

Prepared by and return to:

Richard W. Hawthorne, Esq.
Foley & Lardner LLP
One Independent Drive, Suite 1300
Jacksonville, Florida 32202
02596/0109

COPY

69.50

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF THE COTTAGES AT WINDING CREEK, A CONDOMINIUM**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE COTTAGES AT WINDING CREEK, A CONDOMINIUM (the "Amendment"), is made as of December 7, 2007, by **COTTAGES AT WINDING CREEK, LTD.**, a Florida limited partnership (the "Developer").

BACKGROUND FACTS

A. The Developer is the owner and holder of all the units in Buildings 10, 11, and 12 as described in Exhibit B to the Declaration of Condominium of The Cottages at Winding Creek, a Condominium, recorded in Official Records Book 3001, page 682, in the public records of St. Johns County, Florida (the "Declaration"). All defined terms used in this Amendment shall have the same meaning as those ascribed to them in the Declaration.

B. The construction of all Buildings in Phase I as described on Exhibit A to the Declaration, including but not limited to Buildings 10, 11, and 12, are now complete and have been completed subsequent to the recording of the Declaration.

C. The Developer desires to amend the certificate of the surveyor ("Surveyor's Certificate"), the as-built drawing ("As-Built Drawing") and survey, graphic description, plot plan and floor plans Exhibit B cover page notes ("Exhibit B Cover Page"), which were all attached as a part of Exhibit B to the Declaration, to indicate that Buildings 10, 11, and 12 are complete.

AMENDMENT

In accordance with the terms of the Declaration and the requirements of the Condominium Act of the State of Florida, the Developer hereby amends the Declaration as follows:

1. Background Facts. The Background Facts as set forth above are agreed to be true and correct and are incorporated herein by this reference.

2. Amended Surveyor's Certificate, As-Built Drawing and Exhibit B Cover Page. Buildings 10, 11, and 12 are now complete and the Surveyor's Certificate, As-Built Drawing and Exhibit B Cover Page recorded as part of the Declaration are amended and restated to be the Amended and Restated Surveyor's Certificate, As-Built Drawing and Exhibit B Cover Page attached hereto as Exhibit A-1 through Exhibit A-3 respectively.

3. Effect. Except as specifically amended herein, the Declaration shall remain in full force and effect.

[The remainder of this page was left blank intentionally. Signature page to follow.]

COPY

COPY

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

COPY

COTTAGES AT WINDING CREEK, LTD.,
a Florida limited partnership

By: Cottages at Winding Creek, LLC,
a Florida limited liability company
Its General Partner

By: Vestcor, Inc., a Florida Corporation
Its Manager

Karen Duncan
Print Name: Karen Duncan
Wanda McReynolds
Print Name: WANDA MCREYNOLDS

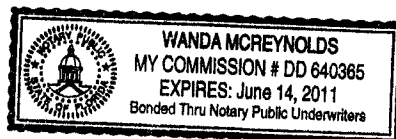
By: *William L. Morgan*
William L. Morgan
Vice President
Address: 3020 Hartley Road, Suite 300
Jacksonville, FL 32257

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7 day of December, 2007, by William L. Morgan, as Vice President of Vestcor, Inc., a Florida corporation, Manager of Cottages at Winding Creek, LLC, a Florida limited liability company, general partner of Cottages at Winding Creek, Ltd., a Florida limited partnership, acting on behalf of the limited partnership. He is personally known to me or produced _____ as identification.

COPY

Wanda McReynolds
NOTARY PUBLIC
Print Name: WANDA MCREYNOLDS
Serial Number: _____
My Commission Expires: _____



THE COTTAGES AT WINDING CREEK, A CONDOMINIUM

ST. JOHNS COUNTY, FLORIDA

CONDOMINIUM CERTIFICATE TO THE COTTAGES AT WINDING CREEK, A CONDOMINIUM:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, SURVEYOR NO. LS 5100, AND THAT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 718.104(4)(e), FLORIDA STATUTES, THE CONSTRUCTION OF THE IMPROVEMENTS CONSTITUTING BUILDINGS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 OF THE COTTAGES AT WINDING CREEK, INCLUDING WITHOUT LIMITATION, LANDSCAPING, UTILITY SERVICES, ACCESS TO BUILDINGS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND COMMON ELEMENT FACILITIES SERVING ALL SUCH IMPROVEMENTS, ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF THE COTTAGES AT WINDING CREEK, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS ATTACHED, DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF BUILDINGS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN THE COTTAGES AT WINDING CREEK, A CONDOMINIUM AND FURTHER THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT IN BUILDINGS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 CAN BE DETERMINED FROM THESE MATERIALS.

