

8837

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

**FIRST AMENDMENT
TO DECLARATION OF CONDOMINIUM
FOR**

THE GREENS OF ST. AUGUSTINE, a condominium

THIS FIRST AMENDMENT to the Declaration of
Condominium for The Greens of St. Augustine is executed this
22nd day of August, 1996, by SWAN DEVELOPMENT CORPORATION
("the Developer").

W I T N E S S E T H:

WHEREAS, the Developer is the owner of the lands
described in Composite Exhibit "A" attached hereto; and

WHEREAS, the Developer desires to amend the
Declaration of Condominium for The Greens of St. Augustine
dated July 26, 1996, and recorded in Official Records Book
1187, page 281, of the public records of St. Johns County,
Florida, ("the Declaration") in order to submit the
additional contiguous land described in Composite Exhibit "A"
and make same subject to the provisions of said Declaration
pursuant to Section 5 thereof; and

WHEREAS, the Developer is the only person who has

Recorded in Public Records St. Johns County, FL
Clerk# 96033991 O.R. 1198 PG 338 03:45PM 09/26/1996
Recording \$33.00 Surchage \$4.50

D.R. 1198 PG 0339

record title to the interest in the land to be submitted to condominium ownership;

NOW, THEREFORE, the Developer hereby amends the Declaration of Condominium for The Greens of St. Augustine, a condominium, as follows:

1. The real property described in and depicted on the surveys and site plans attached as Composite Exhibit "A" attached hereto, which Developer has caused to be surveyed and platted as portions of Tract "A-R", replat of St. Augustine Shores, as recorded in Map Book 13, pages 114 through 124 of the public records of St. Johns County, Florida, is hereby submitted to the condominium form of ownership and use as provided by Chapter 718, Florida Statutes, as Phases II and III of the condominium. It is hereby made subject to the aforesaid Declaration of Condominium for The Greens of St. Augustine, a condominium.

2. The owners of Units situated on the real property described in Composite Exhibit "A", which Units are identified on Exhibit "B", shall be members of The Greens of St. Augustine Condominium Association, Inc., and The St. Augustine Shores Service Corporation, Inc., in accordance with the provisions of the aforesaid Declaration and shall be subject to all covenants, rules, regulations, and by-laws in the same manner and with the same effect as the owners of Lots or Units situated on the real property described in the

aforsaid Declaration.

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3. The undivided share in the common elements appurtenant to each unit in the condominium and each unit's share of the common expenses and common surplus, shall be 1/122.

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

IN WITNESS WHEREOF, the Developer has executed this First Amendment to the Declaration of Condominium for The Greens of St. Augustine, a condominium, on the date stated above.

Witness
[Signature]
Name: Arfest Jacobsen

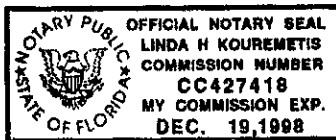
SWAN DEVELOPMENT CORPORATION,
INC., a Florida corporation
[Signature]
By: Rudy Gram
Its Vice President

