

84 3324

AMENDMENT TO DECLARATION  
OF CONDOMINIUM OF SEA HAVEN CONDOMINIUM

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

W I T N E S S E T H:

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

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

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

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

RECORDS SECTION  
DEPT. OF REVENUE  
ROGERS YOUNG LANEY JONES & GAY  
ATTORNEYS AT LAW  
1900 GULF LIFE DRIVE  
JACKSONVILLE, FLORIDA 32207



AMENDMENT TO DECLAR. OF CON.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

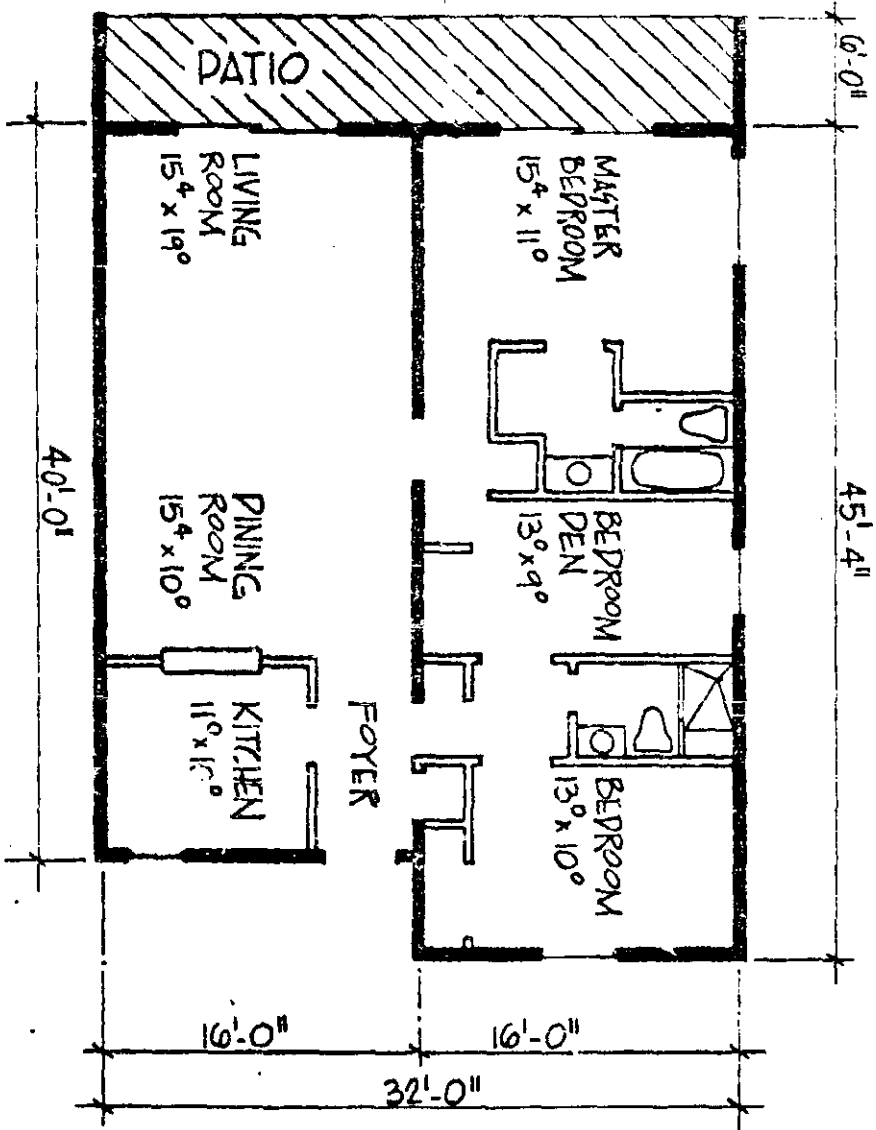
[Signature]  
Pauline J. Wilson  
Witnesses

By: [Signature]  
Jerry D. Bruce, President

STATE OF FLORIDA )  
COUNTY OF Duval )

