORTH 87°17'38" EAST, 5.45 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 96°39'49", A DISTANCE OF 6.16 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 37°59'41" EAST, A RADIAL DISTANCE OF 157.01 FEET AND HAVING A CHORD BEARING AND CHORD DISTANCE OF SOUTH 57°59'45" EAST, 32.77 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°58'53", A DISTANCE OF 32.83 FEET; THENCE SOUTH 63°39'51" EAST, A DISTANCE OF 34.31 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 90°31'58", AND A CHORD BEARING AND CHORD DISTANCE OF SOUTH 18°23'52" EAST, 5.68 FEET; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 6.32 FEET; THENCE SOUTH 26°52'07" WEST, A DISTANCE OF 13.71 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 32°24'30" EAST, A RADIAL DISTANCE OF 227.14 FEET AND HAVING A CHORD BEARING AND CHORD DISTANCE OF SOUTH 60°41'05" EAST, 24.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°11'09", A DISTANCE OF 24.52 FEET; THENCE SOUTH 56°49'56" WEST, A DISTANCE OF 29.97 FEET; THENCE SOUTH 77°50'46" WEST, A DISTANCE OF 17.36 FEET; THENCE SOUTH 45°31'39" WEST, A DISTANCE OF 21.33 FEET; THENCE NORTH 63°33'18" WEST, A DISTANCE OF 64.08 FEET TO THE POINT OF BEGINNING.
 THE AFORESAID PARCEL CONTAINS 6,078.31 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

NOT VALID WITHOUT SHEETS 1, 3 & 4 ATTACHED

EXHIBIT "B"
SHEET 2 OF 4

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

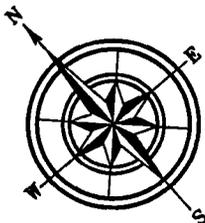
06/21/2013 11:04AM \\Projects\A\Acad\2011\11-270\dwg\11-270CONDO-0005.dwg

SEAL

DATE SIGNED: 6/20/13

ANCIENT CITY SURVEYING

LB#7111



ACS

**SURVEYORS * ENGINEERS
LAND PLANNERS**

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9987 FAX: 904-797-6027

GRAND RAVINE, A CONDOMINIUM PHASE FIVE (Amenity Center)

LEGEND

- R/W = RIGHT OF WAY
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- LB = LICENSED BUSINESS
- PT = POINT OF TANGENCY
- PCC = POINT OF COMPOUND CURVE
- FPL = FLORIDA POWER & LIGHT COMPANY
- WM = WATER METER
- C/O = CLEAN-OUT
- WV = WATER VALVE
- ETS = ELECTRIC TRANSFORMER SLAB
- EM = ELECTRIC METER
- CTV = CABLE TELEVISION RISER
- BFP = BACK FLOW PREVENTOR
- POR = POINT OF REFERENCE
- POB = POINT OF BEGINNING
- ⊗ = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISC LB # 7111 IN CONCRETE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: HOMES BY DELTONA AT GRAND RAVINE LLC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

06/21/2013 11:04AM \\Projects\Autocad\2011\11-270\dwg\11-270CONDO-DOCS.dwg

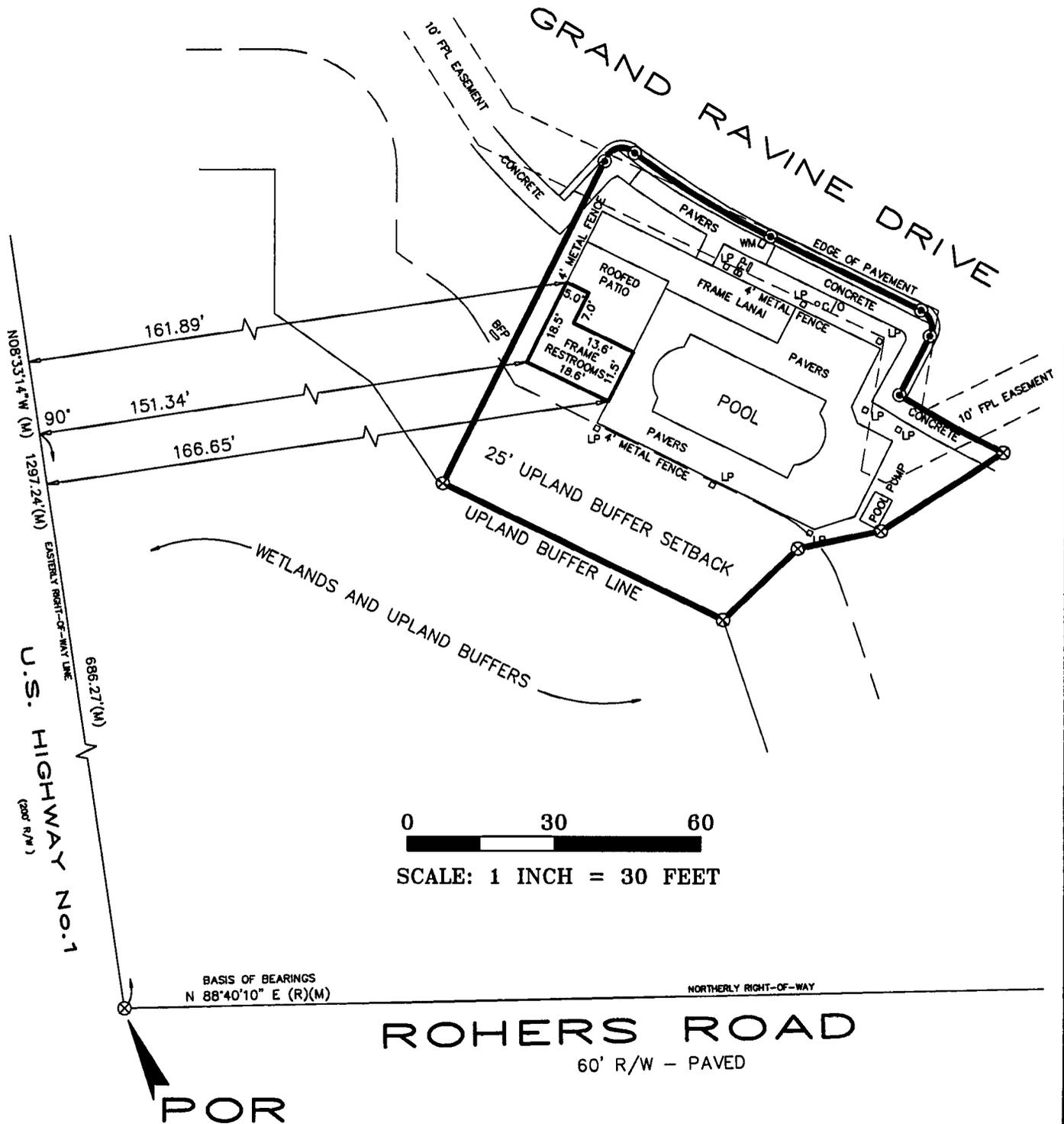
EXHIBIT "B"