Witness
[Signature]
Name: Linda H. Kouremetis

STATE OF FLORIDA
COUNTY OF ST. JOHNS

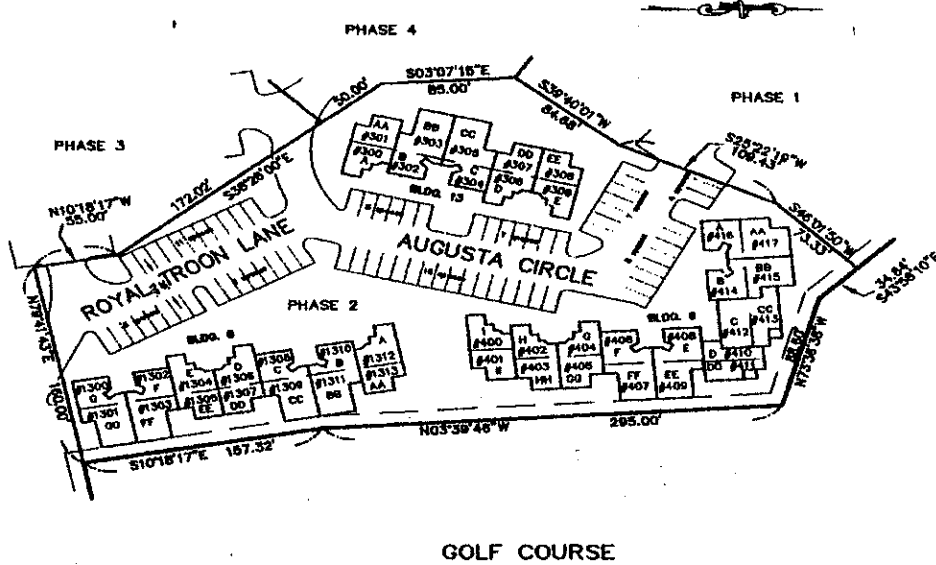
The foregoing instrument was acknowledged before me this 22 day of August, 1996, by Rudy Gram, the vice president of SWAN DEVELOPMENT CORPORATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

[Signature]
Signature of Notary
Linda H. Kouremetis
Name of Notary
Commission Number CC427418
My Commission Expires: 12/19/98



D.R. 1198 PG 0341

MAP SHOWING SITE PLAN
OF
PHASE TWO OF THE GREENS
OF ST. AUGUSTINE
TRACT "A-R", REPLAT OF
ST. AUGUSTINE SHORES,
AS RECORDED IN MAP BOOK 13, PAGES 114-124,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



LEGEND:

- △ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- T DENOTES TANGENT DISTANCE
- L DENOTES LENGTH OF ARC
- C.B. DENOTES CHORD BEARING
- C.D. DENOTES CHORD DISTANCE
- C.L. DENOTES CENTERLINE

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
SWAN DEVELOPMENT, CORP..

NOTES:
THIS IS NOT A BOUNDARY SURVEY.
THIS IS A SKETCH SHOWING THE SITE PLAN FOR PHASE 2.
NORTH IS ASSUMED, BASED ON THE R/W OF DOMENICO CIRCLE
REFERENCE BEARING AS SHOWN IN 3457595 E)
PROPOSED IMPROVEMENTS AS SHOWN WERE PROVIDED
TO SURVEYOR BY CLIENT.
THIS SKETCH WAS PERFORMED WITHOUT THE BENEFIT
OF A TITLE OPINION. LEGAL DESCRIPTION WAS PROVIDED
BY CLIENT. NO RECORD OF EASEMENTS WERE PROVIDED
BY SURVEYOR.
All improvements exclusive of the units
are common elements.

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



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

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson
R. BRANDT WILSON, P.L.S. FL CERT. NO. 1254690
Not valid unless embossed with raised seal

DRAWN BY: BW JOB NO. GREEN 2
SCALE: 1" = 100' SHEET NO. 6 OF 9

EXHIBIT
Composite
"A"

