

THIRD AMENDMENT

85 28058

TO DECLARATION OF CONDOMINIUM

III 693 PAGE 786

OF

OCEAN VILLAGE CLUB, A CONDOMINIUM

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF OCEAN VILLAGE CLUB, A CONDOMINIUM is made this 16th day of December, 1985 by OCEAN VILLAGE CLUB OF ST. AUGUSTINE, LTD., a Florida limited partnership and W.M. Sanderlin Corporation, a Florida corporation as its general partner ("Developer"),

W I T N E S S E T H :

WHEREAS, Developer has heretofore executed a Declaration of Condominium of Ocean Village Club, a Condominium dated May 22, 1985 and recorded May 24, 1985 in Official Records Book 674, Page 1369, Public Records of St. Johns County, Florida as amended by First Amendment to Declaration of Condominium recorded in Official Records Book 678, Page 1997, Public Records of St. Johns County, Florida, and Second Amendment to Declaration of Condominium recorded in Official Records Book 657, page 535, Public Records of St. Johns County, Florida (collectively the "Declaration"); and

WHEREAS, Developer is desirous of clarifying and modifying certain provisions of the Declaration and the Exhibits thereto.

NOW THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit "A" to the Declaration is amended to add, as a part of Exhibit "A" the Supplemental Exhibit "A" Drawings for Building 0-3, Phase IV attached hereto or filed herewith.
2. In all other respects the Declaration remains unmodified and in full force and effect.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed this 16th day of December, 1985.

OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., a Florida
Limited Partnership

Signed, sealed and delivered
in the presence of:

By: W. M. SANDERLIN CORPORATION
as its general partner

[Signature]
WITNESS ONE

By: [Signature]

[Signature]
WITNESS TWO

Its: President

W.M. SANDERLIN CORPORATION, a
Florida Corporation, as General
Partner of OCEAN VILLAGE CLUB
OF St. Augustine, Ltd., a
Florida Limited Partnership

Signed, sealed and delivered
in the presence of:

By: [Signature]

[Signature]
WITNESS ONE

[Signature]
WITNESS TWO

Its: President

STATE OF FLORIDA)
COUNTY OF ORANGE) SS

BEFORE ME, a Notary Public in and for the foregoing County and State, personally appeared William S. Orosz Jr. the President of W.M. SANDERLIN CORPORATION, the General Partner of OCEAN VILLAGE CLUB OF ST. AUGUSTINE, LTD., and acknowledged the execution of the foregoing instrument as the free act and deed of said Corporation and Partnership, both for and on behalf of said partnership and for and on behalf of W.M. SANDERLIN CORPORATION as general partner of said partnership this 16th day of December, 1988.

WITNESS my hand and Notarial Seal.

Charlotte E. Thompson
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Jun 18, 1990

This Instrument Prepared By:

Robert A. Savill, Esquire
SWANN, HADDOCK, COBB & COLE, P.A.
135 West Central Boulevard, Suite 1100
Post Office Box 640
Orlando, Florida 32802-0640
(305) 425-3939

SUPPLEMENTARY SURVEYOR'S CERTIFICATE
OCEAN VILLAGE CLUB, A CONDOMINIUM, PHASE IV, BUILDING O-3,

BENJAMIN E. BROWN certifies as follows:

1. I am a duly registered surveyor authorized to practice in the State of Florida and to do land surveys.
2. This Certificate is made with reference to Exhibit "A" to Declaration of Condominium for Ocean Village Club, a Condominium, recorded in Official Records Book 674 at Page 1369, St. Johns County, Florida as amended of record to the date hereof.
3. As to Building O-3, Phase 4 shown on Exhibit "A-6" and all units therein; (a) the construction of said building is substantially complete so that the material comprising Exhibit "A", exclusive of Appendix I thereto, together with the supplemental Exhibit "A" drawings for Building O-3 attached hereto and the provisions of the Declaration, as amended by Third Amendment of Declaration of which this Certificate is a part, describing the condominium property, are an accurate representation of the location and dimensions of the improvements so that the identification, location and dimensions of the common elements and of each unit can be determined from the materials that comprise Exhibit "A", exclusive of Appendix I thereto, to the Declaration as amended of record to date and by Third Amendment of Declaration to which this Certificate is a part, and (b) all planned improvements relating thereto, including but not limited to landscaping, utility services and access to units and common element facilities serving such buildings have been substantially completed.

Executed this 12 day of January, 1985.

BENJAMIN E. BROWN
 Registered Surveyor
 Florida Certificate No. 3893

[Surveyor's Seal]





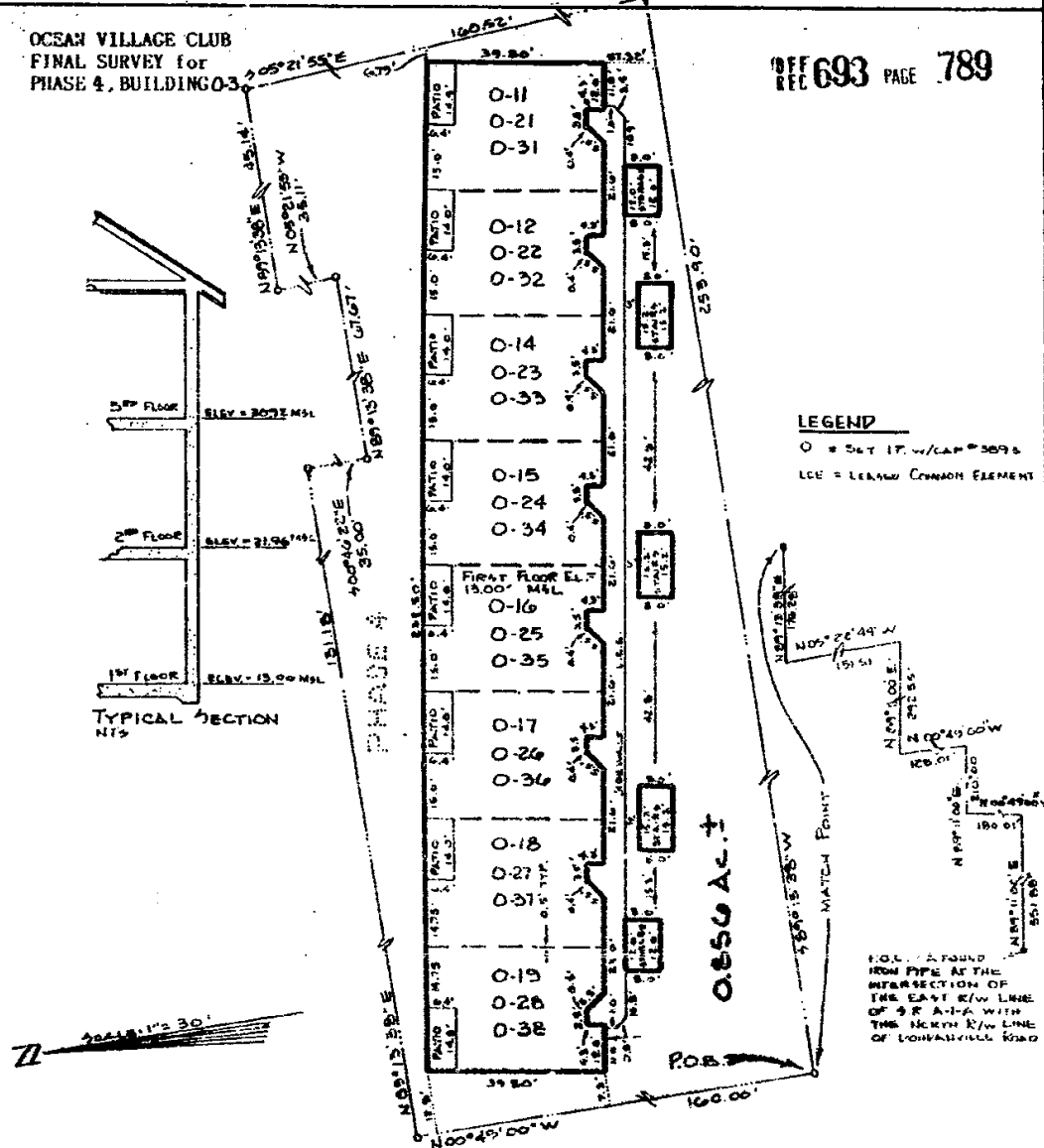
3637-A Kilbourn Court
Tallahassee, FL 32303

Brown & Associates
Civil Engineers and Land Surveyors Inc.

Telephone: (904) 893-1430

OCEAN VILLAGE CLUB
FINAL SURVEY for
PHASE 4, BUILDING O-3

REF 693 PAGE 789



NOTE

(1) The finish floor elevation
is based on USCGS MSL DATUM

Job No. 1004-015

Field Book

Date: Dec. 10, 1985

CERTIFICATE

I DO HEREBY CERTIFY THAT THIS SURVEY AND LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER TESTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH FLORIDA RULE 21-H-6 OF THE FLORIDA ADMINISTRATIVE CODE.

[Signature] 12/10/85

BENJAMIN E. BROWN
FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3693

NOTE: Not Valid Unless Sealed With An Embossed Seal



3837-A Kilbourn Court
Tallahassee, FL 32303

Brown & Associates
Civil Engineers and Land Surveyors Inc.

Telephone: (904) 893-1430

PHASE 4 LEGAL DESCRIPTION:

**OCEAN VILLAGE CLUB
FINAL SURVEY**

SEE 693 PAGE 790

for
PHASE , BUILDING 0-3

A parcel of land lying in Government lots 7 and 8, Section 10, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

From a POINT OF COMMENCEMENT being the intersection of the Easterly right-of-way of State Road A-1-A, a 100 foot right-of-way as now established; with the Northerly right-of-way line of Dondanville Road, a 60 foot right-of-way as now established;

THENCE North 89 degrees 11 minutes 00 seconds East along the Northerly right-of-way of Dondanville Road a distance of 551.85 feet ;

THENCE North 00 degrees 49 minutes 00 seconds West leaving said Northerly right-of-way of Dondanville Road a distance of 180.01 feet ;

THENCE North 89 degrees 11 minutes 00 seconds East a distance of 210.00 feet ;

THENCE North 00 degrees 49 minutes 00 seconds West a distance of 120.01 feet ;

THENCE North 89 degrees 11 minutes 00 seconds East a distance of 292.55 feet ;

THENCE North 05 degrees 22 minutes 44 seconds West a distance of 151.51 feet ;

THENCE North 89 degrees 13 minutes 38 seconds East a distance of 174.28 feet to the POINT OF BEGINNING of this description;

THENCE North 00 degrees 49 minutes 00 seconds West From said POINT OF BEGINNING, run a distance of 160.00 feet ;

THENCE North 89 degrees 13 minutes 38 seconds East a distance of 131.18 feet ;

THENCE South 00 degrees 46 minutes 22 seconds East a distance of 35.00 feet ;

THENCE North 89 degrees 13 minutes 38 seconds East a distance of 67.67 feet ;

THENCE North 05 degrees 21 minutes 55 seconds West a distance of 35.11 feet ;

THENCE North 89 degrees 13 minutes 38 seconds East a distance of 45.14 feet ;

THENCE South 05 degrees 21 minutes 55 seconds East a distance of 160.52 feet ;

THENCE South 89 degrees 13 minutes 38 seconds West a distance of 253.90 feet to the POINT OF BEGINNING, and containing 37286.969 square feet or .856+ acres of land, more or less.

PAGE 2 OF 2

Job No. 1004-015

Field Book

Date: DEC. 10, 1985

CERTIFICATE

I DO HEREBY CERTIFY THAT THIS SURVEY AND LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER TESTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH FLORIDA RULE 21-H-6 OF THE FLORIDA ADMINISTRATIVE CODE.



BENJAMIN E. BROWN
FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3893

NOTE: Not Valid Unless Sealed With An Embossed Seal

JOINDER OF MORTGAGEE TO
THIRD AMENDMENT TO DECLARATION
OCEAN VILLAGE CLUB, A CONDOMINIUM

77693 PAGE 791

Jacksonville Federal Savings & Loan Association, as the owner and holder of that certain Mortgage dated June 8, 1983, and recorded June 9, 1983, in Official Records, Book 587, Page 906, Public Records of St. Johns County, Florida, said Mortgage encumbering the property described in the foregoing Declaration of Condominium, hereby joins in the making of the foregoing Second Amendment to Declaration of Condominium and hereby agrees that the lien of its Mortgage, as to that property described in said Declaration, shall be upon the property in St. Johns County, Florida, described as follows:

All the units of OCEAN VILLAGE CLUB, A CONDOMINIUM, according to the foregoing Declaration of Condominium, as Amended by the First, Second, and Third Amendments to Declaration, together with all of the appurtenances to said units, including but not limited to all of the undivided interest in the Common Elements and Limited Common Elements.

IN WITNESS WHEREOF, Jacksonville Federal Savings & Loan Association had caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized this 16th day of December, 1985.

Signed, sealed and delivered
in the presence of:

JACKSONVILLE FEDERAL SAVINGS &
LOAN ASSOCIATION

[Signature]
[Signature]
(CORPORATE SEAL)

By: [Signature]

Attest:

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

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared W. M. Mason, Jr., President, and respectively of Jacksonville Federal Savings & Loan Association, and that they acknowledged executing same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of December, 1985.

[Signature]
NOTARY PUBLIC

My Commission Expires:

This instrument prepared by:

Robert A. Savill, Esquire
SWANN, HADDOCK, COBB & COLE, P.A.
135 West Central Blvd., Suite 1100
Post Office Box 640
Orlando, Florida 32802

DEC 31 1985

1802RAS-1A

86 10940

REC 703 MAY 1986

FOURTH AMENDMENT
TO DECLARATION OF CONDOMINIUM
OF
OCEAN VILLAGE CLUB, A CONDOMINIUM

THIS FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF OCEAN VILLAGE CLUB, A CONDOMINIUM is made this 24 day of May, 1986 by OCEAN VILLAGE CLUB OF ST. AUGUSTINE, LTD., a Florida limited partnership and W.M. Sanderlin Corporation, a Florida corporation as its general partner ("Developer"),

W I T N E S S E T H :

WHEREAS, Developer has heretofore executed a Declaration of Condominium of Ocean Village Club, a Condominium dated May 22, 1985 and recorded May 24, 1985 in Official Records Book 674, Page 1369, Public Records of St. Johns County, Florida as amended by First Amendment to Declaration of Condominium recorded in Official Records Book 678, Page 1997, Public Records of St. Johns County, Florida, and Second Amendment to Declaration of Condominium recorded in Official Records Book 687, page 595, Public Records of St. Johns County, Florida, and Third Amendment to Declaration of Condominium of Ocean Village Club, A Condominium recorded in O.R. Book 693, page 786, Public Records of St. Johns County, Florida (collectively the "Declaration"); and

WHEREAS, Developer is desirous of clarifying and modifying certain provisions of the Declaration and the Exhibits thereto.

NOW THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit "A" to the Declaration is amended to add, as a part of Exhibit "A" the Supplemental Exhibit "A" Drawings for Building P-3, Phase V attached hereto or filed herewith.
2. In all other respects the Declaration remains unmodified and in full force and effect.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed this 24 day of May, 1986.

OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., a Florida
Limited Partnership

Signed, sealed and delivered
in the presence of:

Marilyn H. Papp
WITNESS ONE

Regina D. Smith
WITNESS TWO

By: W. M. SANDERLIN CORPORATION
as its general partner

By: [Signature]

Its: [Signature]

Signed, sealed and delivered
in the presence of:

W.M. SANDERLIN CORPORATION, a
Florida Corporation, as General
Partner of OCEAN VILLAGE CLUB
OF St. Augustine Ltd., a
Florida Limited Partnership

Mailem W. Pepper
WITNESS ONE

By: *[Signature]*

Regina Brantley
WITNESS TWO

Its: *V. Pres.*

STATE OF FLORIDA)
) SS
COUNTY OF ORANGE)

BEFORE ME, a Notary Public in and for the foregoing County
and State, personally appeared *Jerry Stearley*
the *V. Pres.* of W.M. SANDERLIN
CORPORATION, the General Partner of OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., and acknowledged the execution of the foregoing
instrument as the free act and deed of said Corporation and Part-
nership, both for and on behalf of said partnership and for and
on behalf of W.M. SANDERLIN CORPORATION as general partner of
said partnership this *7th* day of *May*, 1986.

WITNESS my hand and Notarial Seal.

Mailem W. Pepper
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires October 21, 1989
Bonded Thru Brown & Brown, Inc.

This Instrument Prepared By:

Robert A. Savill, Esquire
SWANN AND HADDOCK, P.A.
135 West Central Boulevard, Suite 1100
Post Office Box 640
Orlando, Florida 32802-0640
(305) 425-3939



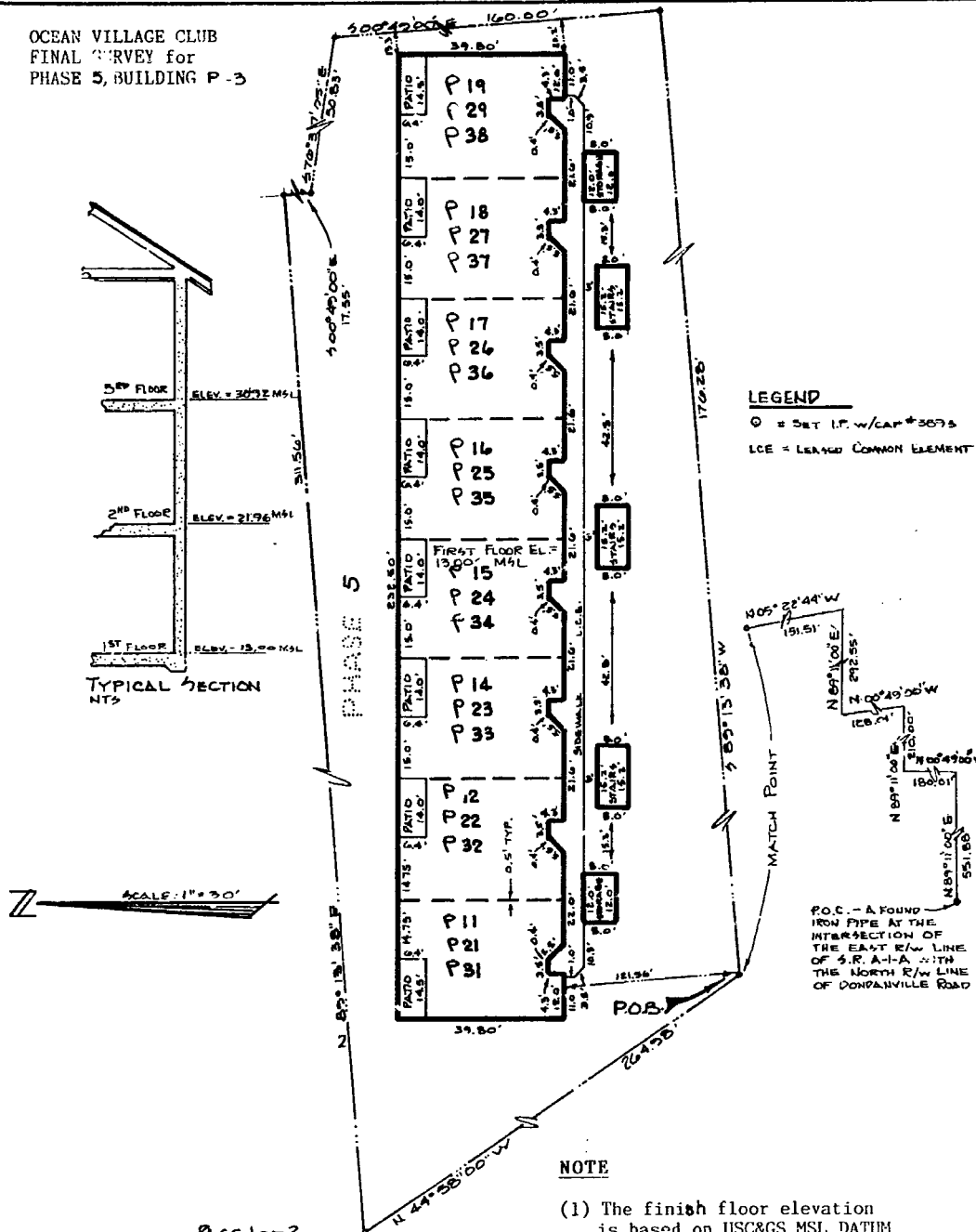
Brown & Associates
Civil Engineers and Land Surveyors Inc.