SHEET 3 OF 4

NOT VALID WITHOUT SHEETS 1, 2 & 4 ATTACHED

GRAND RAVINE, A CONDOMINIUM PHASE FIVE (Amenity Center)

NOTE:
IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE



0 30 60

 SCALE: 1 INCH = 30 FEET

NOT VALID WITHOUT SHEETS 1 THRU 3 ATTACHED

EXHIBIT "B"
 SHEET 4 OF 4

TYPE OF SURVEY: RECORD
 DATE OF SURVEY: 12/06/2011
 FIELD BOOK/PAGE(S): 306/72-73
 JOB NUMBER: 11-270

Prepared By:
Robert G. Cuff, Esquire
Robert G. Cuff, P.A.
10 Florida Park Drive North, Suite D-4
Palm Coast, Florida 32137

Record and Return to:
Homes by Deltona at Grand Ravine, LLC
49 Shores Boulevard
St. Augustine, Florida 32080

EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR GRAND RAVINE, A CONDOMINIUM

THIS EIGHTH AMENDMENT to the Declaration of Condominium for Grand Ravine, A Condominium is made this 18th day of November, 2013 by Homes by Deltona at Grand Ravine, LLC, a Florida Limited Liability Company, whose address is 49 Shores Boulevard, St. Augustine, Florida 32380 as Declarant.

Declarant is the successor Developer to DSM LLC, the original developer under that Declaration of Condominium for Grand Ravine, a Condominium dated July 29, 2009 and recorded in Official Records Book 3224, Pages 67 through 221 of the public records of St. Johns County, Florida (the Declaration), as amended by the First Amendment to the Declaration dated May 10, 2010, and recorded in Official Records Book 3312, Pages 1096-1193 of the public records of St. Johns County, Florida; as further amended by the Second Amendment to the Declaration dated July 1, 2010 and recorded in Official Records Book 3329, Pages 1426-1429 of the public records of St. Johns County, Florida; as further amended by the Third Amendment to the Declaration dated September 2, 2010 and recorded in Official Records Book 3351, Pages 1113-1116 of the public records of St. Johns County, Florida; as further amended by the Fourth Amendment to the Declaration dated November 14, 2011 and recorded in Official Records Book 3494, Pages 48-56 of the public records of St. Johns County, Florida; as further amended by the Fifth Amendment to the Declaration dated September 20, 2012 and recorded in Official Records Book 3620, Page 1633 of the public records of St. Johns County, Florida; as further amended by the Sixth Amendment to the Declaration dated June 25, 2013 and recorded in Official Records Book 3751, Page 1762 of the public records of St. Johns County, Florida; and as further

amended by the Seventh Amendment to the Declaration dated August 1, 2013 and recorded in Official Records Book 3770, Page 5-11 of the public records of St. Johns County, Florida.

WHEREAS, Declarant is now the Developer under the Declaration and, as such, has certain rights and benefits prescribed in the Declaration or available under Florida law; and,

WHEREAS, pursuant to Section 15.4 of the Declaration, during the time the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration may be amended by the Developer alone, without requiring consent of any other party, to effectuate certain changes including, without limitation, amendments to its exhibits and to the plan of development; and

WHEREAS, the Developer, pursuant to said authority, now desires to amend the Declaration to amend certain provisions of the Declaration concerning the rights of institutional first mortgagees holding mortgages on Condominium Units in the Condominium into compliance with current FNMA requirements for such mortgages.

NOW THEREFORE, Declarant hereby amends the Declaration as follows:

1. Paragraph 2 of the Declaration is hereby amended as follows:

“2. NAME - PLAN OF DEVELOPMENT – Developer has or will construct a maximum ~~one hundred forty seven (147)~~ one hundred forty-four (144), single family residential units and associated improvements over an anticipated several phases to be designated “Grand Ravine, a Condominium.”

2. Section 15.5 of the Declaration is hereby amended by deleting existing language indicated below by strikethrough (i.e. ~~30~~) and inserting new language indicated below by underscoring (i.e. 60) to read as follows:

15.5. MORTGAGEE APPROVAL – Amendments materially affecting the rights or interests of mortgagees must have the approval of the holders of institutional first mortgages of record representing 51% of the votes of units subject to such mortgages who have requested the Association to notify them on any proposed action specified in this paragraph. Implied approval shall be assumed when such holder fails to respond to any written request for approval within ~~30~~ 60 days after the mortgage holder

6

After recording return to:
Five Star Title Services, LLC
6277 A1A South, Suite 101
St. Augustine, FL 32080

CERTIFICATE OF TENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
GRAND RAVINE, A CONDOMINIUM

THIS IS TO CERTIFY that the Amendment to section 25 as set forth below, constitutes the Tenth Amendment of the Declaration of Condominium for Grand Ravine, a Condominium, adopted on the 11th day of November, 2015 by the Grand Ravine Condominium Association, Inc. ("Association"), a not for profit Florida corporation.

