

3970

In

This instrument Prepared By:
Ronald W. Brown, Esquire
66 Cuna Street, Suite A
St. Augustine, Florida 32084

Public Records of
St. Johns County, FL
Clerk# 00-005969
O.R. 1473 PG 1823
03:26PM 02/11/2000
REC \$25.00 SUR \$3.50

FOURTH AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
THE GREENS OF ST. AUGUSTINE, a condominium

THIS FOURTH AMENDMENT to the Declaration of Condominium for the Greens of St. Augustine is executed this 4 day of February, 2000, by ^{It} SWAN DEVELOPMENT CORPORATION ("the Developer").

WITNESSETH:

WHEREAS, the Developer is the owner of the lands described in 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 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 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

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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 IV of the condominium and 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 aforesaid Declaration.

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 1/170.

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

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

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Witness

Linda Kouremetis
Name: Linda Kouremetis

SWAN DEVELOPMENT CORPORATION, INC.,
a Florida Corporation

By: [Signature]
Rudy Gram
Its Vice-President

Witness

Marianne Horsta
Name: Marianne Horsta

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, the undersigned authority, personally appeared Rudy Gram, and acknowledged before me that he executed the above and foregoing Articles for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in St. Augustine, said County and State, this 4 day of February, 2000.



Linda H. Kouremetis
Notary Public, State of Florida
At Large

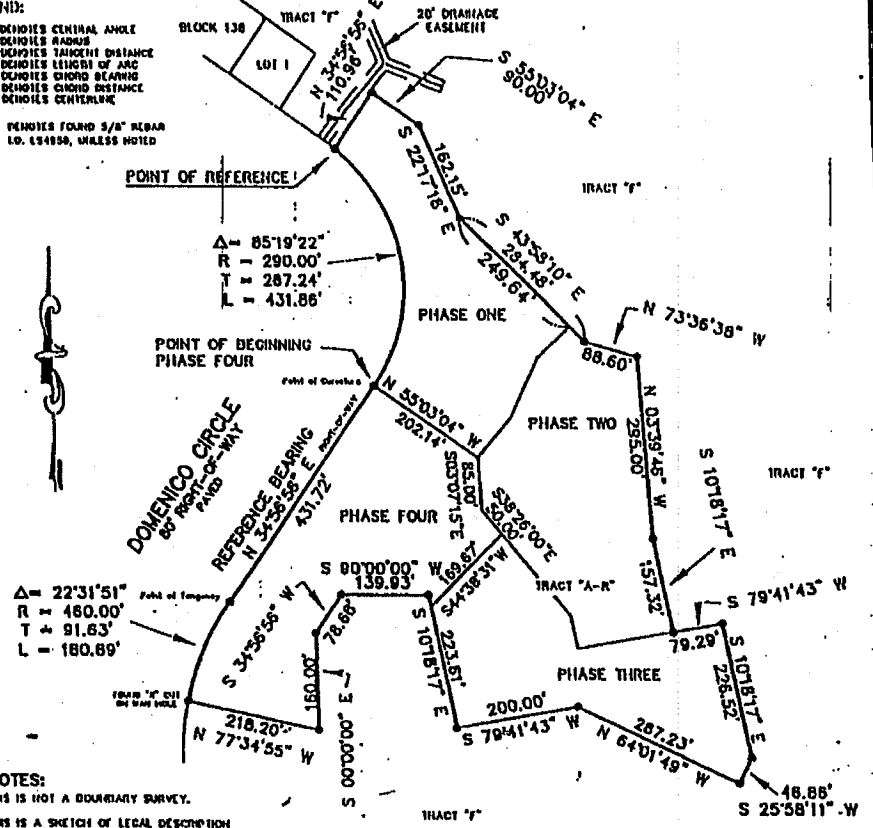
DR1473PG1826

MAP SHOWING SKETCH OF

PHASE FOUR 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, SAID POINT IS IN A CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 290.00' AND A DELTA OF 85°19'22"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 431.86' TO THE POINT OF CURVATURE AND THE POINT OF BEGINNING OF PHASE FOUR; THENCE SOUTH 55°03'04" EAST, 202.41'; THENCE SOUTH 03°07'15" EAST, 85.00'; THENCE SOUTH 36°28'00" EAST, 50.00'; THENCE SOUTH 44°38'31" WEST, 189.87'; THENCE NORTH 10°18'17" WEST, 20.00'; THENCE SOUTH 90°00'00" WEST, 139.93'; THENCE SOUTH 34°58'58" WEST, 78.86'; THENCE SOUTH 00°00'00" EAST, 180.00'; THENCE NORTH 77°34'55" WEST, 218.20' TO A POINT LYING IN A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 480.00' AND A DELTA OF 22°31'51"; THENCE ALONG THE ARC OF SAID CURVE, 180.89' TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 34°58'58" EAST, 431.72' 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
 - ⊙ - DENOTES CENTERLINE
 - ⊙ - DENOTES FOUND 5/8" REBAR LO. 154850, 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°58'58\"/>

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)471-8712

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 81G17-8, Florida Administrative Code, pursuant to section 472.073, Florida Statute.