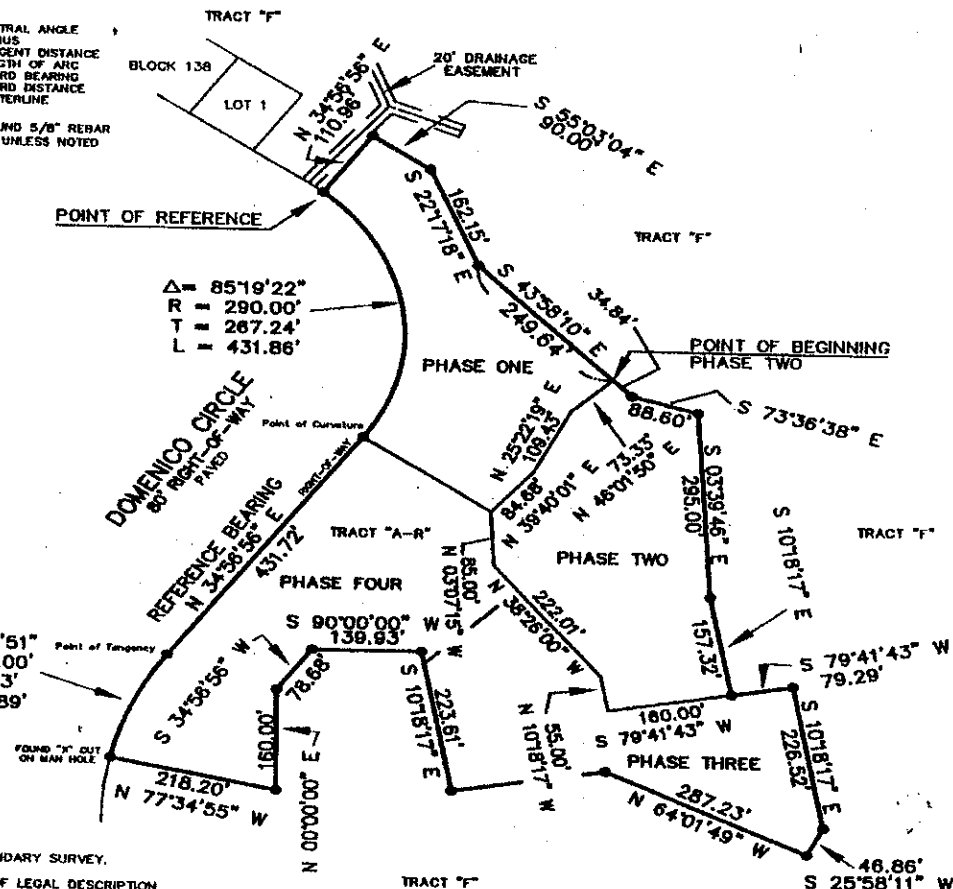
MAP SHOWING SKETCH OF

PHASE TWO OF THE GREENS OF ST. AUGUSTINE, BEING A PORTION OF TRACT "A-R", REPLAT OF ST. AUGUSTINE SHORES, UNIT TWO, AS RECORDED IN MAP BOOK 13, PAGES 114-124, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID TRACT "A-R" AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DOMENICO CIRCLE; THENCE NORTH 34°56'56" EAST, 110.96; THENCE SOUTH 55°03'04" EAST, 90.00; THENCE SOUTH 22°17'18" EAST, 162.15; THENCE SOUTH 43°58'10" EAST, 249.64 TO THE POINT OF BEGINNING OF PHASE TWO; THENCE SOUTH 43°58'10" EAST, 34.84; THENCE SOUTH 73°36'38" EAST, 88.60; THENCE SOUTH 03°38'48" EAST, 295.00; THENCE SOUTH 10°18'17" EAST, 157.32; THENCE SOUTH 79°41'43" WEST, 180.00; THENCE NORTH 10°18'17" WEST, 55.00; THENCE NORTH 38°26'00" WEST, 222.02; THENCE NORTH 03°07'15" WEST, 85.00; THENCE NORTH 39°40'01" EAST, 84.86; THENCE NORTH 25°22'19" EAST, 108.43; THENCE SOUTH 46°01'50" WEST, 73.33' TO THE POINT OF BEGINNING.

LEGEND:

- △ - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- T - DENOTES TANGENT DISTANCE
- L - DENOTES LENGTH OF ARC
- C.B. - DENOTES CHORD BEARING
- C.D. - DENOTES CHORD DISTANCE
- ☉ - DENOTES CENTERLINE
- - DENOTES FOUND 5/8" REBAR (I.D. L54958, UNLESS NOTED)



NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- THIS IS A SKETCH OF LEGAL DESCRIPTION
- NORTH IS ASSUMED BASED ON THE RIGHT-OF-WAY OF DOMENICO CIRCLE, REFERENCE BEARING AS SHOWN, ASSUMED BEARING (N 34°58'56" E) BASED ON THE RIGHT-OF-WAY
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT, NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

FLOOD ELEVATION CERTIFICATE:

THIS PROPERTY LIES IN FLOOD ZONE... AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 128147 01390, MAP DATED 9/18/83 FOR ST. JOHNS CO. FL.