WHEREAS, the Original Developer recorded the Declaration of Condominium of Grand Ravine, a Condominium on July 31, 2009, including the certificate of surveyor or mapper pursuant to §718.104(4)(e) in Official Records Book 3224, Pages 67-221 of the Public Records of St. Johns County, Florida (the "Declaration"); and

WHEREAS, the Original Developer recorded the First Amendment to the Declaration of Condominium of Grand Ravine, a Condominium on May 10, 2010, recorded in Official Records Book 3312, Pages 1096-1193 of the Public Records of St. Johns County, Florida; and

WHEREAS, the Successor Developer and the Association wish to amend Section 25 of said Declaration, as amended, to extend the time within which the Successor Developer reserves the right to develop the Condominium in up to nineteen phases from the original 7 year period scheduled to expire on July 30, 2016 to July 30, 2019, three (3) additional years; and

WHEREAS, §718.403(1)(b), Florida Statutes permits such extension if an amendment to extend the seven year period is approved by the owners necessary to amend the Declaration within the last three years of the initial seven year period; and

WHEREAS, a Unit Owners meeting was held on November 9, 2015, a quorum was present and the Amendment was approved by the requisite number of votes required to amend the Declaration, pursuant to Section 15.3 of the Declaration.

NOW, THEREFORE, the Association hereby amends section 25 of the Declaration as follows:

“25. SUBSEQUENT PHASES

25.1. ADDITIONAL LAND AND IMPROVEMENTS. Developer reserves the right, in its sole discretion, at any time within ten (10) years after the date of recording of the certificate of surveyor or mapper pursuant to §718.104(4)(e) or recording of an instrument that transfers title to a unit in the condominium, which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit, whichever occurs first in the public records of St. Johns County to declare and submit additional lands and improvements located thereon to the condominium form of ownership under this Declaration. The additional lands which may be submitted to this condominium form of ownership are described as Phases 2 through 19 on Exhibits D-1 through D18 the legal descriptions of which are attached hereto and made a part hereof. Developer reserves the right to make nonmaterial changes in the legal description of a phase.

...”

IN WITNESS WHEREOF, the Association has caused this Tenth Amendment to the Declaration of Condominium for Grand Ravine, a Condominium, to be executed by its duly authorized representative.

Signed, sealed and delivered

Grand Ravine Condominium Association, Inc.

Marta Costa
Print Name: MARTA COSTA

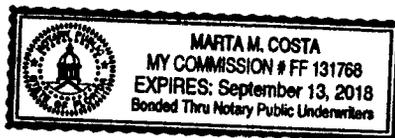
By: [Signature]
Sharon Hummerhielm, President

[Signature]
Print Name: Jacqueline Vek

STATE OF FLORIDA
COUNTY OF Miami-Dade

The forgoing instrument was acknowledged before me this 11th day of November, 2015 by Sharon Hummerhielm, President of Grand Ravine Condominium Association, Inc. She is personally known to me or has produced a Florida Driver’s License for identification.

Marta M. Costa
Notary Public
Print Name:
My commission Expires:



Prepared by
Record and return to:
Homes by Deltona at Grand Ravine LLC
49 Shores Boulevard
St. Augustine, FL 32086

TWELFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR GRAND RAVINE, A CONDOMINIUM

THIS TWELFTH AMENDMENT to the Declaration of Condominium for Grand Ravine Condominium is made this 16th day of June, 2016 by Homes by Deltona at Grand Ravine LLC, a Florida Limited Liability Company, whose address is 49 Shores Boulevard, St. Augustine, Florida 32086 as Declarant.

Declarant is the successor Developer to DSM LLC, the original developer, under that Declaration of Condominium for Grand Ravine, a Condominium dated July 29, 2009 and recorded in Official Records Book 3224, pages 67 through 221 of the public records of St. Johns County, Florida (the Declaration); as amended by the First Amendment to the Declaration dated May 10, 2010 and recorded in Official Records Book 3312, pages 1096-1193 of the public records of St. Johns County, Florida; as further amended by the Second Amendment to the Declaration dated July 1, 2010 and recorded in Official Records Book 3329, pages 1426-1429 of the public records of St. Johns County, Florida; as further amended by the Third Amendment to the Declaration dated September 2, 2010 and recorded in Official Records Book 3351, pages 1113-1116 of the public records of St. Johns County, Florida; as further amended by the Fourth Amendment to the Declaration dated August 17, 2011 and recorded in Official Records Book 3494, pages 48-56 of the public records of St. Johns County, Florida and re-recorded in Official Records Book 3710, pages 1109-1119 of the public records of St. Johns County, Florida; as further amended by the Fifth Amendment to the Declaration dated September 20, 2012, and recorded in Official Records Book 3620, pages 1633-1651 of the public records of St. Johns County, Florida and re-recorded in Official Records Book 3710, pages 1120-1140 of the public records of St. Johns County, Florida; as further amended by the Sixth Amendment to the Declaration dated June 19, 2013, and recorded in Official Records Book 3751, pages 1762-1768 of the public records of St. Johns County, Florida; as further amended by the Seventh Amendment to the Declaration dated July 18, 2013, and recorded in Official Records Book 3770, pages 5-11 of the public records of St. Johns County, Florida; and, as further amended by the Eighth Amendment to the Declaration dated November 18, 2013, and recorded in Official Records Book 3818, pages 678-680 of the public records of St. Johns County, Florida; as further amended by the Ninth Amendment to the Declaration dated April 2, 2014 and recorded in Official Records Book 3879 pages 476-482 of the public records of St. Johns County, Florida; and, as further amended by the Tenth Amendment to the Declaration dated November 11, 2015, and recorded in Official Records Book 4113, pages 358-359 of the public records of St. Johns County, Florida; and as further amended by the Eleventh Amendment to the Declaration dated May 26, 2016, and recorded in Official Records Book 4199, page 1746 of the public records of St. Johns County, Florida.