CERTIFICATION TO SURVEY DATA, CONTAINED ON EXHIBITS ATTACHED TO THE DECLARATION FOR THE COTTAGES AT WINDING CREEK, A CONDOMINIUM.

I HEREBY CERTIFY THAT THE AFOREMENTIONED SURVEY MAP IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS MINIMUM TECHNICAL STANDARDS PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

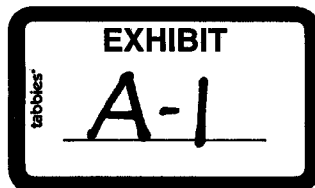
Charles P. Delcambre

Charles P. Delcambre PSM
REGISTERED LAND SURVEYOR
FL CERTIFICATE NO. LS 5100
DATE Nov. 30, 2007

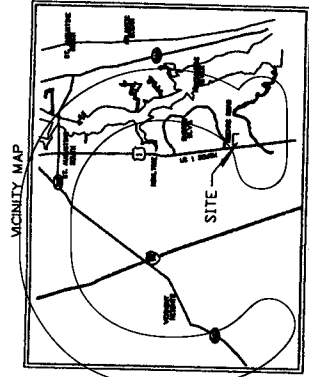
PREPARED BY:

COO

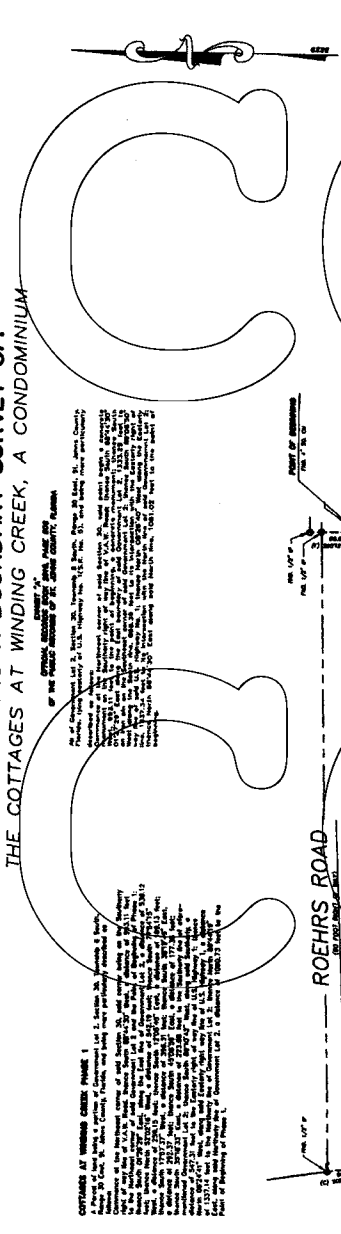
PLY



MAP SHOWING A BOUNDARY SURVEY OF:
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM



SOUTH ST. AUGUSTINE, FLORIDA NOT TO SCALE



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

CLIENT
THE COTTAGES AT WINDING CREEK LLC

LAND AND ENGINEERING SURVEYS
ATLANTIC-GULF SURVEYING CO., INC.
PHONE NO. (904) 731-8341 - FAX (904) 636-8828
LEADS BUREAU NO. 8228
5455 POWERS DRIVE, JACKSONVILLE, FLORIDA 32217

PROJECT NO. 81863F

DATE 11-13-07

SCALE 1" = 100' (GRAPHIC)

GRAPHIC SCALE
1" = 100' (GRAPHIC)
1" = 100' (GRAPHIC)

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

CLIENT
THE COTTAGES AT WINDING CREEK LLC

LAND AND ENGINEERING SURVEYS
ATLANTIC-GULF SURVEYING CO., INC.
PHONE NO. (904) 731-8341 - FAX (904) 636-8828
LEADS BUREAU NO. 8228
5455 POWERS DRIVE, JACKSONVILLE, FLORIDA 32217