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

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

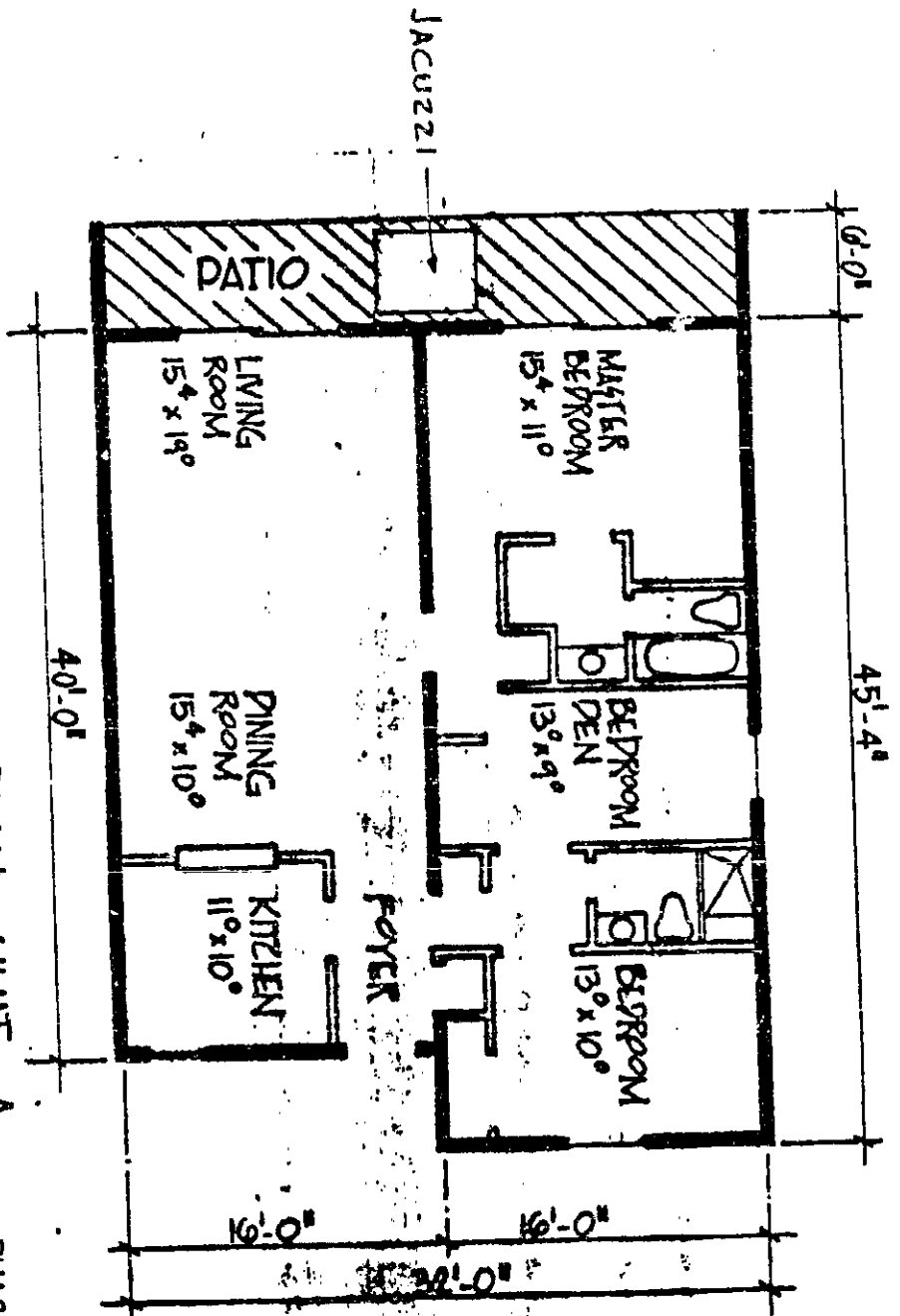


TYPICAL FLOOR PLAN UNIT A  
LUXURY - 1 STORY - 3 BEDROOM

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