REF 703 PAGE 1907

3837-A Killearn Court
Tallahassee, FL 32303

Telephone: (904) 893-1430

OCEAN VILLAGE CLUB
FINAL SURVEY for
PHASE 5, BUILDING P-3



NOTE

(1) The finish floor elevation
is based on USC&GS MSL DATUM

CERTIFICATE

I DO HEREBY CERTIFY THAT THIS SURVEY AND LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER TESTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH FLORIDA RULE 21-H-6 OF THE FLORIDA ADMINISTRATIVE CODE.

BENJAMIN E. BROWN
FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3893

NOTE: Not Valid Unless Sealed With An Embossed Seal

Job No. 1004-015
Field Book 27
Date: DEC. 10, 1985
Rev. 5-2-86





3837-A Killearn Court
Tallahassee, FL 32303

Brown & Associates
Civil Engineers and Land Surveyors Inc.

Telephone: (904) 893-1430

PHASE 5 P-3

OFF 703 PAGE 1908

A PARCEL OF LAND LYING IN GOVERNMENT LOT 8, SECTION 10, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM A POINT OF COMMENCEMENT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTHERLY RIGHT -OF-WAY LINE OF DONDANVILLE ROAD, A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE RUN NORTH 89° 11'00" EAST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF DONDANVILLE ROAD A DISTANCE OF 551.88 FEET; THENCE NORTH 0°49'00" WEST DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF DONDANVILLE ROAD A DISTANCE OF 180.01 FEET; THENCE NORTH 89°11'00" EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 0°49'00" WEST A DISTANCE OF 128.01 FEET; THENCE NORTH 89°11'00" EAST A DISTANCE OF 292.55 FEET THENCE NORTH 05°22'44" WEST 151.51 FEET TO POINT OF BEGINNING OF THIS DESCRIPTION: FROM SAID POINT OF BEGINNING RUN THENCE NORTH 44°58'00" WEST 264.98 FEET THENCE NORTH 89°13'38" EAST 311.56 FEET THENCE SOUTH 00°49'00" EAST 17.55 FEET THENCE SOUTH 76°37'05" EAST 50.83 FEET THENCE SOUTH 00°49'00" EAST 160.00 FEET THENCE SOUTH 89°13'38" WEST 176.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.144 ACRES OF LAND, MORE OR LESS.

SUPPLEMENTARY SURVEYOR'S CERTIFICATE
OCEAN VILLAGE CLUB, A CONDOMINIUM, PHASE V. BUILDING P-3

BENJAMIN E. BROWN certifies as follows:

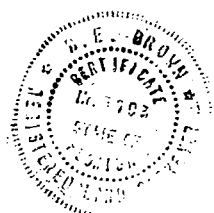
1. I am a duly registered surveyor authorized to practice in the State of Florida and to do land surveys.
2. This Certificate is made with reference to Exhibit "A" to Declaration of Condominium for Ocean Village Club, a Condominium, recorded in Official Records Book 674 at Page 1369, St. Johns County, Florida as amended of record to the date hereof.
3. As to Building P-3, Phase 5 shown on Exhibit "A-6" and all units therein; (a) the construction of said building is substantially complete so that the material comprising Exhibit "A", exclusive of Appendix I thereto, together with the supplemental Exhibit "A" drawings for Building P-3 attached hereto and the provisions of the Declaration, as amended by Fourth Amendment of Declaration of which this Certificate is a part, describing the condominium property, are an accurate representation of the location and dimensions of the improvements so that the identification, location and dimensions of the common elements and of each unit can be determined from the materials that comprise Exhibit "A". exclusive of Appendix I thereto, to the Declaration as amended of record to date and by Fourth Amendment of Declaration to which this Certificate is a part, and (b) all planned improvements relating thereto, including but not limited to landscaping, utility services and access to units and common element facilities serving such buildings have been substantially completed.

Executed this 3rd day of MAY, 1986.

2 of 2

Job No. 1004-015
Field Book 27
Date: 5-2-86

CERTIFICATE



[Signature]
BENJAMIN E. BROWN

FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3893

NOTE: Not Valid Unless Sealed With An Embossed Seal

**JOINDER OF MORTGAGEE TO
FOURTH AMENDMENT TO DECLARATION
OCEAN VILLAGE CLUB, A CONDOMINIUM**

Jacksonville Federal Savings & Loan Association, as the owner and holder of that certain Mortgage dated June 8, 1983, and recorded June 9, 1983, in Official Records, Book 587, Page 906, Public Records of St. Johns County, Florida, said Mortgage encumbering the property described in the foregoing Declaration of Condominium, hereby joins in the making of the foregoing Fourth Amendment to Declaration of Condominium and hereby agrees that the lien of its Mortgage, as to that property described in said Declaration, shall be upon the property in St. Johns County, Florida, described as follows:

All the units of OCEAN VILLAGE CLUB, A CONDOMINIUM, according to the foregoing Declaration of Condominium, as Amended by the First, Second, Third, and Fourth Amendments to Declaration, together with all of the appurtenances to said units, including but not limited to all of the undivided interest in the Common Elements and Limited Common Elements.

IN WITNESS WHEREOF, Jacksonville Federal Savings & Loan Association had caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized this 8th day of April, 1986.

Signed, sealed and delivered
in the presence of:

JACKSONVILLE FEDERAL SAVINGS &
LOAN ASSOCIATION

Lynette Harding
William W. Jordan
(CORPORATE SEAL)

By: W. M. Mason

Attest:

Mary W. Jordan

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

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared W. M. Mason, Jr. President, and Mary W. Jordan Asst. Secretary respectively of Jacksonville Federal Savings & Loan Association, and that they acknowledged executing same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of April, 1986.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
My Commission Expires: 12/31/1987
STATE OF FLORIDA

This instrument prepared by:

Robert A. Savill, Esquire
SWANN AND HADDOCK, P.A.
135 West Central Blvd., Suite 1100
Post Office Box 640
Orlando, Florida 32802

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1986 MAY -9 PM 2:59

Paul "Bud" Mink
CLERK OF COURT

FIFTH AMENDMENT

TO DECLARATION OF CONDOMINIUM

OF

O.R. 709 PG 1738

86 16806

OCEAN VILLAGE CLUB, A CONDOMINIUM

THIS FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF OCEAN VILLAGE CLUB, A CONDOMINIUM is made this _____ day of _____, 1986 by OCEAN VILLAGE CLUB OF ST. AUGUSTINE, LTD., a Florida limited partnership and W.M. Sanderlin Corporation, a Florida corporation as its general partner ("Developer"),

W I T N E S S E T H :

WHEREAS, Developer has heretofore executed a Declaration of Condominium of Ocean Village Club, a Condominium dated May 22, 1985 and recorded May 24, 1985 in Official Records Book 674, Page 1369, Public Records of St. Johns County, Florida as amended by First Amendment to Declaration of Condominium recorded in Official Records Book 678, Page 1997, Public Records of St. Johns County, Florida, and Second Amendment to Declaration of Condominium recorded in Official Records Book 687, page 595, Public Records of St. Johns County, Florida, and Third Amendment to Declaration of Condominium of Ocean Village Club, A Condominium recorded in O.R. Book 693, page 786, Public Records of St. Johns County, Florida and Fourth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium recorded in O.R. Book _____, page _____, Public Records of St. Johns County, Florida (collectively the "Declaration"); and

WHEREAS, Developer is desirous of clarifying and modifying certain provisions of the Declaration and the Exhibits thereto.

NOW THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit "A" to the Declaration is amended to add, as a part of Exhibit "A" the Supplemental Exhibit "A" Drawings for Building C-1, Phase III attached hereto or filed herewith.

2. Exhibit "A" to the Declaration is amended to revise the Drawings for Phase 6, Building D-2 and Phase 2, Building B-1 to show the elevations as shown on the Supplemental Exhibit "A" Drawings attached.

3. In all other respects the Declaration remains unmodified and in full force and effect.

IN WITNESS WHEREOF, Developer has caused these presents to be executed this _____ day of _____, 1986.

OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., a Florida
Limited Partnership

Signed, sealed and delivered
in the presence of:

Carol Barrett
WITNESS ONE

Charlotte E. Thompson
WITNESS TWO

By: W. M. SANDERLIN CORPORATION
as its general partner

By: [Signature]

Its: PRESIDENT

Signed, sealed and delivered
in the presence of:

Carol Barnett
WITNESS ONE

Charlitt E. Thompson
WITNESS TWO

W.M. SANDERLIN CORPORATION, a
Florida Corporation, as General
Partner of OCEAN VILLAGE CLUB
OF St. Augustine, Ltd., a
Florida Limited Partnership

By: William S. Cross, Jr.

Its: President

STATE OF FLORIDA)
) SS
COUNTY OF ORANGE)

BEFORE ME, a Notary Public in and for the foregoing County
and State, personally appeared William S. Cross, Jr.
the President of W.M. SANDERLIN
CORPORATION, the General Partner of OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., and acknowledged the execution of the foregoing
instrument as the free act and deed of said Corporation and Part-
nership, both for and on behalf of said partnership and for and
on behalf of W.M. SANDERLIN CORPORATION as general partner of
said partnership this 25th day of JUNE, 1986.

WITNESS my hand and Notarial Seal.

Charlitt E. Thompson
NOTARY PUBLIC

My Commission Expires:

Notary Public, State Of Florida At Large
My Commission Expires Jan. 15, 1988
Sponsored by SAFECO Insurance Company of America

This Instrument Prepared By:

Robert A. Savill, Esquire
SWANN AND HADDOCK, P.A.
135 West Central Boulevard, Suite 1100
Post Office Box 640
Orlando, Florida 32802-0640
(305) 425-3939

**JOINDER OF MORTGAGEE TO
FIFTH AMENDMENT TO DECLARATION
OCEAN VILLAGE CLUB, A CONDOMINIUM**

Jacksonville Federal Savings & Loan Association, as the owner and holder of that certain Mortgage dated June 8, 1983, and recorded June 9, 1983, in Official Records, Book 587, Page 906, Public Records of St. Johns County, Florida, said Mortgage encumbering the property described in the foregoing Declaration of Condominium, hereby joins in the making of the foregoing Fifth Amendment to Declaration of Condominium and hereby agrees that the lien of its Mortgage, as to that property described in said Declaration, shall be upon the property in St. Johns County, Florida, described as follows:

All the units of OCEAN VILLAGE CLUB, A CONDOMINIUM, according to the foregoing Declaration of Condominium, as Amended by the First, Second, Third, Fourth, and Fifth Amendments to Declaration, together with all of the appurtenances to said units, including but not limited to all of the undivided interest in the Common Elements and Limited Common Elements.

IN WITNESS WHEREOF, Jacksonville Federal Savings & Loan Association had caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized this 19th day of JUNE, 1986.

Signed, sealed and delivered
in the presence of:

JACKSONVILLE FEDERAL SAVINGS &
LOAN ASSOCIATION

Wm D. McLean
Jeffrey D. Helford
(CORPORATE SEAL)

By: Walter Russell
Attest:

Mary H. Jordan
Asst. Secretary

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

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared W.M. Mason, Jr. ^{President}, and Mary Jordan ^{Asst. Secretary}, respectively of Jacksonville Federal Savings & Loan Association, and that they acknowledged executing the above instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June, 1986.

[Signature]
NOTARY PUBLIC

My Commission Expires:

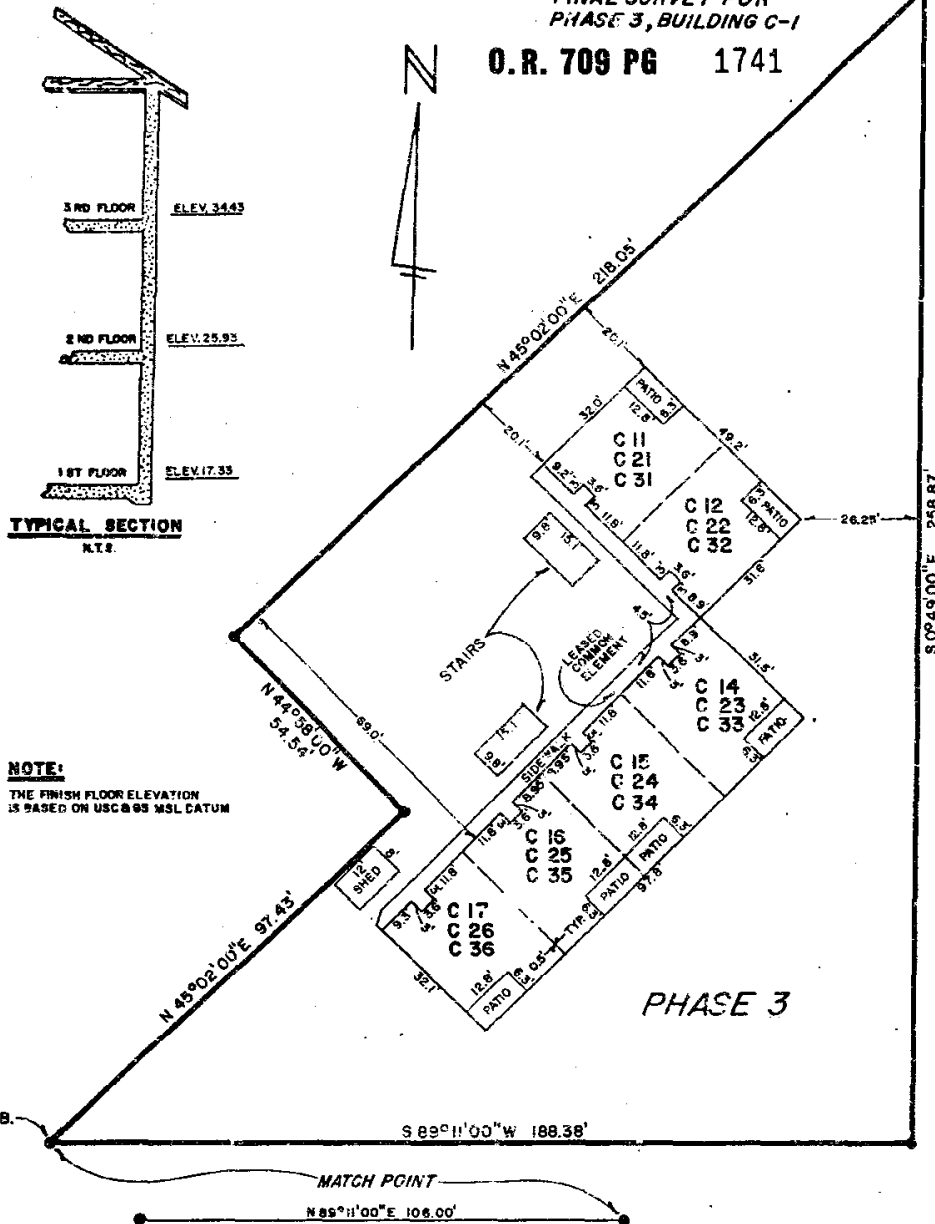
This instrument prepared by:

Robert A. Savill, Esquire
SWANN AND HADDOCK, P.A.
135 West Central Blvd., Suite 1100
Post Office Box 640
Orlando, Florida 32802

O - SET IRON PIPE
 ● - FOUND IRON PIPE
 □ - SET CONCRETE MONUMENT
 ■ - FOUND CONCRETE MONUMENT
 □ - FOUND IRON PIPE AND SET CONCRETE MONUMENT

**OCEAN VILLAGE CLUB
 FINAL SURVEY FOR
 PHASE 3, BUILDING C-1**

O.R. 709 PG 1741



BASIS OF BEARINGS:

P.T.R.N. ZONE:	BASE EL.:	COMMUNITY NO.:	PANEL NO.:	EFFECTIVE DATE:

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, DEEDS, OR RIGHTS-OF-WAY OF RECORD.

CERTIFICATION: WE HEREBY CERTIFY, that the herein described LAND SURVEY & SKETCH are true and correct to the best of our knowledge and belief, that the herein was prepared under our direction and supervision, and that the herein conforms to the applicable requirements of Chapter 472 and Rule 21-481 (F.A.C.).

DATED THIS 19th DAY OF JULY, 1986
 RALPH D. DEWUZZIO & ASSOCIATES, INC.
 JOHN R. VAN NORMAN, JR.
 P.L.S. No. 1557

PREPARED FOR: *Ocean Village Club*

Ralph B. Dewuzzio & Associates, Inc.

Consulting Engineers, Planners, Surveyors
 20 CORDOVA STREET, SUITE 2, ST. AUGUSTINE, FLORIDA 32084
 (904) 824-3035 & 824-4507

ORLANDO
(305) 843-8071

CRYSTAL RIVER
(904) 795-1778

FT. LAUDERDALE
(305) 744-3443

WEST PALM BEACH
(305) 342-1554

DATE: 6-18-86

SCALE: 1"=30'

P.B. PG.

JOB NO. 86-109

DWN. BY: *[Signature]*

PAGE 1 OF 2

PHASE 3 C-1

A parcel of land lying in Government Lot 8, Section 10, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

From a point of commencement being the intersection of the easterly right-of-way line of State Road A-1-A, a 100 foot right-of-way as now established, with the northerly right-of-way line of Dondanville Road, a 60 foot right-of-way as now established; thence run N 89° 11' 00" E along said northerly right-of-way line of Dondanville Road a distance of 106.00 feet to the Point of Beginning of this description; thence N 45° 02' 00" E departing said northerly right-of-way line of Dondanville Road a distance of 97.43 feet; thence N 44° 58' 00" W a distance of 54.54 feet; thence N 45° 02' 00" E a distance of 218.05 feet; thence S 00° 49' 00" E a distance of 258.87 feet to a point on said northerly right-of-way line of Dondanville Road; thence S 89° 11' 00" W along said northerly right-of-way line of Dondanville Road a distance of 188.38 feet to the Point of Beginning of this description.

Containing 0.64 acres, more or less.

SUPPLEMENTARY SURVEYOR'S CERTIFICATE
OCEAN VILLAGE CLUB, A CONDOMINIUM, PHASE III, BUILDING C-1

JOHN R. VAN NORMAN, JR. certifies as follows:

1. I am a duly registered surveyor authorized to practice in the State of Florida and to do land surveys.
2. This Certificate is made with reference to Exhibit "A" to Declaration of Condominium for Ocean Village Club, a Condominium, recorded in Official Records Book 674 at Page 1369, St. Johns County, Florida as amended of record to the date hereof.
3. As to Building C-1, Phase 3 shown on Exhibit "A-6" and all units therein; (a) the construction of said building is substantially complete so that the material comprising Exhibit "A", exclusive of Appendix I thereto, together with the supplemental Exhibit "A" drawings for Building C-1 attached hereto and the provisions of the Declaration, as amended by Fifth Amendment of Declaration of which this Certificate is a part, describing the condominium property, are an accurate representation of the location and dimensions of the improvements so that the identification, location and dimensions of the common elements and of each unit can be determined from the materials that comprise Exhibit "A", exclusive of Appendix I thereto, to the Declaration as amended of record to date and by Fifth Amendment of Declaration to which this Certificate is a part, and (b) all planned improvements relating thereto, including but not limited to landscaping, utility services and access to units and common element facilities serving such buildings have been substantially completed.

Executed this 4th day of June, 1986.

John R. Van Norman, Jr.
JOHN R. VAN NORMAN, JR.
Registered Surveyor
Florida Certificate No. 1557

[Surveyor's Seal]

PREPARED FOR:

Ocean Village Club

Ralph B. Benuzzio & Associates, Inc.