PROJECT NO. 81863F

DATE 11-13-07

SCALE 1" = 100' (GRAPHIC)

GRAPHIC SCALE
1" = 100' (GRAPHIC)
1" = 100' (GRAPHIC)

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

CLIENT
THE COTTAGES AT WINDING CREEK LLC

LAND AND ENGINEERING SURVEYS
ATLANTIC-GULF SURVEYING CO., INC.
PHONE NO. (904) 731-8341 - FAX (904) 636-8828
LEADS BUREAU NO. 8228
5455 POWERS DRIVE, JACKSONVILLE, FLORIDA 32217

PROJECT NO. 81863F

DATE 11-13-07

SCALE 1" = 100' (GRAPHIC)

GRAPHIC SCALE
1" = 100' (GRAPHIC)
1" = 100' (GRAPHIC)

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

CLIENT
THE COTTAGES AT WINDING CREEK LLC

LAND AND ENGINEERING SURVEYS
ATLANTIC-GULF SURVEYING CO., INC.
PHONE NO. (904) 731-8341 - FAX (904) 636-8828
LEADS BUREAU NO. 8228
5455 POWERS DRIVE, JACKSONVILLE, FLORIDA 32217

PROJECT NO. 81863F

DATE 11-13-07

SCALE 1" = 100' (GRAPHIC)

GRAPHIC SCALE
1" = 100' (GRAPHIC)
1" = 100' (GRAPHIC)

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SHEET 1 OF 3
NOT VALID WITHOUT ACCOMPANYING SHEETS

11-13-07
Charles P. Williams
REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT
A-2
1 of 3

THIS IS THE INSTRUMENT OF SERVICE AND PROPERTY OF ATLANTIC-GULF SURVEYING CO., INC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THIS CORPORATION IS PROHIBITED.

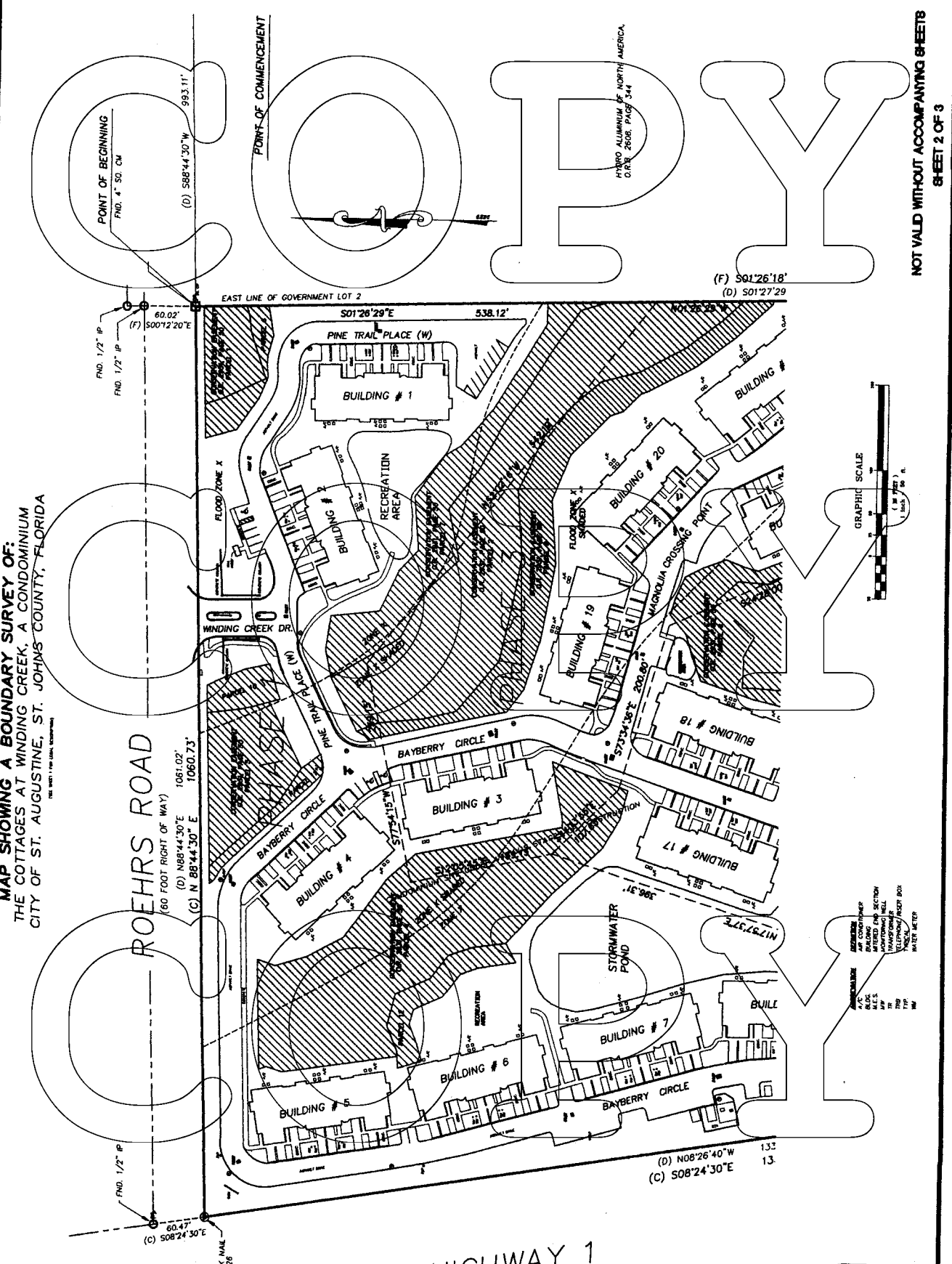
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL HANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAKES THIS DRAWING, SKETCH, PLAN OR MAP HIS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