DRAWN BY: BW JOB NO. 942705 SCALE: 1" = 200' SHEET NO. 4 OF 9

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO: SWAN DEVELOPMENT CORP.,

BRANDT WILSON & ASSOCIATES PROFESSIONAL LAND SURVEYOR

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

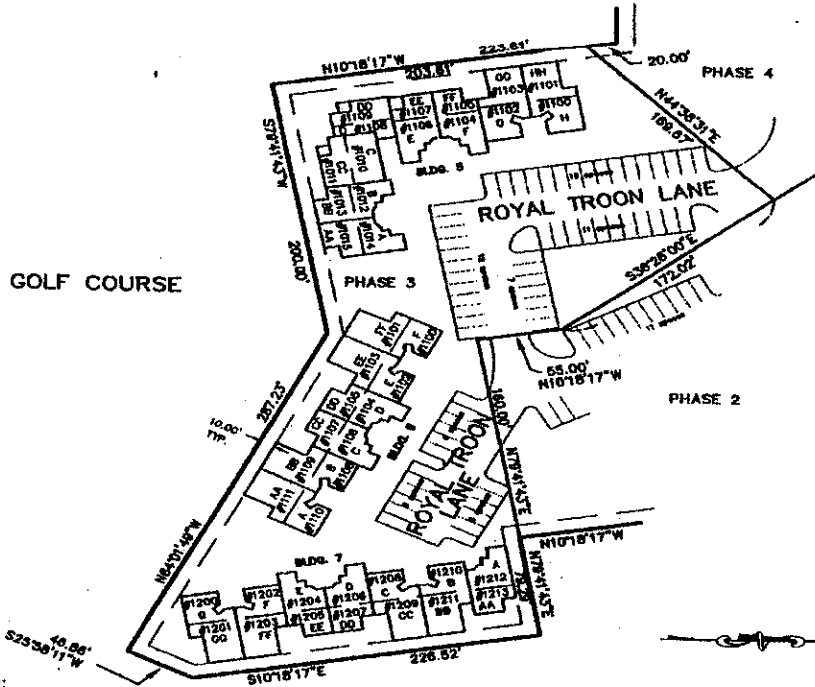
CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-8, Florida Administrative Code, pursuant to section 472.02, Florida Statutes.

R. Brandt Wilson, P.L.S. FL CERT. NO. 151690 Not valid unless signed & embossed with raised seal

D.R. 1198 PG 0343

MAP SHOWING SITE PLAN
OF
PHASE THREE OF THE GREENS
OF ST. AUGUSTINE
TRACT "A-R", REPLAT OF
ST. AUGUSTINE SHORES,

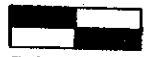
AS RECORDED IN MAP BOOK 13, PAGES 114-124,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



- LEGEND:
- △ DENOTES CENTRAL ANGLE
 - R DENOTES RADIUS
 - DENOTES TANGENT DISTANCE
 - DENOTES LENGTH OF ARC
 - DENOTES CHORD BEARING
 - DENOTES CHORD DISTANCE
 - DENOTES CENTERLINE

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
SWAN DEVELOPMENT, CORP..

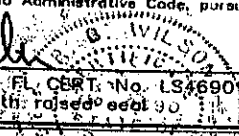
BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
1-(904)471-7612

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson
R. BRANDT WILSON, P.L.S. FL. CERT. No. LS4690
Not valid unless embossed with: raised seal



NOTES:
THIS IS NOT A BOUNDARY SURVEY.
THIS IS A SKETCH SHOWING THE SITE PLAN FOR PHASE 3.
NORTH IS ASSUMED, BASED ON THE R/W OF DOMENICO CIRCLE.
REFERENCE BEARING AS SHOWN (N 34°56'56" E).
PROPOSED IMPROVEMENTS AS SHOWN WERE PROVIDED TO SURVEYOR BY CLIENT.
THIS SKETCH WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR.
All improvements exclusive of the units are common elements.