WHEREAS Declarant is now the Developer under the Declaration and as such has certain rights and benefits prescribed in the Declaration or available under Florida Law;

WHEREAS pursuant to Section 15.4 of the Declaration, during the time the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration may be amended by the Developer alone, without requiring consent of any other party, to effectuate certain changes including, without limitation, amendments to its exhibits and to the plan of development; and

WHEREAS, the Developer, pursuant to its authority now desires to amend the Declaration to incorporate the as built description of Building 7, which is a portion of Phase 7 of the Condominium, containing 4 units.

NOW, THEREFORE, in consideration of the premises and by virtue of the authority as hereinbefore set forth, Declarant makes the following amendment to the Declaration:

1. Exhibit B-6 and C "Graphic Depiction of the Units", are hereby amended by the inclusion of the attached as-built site plan for Building 7, Phase 7, consisting of 4 units.

2. The Common Elements, Common Expenses and Common Surplus are apportioned among the individual Unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total of all Units subject to the Declaration. The Fractional Shares are currently as follows:

Type	Units	Square Feet	# of Units	Fractional Share Per Unit
A	1302	1730	1	1/49
B	1303, 1304	1520	2	1/49
C	-	876	0	1/49
D	1301, 1305	1710	2	1/49
E	-	1550	0	1/49
F	1201, 1401, 1601, 1604	1980	4	1/49
G	1202, 1402, 1602	1790	3	1/49
H	1203, 1403, 1603	1790	3	1/49
I	1204, 1404	1790	2	1/49
J	1501, 1506	1880	2	1/49
K	801, 802, 803, 804, 1503, 1504	1790	6	1/49
L	1502, 1505	1790	2	1/49
M	1101, 1701, 2401	1580	3	1/49
N	1102, 1702	1640	2	1/49
O	1103, 1703, 2403	1683	3	1/49
P	1104, 1704, 2404, 2406	1856	4	1/49
Q	1105, 1705	2170	2	1/49
R	1106, 1706	1870	2	1/49
S	2402	1613	1	1/49
T	2405	2148	1	1/49
U	701, 704	1772	2	1/49
V	702, 703	1543	2	1/49

If any or all of Phases 4, 8-10 and 12-19 is constructed, the fractional shares shall continue to be apportioned among the individual Unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total number of units subject to the Declaration.

4. Limitation: Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Declarant has caused this Twelfth Amendment to the Declaration of Condominium for Grand Ravine, a Condominium to be executed by its duly authorized representatives.

Signed, sealed and delivered

In our presence:

Ethiel Lara

Print Name: Ethiel Lara

Marta Costa

Print Name: Marta Costa

Homes by Deltona at Grand Ravine LLC
a Florida Limited Liability Company

By:

Sharon Hummerhielm
Sharon Hummerhielm, Executive VP of
The Deltona Corporation, Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 16th of June, 2016 by Sharon Hummerhielm, Executive Vice President of The Deltona Corporation, as Managing and sole Member of Homes by Deltona at Grand Ravine LLC. She is personally known to me or has produced a Florida Driver's License for identification.



Marta M. Costa

Notary Public

Print Name: Marta Costa

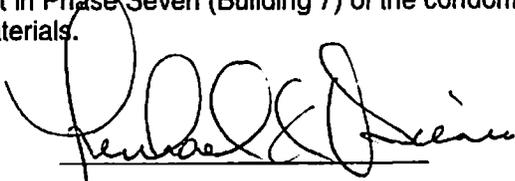
My commission Expires: 9-13-18

Certificate of Surveyor as to Phase Seven (Building 7) of
GRAND RAVINE, Condominium

State of Florida
County of St. Johns

BEFORE ME, the undersigned authority, personally appeared
Michael A. Piesco, whom was sworn and says:

1. Affiant is duly registered and duly licensed Land Surveyor authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phase Seven of GRAND RAVINE, a condominium, is substantially complete so that the material, i.e., this exhibit (to the 'as-built' survey, plot plan and graphic description of improvements of Phase Seven (Building 7) being added, together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation and dimensions of the improvements constituting Phase Seven (Building 7), and the identification, location and dimensions of the common elements and of each unit in Phase Seven (Building 7) of the condominium can be determined from these materials.

 Date 7/27/16

Michael A. Piesco, PLS
Professional Land Surveyor

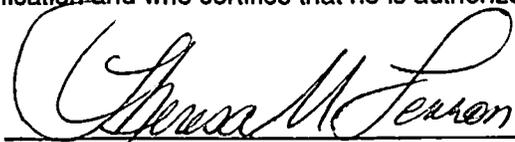
(Surveyors seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO AND SUBSCRIBED before me this 27 day of July, 2016, by Michael A. Piesco, as President of ANCIENT CITY SURVEYING who has produced Florida Drivers License as identification and who certifies that he is authorized to bind this company.