ATLANTIC GULF SURVEYING CO., INC.
 LAND AND ENGINEERING SURVEYORS
 6455 POWERS AVENUE, JACKSONVILLE, FLORIDA 32217
 PHONE NO. (904) 731-1841 - FAX (904) 731-8273
 LICENSE NUMBER NO. 22287
 REG. ON 05/28/83

CLIENT: THE COTTAGES AT WINDING CREEK LLC

DATE: _____
 REVISION DESCRIPTION: _____
 DATE: _____

PROJECT NO. 88633F



MAP SHOWING A BOUNDARY SURVEY OF:
 THE COTTAGES AT WINDING CREEK, A CONDOMINIUM
 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

ROEHRS ROAD
 (60 FOOT RIGHT OF WAY)
 (D) N88°44'30"E 1061.02'
 (C) N 88°44'30" E 1060.73'

U. S. HIGHWAY 1

NOT VALID WITHOUT ACCOMPANYING SHEETS
 SHEET 2 OF 3

EXHIBIT
A-2
 2 of 3

REMARKS: THIS INSTRUMENT IS THE PROPERTY OF ATLANTIC GULF SURVEYING CO., INC. ANY USE OR REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF THIS CORPORATION IS PROHIBITED.

EXHIBIT A-3
(Exhibit B Cover Page)
EXHIBIT B
TO
DECLARATION OF CONDOMINIUM
Survey, Graphic Description, Plot Plan and Floor Plans

1. Other than Units and Limited Common Elements, all improvements are Common Elements.
2. Storage Closet, Patio and Balcony areas are Limited Common Elements.
3. Covered entryways are Limited Common Elements.
4. Driveways are Limited Common Elements.
5. Each Unit will be identified by a unique four digit number consisting of the Building Number as shown on the attached site plan and the unit number shown on the attached floor plans. For example, the right Unit Ashton type in Building 11 will be identified as Unit 1106 and the left Unit Darlington in Building 2 will be identified as Unit 204.
6. Each Building is one of the two types (A or B) depending on the location of the fire riser room. In Type A buildings, the fire riser room is located in the Camellia type Unit with the last two digits of the unit number ending in 01. In type B buildings, the fire riser room is located in the Camellia type Unit with the last two digits of the unit number ending in 08. The site plan indicates which buildings are Type A and which buildings are Type B. The fire riser room is a Common Element.

COPY