R. BRANDT WILSON, P.L.S. FL CERT. #145489
Not valid unless signed & embossed with raised seal

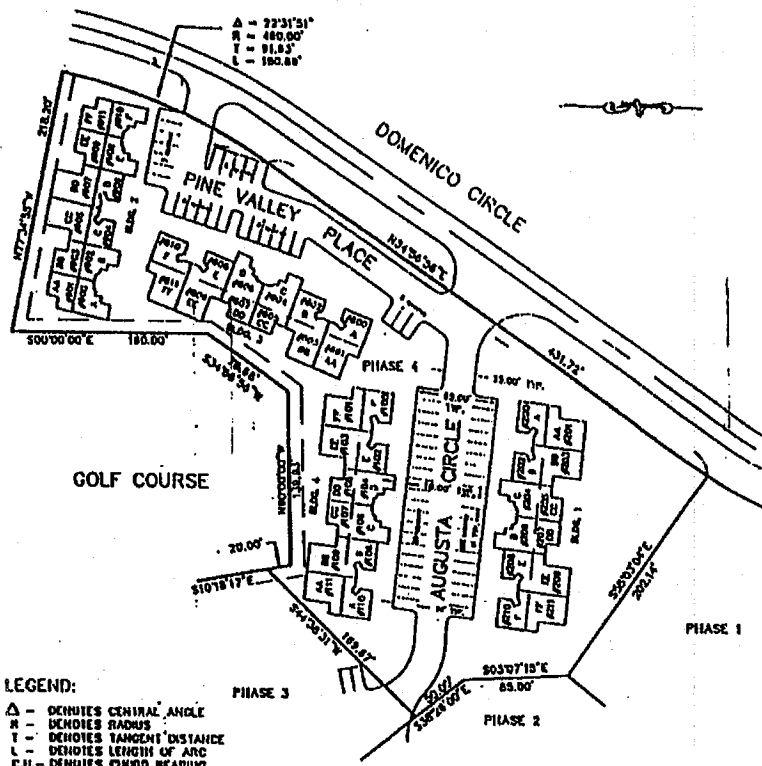
FLOOD ELEVATION CERTIFICATE:
THIS PROPERTY LIES IN FLOOD ZONE S.A. AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 17111-0102, MAP DATED 3/1/82.
FOR ST. JOHNS CO. FL

DRAWN BY: DW JOB NO. 042705
SCALE: 1" = 200' SHEET NO. 2 OF 3

Exhibit A

011473P61827

MAP SHOWING SITE PLAN
OF
PHASE FOUR 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:
 Δ - DENOTES CENTRAL ANGLE
 R - DENOTES RADIUS
 T - DENOTES TANGENT DISTANCE
 L - DENOTES LENGTH OF ARC
 CB - DENOTES CHORD BEARING
 CD - DENOTES CHORD DISTANCE
 CL - 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 4.
 NORTH IS ASSUMED, BASED ON THE FIVE OF BOUNDARY CORNER
 MONUMENT BEARING AS SHOWN ON MAPSHEET 13
 PROPOSED IMPROVEMENTS AS SHOWN WERE PROVIDED
 TO SURVEYOR BY CLIENT.
 THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT
 OF A TITLE OPINION. LEGAL OPINION WAS PROVIDED
 BY CLIENT. NO RECORD OF EASEMENTS WERE PROVIDED
 TO SURVEYOR.
 ALL IMPROVEMENTS EXCLUSIVE OF THE
 UTILITIES ARE COMMON ELEMENTS.

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR

4076 A-1-A South, Suite 201, St. Augustine, FL 32004
 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 61017-8, Florida Administrative Code, pursuant
 to section 472.027, Florida Statutes.

R. Brandt Wilson
 R. BRANDT WILSON, P.L.S. FL CERT. NO. 165466
 Not valid unless embossed with original seal.

DRAWN BY: BW JOB NO. 11473P61827
 SCALE: 1" = 100' SHEET NO. 6

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IDENTIFICATION OF UNITS

PHASE IV

Building 1

A #200
AA #201
B #202
BB #203
C #204
CC #205
D #206
DD #207
E #208
EE #209
F #210
FF #211

Building 2

A #900
AA #901
B #902
BB #903
C #904
CC #905
D #906
DD #907
E #908
EE #909
F #910
FF #911

Building 3

A #800
AA #801
B #802
BB #803
C #804
CC #805
D #806
DD #807
E #808
EE #809
F #810
FF #811

Building 4

A #110
AA #111
B #108
BB #109
C #106
CC #107
D #104
DD #105
E #102
EE #103
F #100
FF #101