DRAWN BY: **BW** JOB NO: **GREEN 2**
SCALE: **1" = 100'** SHEET NO: **9**

O.R. 1198 PG 0344

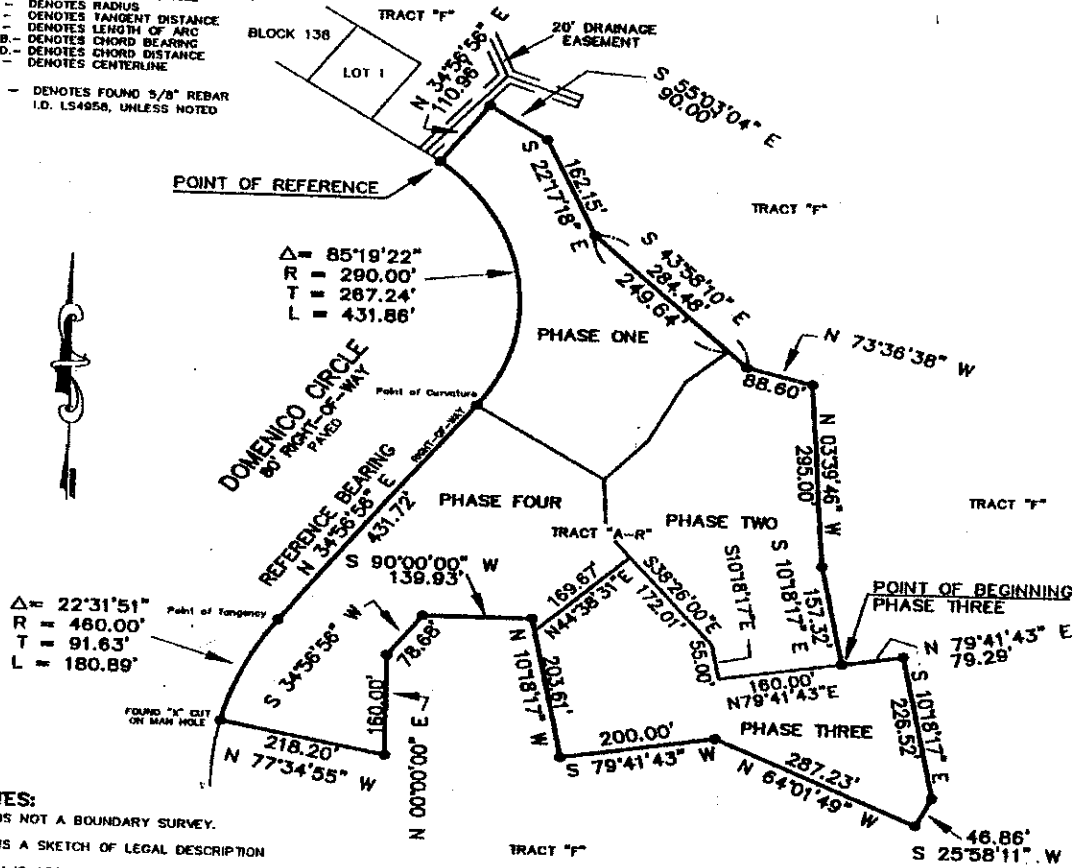
MAP SHOWING SKETCH OF

PHASE THREE OF THE GREENS OF ST. AUGUSTINE, BEING A PORTION OF TRACT "A-R", REPLAT OF ST. AUGUSTINE SHORES, UNIT TWO, AS RECORDED IN MAP BOOK 13, PAGES 114-124, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID TRACT "A-R" AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DOMENICO CIRCLE; THENCE NORTH 34°56'58" EAST, 110.98; THENCE SOUTH 55°03'04" EAST, 90.00; THENCE SOUTH 22°17'18" EAST, 182.15; THENCE SOUTH 43°58'10" EAST, 284.48; THENCE SOUTH 73°38'38" EAST, 88.60; THENCE SOUTH 03°39'46" EAST, 295.00; THENCE SOUTH 10°18'17" EAST, 157.32 TO THE POINT OF BEGINNING OF PHASE THREE; THENCE NORTH 79°41'43" EAST, 79.29; THENCE SOUTH 10°18'17" EAST, 226.52; THENCE SOUTH 25°58'11" WEST, 46.86; THENCE NORTH 64°01'49" WEST, 287.23; THENCE SOUTH 79°41'43" WEST, 200.00; THENCE NORTH 10°18'17" WEST, 203.81; THENCE NORTH 44°38'31" EAST, 189.87; THENCE SOUTH 38°26'00" EAST, 172.02; THENCE SOUTH 10°18'17" EAST, NORTH 79°41'43" EAST, 180.00 TO THE POINT OF BEGINNING.

LEGEND:

- Δ - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- T - DENOTES TANGENT DISTANCE
- L - DENOTES LENGTH OF ARC
- C.B. - DENOTES CHORD BEARING
- C.D. - DENOTES CHORD DISTANCE
- C - DENOTES CENTERLINE
- - DENOTES FOUND 5/8" REBAR I.D. L54858, UNLESS NOTED



NOTES:

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- NORTH IS ASSUMED BASED ON THE RIGHT-OF-WAY OF DOMENICO CIRCLE. REFERENCE BEARING AS SHOWN. ASSUMED BEARING (N 34°56'58" E) BASED ON THE RIGHT-OF-WAY