PHASE II

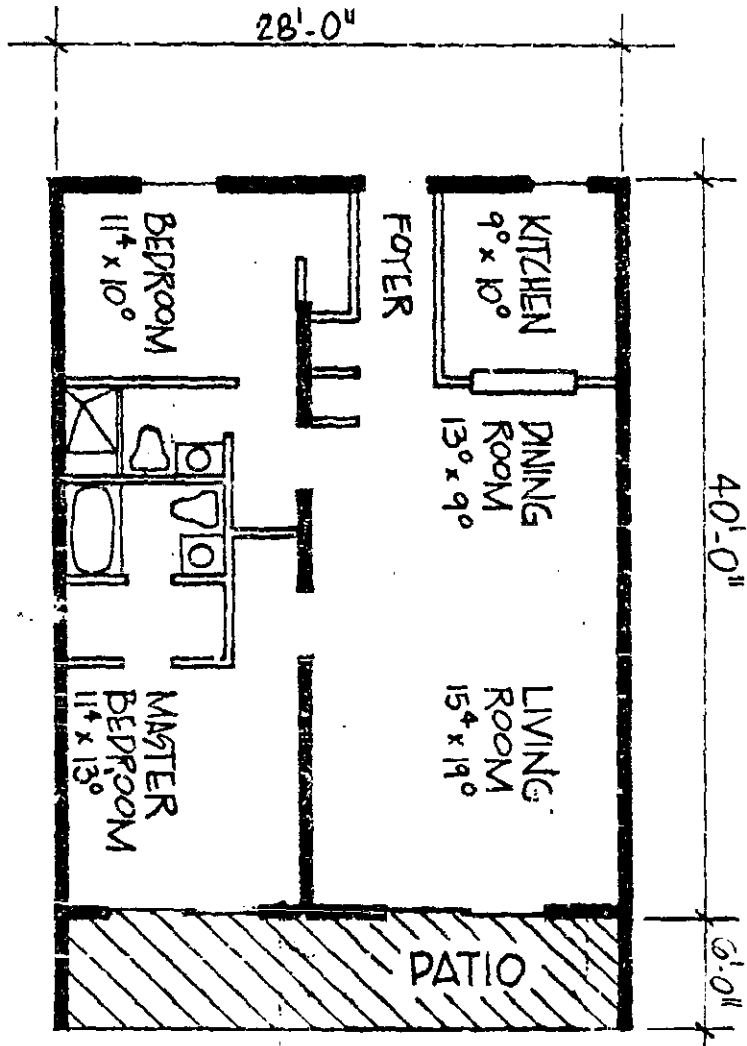
EXHIBIT "E"  
SHEET 15 OF 19



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

PHASE II  
 UNIT 221

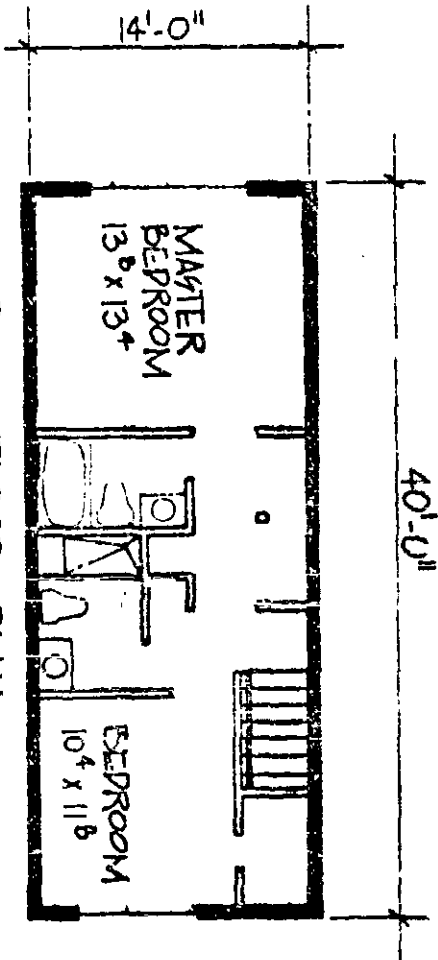
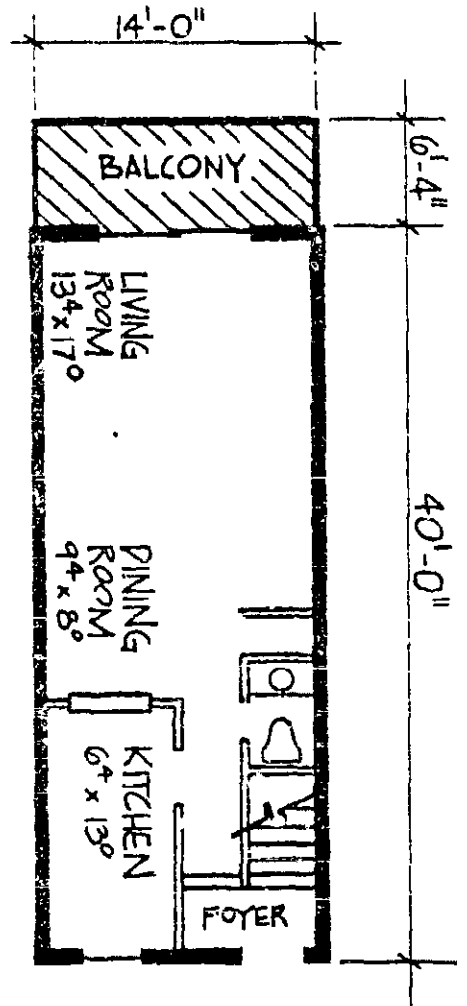