Consulting Engineers, Planners, Surveyors
20 CONDOVA STREET, SUITE 2, ST. AUGUSTINE, FLORIDA 32084
(904) 824-3035 & 824-4507

ORLANDO
(305) 843-8071

CRYSTAL RIVER
(904) 795-1778

FT. LAUDERDALE
(305) 744-7885

WEST PALM BEACH
(305) 587-1556

DATE: 5-8-86

SCALE: 1/2"

P.B. PG.

JOB NO. 86/109

DWN. BY

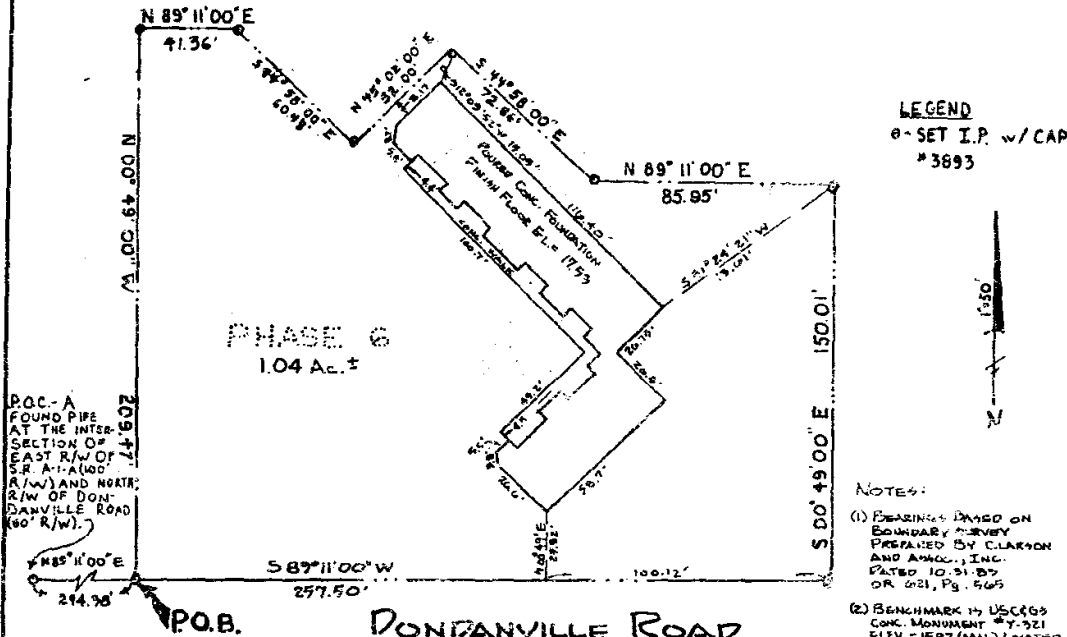
PAGE 2 OF 2



O.R. 709 PG 1743

3837-A Killbuck Court
Tallahassee, FL 32303**Brown & Associates**
Civil Engineers and Land Surveyors Inc.

Telephone: (904) 893-1430

FOUNDATION SURVEY
OCEAN VILLAGE CLUB-
PHASE 6 BUILDING D-2DONDANVILLE ROADOCEAN VILLAGE CLUB - PHASE 6LEGAL DESCRIPTION

A parcel of land lying in government lot 8, section 10, township 8 south, range 30 east, St. Johns County, Florida, being more particularly described as follows:

From a point of commencement being the intersection of the easterly right-of-way line of State Road A 1 A, a 100-foot right-of-way as now established, with the northerly right-of-way line of Dondaville Road, a 60-foot right-of-way as now established; thence run N 89°11'00" E along the said northerly right-of-way line of Dondaville Road a distance of 294.38 feet to the point of beginning of this description; thence N 00°49'00" W departing said Northerly right-of-way line of Dondaville Road a distance of 209.47 feet; thence N 89°11' 00" E a distance of 41.36 feet; thence S 44°58'00" E a distance of 60.48 feet; thence N 45°02' 00" E a distance of 52.00 feet; thence S 44°58' 00" E A distance of 72.86 feet; thence N 89°11'00" E a distance of 85.95 feet; thence S 00°49' 00" E a distance of 150.01 feet; thence S 89°11'00" W a distance of 257.50 feet to the point of beginning of this description. Containing 1.04 Acres more or less.

1 OF 2

Job No. 1004-015

Field Book - 27

Date: JULY 2, 1985

Rev. 5-2-86

CERTIFICATE

I do hereby certify that this survey and legal description was prepared under by responsible supervision and is true and accurate to the best of my knowledge and belief. I further testify that this survey is in compliance with Part 1 of Chapter 177 of the Florida Statutes and with Florida Rule 21-H-H-6 of the Florida Administrative Code.

BENJAMIN E. BROWN
FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3893

NOTE: Not Valid Unless Sealed With An Embossed Seal

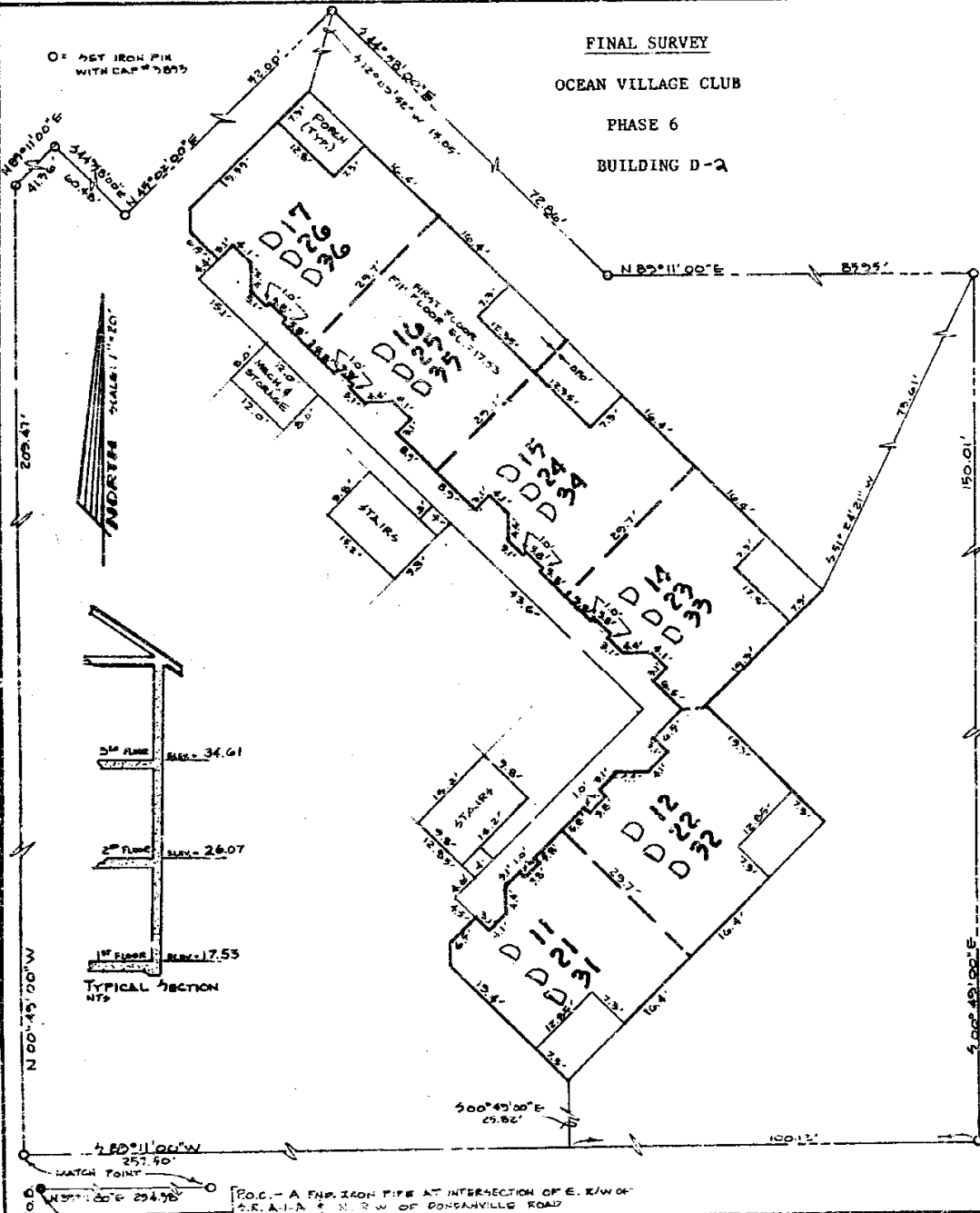


O.R. 709 PG 1744

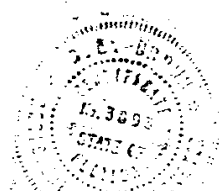
3837-A Killearn Court
Tallahassee, FL 32303

Brown & Associates
Civil Engineers and Land Surveyors Inc.

Telephone: (904) 893-1430



Job No. 20F2
1004-015
Field Book 26
Date: 10-16-89
Rev 5-2-86



CERTIFICATE

I do hereby certify that this survey and legal description was prepared under my responsible supervision and is true and accurate to the best of my knowledge and belief. I further testify that this survey is in compliance with Part 1 of Chapter 177 of the Florida Statutes and with Florida Rule 21-H-H-6 of the Florida Administrative Code.

[Signature]
BENJAMIN E. BROWN
FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3893

NOTE: Not Valid Unless Sealed With An Embossed Seal

3837-A Killearn Court
Tallahassee, FL 32303

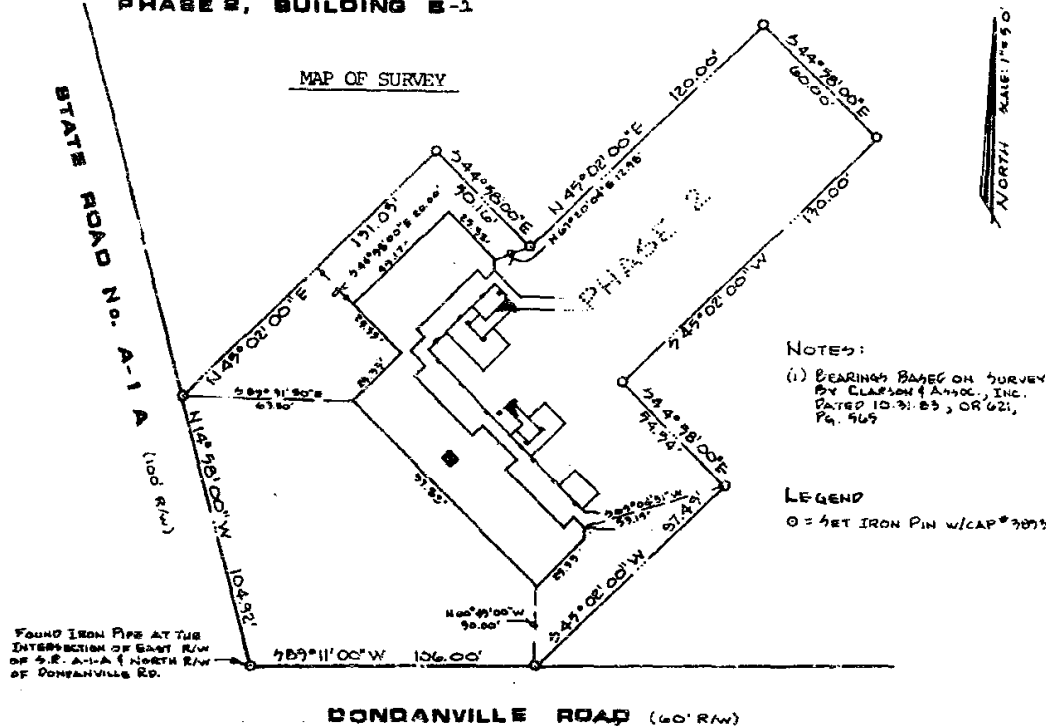
Brown & Associates
Civil Engineers and Land Surveyors Inc.

O. R. 709 PG 1745

Telephone: (904) 893-1430

OCEAN VILLAGE CLUB

PHASE 2, BUILDING B-1



LEGAL DESCRIPTION

A parcel of land lying in Government Lots 7 & 8, Section 10, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING commence at the intersection of the Easterly right-of-way line of State Road A-1-A, a 100 foot right-of-way as now established, with the Northerly right-of-way line of Dondanville Road, a 60 foot right-of-way as now established; From said POINT OF BEGINNING run N 14°58'00" W along said Northerly right-of-way line of State Road A-1-A a distance of 104.92 feet; thence N 45°02'00" E departing said Easterly right-of-way line of State Road A-1-A a distance of 131.03 feet; thence S 44°58'00" E a distance of 50.16 feet; thence N 45°02'00" E a distance of 120.00 feet; thence S 44°58'00" E a distance of 60.00 feet; thence S 45°02'00" W a distance of 130.00 feet; thence S 44°58'00" E a distance of 54.54 feet; thence S 45°02'00" W a distance of 97.43 feet to a point on the said Northerly right-of-way line of Dondanville Road; thence S 89°11'00" W along said Northerly right-of-way line of Dondanville Road a distance of 106.00 feet to the POINT OF BEGINNING of this description; containing 0.73 acres more or less.

Page 1 of 2

Job No. 1004-015

Field Book 26, pg. 37-40

Date: March 29, 1985

REV 3-2-85

CERTIFICATE

I do hereby certify that this survey and legal description was prepared under my responsible supervision and is true and accurate to the best of my knowledge and belief. I further testify that this survey is in compliance with Part 1 of Chapter 177 of the Florida Statutes and with Florida Rule 21-H-R-6 of the Florida Administrative Code.

BENJAMIN E. BROWN
FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3893

NOTE: Not Valid Unless Sealed With An Embossed Seal



O.R. 709 PG 1746

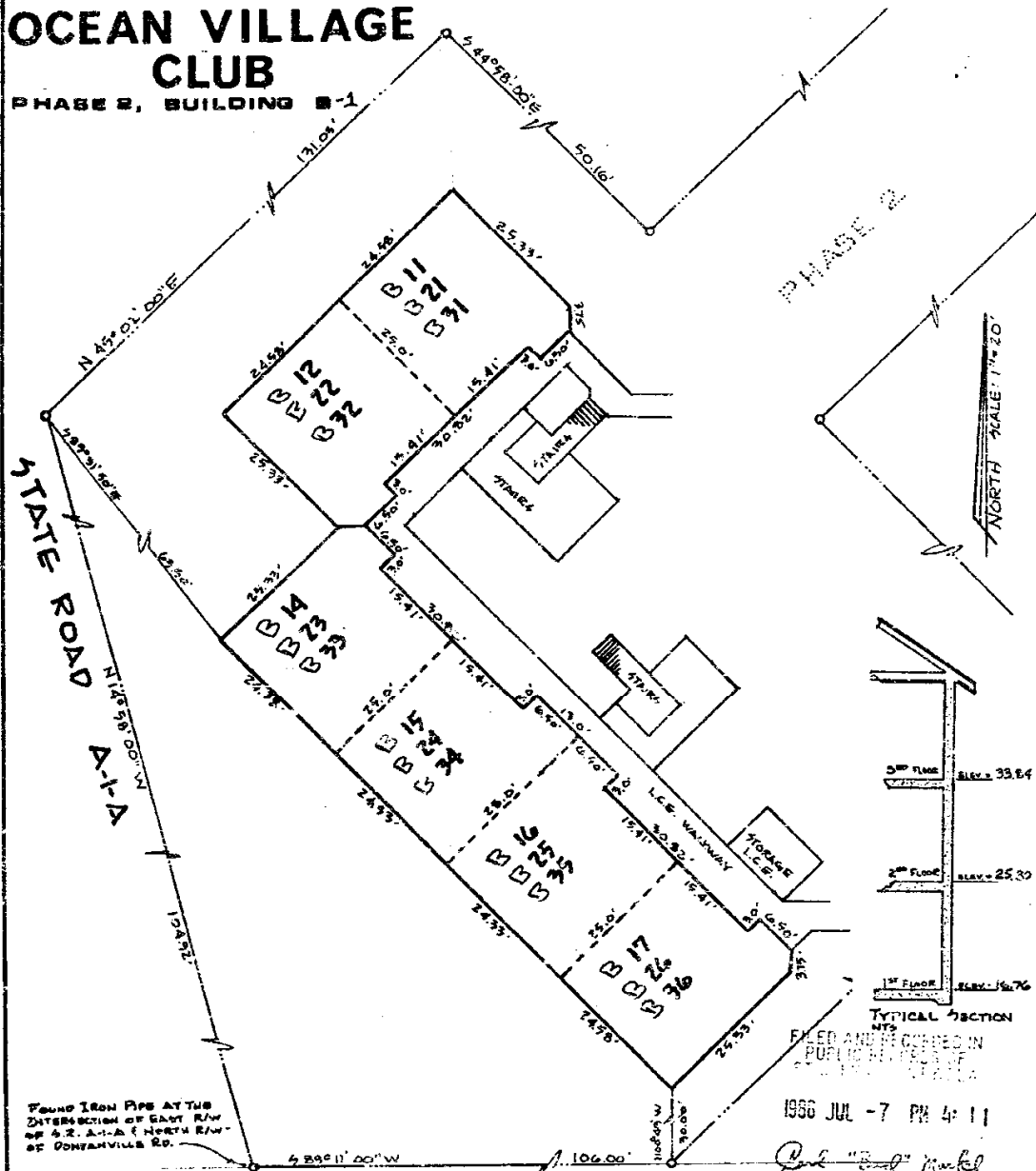
3837-A Killearn Court
Tallahassee, FL 32303

Brown & Associates
Civil Engineers and Land Surveyors Inc.

Telephone: (904) 893-1430

OCEAN VILLAGE CLUB

PHASE 2, BUILDING B-1



LEGEND

L.C.E. = LIMITED COMMON ELEMENT

DONDANVILLE ROAD

Job No. 1004-019
Field Book 26, Pg. 37-40
Date: JULY 9, 1985
Rev 5-2-86



CERTIFICATE

I do hereby certify that this survey and legal description was prepared under my responsible supervision and is true and accurate to the best of my knowledge and belief. I further testify that this survey is in compliance with Part 1 of Chapter 177 of the Florida Statutes and with Florida Rule 21-H-6 of the Florida Administrative Code.

BENJAMIN E. BROWN
FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3883

NOTE: Not Valid Unless Sealed With An Embossed Seal

THIS INSTRUMENT IS BEING RE-RECORDED FOR THE PURPOSE OF ADDING OR BOOK & PAGE.

FIFTH AMENDMENT

O.R. 711 PG 1092

86 18392 TO DECLARATION OF CONDOMINIUM

OF

O.R. 709 PG 1738

86 16806 OCEAN VILLAGE CLUB, A CONDOMINIUM

THIS FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF OCEAN VILLAGE CLUB, A CONDOMINIUM is made this 25th day of June, 1986 by OCEAN VILLAGE CLUB OF ST. AUGUSTINE, LTD., a Florida limited partnership and W.M. Sanderlin Corporation, a Florida corporation as its general partner ("Developer"),

WITNESSETH:

WHEREAS, Developer has heretofore executed a Declaration of Condominium of Ocean Village Club, a Condominium dated May 22, 1985 and recorded May 24, 1985 in Official Records Book 674, Page 1369, Public Records of St. Johns County, Florida, as amended by First Amendment to Declaration of Condominium recorded in Official Records Book 678, Page 199, Public Records of St. Johns County, Florida, and Second Amendment to Declaration of Condominium recorded in Official Records Book 687, Page 593, Public Records of St. Johns County, Florida, and Third Amendment to Declaration of Condominium of Ocean Village Club, A Condominium recorded in O.R. Book 693, page 786, Public Records of St. Johns County, Florida and Fourth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium recorded in O.R. Book 703, page 1905, Public Records of St. Johns County, Florida (collectively the "Declaration"); and

WHEREAS, Developer is desirous of clarifying and modifying certain provisions of the Declaration and the Exhibits thereto.