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO: SWAN DEVELOPMENT CORP..

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR

4075 A-1-A South, Suite 201, St. Augustine, FL 32084
1-(904)471-1511

CERTIFICATION: I HEREBY CERTIFY, that the survey shown herein was made under my direction and supervision, and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-0, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson
R. BRANDT WILSON, P.L.S. FL CERT. NO. L54890
Not valid unless signed & embossed with raised seal

FLOOD ELEVATION CERTIFICATE:
THIS PROPERTY LIES IN FLOOD ZONE C & A AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 125147 01380 MAP DATED 2/18/85

FOR ST. JOHNS CO. FL
DRAWN BY: BW JOB NO. 942705
SCALE: 1" = 200' SHEET NO. 6 OF 9

D.R. 1198 PG 0345

IDENTIFICATION OF UNITS

PHASE II

Building 8

A #1312
 AA #1313
 B #1310
 BB #1311
 C #1308
 CC #1309
 D #1306
 DD #1307
 E #1304
 EE #1305
 F #1302
 FF #1303
 G #1300
 GG #1301

Building 9

A #416
 AA #417
 B #414
 BB #415
 C #412
 CC #413
 D #410
 DD #411
 E #408
 EE #409
 F #406
 FF #407
 G #404
 GG #405
 H #402
 HH #403
 I #400
 II #401

Building 13

A #300
 AA #301
 B #302
 BB #303
 C #304
 CC #305
 D #306
 DD #307
 E #308
 EE #309

PHASE III

Building 5

A #1014
 AA #1015
 B #1012
 BB #1013
 C #1010
 CC #1011
 D #1108
 DD #1109
 E #1106
 EE #1107
 F #1104
 FF #1105
 G #1102
 GG #1103
 H #1100
 HH #1101

Building 6

A #1110
 AA #1111
 B #1108
 BB #1109
 C #1106
 CC #1107
 D #1104
 DD #1105
 E #1102
 EE #1103
 F #1100
 FF #1101

Building 7

A #1212
 AA #1213
 B #1210
 BB #1211
 C #1208
 CC #1209
 D #1206
 DD #1207
 E #1204
 EE #1205
 F #1202
 FF #1203
 G #1200
 GG #1201

EXHIBIT

"B"