

**Prepared by and return to:**

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**THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
FOR VILLAGES OF SELOY, A CONDOMINIUM**

**THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR VILLAGES OF SELOY, A CONDOMINIUM** (“**Amendment**”) is made this 22<sup>nd</sup> day of August, 2018 by **UNIFLORIDA IV, L.L.C.**, a Florida limited liability company (“**Declarant**”) whose address is 295 Seloy Drive, St. Augustine, Florida 32084.

**RECITALS**

**WHEREAS**, The Declaration of Condominiums for Villages of Seloy, a Condominium was recorded on August 4, 2014, in Official Records Book 3912, Page 1628, of the Public Records of St. Johns County, Florida (as amended, the “**Declaration**”); and

**WHEREAS**, as of the date of this Amendment, Declarant has the right to elect a majority of the Board of Directors of Villages of Seloy Condominium Association, Inc. (“**Association**”). Article XVI, Section 4 of the Declaration provides that Declarant, without joinder by any Unit Owners, may amend the Declaration so long as the amendment does not create time share estates, or “change the configuration or size of any Unit in any material fashion or materially alter or materially modify the appurtenances to Units or change the percentage by which the owners share the, Common Expenses or Common Surplus”;

**WHEREAS**, as of the date of this Amendment, Declarant has the right to elect a majority of the members of the Board of Directors of the Association;

**WHEREAS**, in order to comply with Florida and Federal Law related to age restricted communities, the Declarant desires to Amend the Declaration as provided below:

**NOW THEREFORE**, Declarant amends the Declaration as set forth below. All capitalized but undefined terms in this Amendment shall have the meaning ascribed to such terms in the Declaration:

(new words are inserted in the text and underlined; and words to be deleted are lines through with hyphens)

1. Article XVIII, Section 1. of the Declaration is amended to add the following subparagraph ddd.:

ddd. Phase 1, if added to the Property, will contain five (5) residential Buildings, and a minimum and maximum of eighteen (18) Units. Each Unit in Phase 1 will contain a minimum of approximately 1,800 square feet and a maximum of approximately 2,600 square feet.

2. Except as amended by this Amendment, the Declaration remains in full force and effect.

Signed, sealed, and delivered in the presence of:

UNIFLORIDA IV, L.L.C., a Florida limited liability company

Witness: Kelly Moore  
Printed: Kelly Moore

By: Michael Sabga  
Name: Michael Sabga  
Title: Authorized Signor

Witness: Candice Bent  
Printed: Candice Bent

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing Third Amendment was acknowledged, sworn to (or affirmed) and subscribed before me this 14<sup>th</sup> day of August, 2018, but Michael Sabga, as Authorized Signor of UNIFLORIDA IV, L.L.C., a Florida limited liability company, and on behalf of the limited liability company, and who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

Notary Public, State of Florida  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