NOW THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit "A" to the Declaration is amended to add, as a part of Exhibit "A" the Supplemental Exhibit "A" Drawings for Building C-1, Phase III attached hereto or filed herewith.
2. Exhibit "A" to the Declaration is amended to revise the Drawings for Phase 6, Building D-2 and Phase 2, Building B-1 to show the elevations as shown on the Supplemental Exhibit "A" Drawings attached.
3. In all other respects the Declaration remains unmodified and in full force and effect.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed this 25th day of June, 1986.

OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., a Florida
Limited Partnership

Signed, sealed and delivered
in the presence of:

Carol Barrett
WITNESS ONE

Charles E. Thompson
WITNESS TWO

By: W. M. SANDERLIN CORPORATION
as its general partner.

By: [Signature]

Its: President

Signed, sealed and delivered
in the presence of:

W.M. SANDERLIN CORPORATION, a
Florida Corporation, as General
Partner of OCEAN VILLAGE CLUB
OF St. Augustine, Ltd., a
Florida Limited Partnership

Carol Barnett
WITNESS ONE
Charlotte E. Thompson
WITNESS TWO

By: [Signature]
Its: President

STATE OF FLORIDA)
COUNTY OF ORANGE) SS

BEFORE ME, a Notary Public in and for the foregoing County
and State, personally appeared William S. Chase, Jr.
the President of W.M. SANDERLIN
CORPORATION, the General Partner of OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., and acknowledged the execution of the foregoing
instrument as the free act and deed of said Corporation and Part-
nership, both for and on behalf of said partnership and for and
on behalf of W.M. SANDERLIN CORPORATION as general partner of
said partnership this 21st day of JUNE, 1986.

WITNESS my hand and Notarial Seal.

Charlotte E. Thompson
NOTARY PUBLIC

My Commission Expires:

Notary Public, State Of Florida At Large
My Commission Expires Jan. 15, 1988
Printed by 1000 Notary Sealery of America

This Instrument Prepared By:

Robert A. Savall, Esquire
SWANN AND HARDOCK, P.A.
135 West Central Boulevard, Suite 1100
Post Office Box 840
Orlando, Florida 32802-0840
(305) 425-3935

**JOINDER OF MORTGAGEE TO
FIFTH AMENDMENT TO DECLARATION
OCEAN VILLAGE CLUB, A CONDOMINIUM**

Jacksonville Federal Savings & Loan Association, as the owner and holder of that certain Mortgage dated June 8, 1983, and recorded June 9, 1983, in Official Records, Book 587, Page 906, Public Records of St. Johns County, Florida, said Mortgage encumbering the property described in the foregoing Declaration of Condominium, hereby joins in the making of the foregoing Fifth Amendment to Declaration of Condominium and hereby agrees that the lien of its Mortgage, as to that property described in said Declaration, shall be upon the property in St. Johns County, Florida, described as follows:

All the units of OCEAN VILLAGE CLUB, A CONDOMINIUM, according to the foregoing Declaration of Condominium, as Amended by the First, Second, Third, Fourth, and Fifth Amendments to Declaration, together with all of the appurtenances to said units, including but not limited to all of the undivided interest in the Common Elements and Limited Common Elements.

IN WITNESS WHEREOF, Jacksonville Federal Savings & Loan Association had caused these presents to be executed in its presence and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized this 19th day of June, 1986.

Signed, sealed and delivered
in the presence of:

JACKSONVILLE FEDERAL SAVINGS &
LOAN ASSOCIATION

By: Walter H. Jordan
President

Attest: Mary H. Jordan
Asst. Secretary

STATE OF FLORIDA)
) ss:
COUNTY OF ST. JOHNS)

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared W.M. Mason, Jr., President, and Mary H. Jordan, Asst. Secretary, respectively of Jacksonville Federal Savings & Loan Association, and that they acknowledged executing the above instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June, 1986.

John A. Houghton
NOTARY PUBLIC

My Commission Expires:

This instrument prepared by:

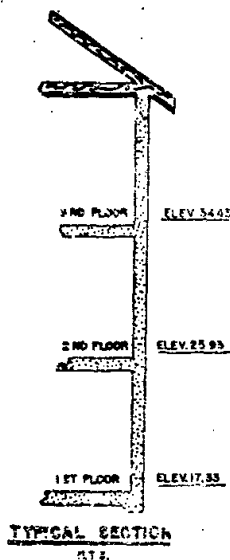
Robert A. Savill, Esquire
SWANN AND HADDOCK, P.A.
100 West Central Blvd., Suite 1100
Post Office Box 640
Orlando, Florida 32802

Q - SET IRON PIPE
Q - FOUND IRON PIPE
Q - SET CONCRETE MONUMENT
B - FOUND CONCRETE MONUMENT
B - FOUND IRON PIPE AND SET CONCRETE MONUMENT

O.R. 711 PG 1095

OCEAN VILLAGE CLUB
FINAL SURVEY FOR
PHASE 3, BUILDING C-1

O.R. 709 PG 1741



NOTE:
THE 1ST FLOOR ELEVATION
IS BASED ON USC & ZN MSL DATUM

P.O.B.

S 89° 11' 00" W 188.38'

MATCH POINT

N 40° 11' 00" E 108.00'

P.O.C. - A FOUND IRON PIPE AT THE INTERSECTION
OF THE EAST R/W LINE OF S.R. A-1-A WITH
THE NORTH R/W LINE OF DONDANVILLE
ROAD.

BASIS OF BEARINGS:

P.T.R.N. ZONE:	BASE EL.:	COMMUNITY NO.:	PANEL NO.:	EFFECTIVE DATE:
----------------	-----------	----------------	------------	-----------------

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, DEEDS, OR RIGHTS-OF-WAY OF RECORD.

CERTIFICATION: WE HEREBY CERTIFY, that the herein described
LAND SURVEY & SKETCH are true and correct to the best of our
knowledge and belief, that the herein was prepared under our
direction and supervision, and that the herein conforms to the
applicable requirements of Chapter 472 and Rule 21-161 (F.A.C.).

DATED THIS 19th DAY OF June, 1964
RALPH D. BENUZZIO & ASSOCIATES, INC.
JOHN R. VAN NORMAN, JR.
P.L.S. No. 1557

PREPARED FOR: Ocean Village Club

Ralph B. Benuzzio & Associates, Inc.

Consulting Engineers, Planners, Surveyors
20 CORDOVA STREET, SUITE 2, ST. AUGUSTINE, FLORIDA 32084
(904) 824-3035 & 824-1507

ORLANDO
(407) 843-8071

CRYSTAL RIVER
(904) 793-1778

FT. LAUDERDALE
(305) 744-3885

WEST PALM BEACH
(305) 347-1556

DATE: 6-18-64

SCALE: 1" = 30'

P.B. PG.

JOB NO. 86-109

DWN. BY CP

PAGE 2 OF 2

O.R. 711 PG 1096

O.R. 709 PG 1742

PHASE 3 C-1

A parcel of land lying in Government Lot B, Section 10, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

From a point of commencement being the intersection of the easterly right-of-way line of State Road A-1-A, a 100 foot right-of-way as now established, with the northerly right-of-way line of Dondanville Road, a 50 foot right-of-way as now established; thence run N 89° 11' 00" E along said northerly right-of-way line of Dondanville Road a distance of 106.00 feet to the Point of Beginning of this description; thence N 45° 02' 00" E departing said northerly right-of-way line of Dondanville Road a distance of 57.43 feet; thence N 44° 58' 00" W a distance of 54.54 feet; thence N 45° 02' 00" E a distance of 218.05 feet; thence S 00° 49' 03" E a distance of 258.87 feet to a point on said northerly right-of-way line of Dondanville Road; thence S 89° 11' 00" W along said northerly right-of-way line of Dondanville Road a distance of 188.38 feet to the Point of Beginning of this description.

Containing 0.64 acres, more or less.

SUPPLEMENTARY SURVEYOR'S CERTIFICATE
OCEAN VILLAGE CLUB, A CONDOMINIUM, PHASE III, BUILDING C-1

JOHN R. VAN NORMAN, JR. certifies as follows:

1. I am a duly registered surveyor authorized to practice in the State of Florida and to do land surveys.
2. This Certificate is made with reference to Exhibit "A" to Declaration of Condominium for Ocean Village Club, a Condominium, recorded in Official Records Book 674 at Page 1369, St. Johns County, Florida as amended of record to the date hereof.
3. As to Building C-1, Phase 3 shown on Exhibit "A-5" and all units therein; (a) the construction of said building is substantial and complete so that the material comprising Exhibit "A", exclusive of Appendix 1 thereto, together with the supplemental Exhibit "A" drawings for Building C-1 attached hereto and the provisions of the Declaration, as amended by Fifth Amendment of Declaration of which this Certificate is a part, describing the condominium property, are an accurate representation of the location and dimensions of the improvements so that the identification, location and dimensions of the common elements and of each unit can be determined from the materials that comprise Exhibit "A", exclusive of Appendix 1 thereto, to the Declaration as amended of record to date and by Fifth Amendment of Declaration to which this Certificate is a part, and (b) all planned improvements relating thereto, including but not limited to landscaping, utility services and access to units and common element facilities serving such buildings have been substantially completed.

Executed this 14th day of June, 1986.

John R. Van Norman, Jr.
JOHN R. VAN NORMAN, JR.
Registered Surveyor
Florida Certificate No. 1557

[Surveyor's Seal]

PREPARED FOR:

Ocean Village Club
Ralph B. Benuzzio & Associates, Inc.

Consulting Engineers, Planners, Surveyors
20 CONDOVA STREET, SUITE 2, ST. AUGUSTINE, FLORIDA 32084
(904) 824-3035 & 824-4507

ORLANDO
(305) 843-8071

CRYSTAL RIVER
(904) 793-1778

FT. LAUDERDALE
(305) 748-3885

WEST PALM BEACH
(305) 582-1356

DATE: 6-18-86

SCALE: 1/4" = 1'

P.B. PG.

JOB NO. 26/109

DWN. BY

PAGE 2 OF 2



3637-A Kilbuck Court
Tallahassee, FL 32303

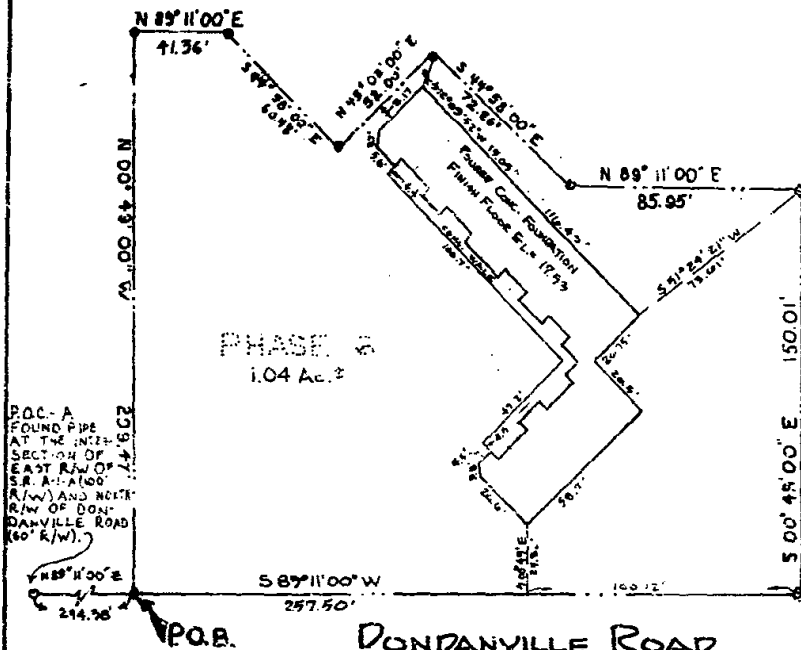
Brown & Associates
Civil Engineers and Land Surveyors Inc.

Telephone: (904) 893-1430

O.R. 711 PG 1097

O.R. 709 PG 1743

FOUNDATION SURVEY
OCEAN VILLAGE CLUB -
PHASE 6: BUILDING D-2



LEGEND
0- SET I.P. w/ CAP
#3893

NOTES:
(1) BEARINGS BASED ON
BOUNDARY SURVEY
PREPARED BY CLAYTON
AND ASSOCIATES, INC.
DATED 10.31.85
OR 421, PG. 544
(2) BENCHMARK IS DECEMBER
C.M. MONUMENT #1-121
ELEV. = 15.87 (WAL) LOCATED
AT THE COR. OF 1-1-A &
DONDAVILLE ROAD.

DONDAVILLE ROAD

OCEAN VILLAGE CLUB - PHASE 6

LEGAL DESCRIPTION

A parcel of land lying in government lot 8, section 10, township 8 south, range 30 east, St. Johns County, Florida, being more particularly described as follows:

From a point of commencement being the intersection of the easterly right-of-way line of State Road A 1 A, a 100-foot right-of-way as now established, with the northerly right-of-way line of Dondaville Road, a 60-foot right-of-way as now established; thence run N 89°11'00"E along the said northerly right-of-way line of Dondaville Road a distance of 294.38 feet to the point of beginning of this description; thence N 00°49'00" W departing said Northerly right-of-way line of Dondaville Road a distance of 209.47 feet; thence N 89°11' 00" E a distance of 41.36 feet; thence S 44°58'00" E a distance of 60.48 feet; thence N 45°02' 00" E a distance of 52.00 feet; thence S 44°38' 00" E a distance of 72.86 feet; thence N 89°11'00" E a distance of 85.95 feet; thence S 00°49' 00" E a distance of 150.01 feet; thence S 89°11'00" W a distance of 257.50 feet to the point of beginning of this description. Containing 1.04 Acres more or less.

1 OF 2

Job No. 1004-015

Field Book: 27

Date: JULY 2, 1985

Rev 1-2-86



CERTIFICATE

I do hereby certify that this survey and legal description was prepared under my responsible supervision and is true and accurate to the best of my knowledge and belief. I further testify that this survey is in compliance with Part 1 of Chapter 177 of the Florida Statutes and with Florida Rule 21-H-6 of the Florida Administrative Code.

BENJAMIN E. BROWN
FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3893

NOTE: Not Valid Unless Sealed With An Embossed Seal



3837-A Killbuck Court
Tallahassee, FL 32303

Brown & Associates
Civil Engineers and Land Surveyors Inc.

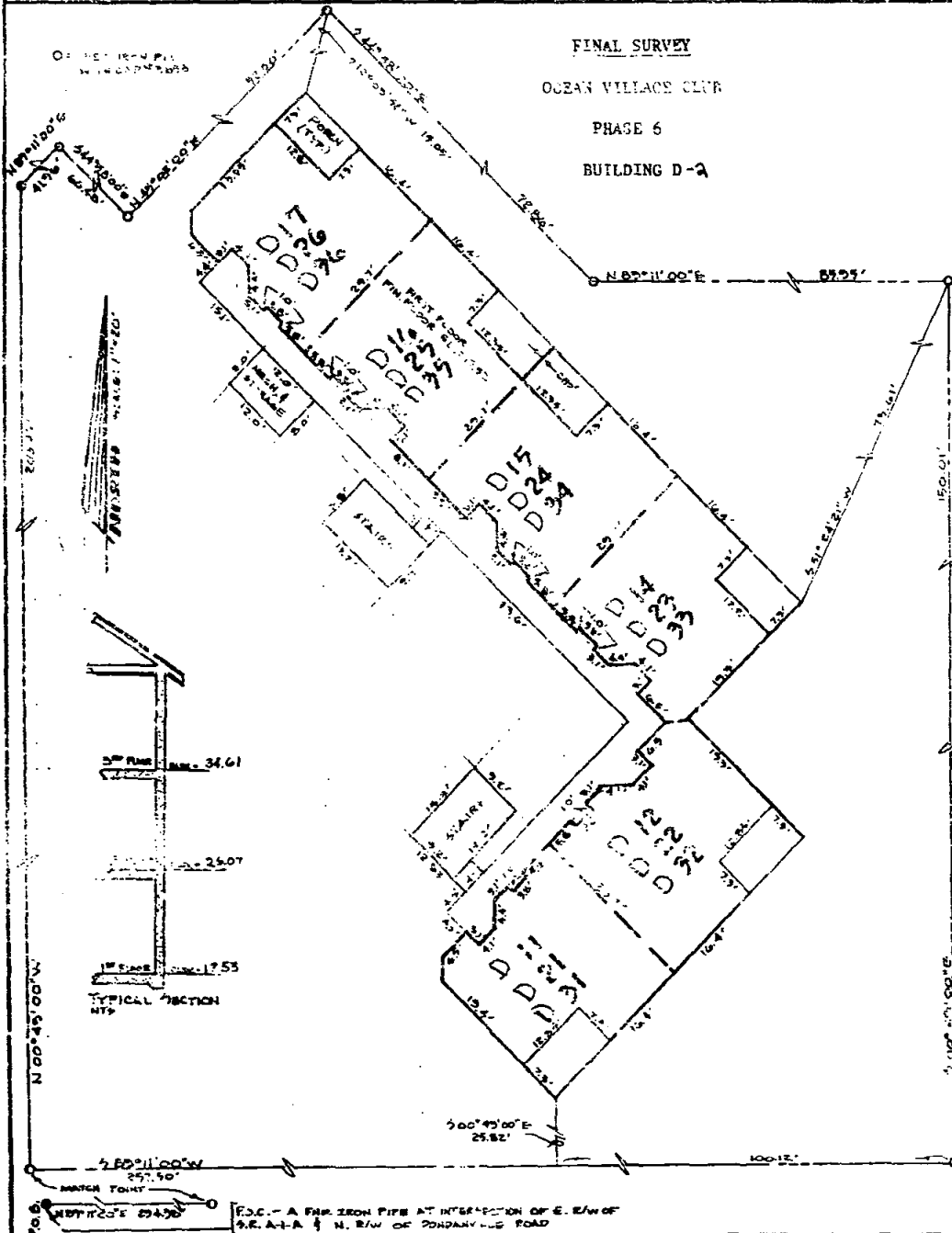
Telephone: (904) 893-1430

FINAL SURVEY

OCEAN VILLAGE CLUB

PHASE 6

BUILDING D-2



Job No. 2012
1004-015

Field Book 20

Date: 10-14-07

Rev 5-2-06

CERTIFICATE

I do hereby certify that this survey and legal description was prepared under my responsible supervision and is true and accurate to the best of my knowledge and belief. I further testify that this survey is in compliance with Part 1 of Chapter 177 of the Florida Statutes and with Florida Rule 21-B-1-6 of the Florida Administrative Code.

BENJAMIN E. BROWN
FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3893

NOTE: Not Valid Unless Sealed With An Embossed Seal



3837-A Killebrew Court
Tallahassee, FL 32303

Brown & Associates
Civil Engineers and Land Surveyors Inc.