EXHIBIT 'E'  
 SHEET 16 OF 19



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

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

EXHIBIT 'E'  
SHEET 17 OF 19

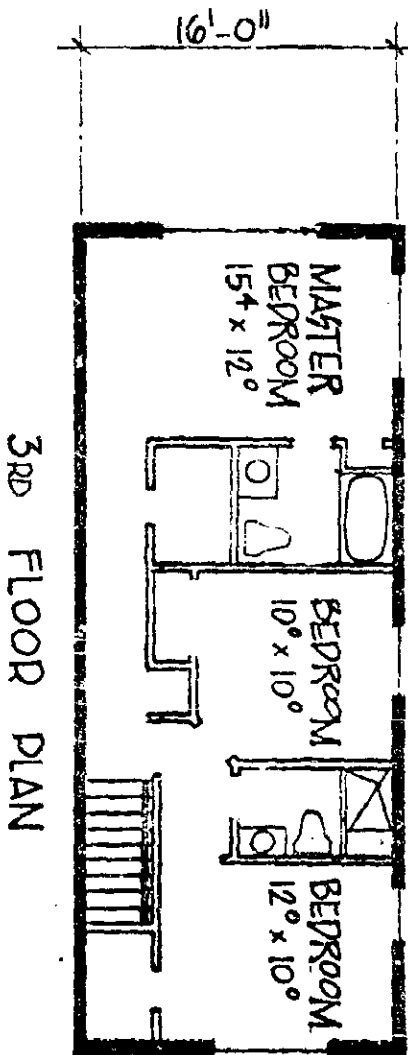
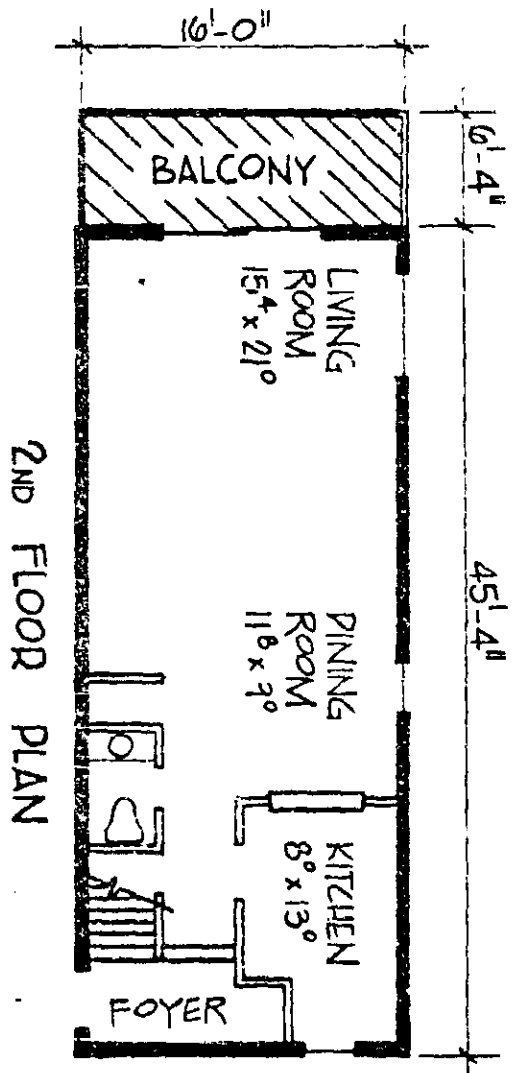