(Notary Seal)


 Notary Public in and for the State of Florida
 Printed Name: Theresa M. Lennon
 My Commission expires 9-9-2019
 My Commission # FF 916722

GRAND RAVINE, A CONDOMINIUM PHASE SEVEN - BUILDING 7

DESCRIPTION

GRAND RAVINE A CONDOMINIUM
PHASE THREE BUILDING 7

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH,
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE
PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE
OF U.S. HIGHWAY No. 1 (A 200 FOOT RIGHT OF WAY) WITH THE
NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT
OF WAY); THENCE NORTH 08°33'14" WEST, ALONG SAID EASTERLY RIGHT
OF WAY LINE OF U.S. HIGHWAY No.1, A DISTANCE OF 564.45 FEET;
THENCE NORTH 81°26'46" EAST, A DISTANCE OF 315.58 FEET TO THE
POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE
NORTH 18°16'14" WEST, A DISTANCE OF 123.90 FEET; THENCE NORTH
57°30'25" EAST, A DISTANCE OF 72.49 FEET; THENCE SOUTH 32°31'14"
EAST, A DISTANCE OF 120.10 FEET; THENCE SOUTH 57°30'25" WEST, A
DISTANCE OF 102.98 FEET TO THE POINT OF BEGINNING.
THE AFOREDESCRIBED PARCEL CONTAINS 10,537 SQUARE FEET OR 0.24
ACRES, MORE OR LESS

NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

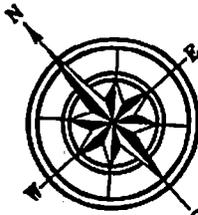
TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 07/19/2016
FIELD BOOK/PAGE(S): 389/62
DRAWING SCALE: 1" = 40'
JOB NUMBER: 11-270-BLDG 7

EXHIBIT "B"
SHEET 1 OF 3

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

ANCIENT CITY SURVEYING

LB#7111



ACS
SURVEYORS * ENGINEERS
LAND PLANNERS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027

SEAL

[Handwritten Signature]

DATE SIGNED: 7/25/16

06/27/2016 11:18:00 \\Proforma\Autodesk\2011\11-270\Jmp\11-270\000-DOCS.dwg

GRAND RAVINE, A CONDOMINIUM PHASE SEVEN - BUILDING 7

LEGEND

- POC = POINT OF COMMENCING
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- (R) = RECORD
- (M) = MEASURED
- LP = LIGHT POLE
- WV = WATER VALVE
- HYD = FIRE HYDRANT
- WM = WATER METER
- EM = ELECTRIC METER
- BFP = BACKFLOW PREVENTER
- FLC = FIRE LINE CONNECTOR
- T = TELEPHONE RISER
- CTV = CABLE TELEVISION RISER
- ETS = ELECTRIC TRANSFORMER ON SLAB
- FPL = FLORIDA POWER AND LIGHT COMPANY
- ⊙ = SANITARY SEWER MANHOLE
- ⊗ = FOUND 5/8" IRON ROD - LB # 7111
- = SET 5/8" IRON ROD - LB # 7111
- ⊙ = SET NAIL AND DISK - LB # 7111

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0387-H, COMMUNITY No. 125147 FOR ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04. <http://www2.gis.bocc.co.st-johns.fl.us/imap/>

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT-OF-WAY LINE OF ROHERS ROAD HAVING AN ASSUMED BEARING OF N 88°40'10" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
HOMES BY DELTONA AT GRAND RAVINE, LLC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

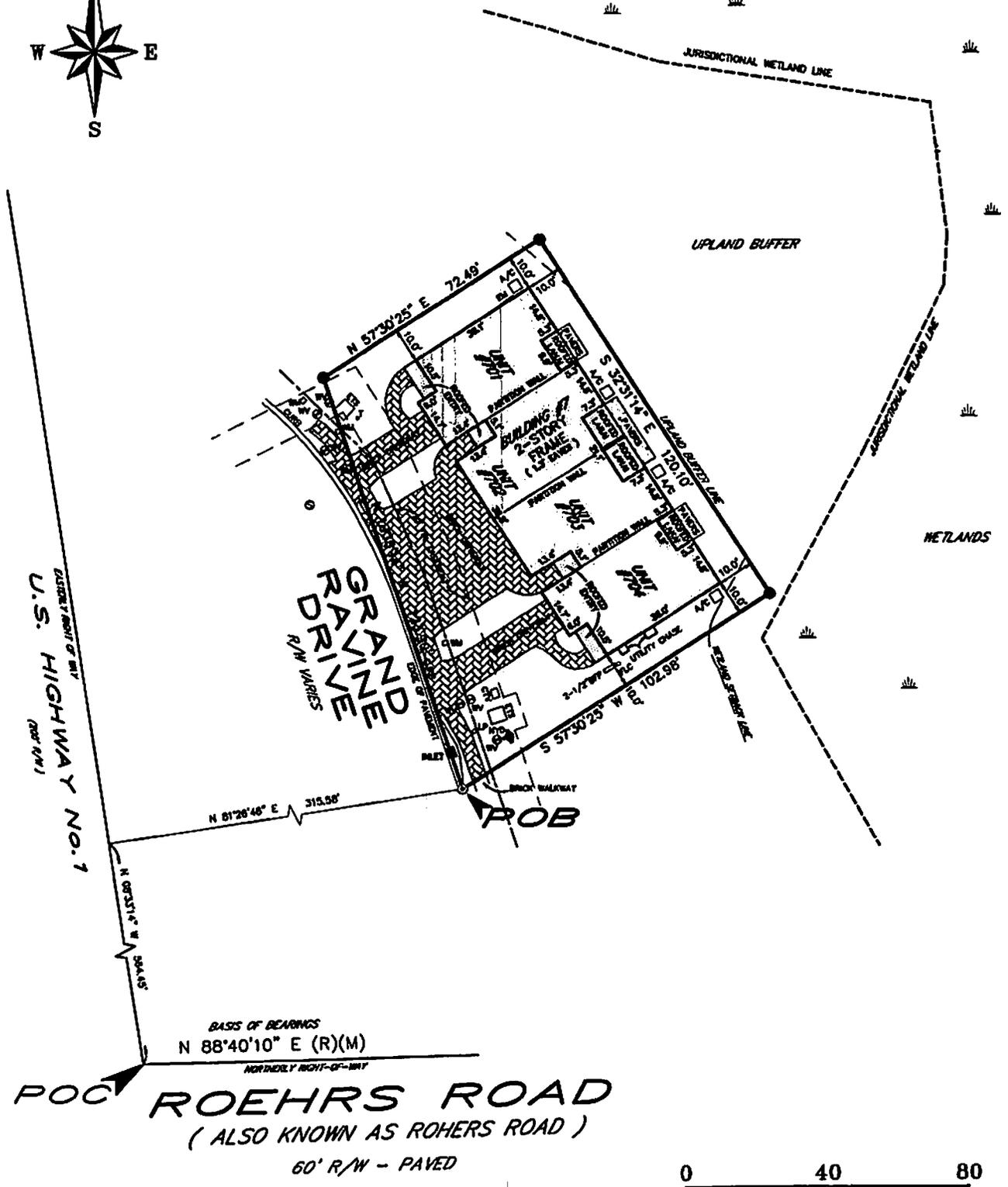
EXHIBIT "B"