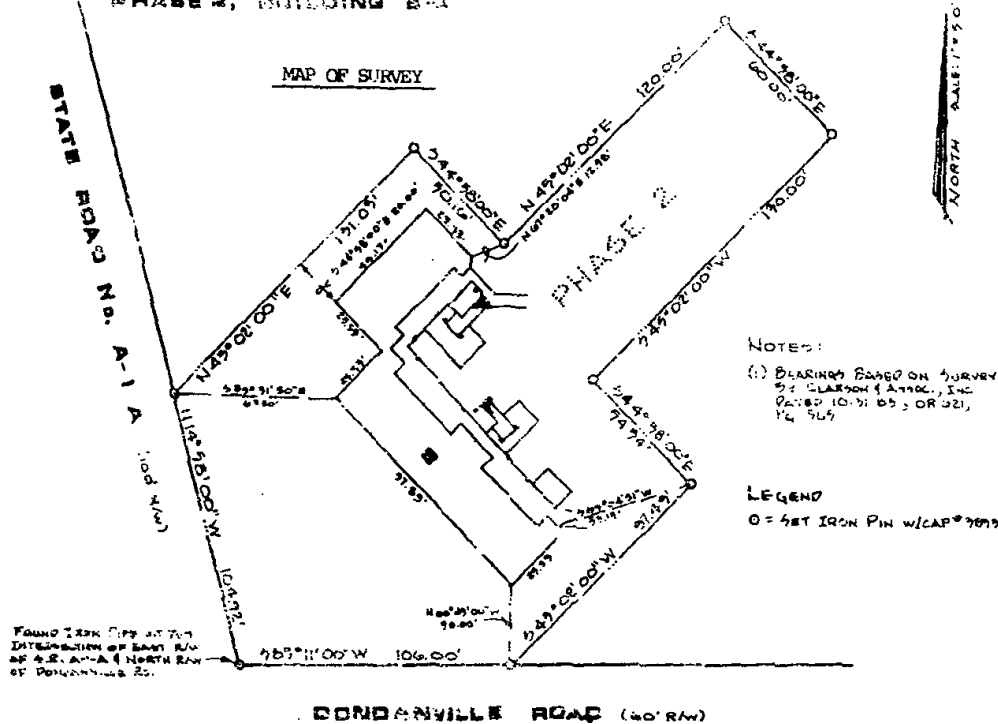
O.R. 711 PG 1099

O.R. 709 PG 1745

Telephone: (904) 893-1430

OCEAN VILLAGE CLUB

PHASE 2, BUILDING E-A



NOTES:
(1) BEARING BASED ON SURVEY
BY CLARKSON & ASSOC., INC.
DATED 10.31.65, OR 321,
14 549

LEGEND
O = SET IRON PIN W/CAP #7079

DONNANVILLE ROAD (40' R/W)

OCEAN VILLAGE CLUB - PHASE 2

LEGAL DESCRIPTION

A parcel of land lying in Government Lots 7 & 8, Section 10, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING commence at the intersection of the Easterly right-of-way line of State Road A-1-A, a 100 foot right-of-way as now established, with the Northerly right-of-way line of Donnanville Road, a 60 foot right-of-way as now established; From said POINT OF BEGINNING run N 14° 58' 00\" W along said Northerly right-of-way line of State Road A-1-A a distance of 104.92 feet; thence N 45° 02' 00\" E departing said Easterly right-of-way line of State Road A-1-A a distance of 131.03 feet; thence S 44° 58' 00\" E a distance of 50.16 feet; thence N 45° 02' 00\" E a distance of 120.00 feet; thence S 44° 58' 00\" E a distance of 60.00 feet; thence S 45° 02' 00\" W a distance of 130.00 feet; thence S 44° 58' 00\" E a distance of 54.54 feet; thence S 45° 02' 00\" W a distance of 97.43 feet to a point on the said Northerly right-of-way line of Donnanville Road; thence S 89° 11' 00\" W along said Northerly right-of-way line of Donnanville Road a distance of 106.00 feet to the POINT OF BEGINNING of this description; containing 0.73 acres more or less.

Page 1 of 2

Job No. - 1004-015

Field Book 26, pg. 37-40

Date: March 29, 1965

REV 5-2-66

CERTIFICATE

I do hereby certify that this survey and legal description was prepared under my responsible supervision and is true and accurate to the best of my knowledge and belief. I further testify that this survey is in compliance with Part 1 of Chapter 177 of the Florida Statutes and with Florida Rule 21-B-6 of the Florida Administrative Code.

BENJAMIN E. BROWN

FLORIDA REGISTERED ENGINEER NO. 20613

FLORIDA REGISTERED LAND SURVEYOR NO. 3893

NOTE: Not Valid Unless Sealed With An Embossed Seal

O.R. 711 PG 1100

O.R. 709 PG 1746



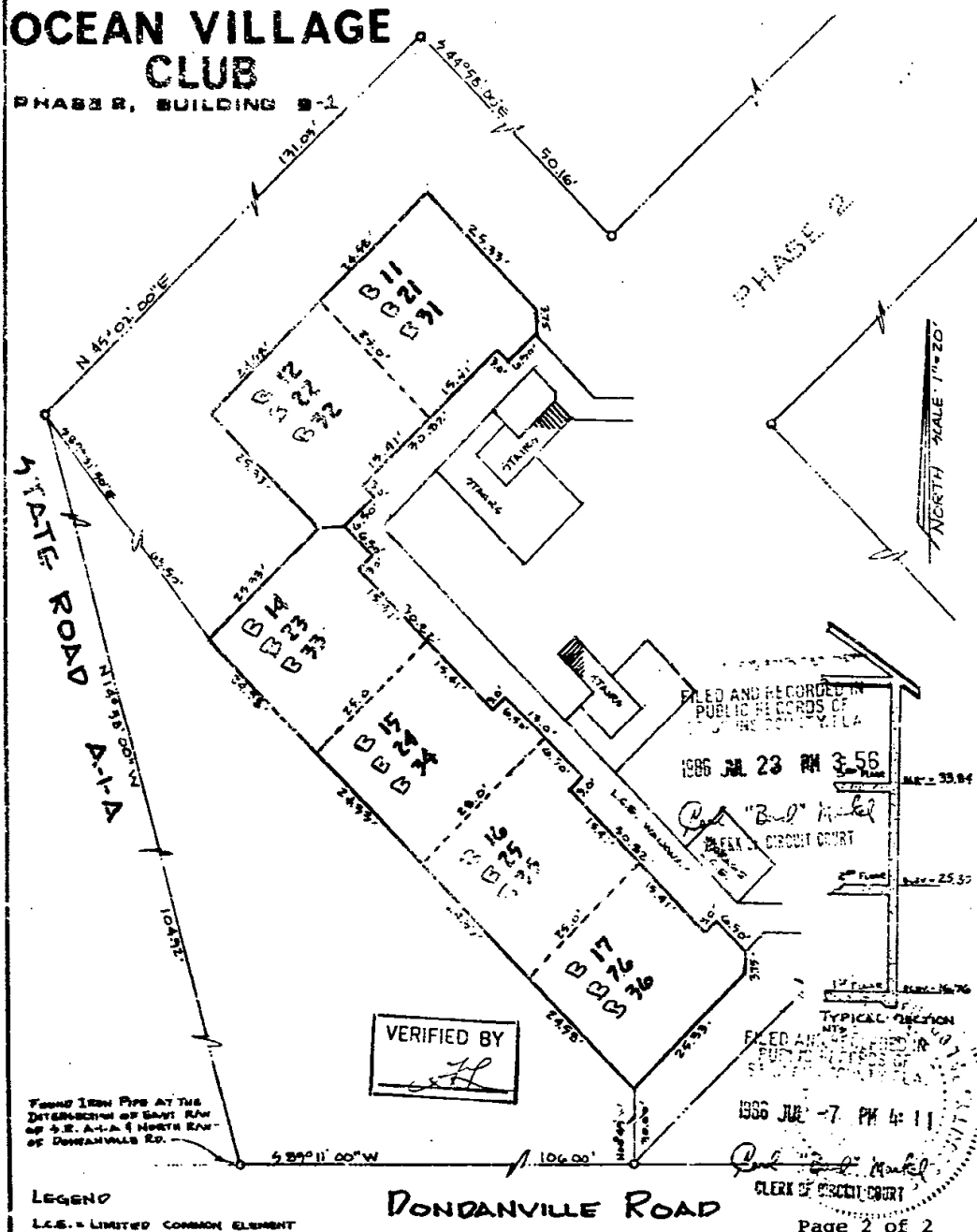
3537-A Killearn Court
Tallahassee, FL 32303

Brown & Associates
Civil Engineers and Land Surveyors Inc.

Telephone: (904) 893-1430

OCEAN VILLAGE CLUB

PHASE 2, BUILDING 2-1



LEGEND

L.C.E. = LIMITED COMMON ELEMENT

DONNANVILLE ROAD

Page 2 of 2

Job No. 1004-C15

Field Book 26, Pg. 37-40

Date: July 9, 1985

Rev 5-2-86

CERTIFICATE

I do hereby certify that this survey and legal description was prepared under my responsible supervision and is true and accurate to the best of my knowledge and belief. I further testify that this survey is in compliance with Part 1 of Chapter 177 of the Florida Statutes and with Florida Rule 21-H-4-6 of the Florida Administrative Code.

Benjamin E. Brown 5/3/86

BENJAMIN E. BROWN
FLORIDA REGISTERED ENGINEER NO. 20813
FLORIDA REGISTERED LAND SURVEYOR NO. 3883

NOTE: Not Valid Unless Sealed With An Embossed Seal



SIXTH AMENDMENT

TO DECLARATION OF CONDOMINIUM

OF

O.R. 711 PG 1959

OCEAN VILLAGE CLUB, A CONDOMINIUM

86 18792

THIS SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF OCEAN VILLAGE CLUB, A CONDOMINIUM is made this 18th day of July, 1986 by OCEAN VILLAGE CLUB OF ST. AUGUSTINE, LTD., a Florida limited partnership and W.M. Sanderlin Corporation, a Florida corporation as its general partner ("Developer"),

W I T N E S S E T H :

WHEREAS, Developer has heretofore executed a Declaration of Condominium of Ocean Village Club, a Condominium dated May 22, 1985 and recorded May 24, 1985 in Official Records Book 674, Page 1369, Public Records of St. Johns County, Florida as amended by First Amendment to Declaration of Condominium recorded in Official Records Book 678, Page 1997, Public Records of St. Johns County, Florida, and Second Amendment to Declaration of Condominium recorded in Official Records Book 687, page 595, Public Records of St. Johns County, Florida, and Third Amendment to Declaration of Condominium of Ocean Village Club, A Condominium recorded in O.R. Book 693, page 786, Public Records of St. Johns County, Florida, and Fourth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium recorded in O.R. Book 703, page 1905, Public Records of St. Johns County, Florida, and Fifth Amendment to Declaration of Condominium of Ocean Village Club, a condominium recorded in O.R. Book 709, page 1738 ***Public Records of St. Johns County, Florida (collectively the "Declaration"); and

***are-recorded in Official Records Book 711, Page 1092 of the same said records.

WHEREAS, Developer is desirous of clarifying and modifying certain provisions of the Declaration and the Exhibits thereto.

NOW THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit "A" to the Declaration is amended to add, as a part of Exhibit "A" the Supplemental Exhibit "A" Drawings for Building E-2, Phase VII attached hereto or filed herewith.
2. In all other respects the Declaration remains unmodified and in full force and effect.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed this 18th day of July, 1986.

OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., a Florida
Limited Partnership

Signed, sealed and delivered
in the presence of:

Marion H. Lippert
WITNESS ONE

Regina Brantley
WITNESS TWO

By: W. M. SANDERLIN CORPORATION
as its general partner

✓ By: [Signature]
Its: Vice President

**JOINDER OF MORTGAGEE TO
SIXTH AMENDMENT TO DECLARATION
OCEAN VILLAGE CLUB, A CONDOMINIUM**

Jacksonville Federal Savings & Loan Association, as the owner and holder of that certain Mortgage dated June 8, 1983, and recorded June 9, 1983, in Official Records, Book 587, Page 906, Public Records of St. Johns County, Florida, said Mortgage encumbering the property described in the foregoing Declaration of Condominium, hereby joins in the making of the foregoing Sixth Amendment to Declaration of Condominium and hereby agrees that the lien of its Mortgage, as to that property described in said Declaration, shall be upon the property in St. Johns County, Florida, described as follows:

All the units of OCEAN VILLAGE CLUB, A CONDOMINIUM, according to the foregoing Declaration of Condominium, as Amended by the First, Second, Third, Fourth, Fifth, and Sixth Amendments to Declaration, together with all of the appurtenances to said units, including but not limited to all of the undivided interest in the Common Elements and Limited Common Elements.

IN WITNESS WHEREOF, Jacksonville Federal Savings & Loan Association had caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized this ____ day of _____, 1986.

Signed, sealed and delivered
in the presence of:

JACKSONVILLE FEDERAL SAVINGS &
LOAN ASSOCIATION

Mary H. Jordan
[Signature]
(CORPORATE SEAL)

By: W. M. Mason, Jr.
Office: President

Attest: —

NA
Office: _____

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

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared _____, W. M. Mason, Jr., the President and NA, the NA respectively of Jacksonville Federal Savings & Loan Association, and that they acknowledged executing the above instrument on behalf of said association.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of NOV 17 1986, 1986.

Mary H. Jordan
NOTARY PUBLIC

My Commission Expires: _____

This instrument prepared by:

Robert A. Savill, Esquire
SWANN AND HADDOCK, P.A.
135 West Central Blvd., Suite 1100
Post Office Box 640
Orlando, Florida 32802

W.M. SANDERLIN CORPORATION, a
Florida Corporation, as General
Partner of OCEAN VILLAGE CLUB
OF St. Augustine, Ltd., a
Florida Limited Partnership

Signed, sealed and delivered
in the presence of:

Marilyn N. Pepper
WITNESS ONE

Regina Brantley
WITNESS TWO

By: [Signature]
Its: Vice-President

STATE OF FLORIDA)
COUNTY OF ORANGE) SS

BEFORE ME, a Notary Public in and for the foregoing County
and State, personally appeared Jerry Steadley
the Vice-President of W.M. SANDERLIN
CORPORATION, the General Partner of OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., and acknowledged the execution of the foregoing
instrument as the free act and deed of said Corporation and Part-
nership, both for and on behalf of said partnership and for and
on behalf of W.M. SANDERLIN CORPORATION as general partner of
said partnership this 18th day of July, 1986.

WITNESS my hand and Notarial Seal.

Marilyn N. Pepper
NOTARY PUBLIC
My Commission Expires: October 21, 1988

This Instrument Prepared By:

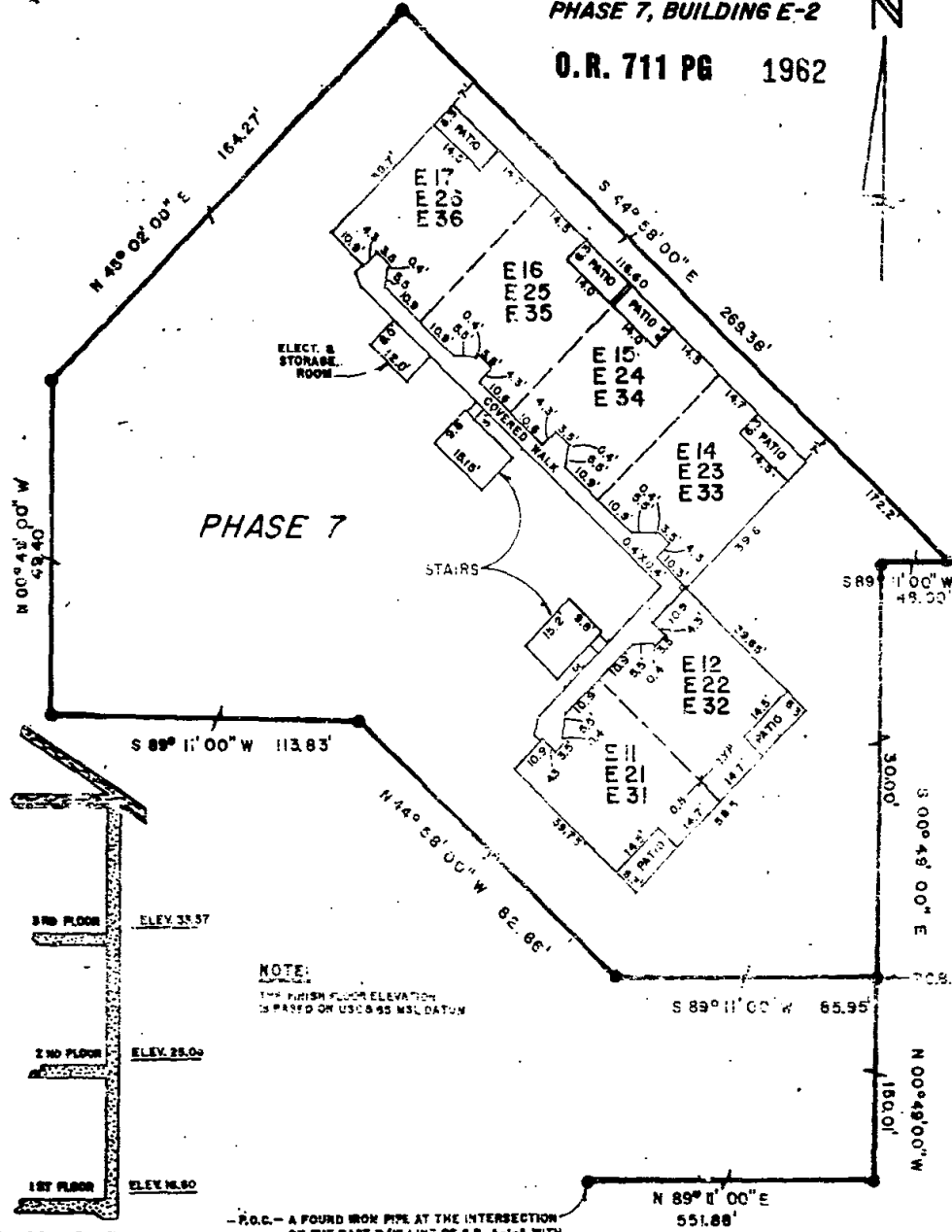
Robert A. Savill, Esquire
SWANN AND HADDOCK, P.A.
135 West Central Boulevard, Suite 1100
Post Office Box 640
Orlando, Florida 32802-0640
(305) 425-3939

Notary Public, State of Florida at Large
My Commission Expires October 21, 1988
Bonded Thru Brown & Brown, Inc.

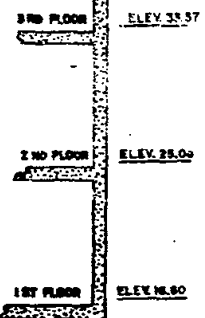
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OCEAN VILLAGE CLUB FINAL SURVEY FOR PHASE 7, BUILDING E-2

O.R. 711 PG 1962



NOTE:
 THE FINISH FLOOR ELEVATION
 IS BASED ON U.S.C. & G.S. DATUM



TYPICAL SECTION
R.T.S.

- P.O.C. - A FOUND IRON PIPE AT THE INTERSECTION
 OF THE EAST R/W LINE OF S.R. A-1-A WITH
 THE NORTH R/W LINE OF DONDANVILLE
 ROAD.

BASES OF BEARINGS:

P.T.R.M. ZONE:	BASE EL.:	COMMUNITY NO.:	PANEL NO.:	EFFECTIVE DATE:

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, DEEDS, OR RIGHTS-OF-WAY OF RECORD.

CERTIFICATION: WE HEREBY CERTIFY, that the herein described
 LAND SURVEY & SKETCH are true and correct to the best of our
 knowledge and belief, that the herein was prepared under our
 direction and supervision, and that the herein conforms to the
 applicable requirements of Chapter 472 and Rule 21-111 (F.A.C.).

DATED THIS 31st DAY OF June, 1962
 RALPH D. BENUZZO & ASSOCIATES, INC.
 JOHN R. VAN NORMAN, JR.
 P.L.S. No. 1557

PREPARED FOR:

Ralph B. Benuzzio & Associates, Inc.
 Consulting Engineers, Planners, Surveyors
 20 CONDOVA STREET, SUITE 2, ST. AUGUSTINE, FLORIDA 32084
 (904) 824-3035 & 824-4507

OAKLAND (904) 845-0000 CRYSTAL RIVER (904) 343-1778 FT. LAUDERDALE (305) 744-3885 WEST PALM BEACH (305) 582-1534

DATE: _____
 SCALE: 1"=30'
 P.L.S. NO. _____
 JOB NO. _____
 DWN. BY CLL

Q- SET IRON PIPE
C- FOUND IRON PIPE
E- SET CONCRETE MONUMENT

R- FOUND CONCRETE MONUMENT
D- FOUND IRON PIPE AND SET
CONCRETE MONUMENT

O.R. 711 PG 1963

PHASE 7

A parcel of land lying in Government Lot 8, Section 10, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

From a point of commencement begin at the intersection of the Easterly right-of-way line of State Road A-1-A, a 100 foot right-of-way as now established, with the northerly right-of-way line of Dondanville Road, a 60 foot right-of-way as now established; thence run N 89° 11' 00" E along the said northerly right-of-way line of Dondanville Road a distance of 551.88 feet; thence N 00° 49' 00" W departing said northerly right-of-way line of Dondanville Road a distance of 150.01 feet to the Point of Beginning of this description; thence S 89° 11' 00" W a distance of 85.95 feet; thence N 44° 58' 00" W a distance of 82.86 feet; thence S 89° 11' 00" W a distance of 113.83 feet; thence N 00° 49' 00" W a distance of 49.40 feet; thence N 45° 02' 00" E a distance of 164.27 feet; thence S 44° 58' 00" E a distance of 269.38 feet; thence S 89° 11' 00" W a distance of 48.00 feet; thence S 00° 49' 00" E a distance of 30.00 feet to the Point of Beginning of this description.