TYPICAL FLOOR PLAN UNIT C  
STANDARD - 2 STORY - 2 BEDROOM

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

PHASE II

EXHIBIT "E"  
SHEET 18 OF 19

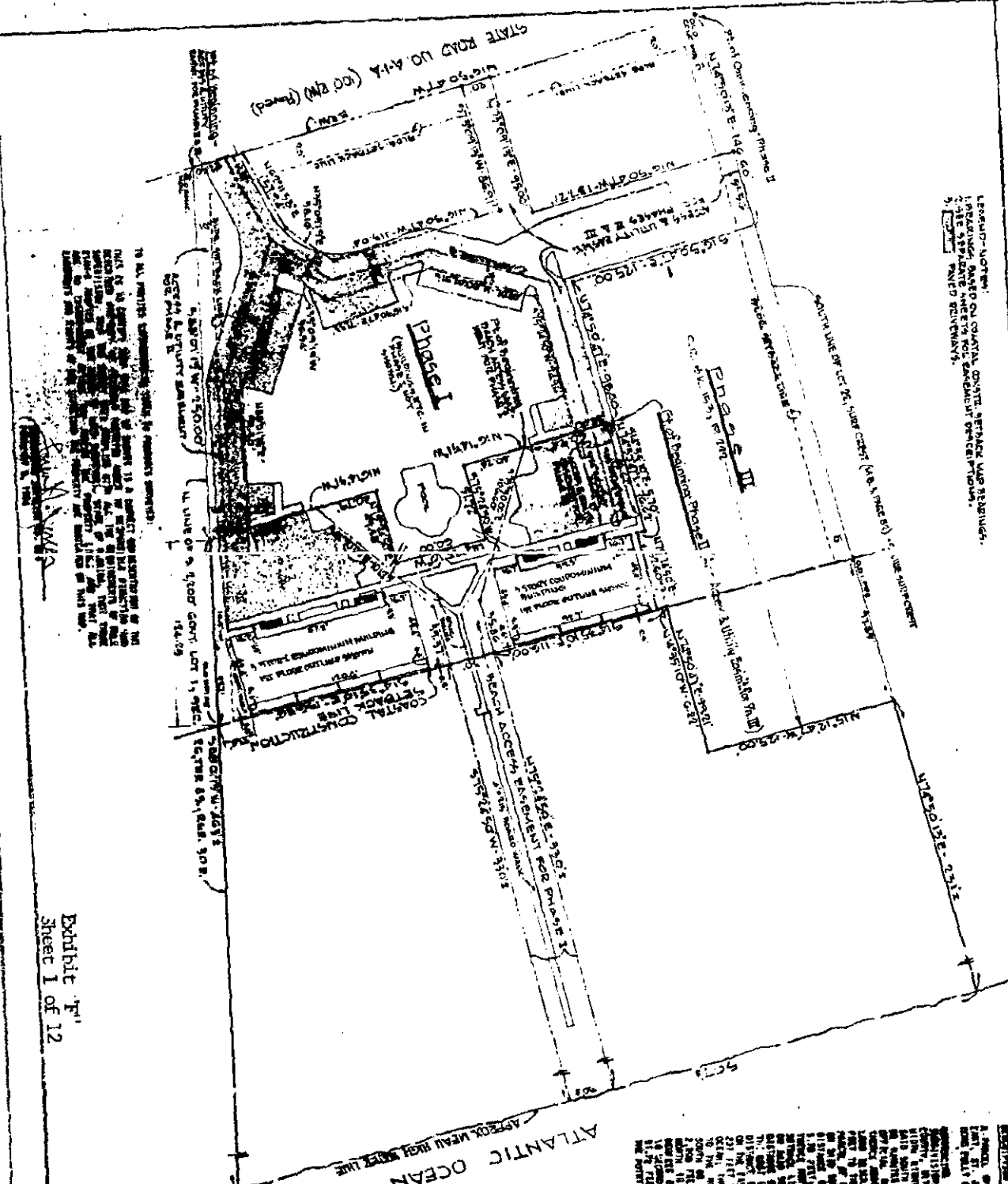


TYPICAL FLOOR PLAN UNIT D PHASE II  
LUXURY - 2 STORY - 3 BEDROOM

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

EXHIBIT "E"  
SHEET 19 OF 19





**LEGEND - NOTES:**  
 1. EXISTING BOUNDARY OR COUNTY CORNER MARKERS AND SURVEY  
 2. THE APPLICANT'S PROPOSED PROJECT PERIMETER  
 3. THE PROPOSED PAVED DRIVEWAYS

**TO ALL PARTIES CONCERNED:** THIS PLAN IS A PRELIMINARY PLAN OF THE PROJECT. THE APPLICANT WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY BOARD OF COUNTY COMMISSIONERS AND THE CITY BOARD OF CITY COMMISSIONERS. THE APPLICANT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THIS PLAN AND THE INFORMATION CONTAINED THEREIN.

Exhibit 'F'  
 Sheet 1 of 12

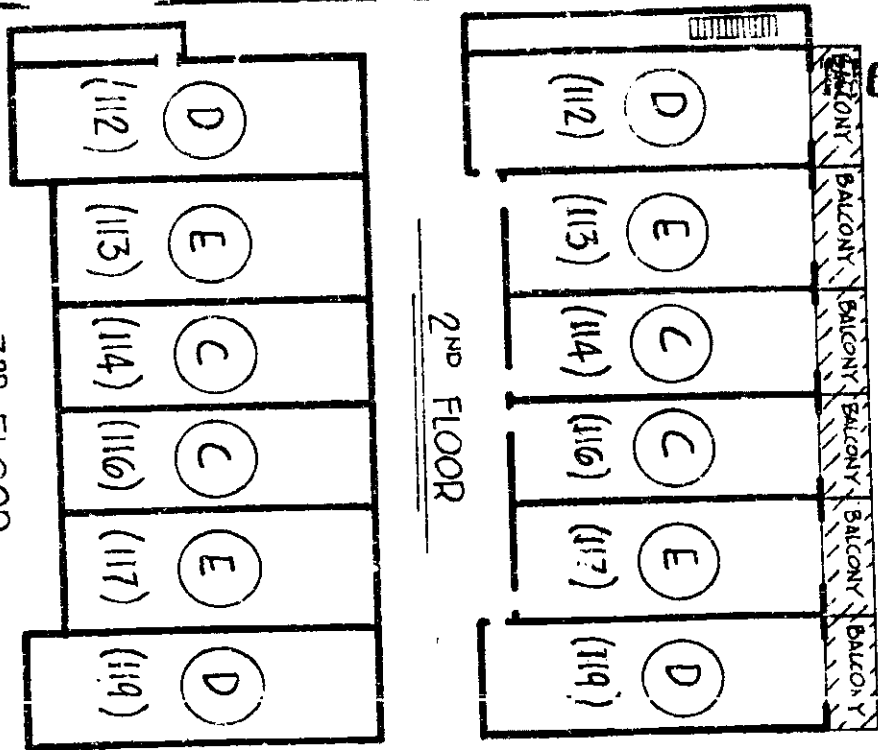
**SEA HAVEN CONDOMINIUMS**  
 IN GOVT. LOT SECTION 26, T14P 5 S, R9E,  
 30 EAST ST. JOHN'S COUNTY, FLORIDA.

**PHASE II**

DESIGN BY: JAMES WALSH  
 4701 W. BAYVIEW BLVD.  
 SUITE 100  
 MIAMI, FL 33149  
 REG. NO. 1992  
 APR. 1991  
 4701 W. BAYVIEW BLVD.  
 SUITE 100  
 MIAMI, FL 33149  
 FEBRUARY 9, 1984



**DESCRIPTION - SHEET II**  
 This sheet shows the continuation of the project from Sheet I. It includes the remaining portions of the buildings, parking areas, and landscaping. The plan shows the continuation of the 'Phase I' buildings and the new 'Phase II' buildings. The 'Coastal Construction' area is also shown. The plan is bounded by 'State Road No. 414 (Old Hwy)' to the north, 'Atlantic Ocean' to the south, and 'Aproex Metal Ridge Water Line' to the west. Dimensions and lot numbers are indicated throughout the site.



BUILDING No. 1  
 SCALE : 1" = 20'

1st FLOOR

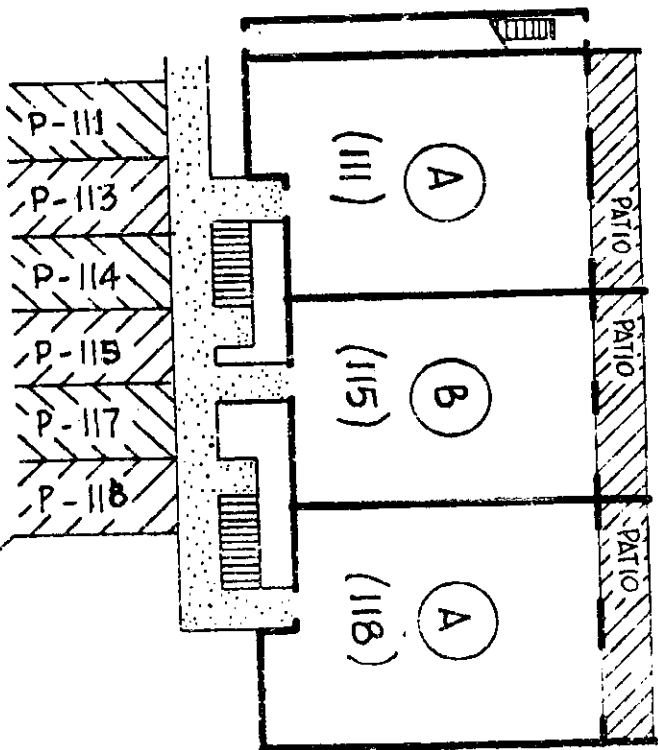
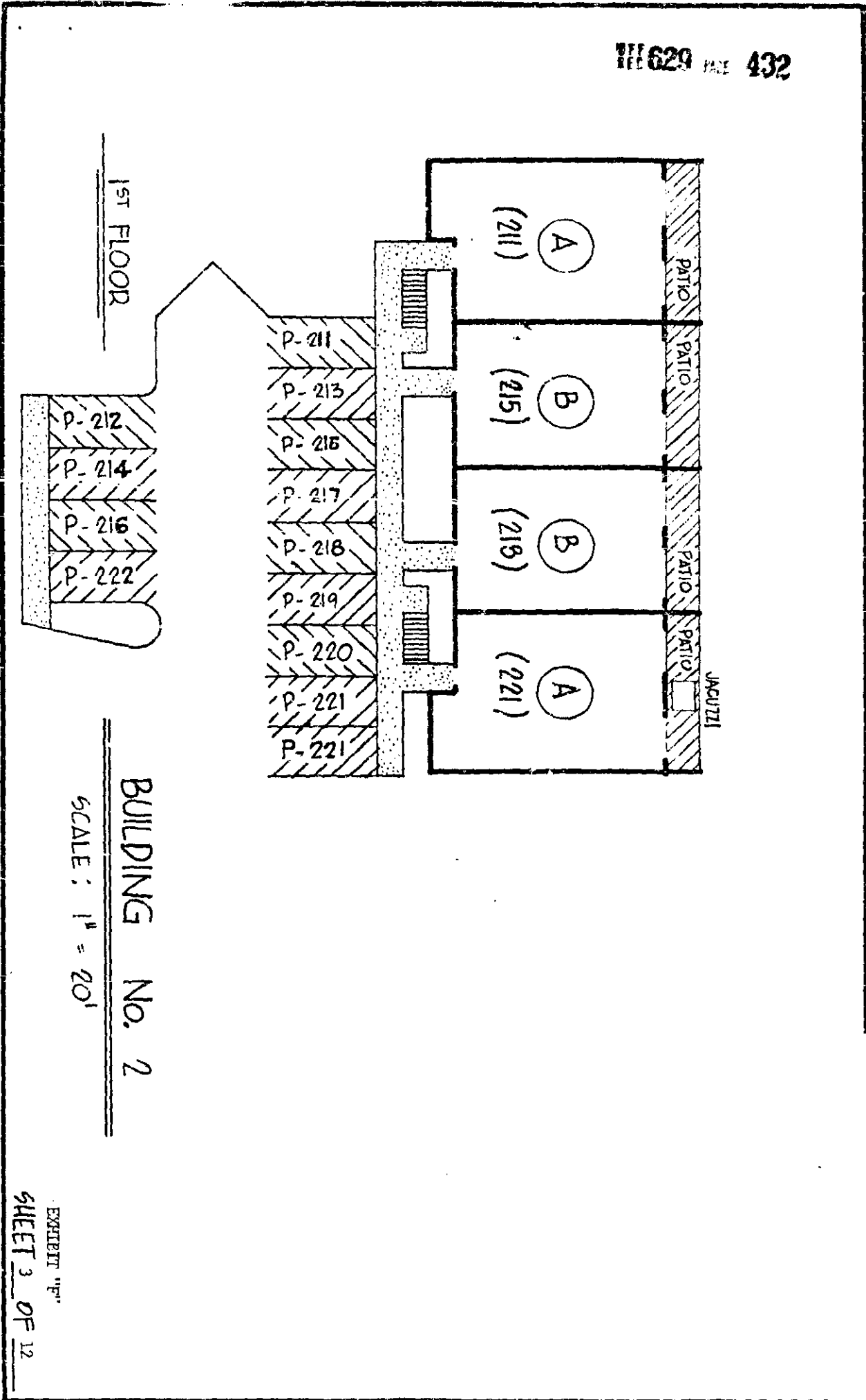
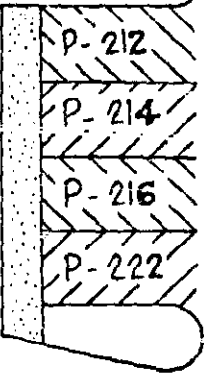


EXHIBIT "P"  
 SHEET 2 OF 12



1ST FLOOR



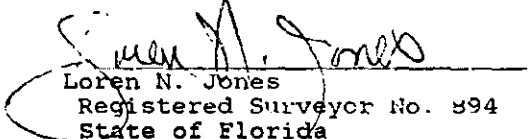
BUILDING No. 2

SCALE : 1" = 20'

EXHIBIT "P"  
SHEET 3 OF 12

SURVEYOR'S CERTIFICATION

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

  
Loren N. Jones  
Registered Surveyor No. 894  
State of Florida  
P. O. Box 1321  
St. Augustine, Florida 32084

PJW/SURVEYOR'S CERTIFICATION

EXHIBIT "I"