SHEET 2 OF 3

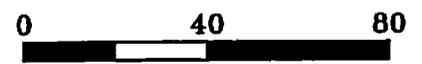
NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

08/21/2013 11:15AM \\Probeta\Autobase\2011\11-270\669\11-27009400-0023.dwg

GRAND RAVINE, A CONDOMINIUM PHASE SEVEN - BUILDING 7



BASIS OF BEARINGS
 N 88°40'10" E (R)(M)
 NORTHERLY RIGHT-OF-WAY



SCALE: 1 INCH = 40 FOOT

NOT VALID WITHOUT SHEETS 1 AND 2 ATTACHED
 EXHIBIT "B"
 SHEET 3 OF 3

08/21/2013 11:15AM \\proj\proj\MapInfo\2013\11-270\Map\11-270C000-0002.dwg

Prepared by
Record and return to:
Homes by Deltona at Grand Ravine LLC
49 Shores Boulevard
St. Augustine, FL 32086

THIRTEENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR GRAND RAVINE, A CONDOMINIUM

THIS THIRTEENTH AMENDMENT to the Declaration of Condominium for Grand Ravine Condominium is made this 3rd day of January, 2017 by Homes by Deltona at Grand Ravine LLC, a Florida Limited Liability Company, whose address is 49 Shores Boulevard, St. Augustine, Florida 32086 as Declarant.

Declarant is the successor Developer to DSM LLC, the original developer, under that Declaration of Condominium for Grand Ravine, a Condominium dated July 29, 2009 and recorded in Official Records Book 3224, pages 67 through 221 of the public records of St. Johns County, Florida (the Declaration); as amended by the First Amendment to the Declaration dated May 10, 2010 and recorded in Official Records Book 3312, pages 1096-1193 of the public records of St. Johns County, Florida; as further amended by the Second Amendment to the Declaration dated July 1, 2010 and recorded in Official Records Book 3329, pages 1426-1429 of the public records of St. Johns County, Florida; as further amended by the Third Amendment to the Declaration dated September 2, 2010 and recorded in Official Records Book 3351, pages 1113-1116 of the public records of St. Johns County, Florida; as further amended by the Fourth Amendment to the Declaration dated August 17, 2011 and recorded in Official Records Book 3494, pages 48-56 of the public records of St. Johns County, Florida and re-recorded in Official Records Book 3710, pages 1109-1119 of the public records of St. Johns County, Florida; as further amended by the Fifth Amendment to the Declaration dated September 20, 2012, and recorded in Official Records Book 3620, pages 1633-1651 of the public records of St. Johns County, Florida and re-recorded in Official Records Book 3710, pages 1120-1140 of the public records of St. Johns County, Florida; as further amended by the Sixth Amendment to the Declaration dated June 19, 2013, and recorded in Official Records Book 3751, pages 1762-1768 of the public records of St. Johns County, Florida; as further amended by the Seventh Amendment to the Declaration dated July 18, 2013, and recorded in Official Records Book 3770, pages 5-11 of the public records of St. Johns County, Florida; and, as further amended by the Eighth Amendment to the Declaration dated November 18, 2013, and recorded in Official Records Book 3818, pages 678-680 of the public records of St. Johns County, Florida; as further amended by the Ninth Amendment to the Declaration dated April 2, 2014 and recorded in Official Records Book 3879 pages 476-482 of the public records of St. Johns County, Florida; and, as further amended by the Tenth Amendment to the Declaration dated November 11, 2015, and recorded in Official Records Book 4113, pages 358-359 of the public records of St. Johns County, Florida; and as further amended by the Eleventh Amendment to the Declaration dated May 26, 2016, and recorded in Official Records Book 4199, page 1746 of the public records of St. Johns County, Florida; and as further

amended by the Twelfth Amendment to the Declaration dated June 16, 2016, and recorded in Official Records Book 4230, page 671 of the public records of St. Johns County, Florida.

WHEREAS Declarant is now the Developer under the Declaration and as such has certain rights and benefits prescribed in the Declaration or available under Florida Law;

WHEREAS pursuant to Section 15.4 of the Declaration, the Declaration may be amended by the Developer alone, without requiring consent of any other party, to effectuate certain changes including, without limitation, amendments to its exhibits and to the plan of development; and

WHEREAS, the Developer, pursuant to its authority now desires to amend the Declaration to incorporate the as built description of Building 18, which is a portion of Phase 10 of the Condominium, containing 6 units.