Containing 0.77 acres, more or less.

SUPPLEMENTARY SURVEYOR'S CERTIFICATE
OCEAN VILLAGE CLUB, A CONDOMINIUM, PHASE VII, BUILDING E-2

JOHN R. VAN NORMAN, JR. certifies as follows:

1. I am a duly registered surveyor authorized to practice in the State of Florida and to do land surveys.
2. This Certificate is made with reference to Exhibit "A" to Declaration of Condominium for Ocean Village Club, a Condominium, recorded in Official Records Book 674 at Page 1369, St. Johns County, Florida as amended of record to the date hereof.
3. As to Building E-2, Phase 7 shown on Exhibit "A-5" and all units therein; (a) the construction of said building is substantially complete so that the material comprising Exhibit "A", exclusive of Appendix I thereto, together with the supplemental Exhibit "A" drawings for Building E-2 attached hereto and the provisions of the Declaration, as amended by Fifth Amendment of Declaration of which this Certificate is a part, describing the condominium property, are an accurate representation of the location and dimensions of the improvements so that the identification, location and dimensions of the common elements and of each unit can be determined from the materials that comprise Exhibit "A", exclusive of Appendix I thereto, to the Declaration as amended of which this Certificate is a part, and (b) all planned improvements relating thereto, including but not limited to landscaping, utility services and access to units and common element facilities serving such buildings have been substantially completed.

Executed this 31st day of June, 1986.

John R. Van Norman, Jr.
JOHN R. VAN NORMAN, JR.
Registered Surveyor
Florida Certificate No. 1557

[Surveyor's Seal]

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1986 JUL 28 PM 3:47

Carl "Bud" Mankel
CLERK OF DISTRICT COURT

PREPARED FOR:

Ralph B. Benuzzio & Associates, Inc.

Consulting Engineers, Planners, Surveyors
20 CONDOVA STREET, SUITE 2, ST. AUGUSTINE, FLORIDA 32084
(904) 824-3035 & 824-4507

DALEWOOD
(904) 843-9000

CRYSTAL RIVER
(904) 293-1776

FT. LAUDERDALE
(703) 344-7441

VEST PALM BEACH
(703) 347-1776

DATE:

SCALE:

F.S. _____ P.S. _____

JOB NO. _____

DWN. BY _____

PAGE 2 OF 8

86 33234

SEVENTH AMENDMENT
TO DECLARATION OF CONDOMINIUM
OF
OCEAN VILLAGE CLUB, A CONDOMINIUM

THIS SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF OCEAN VILLAGE CLUB, A CONDOMINIUM is made this 5th day of DECEMBER, 1986 by OCEAN VILLAGE CLUB OF ST. AUGUSTINE, LTD., a Florida limited partnership, and W.M. SANDERLIN CORPORATION, a Florida corporation as its general partner ("Developer").

W I T N E S S E T H :

WHEREAS, Developer has heretofore executed a Declaration of Condominium of Ocean Village Club, a Condominium dated May 22, 1985 and recorded May 24, 1985 in Official Records Book 674, Page 1369, Public Records of St. Johns County, Florida as amended by First Amendment to Declaration of Condominium recorded in Official Records Book 678, Page 1997, Public Records of St. Johns County, Florida, and Second Amendment to Declaration of Condominium recorded in Official Records Book 687, page 595, Public Records of St. Johns County, Florida, and Third Amendment to Declaration of Condominium of Ocean Village Club, A Condominium recorded in Official Records Book 693, page 786, Public Records of St. Johns County, Florida, and Fourth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium recorded in Official Records Book 703, page 1905, Public Records of St. Johns County, Florida, and Fifth Amendment to Declaration of Condominium of Ocean Village Club, a condominium recorded in Official Records Book 709, page 1738, re-recorded in Official Records Book 711, page 1092, of the same said records, Public Records of St. Johns County, Florida and Sixth Amendment to Declaration of Condominium of Ocean Village Club, a condominium, recorded in Official Records Book 711, page 1959, Public Records of St. Johns County, Florida (collectively the "Declaration"); and

WHEREAS, Developer is desirous of clarifying and modifying certain provisions of the Declaration and the Exhibits thereto.

NOW THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit "A" to the Declaration is amended to add, as a part of Exhibit "A" the Supplemental Exhibit "A" Drawings for Building A-1, Phase I attached hereto or filed herewith.
2. In all other respects the Declaration remains unmodified and in full force and effect.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed this 5th day of DECEMBER, 1986

OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., a Florida
Limited Partnership

Signed, sealed and delivered
in the presence of:

BY: W. M. SANDERLIN CORPORATION,
as its general partner

Mailem H. Lepper
WITNESS ONE

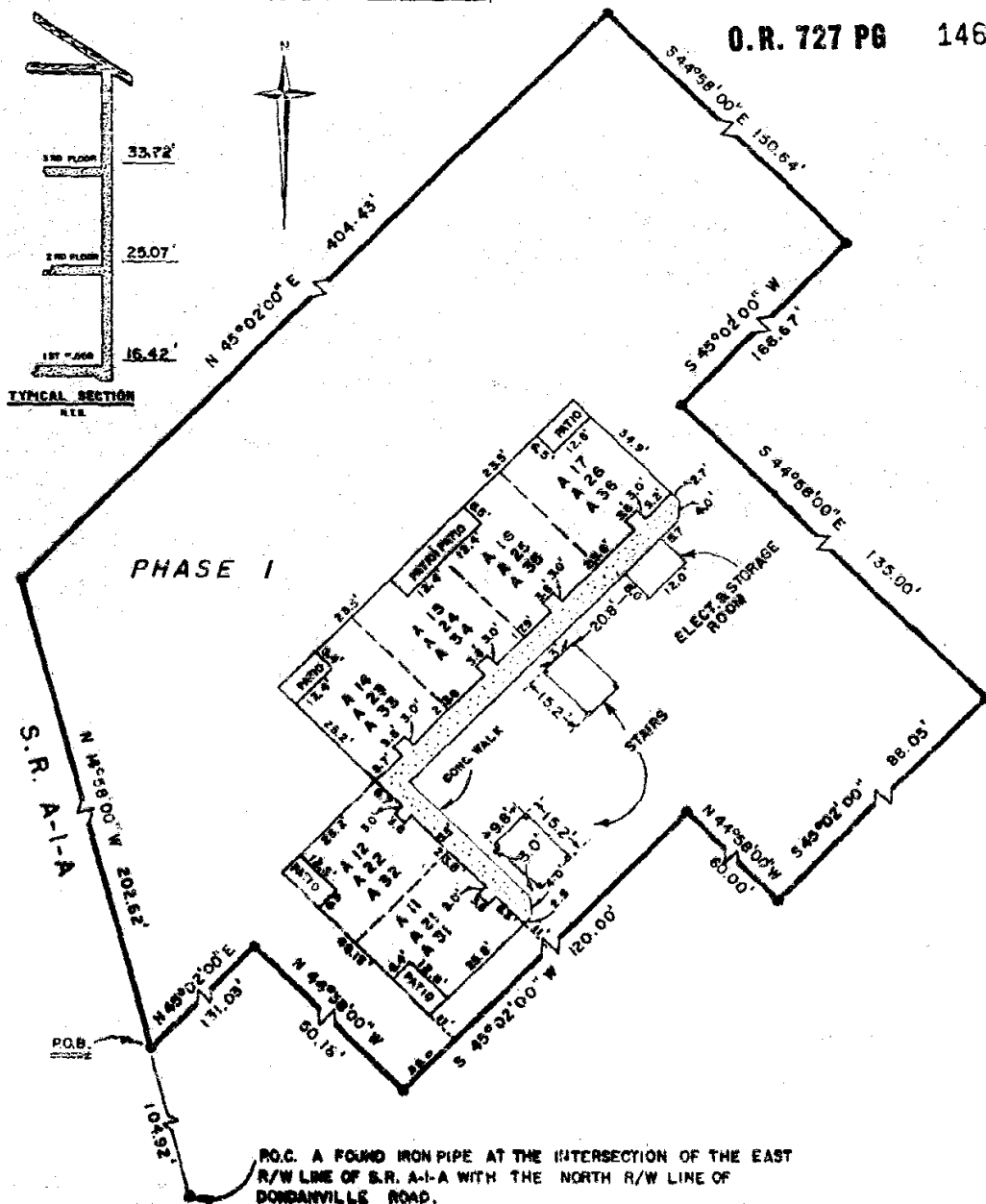
By: Jerry Steakley

James H. West
WITNESS TWO

Its: Vice President

OCEAN VILLAGE CLUB PLAN "E"
FINAL SURVEY FOR BLDG. "A-1"

O.R. 727 PG 1461



REVISED: 12-5-86, UNIT NO.

F.I.R.M. CODE:

PAGE 21.

COMMUNITY NO. 1

PANEL NO. :

EFFECTIVE DATE:

LANDS KNOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, DEEDS, OR RIGHTS-OF-WAY OF RECORD.

CERTIFICATION: WE HEREBY CERTIFY, that the herein described **LWD SURVEY & SKETCH** are true and correct to the best of our knowledge and belief, that the herein was prepared under our direction and supervision, and that the herein conforms to the applicable requirements of Chapter 472 and Rule 21-111 (F.A.C.).

DATED THIS SATURDAY OF DEC. 1960
RALPH D. HENNING & ASSOCIATES, DC.
John R. Van Norman
JOHN R. VAN NORMAN JR.
P.L.S. NO. 24556

PREPARED FOR: OCEAN VILLAGE CLUB

Ralph E. Benuzzio & Associates, Inc.

Consulting Engineers, Planners, Surveyors
20 CONDOYA STREET, SUITE 2, ST. AUGUSTINE, FLORIDA 32084
(904) 824-3035 & 824-4507

ORLANDO 44-1987

CRYSTAL RIVER
(904) 245-1270

FT. LAUDERDALE
(701) 244-2885

WEST PALM BEACH
(305) 842-1516

SCALE: 1:30

PAGE

JOB NO. 26-10

OWN. BY Aspirin

SHEET 1 OF 1

Signed, sealed and delivered
in the presence of:

Marilyn H. Pepper
WITNESS ONE

Joseph H. Dorst
WITNESS TWO

W.M. SANDERLIN CORPORATION, a
Florida Corporation, as General
Partner of OCEAN VILLAGE CLUB
OF St. Augustine, Ltd., a
Florida Limited Partnership

By: Jerry Steakley
Its: Vice President

STATE OF FLORIDA)
COUNTY OF ORANGE) S.S.:

BEFORE ME, a Notary Public in and for the foregoing County
and State, personally appeared Jerry Steakley
the Vice Pres. of W.M. SANDERLIN
CORPORATION, the General Partner of OCEAN VILLAGE CLUB OF ST.
AUGUSTINE, LTD., and acknowledged the execution of the foregoing
instrument as the free act and deed of said Corporation and Part-
nership, both for and on behalf of said partnership and for and
on behalf of W.M. SANDERLIN CORPORATION as general partner of
said partnership this 5th day of December, 1986

WITNESS my hand and Notarial Seal.

Marilyn H. Pepper
NOTARY PUBLIC

My Commission Expires

Notary Public, State of Florida at Large
My Commission Expires October 24, 1989
Bonded Thru Brown & Brown, Inc.

This Instrument Prepared By:

Robert A. Savill, Esquire
SWANN AND HADDOCK, P.A.
135 W. Central Blvd., Suite 1100
Post Office Box 640
Orlando, Florida 32802-0640
(305) 425-3939

PHASE I

A parcel of land lying in Government Lots 7 and 8 Section 10, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

From a point of commencement being the intersection of the easterly right-of-way line of State Road A-1-A, a 100-foot right-of-way as now established, with the northerly right-of-way line of Dondanville Road, a 60-foot right-of-way as now established; thence run N 14° 58' 00" W along the said easterly right-of-way line of State Road A-1-A, a distance of 104.92 feet to the Point of Beginning of this description; thence continue N 14° 58' 00" W along said easterly right-of-way line of State Road A-1-A, a distance of 202.62 feet; thence N 45° 02' 00" E departing said easterly right-of-way line of State Road A-1-A, a distance of 404.43 feet; thence S 44° 58' 00" E a distance of 150.64 feet; thence S 45° 02' 00" W a distance of 166.67 feet; thence S 44° 58' 00" E a distance of 135.00 feet; thence S 45° 02' 00" W a distance of 88.05 feet; thence N 44° 58' 00" W a distance of 60.00 feet; thence S 45° 02' 00" W a distance of 120.00 feet; thence N 44° 58' 00" W a distance of 50.16 feet; thence S 45° 02' 00" W a distance of 131.03 feet to the Point of Beginning of this description.

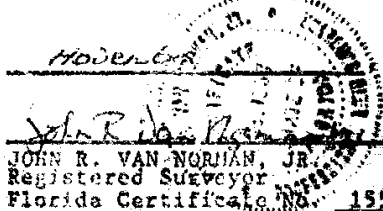
Containing 2.10 acres more or less.

SUPPLEMENTARY SURVEYOR'S CERTIFICATE
OCEAN VILLAGE CLUB, A CONDOMINIUM, PHASE I, BUILDING A-1

JOHN R. VAN NORMAN, JR. certifies as follows:

1. I am a duly registered surveyor authorized to practice in the State of Florida and to do land surveys.
2. This Certificate is made with reference to Exhibit "A" to Declaration of Condominium for Ocean Village Club, a Condominium, recorded in Official Records Book 674 at Page 1369, St. Johns County, Florida as amended of record to the date hereof.
3. As to Building A1, Phase I shown on Exhibit "A-6" and all units therein; (a) the construction of said building is substantially complete so that the material comprising Exhibit "A", exclusive of Appendix I thereto, together with the supplemental Exhibit "A" drawings for Building A1 attached hereto and the provisions of the Declaration, as amended by Fifth Amendment of Declaration of which this Certificate is a part, describing the condominium property, are an accurate representation of the location and dimensions of the improvements so that the identification, location and dimensions of the common elements and of each unit can be determined from the materials that comprise Exhibit "A", exclusive of Appendix I thereto, to the Declaration as amended of which this Certificate is a part, and (b) all planned improvements relating thereto, including but not limited to landscaping, utility services and access to units and common element facilities serving such buildings have been substantially completed.

Executed this 13th day of November 1986.


 JOHN R. VAN NORMAN, JR.
 Registered Surveyor
 Florida Certificate No. 1557

[Surveyor's Seal]

**JOINDER OF MORTGAGEE TO
SEVENTH AMENDMENT TO DECLARATION
OCEAN VILLAGE CLUB, A CONDOMINIUM**

JACKSONVILLE FEDERAL SAVINGS & LOAN ASSOCIATION, as the owner and holder of that certain Mortgage dated June 8, 1983, and recorded June 9, 1983, in Official Records, Book 587, Page 906, Public Records of St. Johns County, Florida, said Mortgage encumbering the property described in the foregoing Declaration of Condominium, hereby joins in the making of the foregoing Seventh Amendment to Declaration of Condominium and hereby agrees that the lien of its Mortgage, as to that property described in said Declaration, shall be upon the property in St. Johns County, Florida, described as follows:

All the units of OCEAN VILLAGE CLUB, A CONDOMINIUM, according to the foregoing Declaration of Condominium, as Amended by the First, Second, Third, Fourth, Fifth, Sixth and Seventh Amendments to Declaration, together with all of the appurtenances to said units, including but not limited to all of the undivided interest in the Common Elements and Limited Common Elements.

IN WITNESS WHEREOF, Jacksonville Federal Savings & Loan Association had caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized this 8th day of December, 1986.

Signed, sealed and delivered
in the presence of:

JACKSONVILLE FEDERAL SAVINGS &
LOAN ASSOCIATION

Julie D. McCown

By: W.M. Mason, Jr.

Office: _____

John W. Mason, Jr.

[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF ST. JOHNS) S.S.:

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared W.M. Mason, Jr., the President of JACKSONVILLE FEDERAL SAVINGS & LOAN ASSOCIATION, and that they acknowledged executing the above instrument on behalf of said association.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of December, 1986.

Julie D. McCown
NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. OCT. 4, 1990
BONDED THRU GENERAL INS. CO.

This instrument prepared by:

Robert A. Savill, Esquire
SWANN AND MADDOCK, P.A.
135 W. Central Blvd., Suite 1100
Post Office Box 640
Orlando, Florida 32802

L046RASL01-G2
12/05/86

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1986 DEC 11 PM 4:05

Carl "Bud" Marshall
CLERK OF DISTRICT COURT

for
This Instrument Prepared By:
Katherine G. Jones
Upchurch, Bailey and Upchurch, P.A.
780 North Ponce de Leon Boulevard
St. Augustine, Florida 32085-3007

**SIXTEENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
OCEAN VILLAGE CLUB, a Condominium**

THIS SIXTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF OCEAN VILLAGE CLUB, a Condominium, is made this 7 day of November, 1996, by Ocean Village Club Condominium Association, Inc. ("the Association") and JB Partnership of St. Augustine, Ltd. ("the Developer").

W I T N E S S E T H:

WHEREAS, Developer has heretofore executed a Declaration of Condominium of Ocean Village Club, a Condominium, dated May 22, 1985, and recorded May 24, 1985, in Official Records Book 674, Page 1369, of the public records of St. Johns County, Florida, as amended by:

- a. First Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 678, Page 1997;
- b. Second Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 687, Page 595;
- c. Third Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 693, Page 786;
- d. Fourth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 703, Page 1905;
- e. Fifth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 709, Page 1738, re-recorded in Official Records Book 711, Page 1092;
- f. Sixth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 711, Page 1959;
- g. Seventh Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 727, Page 1460;
- h. Eight Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 740, Page 1038;
- i. Ninth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 752, Page 1631, re-recorded in Official Records Book 761, Page 1802;
- j. Tenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 770, Page 1807;

k. Eleventh Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 775, Page 703;

l. Twelfth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 787, Page 482;

m. Thirteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 818, Page 1301;

n. Fourteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 843, Page 1018; and

o. Fifteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 941, Page 915;

all of the public records of St. Johns County, Florida (collectively "the Declaration"); and

WHEREAS, the Developer and the Association desire to modify certain provisions of the Declaration to provide that the elevators, sprinkler systems and roofs of buildings located in Phases VIII, XI, XII, XIII, and XVII shall be limited common elements appurtenant to those buildings, the expense of which shall be born by the owners of units within those buildings; and

WHEREAS, pursuant to Article XI, paragraph A, of the Declaration the Association has the power to amend the Declaration to create limited common elements by adopting a resolution at any regular or special meeting of the unit owners at which a quorum is present by the affirmative vote of sixty-six percent (66%) of the total number of votes to which the unit owners present and voting are entitled; and

WHEREAS, the amendments set forth in paragraphs one through six were proposed by the Board of Administration of the Association at a special meeting of the unit owners at which a quorum was present and were adopted by the affirmative vote of sixty-six percent (66%) of the total number of votes to which the unit owners present and voting were entitled; and

WHEREAS, pursuant to Section 718.116(9)(a)2, Florida Statutes (1995), the Developer may be excused from payment of its share of the common expense during the period of time that it has guaranteed to each purchaser by agreement between the Developer and a majority of the unit owners other than the Developer that the assessment for common expenses of the condominium imposed upon the unit owners will not increase over a stated dollar amount and has 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; and

WHEREAS, at the special meeting of the unit owners described above the Developer and a majority of unit owners other than the Developer agreed by affirmative vote to amend the Declaration to include the terms under which the Developer shall be excused from payment of its share of the common expense, as set forth in paragraph seven below,

NOW, THEREFORE, the Association and the Developer amend

the Declaration as follows:

1. Article IV, paragraph G, is hereby amended as follows:

G. The recreation areas and facilities to be owned as common elements by all unit owners are as follows:

(1) Two (2) swimming pools; one (1) swimming pool to be heated;

(2) Whirlpool;

(3) Community Center Building of approximately 2, 443 square feet;

(4) ~~Maintenance and laundry building, of approximately 1,710 square feet (may not be added even if all phases are submitted)~~ building of approximately 600 square feet.