NOW, THEREFORE, in consideration of the premises and by virtue of the authority as hereinbefore set forth, Declarant makes the following amendment to the Declaration:

1. Exhibit B-6 and C "Graphic Depiction of the Units", are hereby amended by the inclusion of the attached as-built site plan for Building 18, Phase 10, consisting of 6 units.
2. The Common Elements, Common Expenses and Common Surplus are apportioned among the individual Unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total of all Units subject to the Declaration. The Fractional Shares are currently as follows:

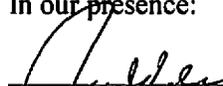
Type	Units	Square Feet	# of Units	Fractional Share Per Unit
A	1302	1730	1	1/55
B	1303, 1304	1520	2	1/55
C	-	876	0	1/55
D	1301, 1305	1710	2	1/55
E	-	1550	0	1/55
F	1201, 1401, 1601, 1604	1980	4	1/55
G	1202, 1402, 1602	1790	3	1/55
H	1203, 1403, 1603	1790	3	1/55
I	1204, 1404	1790	2	1/55
J	1501, 1506	1880	2	1/55
K	801, 802, 803, 804, 1503, 1504	1790	6	1/55
L	1502, 1505	1790	2	1/55
M	1101, 1701, 1801, 2401	1580	4	1/55
N	1102, 1702	1640	2	1/55
O	1103, 1703, 1806, 2403	1683	4	1/55
P	1104, 1704, 1802, 1805, 2404, 2406	1856	6	1/55
Q	1105, 1705	2170	2	1/55
R	1106, 1706	1870	2	1/55
S	1804, 2402	1613	2	1/55
T	1803, 2405	2148	2	1/55
U	701, 704	1772	2	1/55
V	702, 703	1543	2	1/55

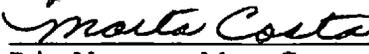
If any or all of Phases 4, 8-10, 12-17 and 19 is constructed, the fractional shares shall continue to be apportioned among the individual Unit Owners in fractional shares, the numerator of which will be the number "1" and the denominator of which shall be the total number of units subject to the Declaration.

4. Limitation: Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Declarant has caused this Thirteenth Amendment to the Declaration of Condominium for Grand Ravine, a Condominium to be executed by its duly authorized representatives.

Signed, sealed and delivered
In our presence:



Print Name: Jacqueline Vela


Print Name: Marta Costa

Homes by Deltona at Grand Ravine LLC
a Florida Limited Liability Company

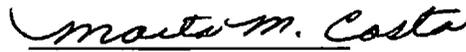
By: 

Sharon Hummerhielm, Executive VP of
The Deltona Corporation, Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 3rd of January, 2017 by Sharon Hummerhielm, Executive Vice President of The Deltona Corporation, as Managing and sole Member of Homes by Deltona at Grand Ravine LLC. She is personally known to me or has produced a Florida Driver's License for identification.





Notary Public
Print Name: Marta Costa

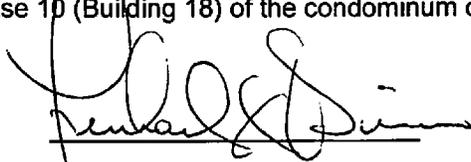
My commission Expires:

Certificate of Surveyor as to Phase 10 (Building 18) of
GRAND RAVINE, Condominium

State of Florida
County of St. Johns

BEFORE ME, the undersigned authority, personally appeared
Michael A. Piesco, whom was sworn and says:

1. Affiant is duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phase 10 of GRAND RAVINE, a condominium, is substantially complete so that the material, i.e., this exhibit (to the 'as-built' survey, plot plan and graphic description of improvements of Phase 10 (Building 18) being added) together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation and dimensions of the improvements constituting Phase 10 (Building 18), and the identification, location and dimensions of the common elements and of each unit in Phase 10 (Building 18) of the condominium can be determined from these materials.



Date 1/18/17

Michael A. Piesco, PLS
Professional Land Surveyor

(Surveyors seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO AND SUBSCRIBED before me this 18 day of January 2017,
by Michael A. Piesco, as President of ANCIENT CITY SURVEYING who has produced
Florida Drivers License as identification and who certifies that he is authorized to bind this
company.


 Notary Public in and for the State of Florida
 Printed Name: Christina Hutchins
 My Commission expires Aug. 25 2020
 My Commission # GG 01383

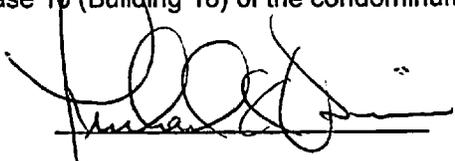


Certificate of Surveyor as to Phase 10 (Building 18) of
GRAND RAVINE, Condominium

State of Florida
County of St. Johns

BEFORE ME, the undersigned authority, personally appeared
Michael A. Piesco, whom was sworn and says:

1. Affiant is duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phase 10 of GRAND RAVINE, a condominium, is substantially complete so that the material, i.e., this exhibit (to the 'as-built' survey, plot plan and graphic description of improvements of Phase 10 (Building 18) being added) together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation and dimensions of the improvements constituting Phase 10 (Building 18), and the identification, location and dimensions of the common elements and of each unit in Phase 10 (Building 18) of the condominium can be determined from these materials.



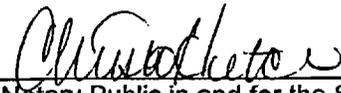
Date 1/12/17

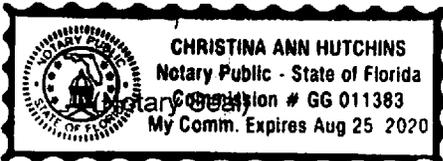
Michael A. Piesco, PLS
Professional Land Surveyor

(Surveyors seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO AND SUBSCRIBED before me this 18 day of January 2017,
by Michael A. Piesco, as President of ANCIENT CITY SURVEYING who has produced
Florida Drivers License as identification and who certifies that he is authorized to bind this
company.


Notary Public in and for the State of Florida
Printed Name: Christina
My Commission expires Aug. 25, 2020
My Commission # GG 011383



GRAND RAVINE, A CONDOMINIUM PHASE TEN - BUILDING 18

DESCRIPTION

GRAND RAVINE A CONDOMINIUM
PHASE TEN - BUILDING 18

A PORTION OF GOVERNMENT LOT 12, SECTION 19, TOWNSHIP 8 SOUTH,
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE
PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE
OF U.S. HIGHWAY No. 1 (A 200 FOOT RIGHT OF WAY) WITH THE
NORTHERLY RIGHT OF WAY LINE OF ROEHRS ROAD (A 60 FOOT RIGHT OF
WAY); THENCE NORTH 88°40'10" EAST, ALONG SAID SOUTHERLY RIGHT OF
WAY LINE OF ROEHRS ROAD, A DISTANCE OF 1069.30 FEET TO THE
SOUTHWEST CORNER OF ST. AUGUSTINE SHORES - UNIT EIGHT AS
RECORDED IN MAP BOOK 21, PAGES 58-63 OF THE PUBLIC RECORDS OF
SAID COUNTY; THENCE NORTH 00°22'32" WEST, ALONG THE WEST LINE OF
SAID ST. AUGUSTINE SHORES - UNIT EIGHT, A DISTANCE OF 952.58 FEET;
THENCE SOUTH 89°37'28" WEST, A DISTANCE OF 491.07 FEET TO THE
POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE S
02°13'28" E, A DISTANCE OF 189.24 FEET; THENCE SOUTH 87°43'50" WEST,
A DISTANCE OF 30.43 FEET; THENCE NORTH 86°06'56" WEST, A DISTANCE
OF 49.52 FEET; THENCE NORTH 02°14'05" WEST, A DISTANCE OF 183.93
FEET; THENCE NORTH 87°43'50" EAST, A DISTANCE OF 79.71 FEET TO THE
POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 13,845.98 SQUARE FEET OR
0.32 ACRES, MORE OR LESS

NOT VALID WITHOUT SHEETS 2 AND 3 ATTACHED

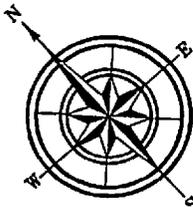
EXHIBIT "B"
SHEET 1 OF 3

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 01/13/2017
FIELD BOOK/PAGE(S): 400/30
DRAWING SCALE: 1" = 40'
JOB NUMBER: 11-270-BLDG 18

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

ANCIENT CITY SURVEYING

LB#7111



ACS
SURVEYORS * ENGINEERS
LAND PLANNERS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027

SEAL

DATE SIGNED:

06/21/2013 11:04AM \\Projects\Autocad\2011\11-270\Draw\11-270CONBD-0505.dwg

GRAND RAVINE, A CONDOMINIUM PHASE TEN - BUILDING 18

LEGEND

R/W	=	RIGHT OF WAY
CONC	=	CONCRETE
(R)	=	RECORD
(M)	=	MEASURED
(C)	=	CALCULATED
Δ	=	CENTRAL ANGLE
R	=	RADIUS
L	=	ARC LENGTH
CB	=	CHORD BEARING
CH	=	CHORD LENGTH
LB	=	LICENSED BUSINESS
PT	=	POINT OF TANGENCY
PCC	=	POINT OF COMPOUND CURVE
FPL	=	FLORIDA POWER & LIGHT COMPANY
WM	=	WATER METER
C/O	=	CLEAN-OUT
WV	=	WATER VALVE
ETS	=	ELECTRIC TRANSFORMER SLAB
EM	=	ELECTRIC METER
CTV	=	CABLE TELEVISION RISER
BFP	=	BACK FLOW PREVENTOR
POC	=	POINT OF REFERENCE
POB	=	POINT OF BEGINNING
⊗	=	SANITARY SEWER MANHOLE
⊙	=	STORM SEWER MANHOLE
FLC	=	FIRE LINE CONNECTION
HYD	=	FIRE HYDRANT
⊗	=	SET 5/8" IRON ROD - LB # 7111
⊙	=	SET NAIL AND DISC LB # 7111 IN CONCRETE
○	=	FOUND 5/8" IRON ROD - #3274
■	=	FOUND 4"x 4" CONCRETE MONUMENT - NO IDENTIFICATION

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109CO-387-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF ROHERS ROAD OF WHOSE ASSUMED BEARING BEARS N 88°40'10" E.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
HOMES BY DELTONA AT GRAND RAVINE LLC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

EXHIBIT "B"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 AND 3 ATTACHED

06/21/2013 11:16AM \\Projects\AutoCAD\2011\11-270\dwg\11-270CONC10-DWG.dwg

Work Request No. _____
Sec. 19 Twp 25S, Rge 3DE
Parcel I.D. _____
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Sharon Hummerhelm
Co. Name: HOMES BY DELTONA
Address: 49 Grand Ravine LLC
49 Shores Blvd
St Augustine FL 32086

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on January 24, 2017

Signed, sealed and delivered in the presence of:

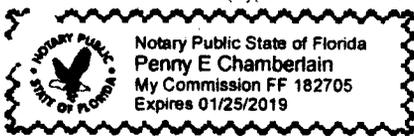
Angela Murray
(Witness Signature)
Print Name: Angela Murray
(Witness)
Nicole Martin
(Witness Signature)
Print Name: Nicole Martin
(Witness)

Grand Ravine Condominium Association, Inc.
By: Keith Ham
Print Name: Keith Ham President
Print Address: 40 Sovereign and Jacobs
461 AIA Beach Blvd
St. Augustine FL 32080

STATE OF FL AND COUNTY OF St. Johns The foregoing instrument was acknowledged before me this 24th day of January, 2017 by Keith Ham the President of Grand Ravine Condo Asso a Florida Corporation, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.

(Type of Identification)

My Commission Expires:



Penny E Chamberlain
Notary Public, Signature
Print Name Penny E Chamberlain