(5) ~~Two (2) Racquetball Courts;~~

(6) ~~Four (4) Two (2) Tennis Courts in two pairs with a combined size of approximately 13,200 square feet each.~~

(7) Four (4) Shuffleboard Courts in two pairs of approximately 660 square feet each;

(8) One (1) laundry and vending building of approximately 317 square feet each ~~(all three may not be added even if all phases are submitted).~~

(9) Entrance Gazebo of approximately 230 square feet;

(10) Poolside Cabana of approximately 555 square feet;

(11) Beachside Cabana of approximately 1,088 square feet;

(12) Beachside Gazebo of approximately 400 square feet;

~~(13) Volleyball Court of approximately 3,500 square feet; and~~

(14) It is represented by the Developer that the minimum expenditure to be made for the purchase of personal property to be installed in and furnished to these facilities will be Twenty Thousand Dollars (\$20,000.00).

They are described as Recreation Areas A-L on Exhibit "D" herein and are so shown on the Plot Plan (in the event the Alternate Plot Plan is used they are described in Appendix I to Exhibit "D" and shown on the Alternate Plot Plan). ~~The Developer (at Developer's option) may not provide the above described facilities or areas if all the subsequent phases are not developed and added as part of the Condominium and items four (4) or seven (7) may not be added, to the extent noted above, even if all subsequent phases are added.~~

2. The following paragraph F is added to Article V,

and paragraph F is redesignated as paragraph G:

F. The elevators, sprinkler systems and roofs of buildings located in Phases VIII, XI, XII, XIII, and XVII are limited common elements appurtenant to the units in the buildings in which those elevators and sprinkler systems are located. The cost of operating, maintaining, insuring and repairing those elevators, sprinkler systems and roofs shall not be a common expense, but shall be assessed against the units to which they are appurtenant; i.e., each unit in an 18-unit building in Phases VIII, XI, XII, XIII, and XVII shall be assessed a 1/18th share of such expense and each unit in a 24-unit building in Phases VIII, XI, XII, XIII, and XVII shall be assessed a 1/24th share of such expense. The elevators may be used by all owners of units in the building in which they are located; their tenants, guests, and invitees; the Board of Administration, its officers, agents, and employees as necessary to carry out its duties under this Declaration and the other governing documents of the condominium; and the members of the Association.

3. The following paragraph D is added to Article VI, and paragraph D is redesignated as paragraph E:

D. The elevators, sprinkler systems and roofs of buildings located in Phases VIII, XI, XII, XIII, and XVII are limited common elements appurtenant to the units in the buildings in which those elevators, sprinkler systems and roofs are located. For purposes of this Declaration, the roofs of buildings located in Phases VIII, XI, XII, XIII, and XVII shall consist of the flat membrane roofing system, the concrete tile mangers, the wood supporting trusses, and all anchors, nails, and membranes attached thereto.

4. Article XV, paragraph B is amended as follows:

B. Common expenses shall include but not be limited to costs and expenses of operation, maintenance and management, property taxes and assessments against the Condominium Property, including recreational facilities, (until such time as any of such taxes and assessments are made against the condominium parcels individually and thereafter only as to such taxes or assessments, if any, as may be assessed against the Condominium as a whole), insurance premiums for fire, windstorm and extended coverage insurance on the Condominium real property and personal property, premiums for public liability insurance, legal and accounting fees, management fees and operating expenses of the Condominium Property and the Association; maintenance, repairs and replacements (but only as to the common elements and limited common elements other than the elevators, sprinkler systems and roofs of buildings located in Phases VIII, XI, XII, XIII, or XVII, except for emergency repairs or replacements deemed necessary to protect the common elements and properly chargeable to the individual condominium parcel concerned), charges for utility, electricity and gas, water and garbage and trash collection, used in common for the benefit of the Condominium, cleaning and janitorial services for the common elements and limited common elements other than the elevators, sprinkler systems and roofs of buildings located in Phases VIII, XI, XII, XIII, or XVII, expenses and liabilities incurred by the Association in and about the enforcement

of its rights and duties against the members or others, and the creation of reasonable contingency or reserve requirements for the protection of the members and the Condominium Property (i.e., reserve for replacement, operating and reserve to cover deficiencies in collections), and all other expenses declared by the Board of Directors of the Association to be common expenses from time to time, and any and all other sums due from the Association under any lease, contract or undertaking for recreational facilities permitted in ARTICLE XXV, RECREATIONAL FACILITIES.

5. The following paragraph C is added to Article XV, and the existing paragraphs C, D, and E are redesignated as paragraphs D, E, and F:

C. Costs and expenses of operating, maintaining, insuring, and repairing the elevators, sprinkler systems, and roofs of buildings located in Phases VIII, XI, XII, XIII, and XVII shall not be common expenses of the Association, but shall be assessed against units in the buildings in which each such elevator, sprinkler system, and roof is located as set forth in Article V, paragraph F.

6. Article XVIII, paragraph C, is amended as follows:

C. The foregoing maintenance and repair obligation notwithstanding, the Condominium Association shall be responsible for the maintenance and repair of the elevators, sprinkler systems, and roofs of buildings in Phases VIII, XI, XII, XIII, and XVII at the expense of the owners of the units to which those elevators, sprinkler systems and roofs are appurtenant. The Association's responsibilities with respect to the elevators, sprinkler systems, and roofs shall include, but not be limited to, securing and maintaining licenses and service contracts, conducting all required safety inspections, and complying with all governmental rules and regulations. With respect to all common and limited common elements, the Association in the exercise of its discretion may require established levels of maintenance and repair with respect to the limited common elements, and may reasonably regulate and control and make rules relating to the appearance, upkeep, painting and decorating and utilization of the limited common elements. The Association may likewise undertake the painting, maintenance and/or repair of all exterior walls of the Condominium, whether or not falling within a balcony, terrace, balustrade or railing, as part of an overall program of maintenance and repair. Unit owners shall not paint or otherwise decorate, alter or change the appearance of any portion of the exterior of the building, including the common elements, limited common elements and the door or doors to the unit, unless approved as provided in this Declaration by the Association or an Architectural Review Board.

7. Article XXX, paragraph A, is hereby amended as follows:

A. ASSESSMENTS NOT PAID BY THE DEVELOPER. The Developer shall be excused from the payment of its share of the common expenses in respect of the condominium units which it owns during the period of at it shall guarantee the maximum level of assessments to be collected from other unit owners. The guarantee and excuse from payment of assessments, if any, shall be as

~~provided in the purchase contract between Developer and Purchaser. As provided by Section 718.116(9)(a)(2), Florida Statutes (1995), the Developer shall be excused from payment of the common expenses and assessments related thereto on Condominium Units which it owns until January 1, 1999, the date by which ninety percent (90%) of the units in Phases VIII, XI, XII, XIII and XVII have been sold, or the date on which the Developer elects to terminate the Guarantee, whichever occurs first ("the Guarantee Period"). However, the Developer recognizes the need to provide assurances that the expenses of management and operation of the Condominium property are fully met during the development of the final phases of the condominium. Accordingly, the Developer guarantees to purchasers of units in Phases VIII, XI, XII, XIII, and XVII that during the Guarantee Period the monthly assessment for common expenses and limited common expenses of the condominium imposed upon the unit owners will not exceed \$220 and obligates itself to pay any amount of common expenses incurred during the Guarantee Period and not produced by the assessments at the guaranteed level receivable from other unit owners and the Interim Assessment described below.~~

During the Guarantee Period, Developer shall not be required to pay monthly assessments on units it owns, but shall instead pay the sum of \$1,200 per month to the Association as a monthly Interim Assessment, which shall not be included as revenue for budgeting purposes. This Interim Assessment shall be applied to any deficit in the Association's income for that month. If there is no such deficit, then the interim monthly assessment shall be placed in a reserve account maintained by the Association and shall be applied to any future deficits. If at the expiration of the Guarantee Period there are funds remaining in that reserve account, they shall be transferred to any of the Association's reserve or general account. As individual units are sold by the Developer, the Association shall collect the regular monthly assessment from those unit owners and the Interim Assessment shall be reduced by 1/102 for each unit paying the regular assessment. Upon the expiration of the Guarantee Period, the Association shall collect regular monthly assessments from all owners of units in Phases VIII, XI, XII, XIII, and XVII. The Developer reserves the right to extend the Guarantee Period for an additional three years upon the expiration of the original Guarantee Period.

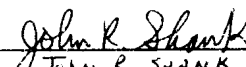
8. In all other respects, the Declaration remains unmodified and in full force and effect.

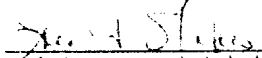
IN WITNESS WHEREOF, the Association and the Developer have caused these presents to be executed this 7 day of December, 1996.

Signed, sealed and delivered
in the presence of:

OCEAN VILLAGE CLUB
CONDOMINIUM ASSOCIATION, INC.


Print name: Robert H. Peterson

By: 
JOHN R. SHANK
Its President


Print name: Mark A. S. [unclear]

JB PARTNERSHIP OF ST.
AUGUSTINE, LTD., a Florida
limited partnership;
By Ocean Village Development
Corporation, Inc., a Florida
corporation, its general
partner

By: William L. Pace
WILLIAM L. PACE
Its President

Nancy A. McAlum
Print name: Nancy A. McAlum

Gloria M. Banta
Print name: Gloria M. Banta

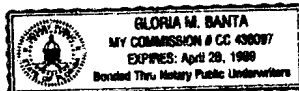
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this
7 day of December, 1996, by John R. SHANK
SHANK, the president of Ocean Village Club Condominium
Association, Inc., a Florida corporation not-for-profit, on
behalf of the corporation. He is personally known to me.

Gloria M. Banta
Notary Public
Commission number:
My commission expires:
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this
2nd day of January, 1997, by William L. Pace,
president of Ocean Village Development Corporation, Inc., a
Florida corporation. He is personally known to me.

Gloria M. Banta
Notary Public Gloria M. Banta
Commission number: CC 438097
My commission expires: 04/28/99



2
This Instrument Prepared By:
Katherine G. Jones
Upchurch, Bailey and Upchurch, P.A.
780 North Ponce de Leon Boulevard
St. Augustine, Florida 32085-3007

**SEVENTEENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
OCEAN VILLAGE CLUB, a Condominium**

**THIS SEVENTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF OCEAN VILLAGE CLUB, a Condominium, is made this 14 day
of December, 1996, by Ocean Village Club
Condominium Association, Inc. ("the Association").**

W I T N E S S E T H:

**WHEREAS, Developer has heretofore executed a Declaration
of Condominium of Ocean Village Club, a Condominium, dated
May 22, 1985, and recorded May 24, 1985, in Official Records
Book 674, Page 1369, of the public records of St. Johns
County, Florida, as amended by:**

a. First Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 678, Page 1997;

b. Second Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 687, Page 595;

c. Third Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 693, Page 786;

d. Fourth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 703, Page 1905;

e. Fifth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 709, Page 1738,
re-recorded in Official Records Book 711, Page
1092;

f. Sixth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 711, Page 1959;

g. Seventh Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 727, Page 1460;

h. Eight Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 740, Page 1038;

i. Ninth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 752, Page 1631,
re-recorded in Official Records Book 761, Page
1802;

j. Tenth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 770, Page 1807;

k. Eleventh Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 775, Page 703;

l. Twelfth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 787, Page 482;

m. Thirteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 818, Page 1301;

n. Fourteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 843, Page 1018; and

o. Fifteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 941, Page 915;

all of the public records of St. Johns County, Florida, and by:

p. Sixteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, approved by the members on December 7, 1996 but not yet recorded;

(collectively "the Declaration"); and

WHEREAS, the Sixteenth Amendment described in paragraph p above ("the Sixteenth Amendment") does not conform to the requirements of Chapter 718, Florida Statutes (1995) in that it erroneously permits the Developer to terminate the guarantee period at any time and erroneously limits the guarantee to new purchasers; and

WHEREAS, Section XI C. of the Declaration authorizes the Board of Directors to correct such errors by an amendment to the Declaration by a resolution approved by a simple majority of the Directors;

WHEREAS, a majority of the Directors have approved this resolution amending the Declaration to correct said errors; and

WHEREAS, this amendment does not materially adversely affect the property rights of the unit owners;

NOW, THEREFORE, the Association and the Developer amend Article XXX, paragraph A, of the Declaration as follows:

A. ASSESSMENTS NOT PAID BY THE DEVELOPER.
As provided by Section 718.116(9)(a)(2), Florida Statutes (1995), the Developer shall be excused from payment of the common expenses and assessments related thereto on Condominium Units which it owns until January 1, 1999, or the date by which ninety percent (90%) of the units in Phases VIII, XI, XII, XIII and XVII have been sold, ~~or the date on which the Developer elects to terminate the Guarantee, whichever occurs first ("the Guarantee Period")~~. However, the Developer recognizes the need to provide assurances that the expenses of management and operation of the Condominium property are fully met during the development of the final phases of the condominium. Accordingly, the Developer guarantees to all unit owners purchasers of units in Phases VIII,

~~XI, XII, XIII, and XVII~~ that during the Guarantee Period the monthly assessment for common expenses and limited common expenses of the condominium imposed upon the unit owners will not exceed \$220 and obligates itself to pay any amount of common expenses incurred during the Guarantee Period and not produced by the assessments at the guaranteed level receivable from other unit owners and the Interim Assessment described below.

During the Guarantee Period, Developer shall not be required to pay monthly assessments on units it owns, but shall instead pay the sum of \$1,200 per month to the Association as a monthly Interim Assessment, which shall not be included as revenue for budgeting purposes. This Interim Assessment shall be applied to any deficit in the Association's income for that month. If there is no such deficit, then the interim monthly assessment shall be placed in a reserve account maintained by the Association and shall be applied to any future deficits. If at the expiration of the Guarantee Period there are funds remaining in that reserve account, they shall be transferred to any of the Association's reserve or general account. As individual units are sold by the Developer, the Association shall collect the regular monthly assessment from those unit owners and the Interim Assessment shall be reduced by 1/102 for each unit paying the regular assessment. Upon the expiration of the Guarantee Period, the Association shall collect regular monthly assessments from all owners of units in Phases VIII, XI, XII, XIII, and XVII. The Developer reserves the right to extend the Guarantee Period for an additional three years upon the expiration of the original Guarantee Period.

In all other respects, the Declaration remains unmodified and in full force and effect.

IN WITNESS WHEREOF, the Association has caused these presents to be executed this 14 day of December, 1996.

Signed, sealed and delivered in the presence of:

OCEAN VILLAGE CLUB
CONDOMINIUM ASSOCIATION, INC.

[Signature]
Print name: DAVID J. FERRELL

By: [Signature]
J. R. SHANK
Its President

[Signature]
Print name: EDWARD J. THOMAS

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 14 day of December, 1996, by John R. Shank, the president of Ocean Village Club Condominium Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me.

[Signature]
Notary Public
Commission number:
My commission expires:

8752

This Instrument Prepared By:
Katherine G. Jones
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

**EIGHTEENTH AMENDMENT
TO DECLARATION OF CONDOMINIUM
FOR
OCEAN VILLAGE CLUB, a Condominium**

THIS EIGHTEENTH AMENDMENT to the Declaration of Condominium for Ocean Village Club, a Condominium, is executed this 23rd day of January, 1997, by JB Partnership of St. Augustine, Ltd., ("the Developer").

W I T N E S S E T H:

WHEREAS, the improvements in Phase XI of the Condominium have been substantially completed; and

WHEREAS, the Developer desires to amend the Declaration of Condominium for Ocean Village Club, a Condominium, dated May 22, 1985, and recorded in Official Records Book 674, Page 1369, of the public records of St. Johns County, Florida, as amended by:

- a. First Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 678, Page 1997;
- b. Second Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 687, Page 595;
- c. Third Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 693, Page 786;
- d. Fourth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 703, Page 1905;
- e. Fifth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 709, Page 1738, re-recorded in Official Records Book 711, Page 1092;
- f. Sixth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 711, Page 1959;
- g. Seventh Amendment to Declaration of

Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 727, Page 1460;

h. Eight Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 740, Page 1038;

i. Ninth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium
recorded in Official Records Book 752, Page 1631,
re-recorded in Official Records Book 761, Page
1802;

j. Tenth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 770, Page 1807;

k. Eleventh Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 775, Page 703;

l. Twelfth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 787, Page 482;

m. Thirteenth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 818, Page 1301;

n. Fourteenth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 843, Page 1018;
and

o. Fifteenth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 941, Page 915;

p. Sixteenth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 1215, Page 1184;

q. Seventeenth Amendment to Declaration of
Condominium of Ocean Village Club, a Condominium,
recorded in Official Records Book 1215, Page 1191;

all of the public records of St. Johns County, Florida,
(collectively "the Declaration") in order to include the
certificate of a surveyor as required by Section
718.104(4)(3), Florida Statutes (1995);

NOW, THEREFORE, the Developer hereby amends the
Declaration of Condominium for Ocean Village Club, a
Condominium, to include the attached certificate of R. Brandt
Wilson, P.L.S.

In all other respects, the Declaration remains in
full force and effect.

IN WITNESS WHEREOF, the Developer has executed this
Second Amendment to the Declaration of Condominium for Ocean
Village Club, a Condominium, the date stated above.

Signed, sealed and delivered
in the presence of:

JB PARTNERSHIP OF ST.
AUGUSTINE, a Florida
limited partnership:
By Ocean Village
Development Corporation,
Inc., a Florida
corporation, its general
partner

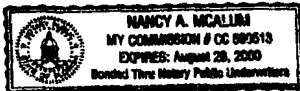
Linda Lamer
Print name: Linda Lamer
(Witness)

By: William L. Pace
WILLIAM L. PACE
Its President

Nancy A. McCallum
Print name: Nancy A. McCallum
(Witness)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

13th THE FOREGOING instrument was acknowledged before me this
day of January, 1997, by William L. Pace, president of
Ocean Village Development Corporation, Inc., a Florida
corporation, who is personally known to me.



Nancy A. McCallum
Signature of Notary

Name of Notary typed or printed _____
Commission Number _____
Commission Expires _____

LEGAL DESCRIPTION:

BUILDING "Q-3", PHASE XI, OCEAN VILLAGE CLUB, A CONDOMINIUM,
AS SHOWN IN OFFICIAL RECORDS BOOK 941, PAGES 924 AND 925,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

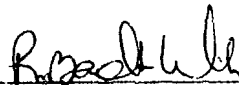
GENERAL NOTES:

THIS IS A SURVEYOR'S REPORT TO VERIFY THAT BUILDING Q-3 IS
SUBSTANTIALLY COMPLETE.

FIELD INSPECTION WAS PERFORMED 12/16/96

SURVEYORS CERTIFICATE:

THE UNDERSIGNED SURVEYOR, BEING DULY AUTHORIZED TO PRACTICE IN
THE STATE OF FLORIDA, STATES THAT THE CONSTRUCTION OF THE
IMPROVEMENTS IN PHASE XI ARE SUBSTANTIALLY COMPLETE,
THE PROVISIONS OF THE DECLARATION DESCRIBING THE
CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE
LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE
IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS
CAN BE DETERMINED FROM THESE MATERIALS.



R. BRANDT WILSON, P.L.S. FL CERT No. 154691

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
1-(904)471-7512

DRAWN BY: BW

JOB NO. OCEAN.DOC5

SCALE: N.A.

SHEET NO. 1 OF 1

This Instrument was Prepared by:
Katherine G. Jones, Esquire
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

**NINETEENTH AMENDMENT
TO DECLARATION OF CONDOMINIUM
FOR
OCEAN VILLAGE CLUB, a Condominium**

THIS NINETEENTH AMENDMENT to the Declaration of
Condominium for Ocean Village Club, a Condominium, is executed this 19th day of
May, 1998, by JB Partnership of St. Augustine, Ltd. (the "Developer").

WITNESSETH:

WHEREAS, the improvements in Phase XI of the Condominium have been
substantially completed; and

WHEREAS, the Developer desires to amend the Declaration of
Condominium for Ocean Village Club, a Condominium, dated May 22, 1985, and recorded
in Official Records Book 674, Page 1369, of the public records of St. Johns County,
Florida, as amended by:

- a. First Amendment to Declaration of Condominium of Ocean
Village Club, a Condominium recorded in Official Records Book 678, page
1997;
- b. Second Amendment to Declaration of Condominium of
Ocean Village Club, a Condominium, recorded in Official Records Book
687, Page 595;
- c. Third Amendment to Declaration of Condominium of Ocean
Village Club, a Condominium, recorded in Official Records Book 693,
Page 786;
- d. Fourth Amendment to Declaration of Condominium of
Ocean Village Club, a Condominium, recorded in Official Records Book
703, Page 1905;

e. Fifth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 709, Page 1738, re-recorded in Official Records Book 711, Page 1092;

f. Sixth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 711, Page 1959;

g. Seventh Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 727, Page 1460;

h. Eighth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 740, Page 1038;

i. Ninth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 752, Page 1631, re-recorded in Official Records Book 761, Page 1802;

j. Tenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 770, Page 1807;

k. Eleventh Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 775, Page 703;

l. Twelfth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 787, Page 482;

m. Thirteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 818, Page 1301;

n. Fourteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 843, Page 1018;

o. Fifteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 941, Page 915;

p. Sixteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 1215, Page 1184;

q. Seventeenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 1215, Page 1191; and

r. Eighteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in Official Records Book 1219, Page 446;

all of the public records of St. Johns County, Florida (collectively the "Declaration"), in order to include the certificate of a surveyor as required by Section 718.104(4)(3), Florida Statutes (1997);

NOW, THEREFORE, the Developer hereby amends the Declaration of Condominium for Ocean Village Club, a Condominium, to include the attached certificate of Brandt Wilson, P.L.S.

In all other respects, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, the Developer has executed this Nineteenth Amendment to the Declaration of Condominium for Ocean Village Club, a Condominium, the dated and year stated above.

Signed, sealed and delivered in the presence of:

JB PARTNERSHIP OF ST. AUGUSTINE,
a Florida limited partnership; by Ocean
Village Development Corporation, Inc.,
a Florida corporation, its general partner

Kathleen G. Upchurch
Name: KATHLEEN G. UPCHURCH
(Witness)

By: William L. Pace
WILLIAM L. PACE
Its President

Robert T. Hays
Name: ROBERT T. HAYS
(Witness)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 19th day of May, 1998, by William L. Pace, President of Ocean Village Development Corporation, Inc., a Florida corporation, who (☒) is personally known to me or who (☐) produced Florida driver's license number _____ as identification.

Kathleen G. Upchurch
Notary Public

(Name of Notary Typed or Printed)

My Commission Number: _____

My Commission Expires: _____



LEGAL DESCRIPTION:

BUILDING "R-3", PHASE XI, OCEAN VILLAGE CLUB, A CONDOMINIUM,
AS SHOWN IN OFFICIAL RECORDS BOOK 941, PAGES 924 AND 925,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

GENERAL NOTES:

THIS IS A SURVEYOR'S REPORT TO VERIFY THAT BUILDING R-3 IS
SUBSTANTIALLY COMPLETE.

FIELD INSPECTION WAS PERFORMED 5/11/97

SURVEYORS CERTIFICATE:

THE UNDERSIGNED SURVEYOR, BEING DULY AUTHORIZED TO PRACTICE IN
THE STATE OF FLORIDA, STATES THAT THE CONSTRUCTION OF THE
IMPROVEMENTS IN PHASE XI ARE SUBSTANTIALLY COMPLETE,
THE PROVISIONS OF THE DECLARATION DESCRIBING THE
CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE
LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE
IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS
CAN BE DETERMINED FROM THESE MATERIALS.

R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT. No. 154690

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
1-(904)471-7512

DRAWN BY: BW

JOB NO. OCEAN\DOCS

SCALE: N.A.

SHEET NO. 1 OF 1

Certificate of Amendment

**AMENDMENTS TO
THE BY-LAWS OF
OCEAN VILLAGE CLUB CONDOMINIUM ASSOCIATION, INC.**

COME NOW the undersigned President of OCEAN VILLAGE CLUB CONDOMINIUM ASSOCIATION, INC. and hereby certifies the following:

1. That the attached writing is a true copy of the Amendments to the By-Laws of Ocean Village Club Condominium Association, Inc.
2. That the Amendments were approved in accordance with the requirements of the Declaration of Condominium for Ocean Village Club Condominium Association, Inc., the Articles of Incorporation and By-Laws of the Ocean Village Club Condominium Association, Inc. and the provisions of Chapter 718, Florida Statutes.
3. The adopted Amendments appear in the minutes of the Annual Membership meeting held on December 7, 1996.
4. The adopted Amendments are hereto attached and unrevoked.

EXECUTED this 6th day of October, 2008 at St. Augustine, St. Johns County, Florida.

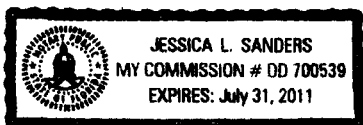
OCEAN VILLAGE CLUB CONDOMINIUM
ASSOCIATION, INC.

Mary P. Jackman
Mary P. Jackman
Its President

Attest: Desiree DeFalco
Desiree DeFalco
Witness

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Certificate of Amendment was sworn to, subscribed and acknowledged before me this ____ day of October, 2008, by MARY JACKMAN, as President of Ocean Village Club Condominium Association, Inc., on behalf of said corporation. MARY JACKMAN produced a Florida Drivers license as identification and did take an oath.



Jessica L. Sanders
Notary Public, State of Florida
(SEAL)

**AMENDMENTS TO BY-LAWS OF
Ocean Village Club Condominium Association, Inc.**

These Amendments to the By-Laws of Ocean Village Club Condominium Association, Inc. were approved on the 7th day of December, 1996 by requisite number of the voting members at the Association. The Declaration of Condominium for Ocean Village Club Condominium Association, Inc. is recorded at Official Records Book 674, Page 1369 of the Public Records of St. Johns County, Florida, as subsequently amended. The By-Laws of the Ocean Village Club Condominium Association, Inc. are recorded at Official Records Book 674, Page 1430 of the public records of St. Johns County, Florida.

These Amendments modify the By-laws of Ocean Village Club Condominium Association, Inc. as follows (deletions are struck through, ~~struck through~~, changes are underlined).

**ARTICLE IV MEETINGS
SECTION 1, PARAGRAPH 1**

The annual members meeting shall be held at the principal office of the corporation or at such other place as may be set forth in the notice of said meeting, in St. Johns County, Florida. At such meeting, the members shall elect Directors ~~to serve until the next annual meeting of the members, or until their successors shall be duly elected and qualified, and for such~~ and conduct other business as may be authorized to be transacted by the members. (The remainder of this paragraph and section remains.)

**ARTICLE V DIRECTORS
SECTION 1, PARAGRAPH 1**

The business ~~and affairs~~ of the Association shall be ~~managed~~ conducted by a Board of Directors, ~~who shall be elected by the members~~. Said Board of Directors shall consist of not less than three (3) persons nor more than nine (9) persons. ~~The number of Directors shall initially be five (5) persons. The number of Directors may be increased or decreased by an Amendment to these Bylaws, such amendment to be adopted in the manner as provided in these Bylaws. If at any time this Condominium shall consist of five (5) or fewer units, then in that even one owner of each unit shall be a member of the Board of Directors. During such period as the Developer shall be in exclusive control of the Association, the number of Directors shall be three (3).~~

**ARTICLE V DIRECTORS
SECTION 2, PARAGRAPH 2**

Terms of Directors shall be for ~~one (1) year~~ three (3) years, and shall extend until the next ~~annual meeting of the members and thereafter until a successor is duly elected and qualified, or until the Director is removed in the manner elsewhere provided.~~ The Board shall be divided into three (3) classes of members, whose terms of office shall expire at subsequent annual meetings. All Directors shall be initially elected at the first annual meeting of the Ocean Village Club Condominium Association, Inc. after adoption of this amendment. The terms of Class I Directors shall expire at the annual meeting of the first year following this meeting. The terms of Class II Directors shall expire at the annual meeting of the second year following this meeting. The terms of Class III Directors shall expire at the annual meeting of the third year following this meeting. (The remainder of this paragraph remains).

ARTICLE V DIRECTORS
SECTION 3 PARAGRAPH 2

The directors of the Board shall be elected at the annual meeting of the members of the Condominium Association by the Developer (if applicable) and by the members, ~~and they shall hold office for a one (1) year term or until their successors are duly elected.~~

WITNESS MY HAND AND SEAL on this 6th day of October, 2008.

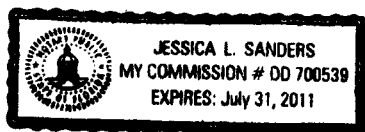
OCEAN VILLAGE CLUB CONDOMINIUM
ASSOCIATION, INC.

Mary P. Jackman
Mary P. Jackman
Its President

Attest: Desiree De Falco
Desiree De Falco
Witness

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Certificate of Amendment was sworn to, subscribed and acknowledged before me this ____ day of October, 2008, by MARY JACKMAN, as President of Ocean Village Club Condominium Association, Inc., on behalf of said corporation. MARY JACKMAN produced a Florida Drivers license as identification and did take an oath.



Jessica L. Sanders
Notary Public, State of Florida
(SEAL)

Int →
Return
**Coastal Realty
& Property Management, Inc.
3942 A1A South
St. Augustine, FL 32080**

(6) Prepared by ~~amb~~ to:

**James R. Usery
Ansbacher & Associates, P.A.
8818 Goodbys Executive Drive, Suite 100
Jacksonville, FL 32217-4692
904-737-4600
File Number: 090248 #5
Will Call No.: 737-4600**

[Space Above This Line For Recording Data]

**TWENTIETH AMENDMENT TO DECLARATION OF
CONDOMINIUM OF OCEAN VILLAGE CLUB, A CONDOMINIUM**

This TWENTIETH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF OCEAN VILLAGE CLUB, A CONDOMINIUM, is made this 26 day of
June, 2010, by OCEAN VILLAGE CLUB CONDOMINIUM ASSOCIATION,
INC., a Florida non-profit corporation ("the Association").

RECITALS

1. The Declaration of Condominium of Ocean Village Club, a Condominium, dated May 22, 1985, was recorded May 24, 1985 in O.R. Book 674, Page 1236, Public Records of St. Johns County, Florida, and has been amended as follows:
 - a. First Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 678, Page 1997;
 - b. Second Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 687, Page 595;
 - c. Third Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 693, Page 786;
 - d. Fourth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 703, Page 1905;
 - e. Fifth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 709, Page 1738 and re-recorded in O.R. Book 711, Page 1992;
 - f. Sixth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 711, Page 1959;
 - g. Seventh Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 727, Page 1460;

- h. Eighth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 740, Page 1038;
- i. Ninth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 752, Page 1631 and re-recorded in O.R. Book 761, Page 1802;
- j. Tenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 770, Page 1807;
- k. Eleventh Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 775, Page 703;
- l. Twelfth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 787, Page 482;
- m. Thirteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 818, Page 1301;
- n. Fourteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 843, Page 1018;
- o. Fifteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 941, Page 915;
- p. Sixteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 1215, Page 1184;
- q. Seventeenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 1215, Page 1191;
- r. Eighteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 1219, Page 446; and
- s. Nineteenth Amendment to Declaration of Condominium of Ocean Village Club, a Condominium, recorded in O.R. Book 1320, Page 775;

all of the Public Records of St. Johns County, Florida ("the Declaration").

- 2. The Association desires to modify certain provisions of the Declaration to provide that the roofs of buildings located in Phases VIII, XI, XII, XIII, and XVII shall be common elements, rather than limited common elements, and the expenses associated with those roofs shall be common expenses born equally by all owners of units in the Condominium.

3. Pursuant to Section 718.113(2), Florida Statutes, and the provisions of Article XX of the Declaration the Association has the power to amend the Declaration to make or cause to be made substantial and material alterations, improvements and additions to the common elements upon a vote of 66% of the total number of votes of members present at a duly called meeting, in person or by proxy, approving and adopting provisions allowing such alterations, improvements or additions.
4. The amendments set forth below were proposed by the Board of Administration of the Association at a meeting of the unit owners at which a quorum was present and were adopted by at least 66% of the total number of votes of members present at a duly called meeting, in person or by proxy.

AMENDMENTS

NOW THEREFORE the Association hereby amends the Declaration as follows:

5. Article V, Paragraph F, which was added to the Declaration by the Sixteenth Amendment as recorded in O.R. Book 1215, Page 1184, Public Records of St. Johns County, Florida, shall be superseded by the following language and shall now read as follows:

F. The elevators ~~and~~ sprinkler systems ~~and roofs~~ of buildings located in Phases VIII, XI, XII, XIII, and XVII are limited common elements appurtenant to the units in the buildings in which those elevators and sprinkler systems are located. The cost of operating, maintaining, insuring and repairing those elevators ~~and~~ sprinkler systems ~~and roofs~~ shall not be a common expense assessed against all units, but shall be a limited common expense assessed against the units to which they are appurtenant; i.e., each unit in an 18-unit building in Phases VIII, XI, XII, XIII, and XVII shall be assessed a 1/18th share of such expense and each unit in a 24-unit building in Phases VIII, XI, XII, XIII, and XVII shall be assessed a 1/24th share of such expense. The elevators may be used by all owners of units in the building in which they are located; their tenants, guests, and invitees; the Board of Administration, its officers, agents, and employees as necessary to carry out its duties under this Declaration and the other governing documents of the condominium; and the members of the Association.

6. Article VI, Paragraph D, which was added to the Declaration by the Sixteenth Amendment as recorded in O.R. Book 1215, Page 1184, Public Records of St. Johns County, Florida, shall be superseded by the following language and shall now read as follows:

D. The elevators ~~and~~ sprinkler systems ~~and roofs~~ of buildings located in Phases VIII, XI, XII, XIII, and XVII are limited common elements appurtenant to the units in the buildings in which those elevators ~~and~~ sprinkler systems ~~and roofs~~ are located. For purposes of this Declaration, the roofs of buildings located in Phases VIII, XI, XII, XIII, and XVII shall consist of the flat membrane roofing system, the concrete tile mansards, the wood supporting trusses, and all anchors, nails, and membranes attached thereto.

7. Article XV, Paragraph B, which was amended by the Sixteenth Amendment as recorded in O.R. Book 1215, Page 1184, Public Records of St. Johns County, Florida, shall be superseded by the following language and shall now read as follows:

B. Common expenses shall include but not be limited to costs and expenses of operation, maintenance and management, property taxes and assessments against the Condominium Property, including recreational facilities, (until such time as any of such taxes and assessments are made against the condominium parcels individually and thereafter only as to such taxes or assessments, if any, as may be assessed against the Condominium as a whole), insurance premiums for fire, windstorm and extended coverage insurance on the Condominium real property and personal property, premiums for public liability insurance, legal and accounting fees, management fees and operating expenses of the Condominium Property and the Association; maintenance, repairs and replacements (but only as to the common elements and limited common elements other than the elevators and sprinkler systems ~~and-roofs~~ of buildings located in Phases VIII, XI, XII, XIII, or XVII, except for emergency repairs or replacements deemed necessary to protect the common elements and properly chargeable to the individual condominium parcel concerned), charges for utility, electricity and gas, water and garbage and trash collection, used in common for the benefit of the Condominium, cleaning and janitorial services for the common elements and limited common elements other than the elevators and sprinkler systems ~~and-roofs~~ of buildings located in Phases VIII, XI, XII, XIII, or XVII, expenses and liabilities incurred by the Association in and about the enforcement of its rights and duties against the members or others, and the creation of reasonable contingency or reserve requirements for the protection of the members and the Condominium Property (i.e., reserve for replacement, operating and reserve to cover deficiencies in collections), and all other expenses declared by the Board of Directors of the Association to be common expenses from time to time, and any and all other sums due from the Association under any lease, contract or undertaking for recreational facilities permitted in Article XXV, RECREATIONAL FACILITIES.

8. Article XV, Paragraph C, which was added to the Declaration by the Sixteenth Amendment as recorded in O.R. Book 1215, Page 1184, Public Records of St. Johns County, Florida, shall be superseded by the following language and shall now read as follows:

C. Costs and expenses of operating, maintaining, insuring, and repairing the elevators and sprinkler systems ~~and-roofs~~ of buildings located in Phases VIII, XI, XII, XIII, and XVII shall not be common expenses of the Association, but shall be assessed against units in the buildings in which each such elevator and sprinkler system ~~and-roof~~ is located as set forth in Article V, paragraph F.

9. Article XVIII, Paragraph C, which was amended by the Sixteenth Amendment as recorded in O.R. Book 1215, Page 1184, Public Records of St. Johns County, Florida, shall be superseded by the following language and shall now read as follows:

C. The foregoing maintenance and repair obligations notwithstanding, the Condominium Association shall be responsible for the maintenance and repair of the elevators and sprinkler systems ~~and roofs~~ of buildings in Phases VIII, XI, XII, XIII, and XVII at the expense of the owners of the units to which those elevators and sprinkler systems ~~and roofs~~ are appurtenant. The Association's responsibilities with respect to the elevators and sprinkler systems ~~and roofs~~ shall include, but not be limited to, securing and maintaining licenses and service contracts, conducting all required safety inspections, and complying with all governmental rules and regulations. With respect to all common and limited common elements, the Association in the exercise of its discretion may require established levels of maintenance and repair with respect to the limited common elements, and may reasonably regulate and control and make rules relating to the appearance, upkeep, painting and decorating and utilization of the limited common elements. The Association may likewise undertake the painting, maintenance and/or repair of all exterior walls of the Condominium, whether or not falling within a balcony, terrace, balustrade, or railing, as part of an overall program of maintenance and repair. Unit owners shall not paint or otherwise decorate, alter or change the appearance of any portion of the exterior of the building, including the common elements, limited common elements and the door or doors to the unit, unless approved as provided in this Declaration by the Association or an Architectural Review Board.

10. In all other respects, the Declaration remains unmodified and in full force and effect.

MISCELLANEOUS

11. Prior Assessments. All funds held by the Association from payments made by the owners of units in buildings in Phases VIII, XI, XII, XIII, and XVII for assessments levied for the maintenance, repair, or replacement of the roofs of those buildings shall be transferred and applied to the fund, reserve, or account used for the maintenance, repair or replacement of all other roofs in the Condominium. No adjustments shall be made to the account of any owner, as a result of this Amendment, for any assessments for the maintenance, repair, or replacement of the roofs of the buildings in Phases VIII, XI, XII, XIII, and XVII that were levied or paid prior to the effective date of this Amendment.

12. Severability. If any part or parts of this Amendment, or the application thereof in any manner, is found by a court of competent jurisdiction to be illegal, invalid, unlawful, void or unenforceable as written for any reason, then it is the intent of the Association that any such part or parts shall be given force and effect to the fullest possible extent that they are legal, valid and enforceable, that the remainder of this Amendment and the application of such part or parts shall be deemed valid and enforceable to the fullest extent possible and continue in force and effect.

IN WITNESS WHEREOF, the Association has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in our presence:
(2 witnesses required – Notary can witness.)

Ocean Village Club Condominium Association,
Inc., a Florida non-profit corporation

1. Jeddy S. Alligood
Printed Name: Jeddy S. Alligood

2. Mary Jackson
Printed Name: Mary Jackson

By: Karl A. Young
Karl A. Young, President (SEAL)

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 2 day of August, 2010 by Karl A. Young, as President for Ocean Village Club Condominium Association, Inc., a Florida non-profit corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Jeddy S. Alligood
Notary Public

Printed Name:

My Commission
Expires:

