

EXHIBIT "2-1"
TO
DECLARATION OF SUMMER HOUSE IN OLD PONTE VEDRA CONDOMINIUM

COPY

**PHASE II LAND
(PLOT PLAN, SURVEY, FLOOR
PLANS AND UNIT PLANS)**

COPY

COPY

Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida

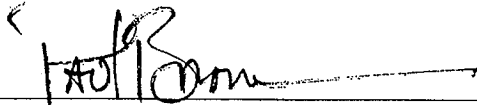
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CERTIFICATION

The undersigned architect or engineer, being authorized to practice in the State of Florida, hereby certifies that, in accordance with the provisions of Section 718.104(4)(e), Florida Statutes, the construction of the improvements described is substantially complete so that the material, together with the provisions of the Declaration of Condominium for Summer House in Old Ponte Vedra Condominium, describing the condominium property is an accurate representation of the location and dimensions of the improvements, and further that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

COPY

Signed this 18 day of March A.D., 2005



Brown Doane Architects, Inc.
Paul B. Brown
Registered Architect Certificate No. AR0017341
State of Florida

COPY

PREPARED BY:

Brown Doane Architects, Inc.
1575 Northside Drive NW Suite 350
Atlanta, Georgia 30318
(404) 603-3500



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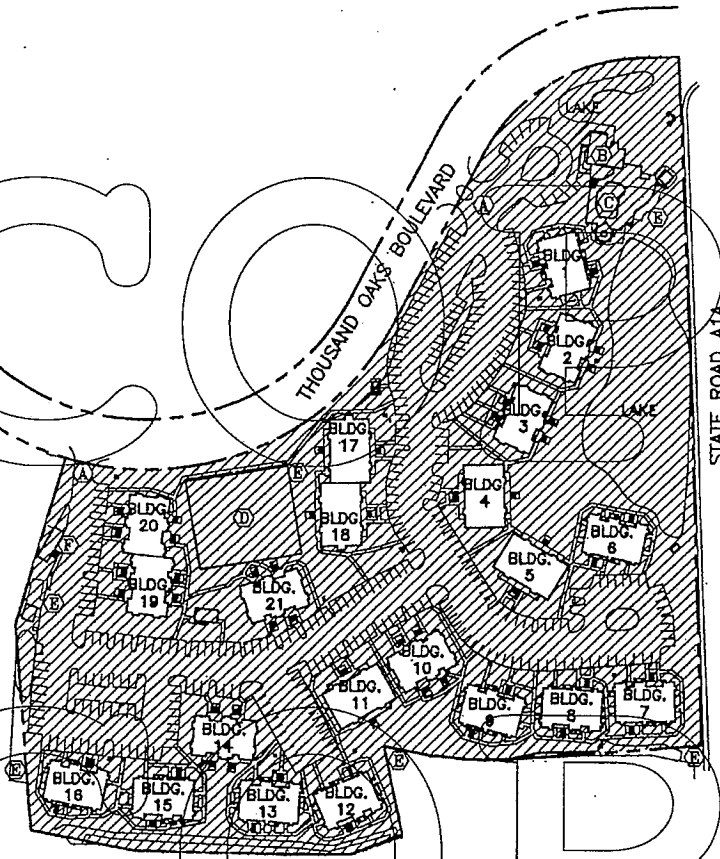
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Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida

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LEGEND	
	DENOTES COMMON ELEMENTS
	DENOTES LIMITED COMMON ELEMENTS
ACCESSORY BUILDING LEGEND: ○	
A.	ENTRY
B.	NON-RESIDENTIAL UNIT
C.	POOL
D.	TENNIS COURTS
E.	FENCE
F.	DUMPSTER



PHASE TWO
PLOT PLAN

1
A1.4

SCALE: 1" = 20'-0"



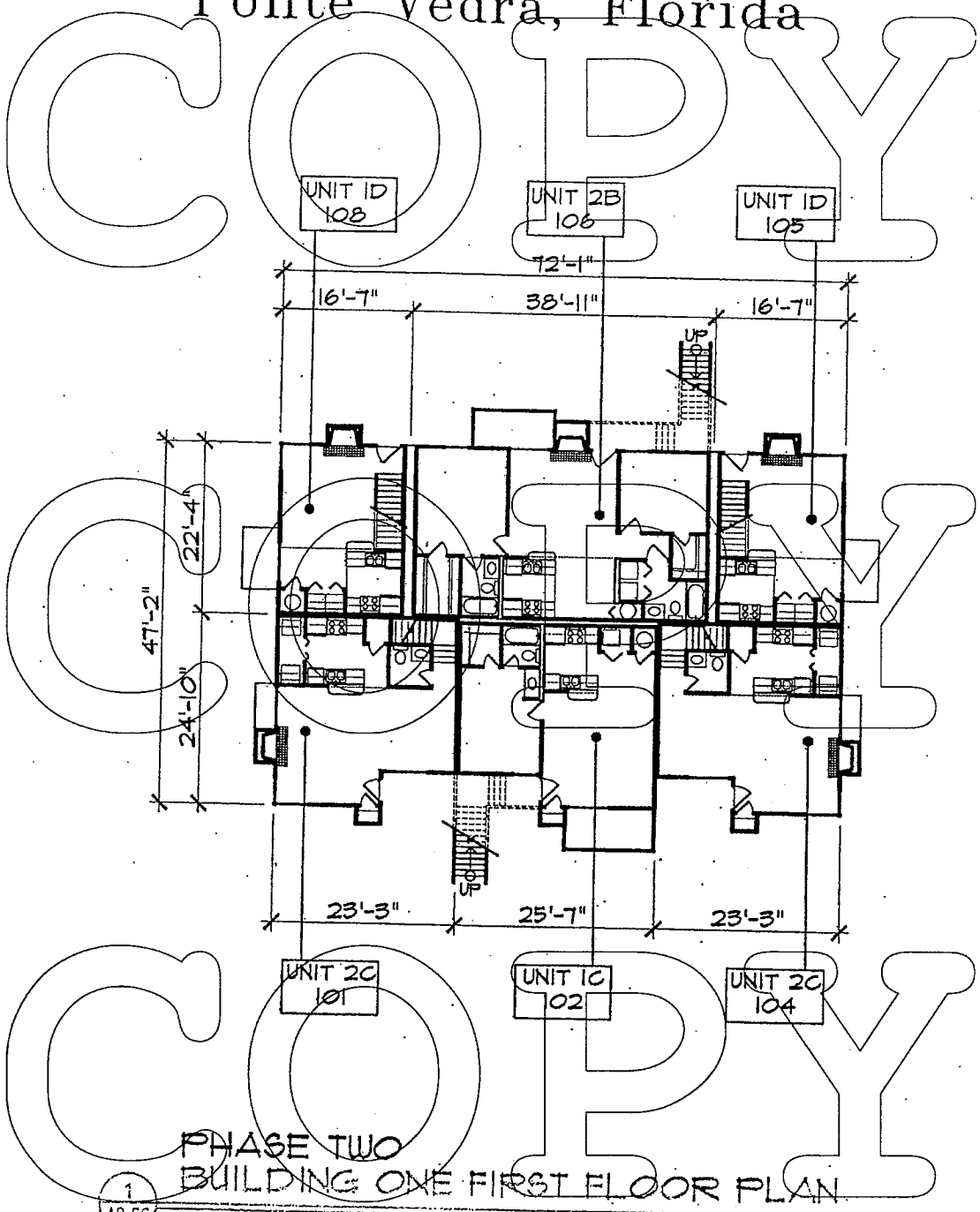
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PHASE TWO
BUILDING ONE FIRST FLOOR PLAN

1
A2.66

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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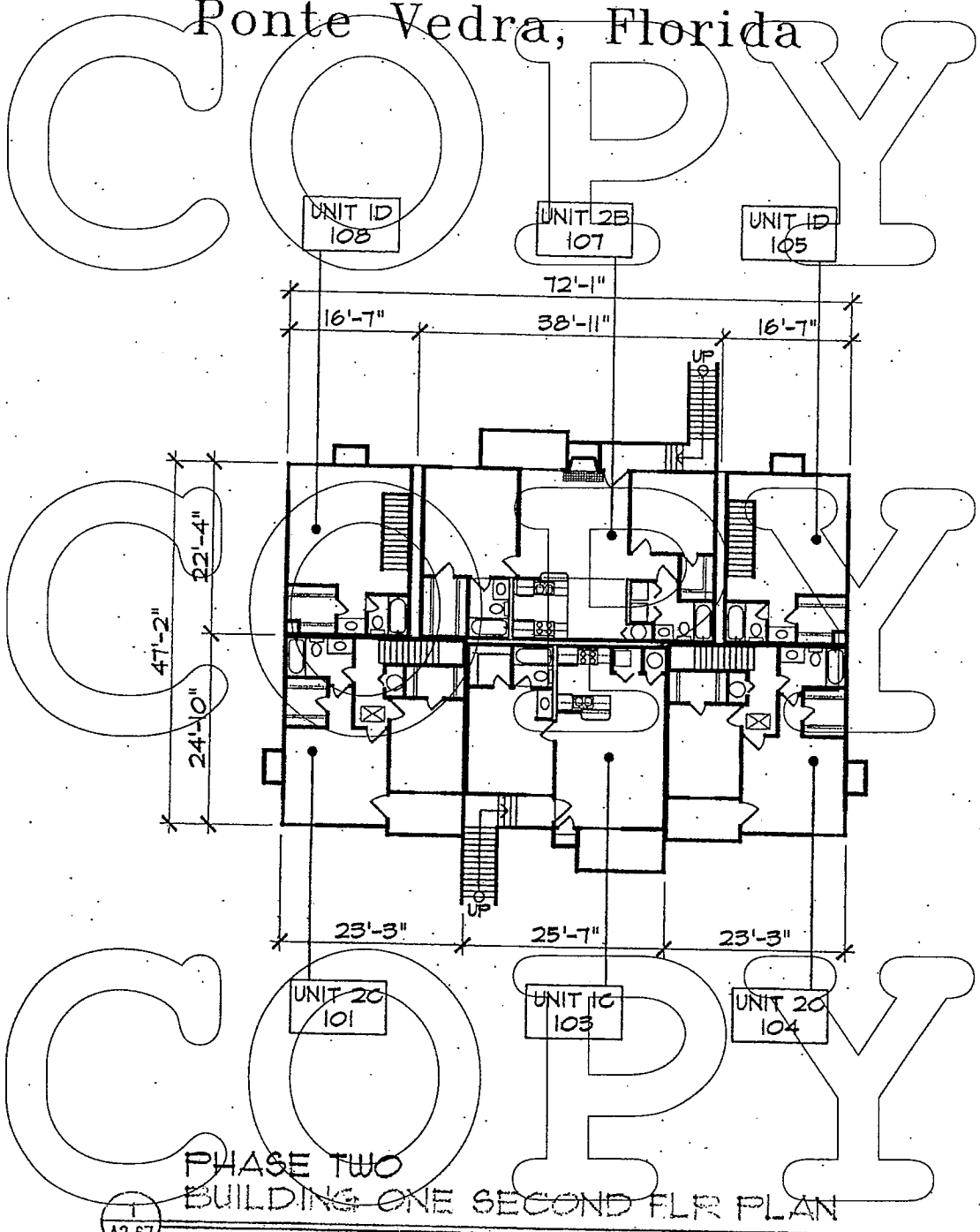
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PHASE TWO
BUILDING ONE SECOND FLR PLAN

A2.67

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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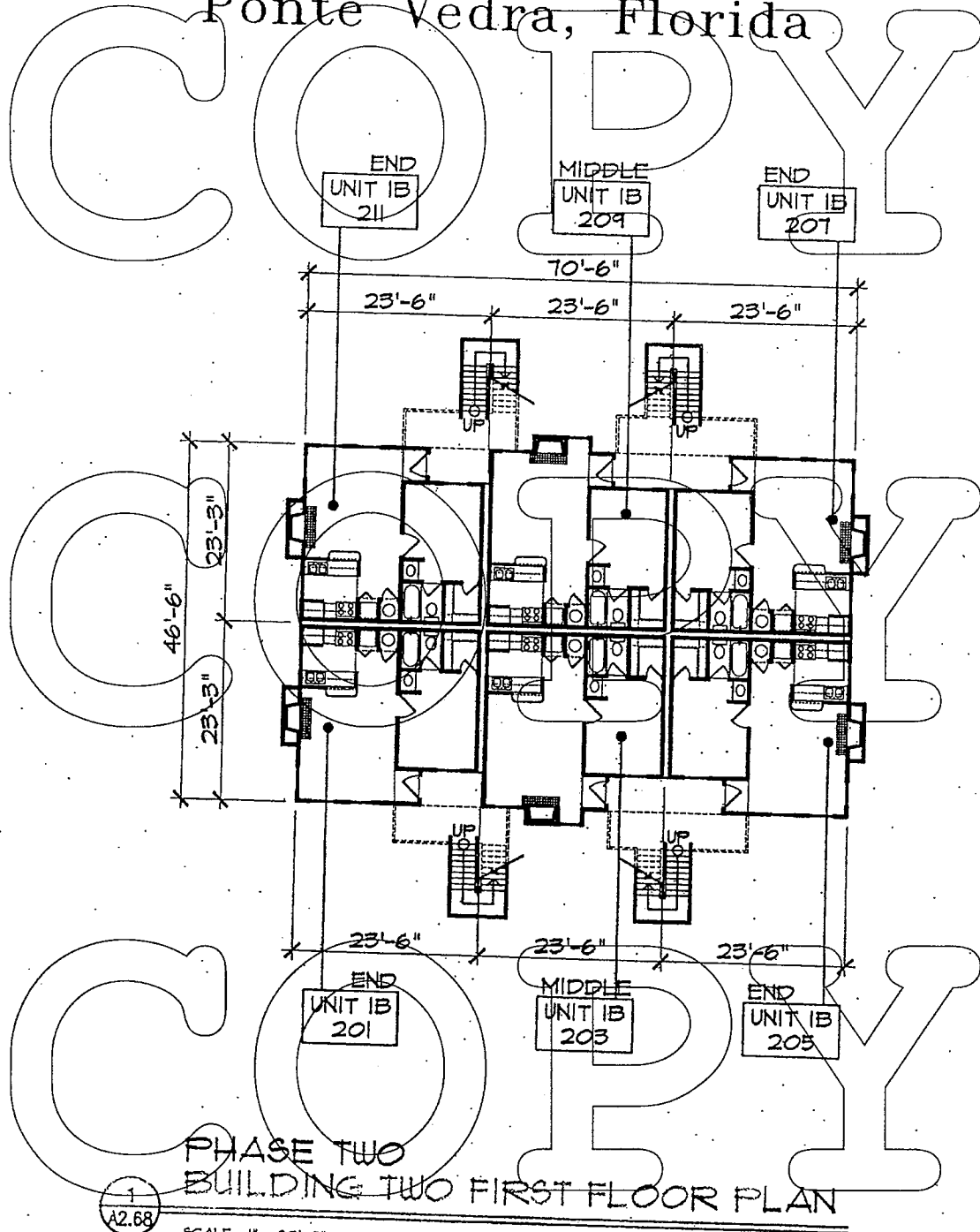
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PHASE TWO BUILDING TWO FIRST FLOOR PLAN

A2.68

SCALE: 1" = 20'-0"

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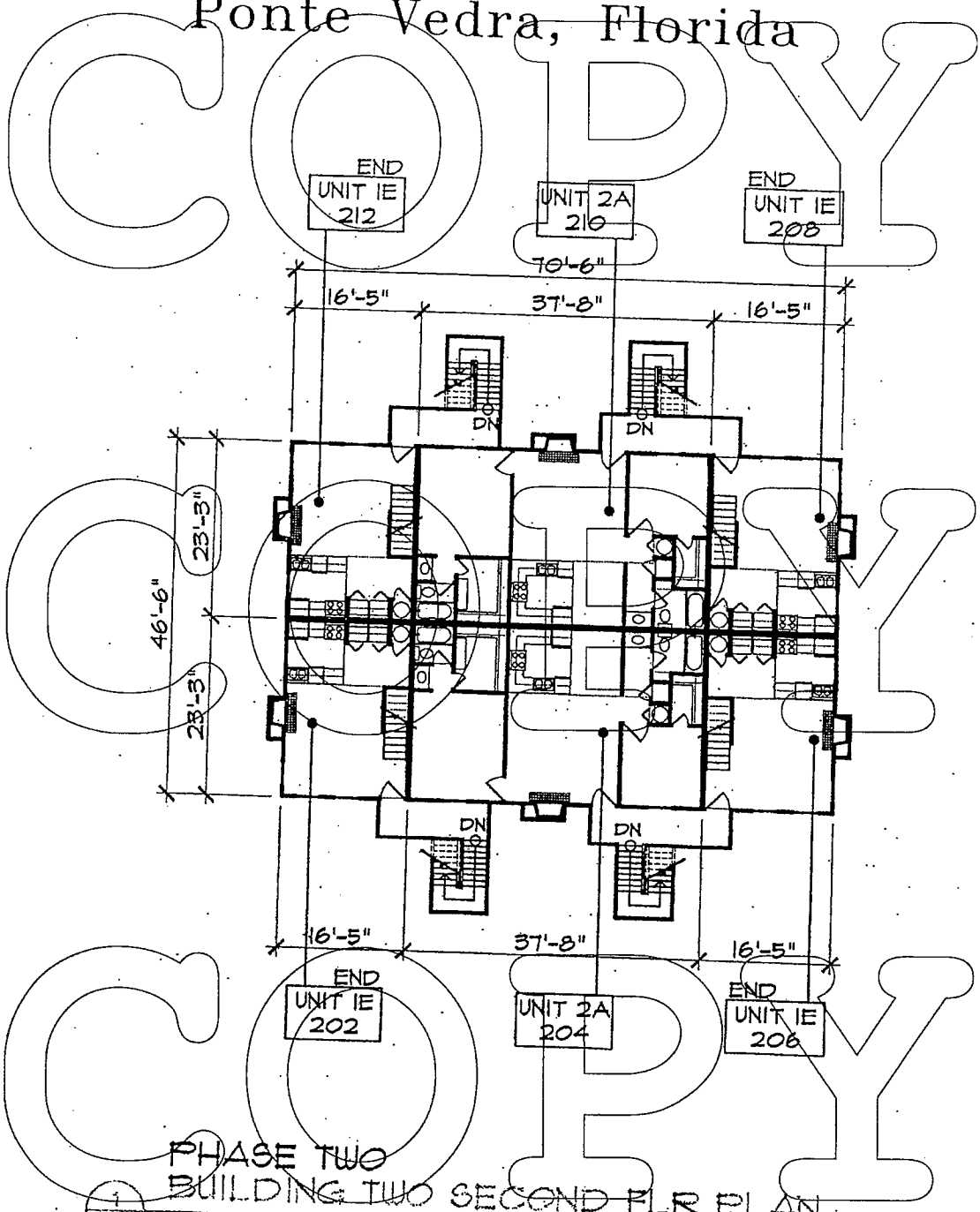
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PHASE TWO
BUILDING TWO SECOND FLR PLAN

A2.69

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL.

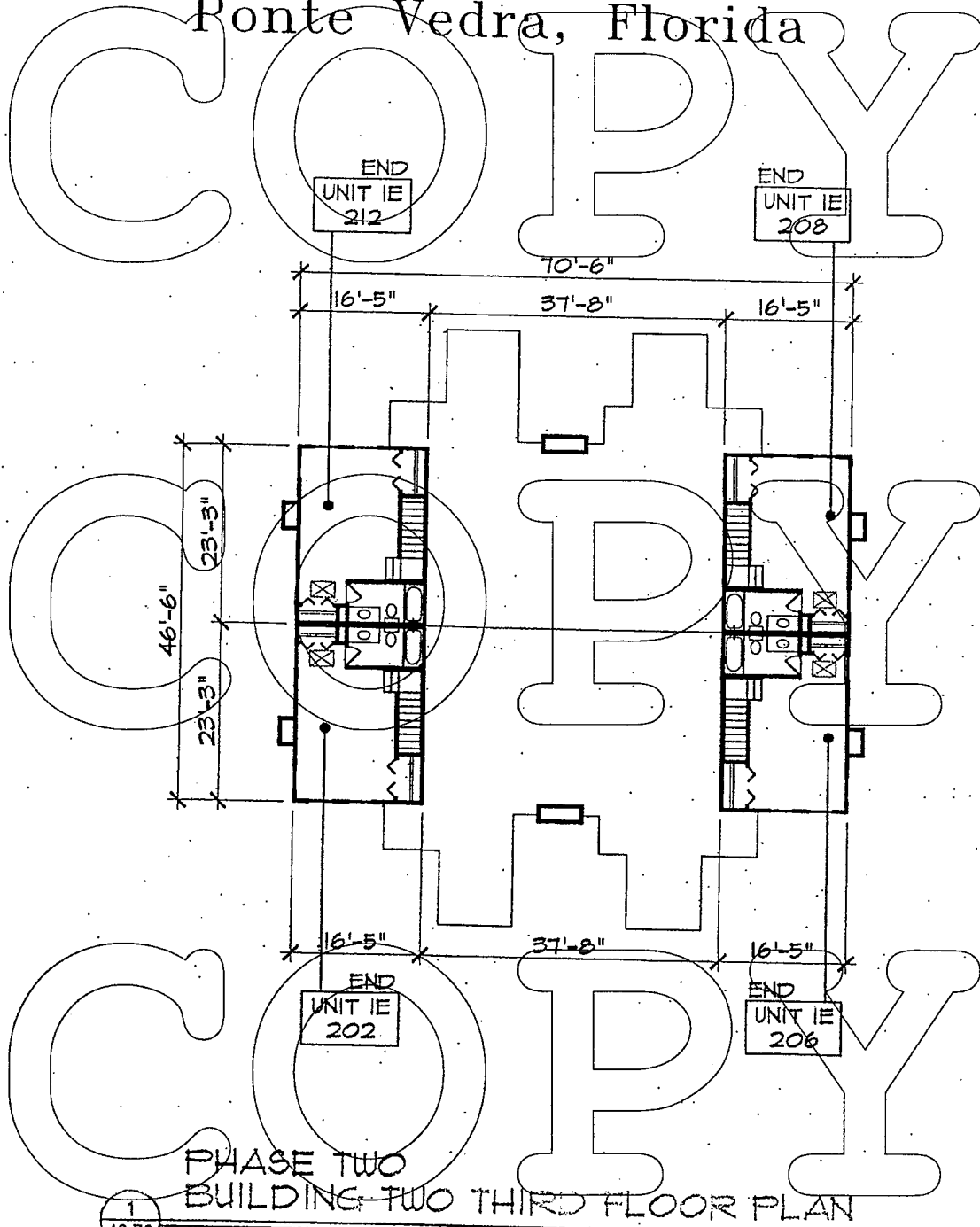
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PHASE TWO
BUILDING TWO THIRD FLOOR PLAN

A2.70

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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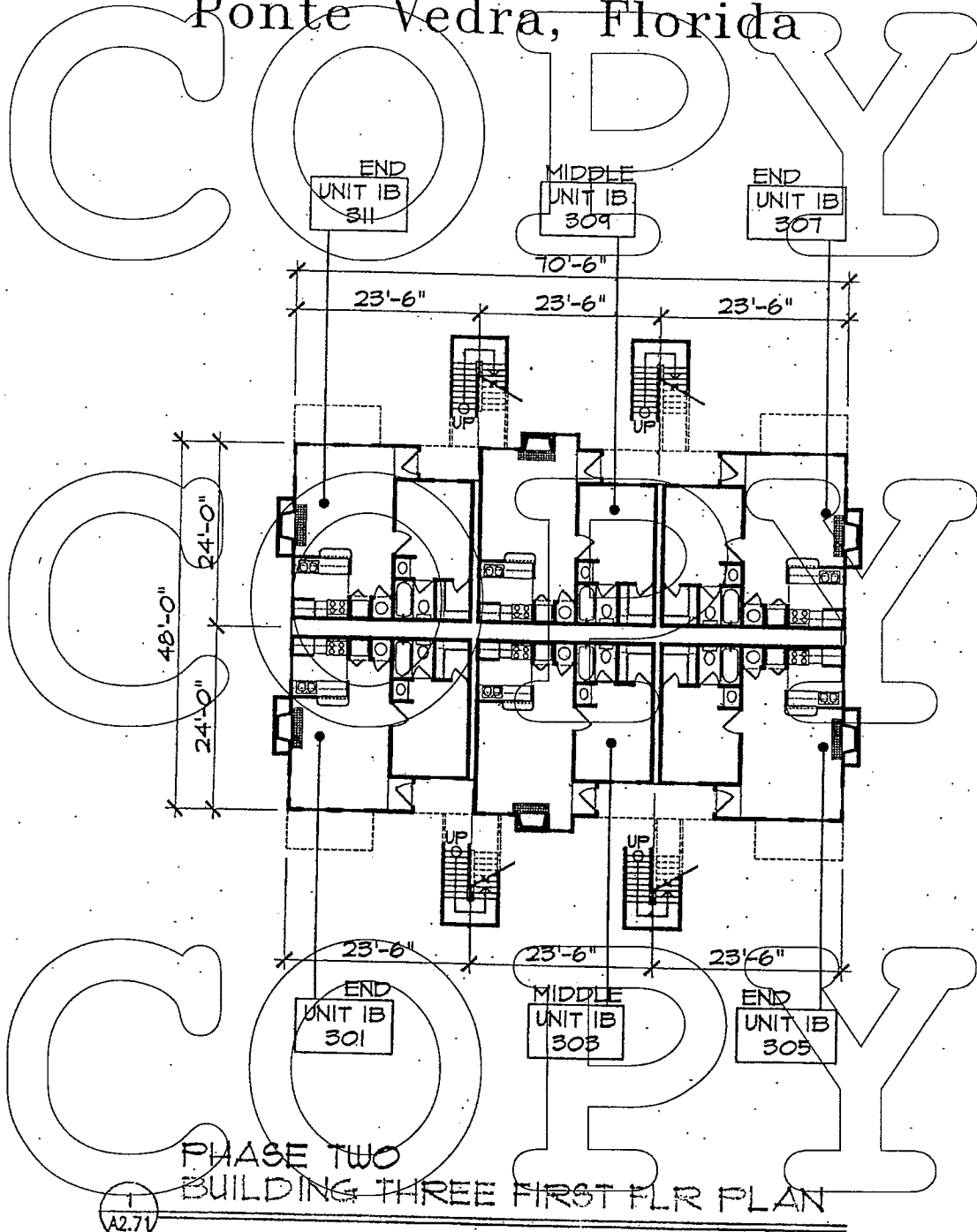
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PHASE TWO BUILDING THREE FIRST FLR PLAN

A2.71

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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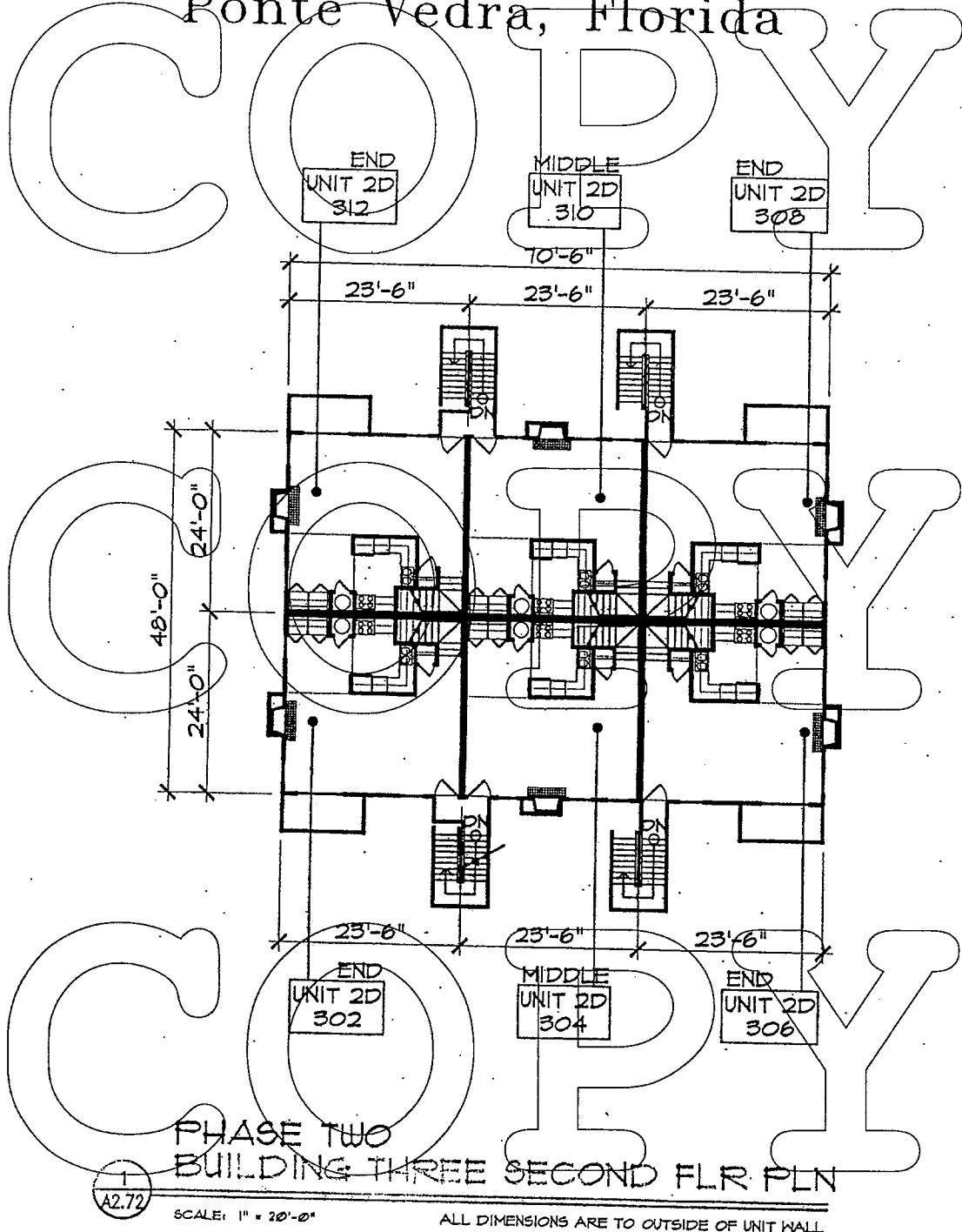
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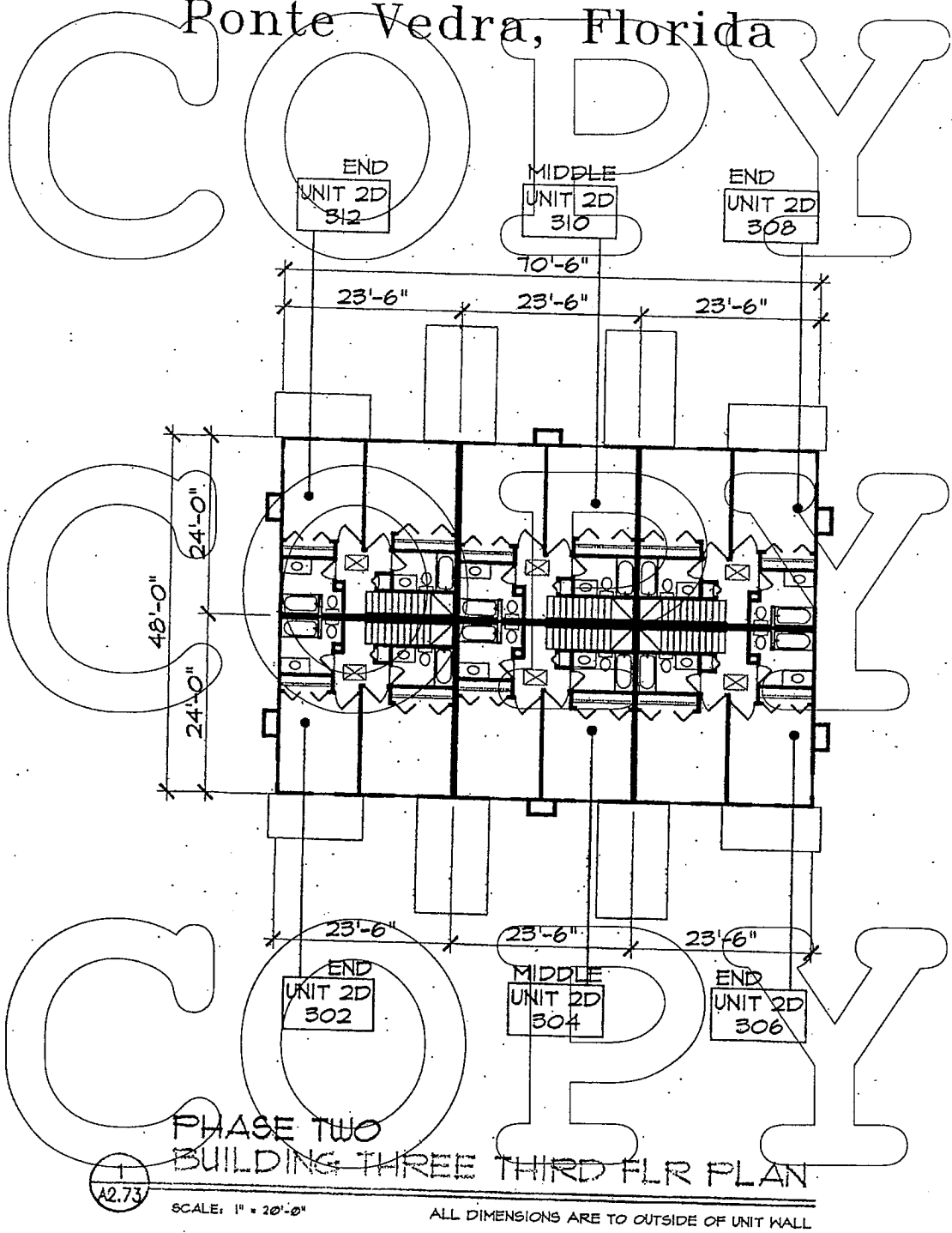
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PHASE TWO
BUILDING THREE THIRD FLR PLAN

A2.73

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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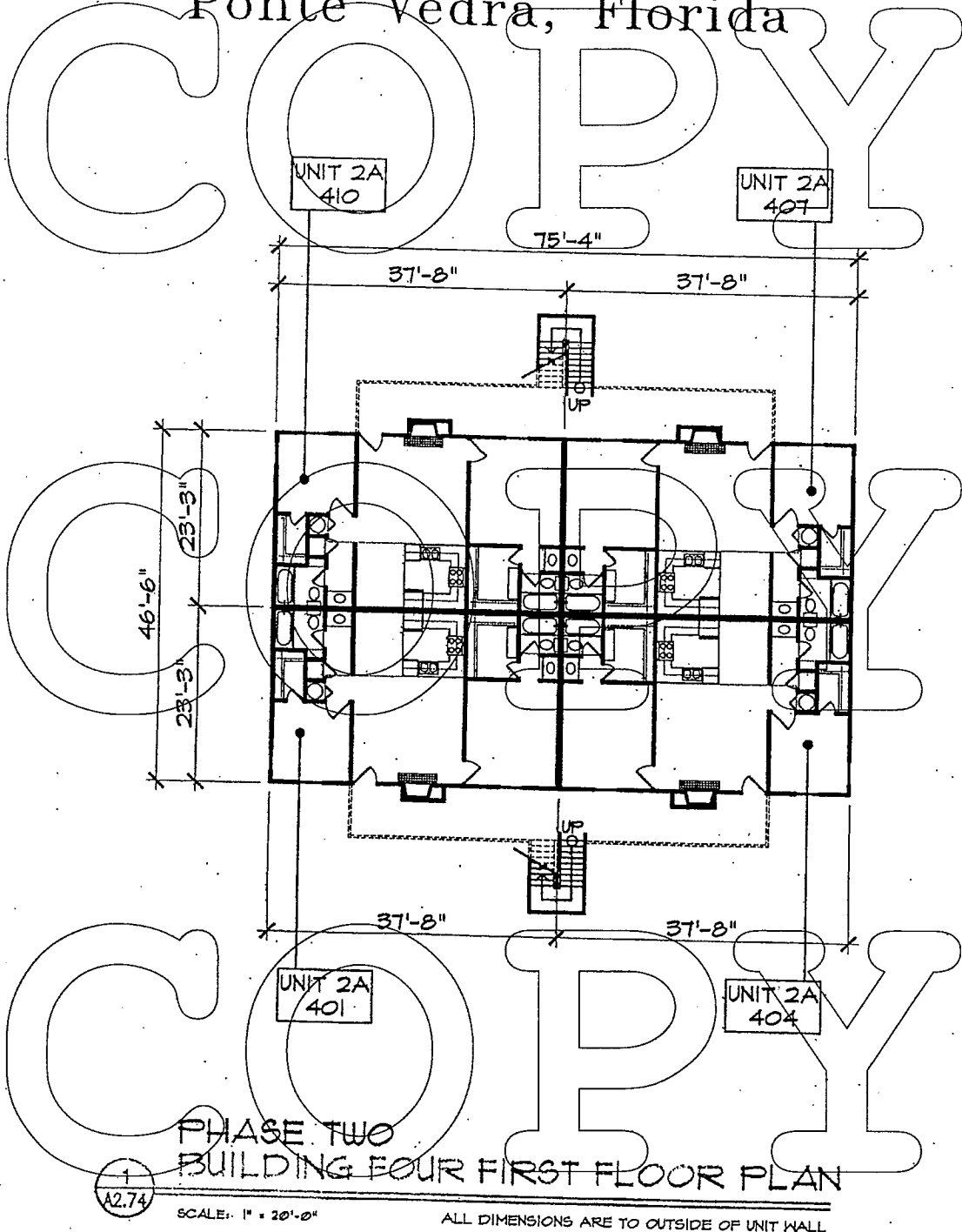
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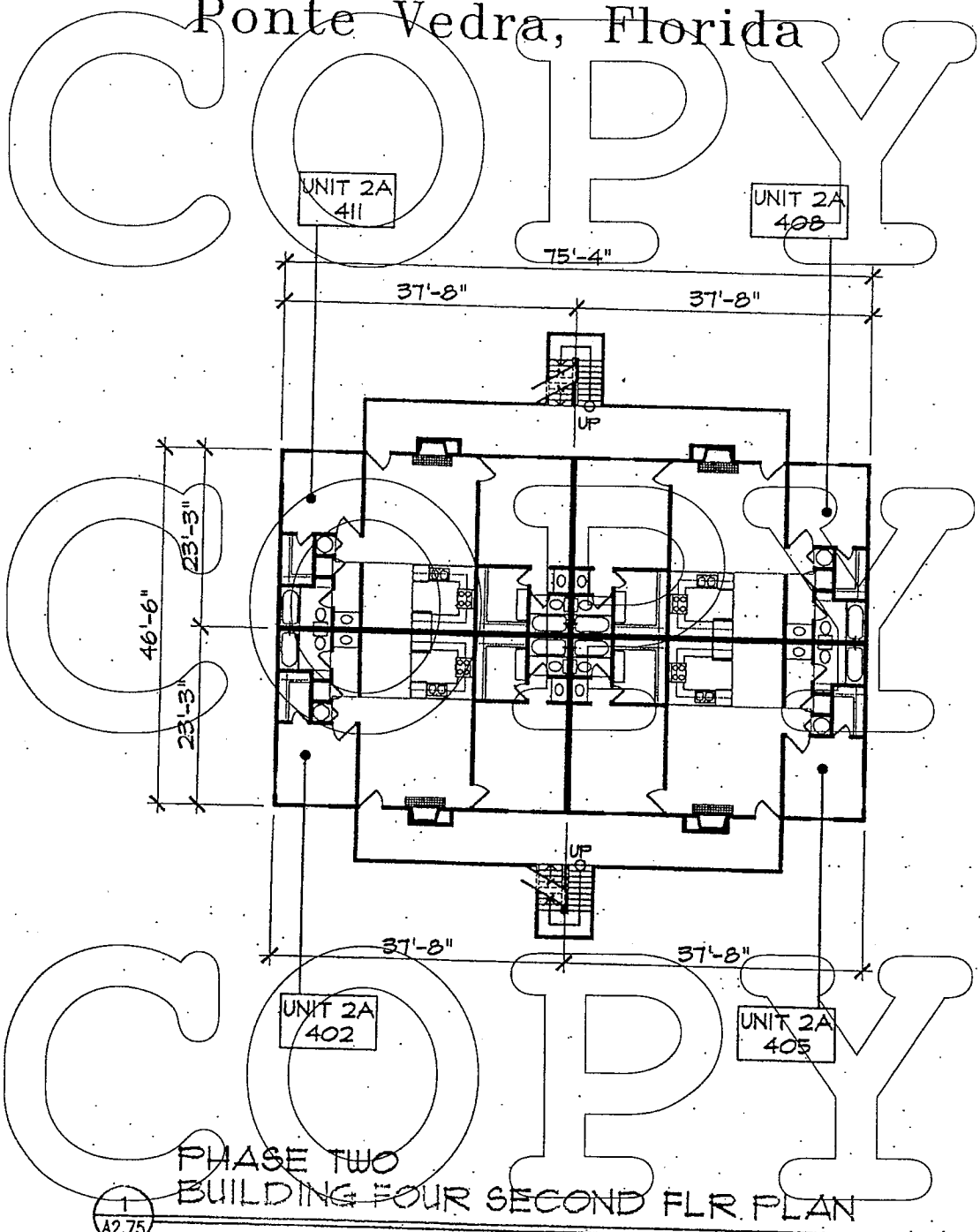
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Ponte Vedra, Florida



PHASE TWO
BUILDING FOUR SECOND FLR PLAN

A2.75

SCALE: 1" = 20'-0"

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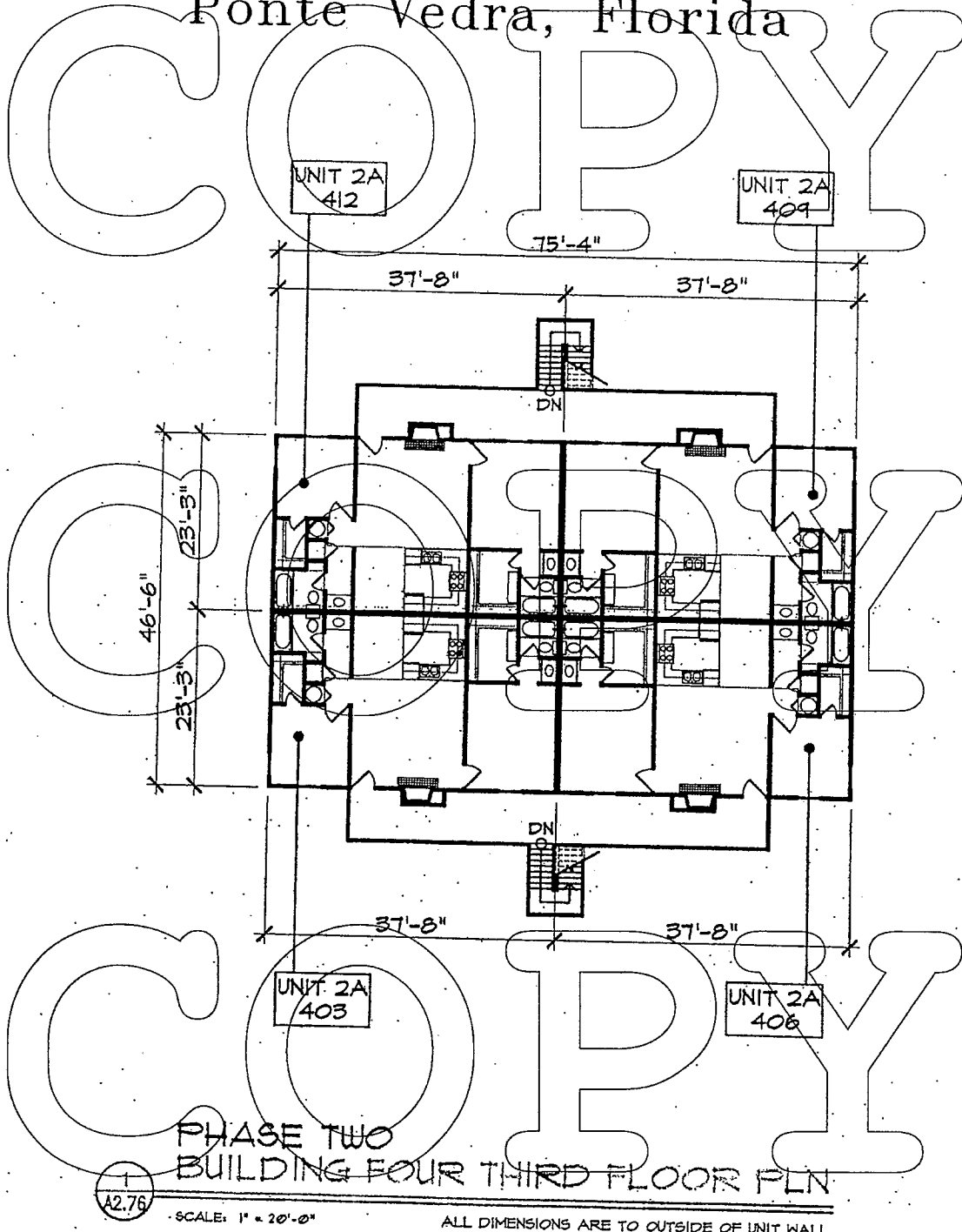
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PHASE TWO
BUILDING FOUR THIRD FLOOR PLAN

A2.76

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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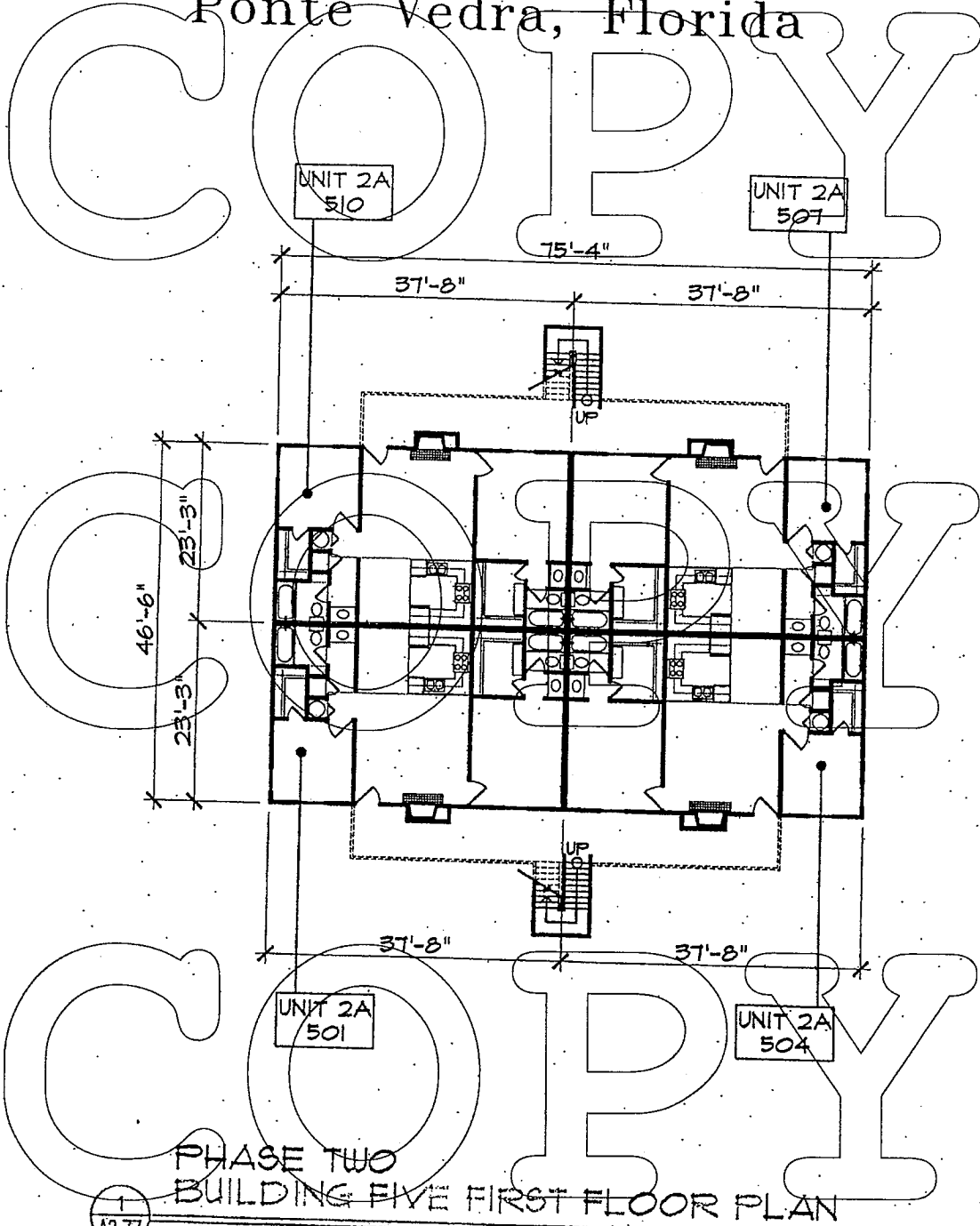
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PHASE TWO
BUILDING FIVE FIRST FLOOR PLAN

1
A2.77

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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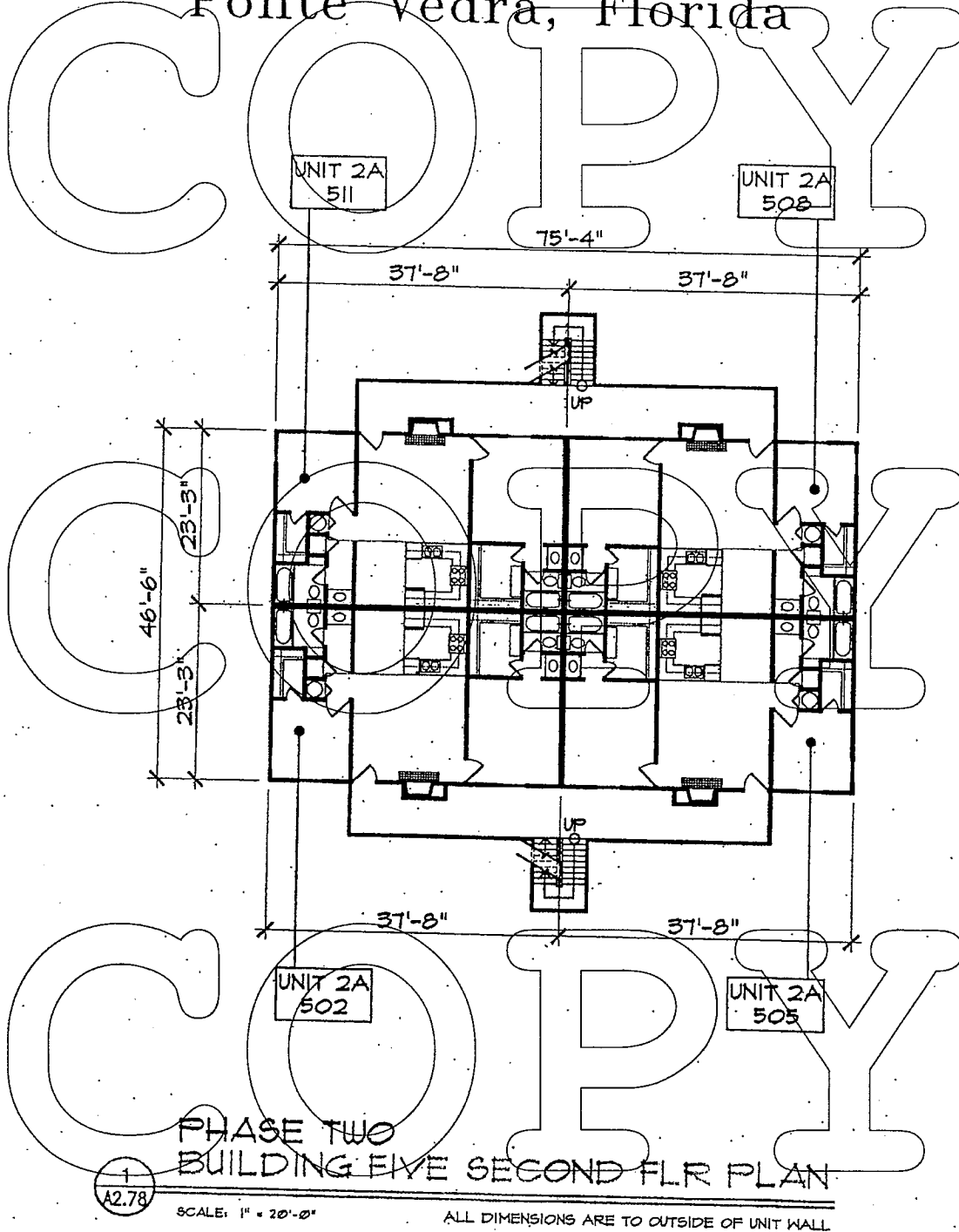
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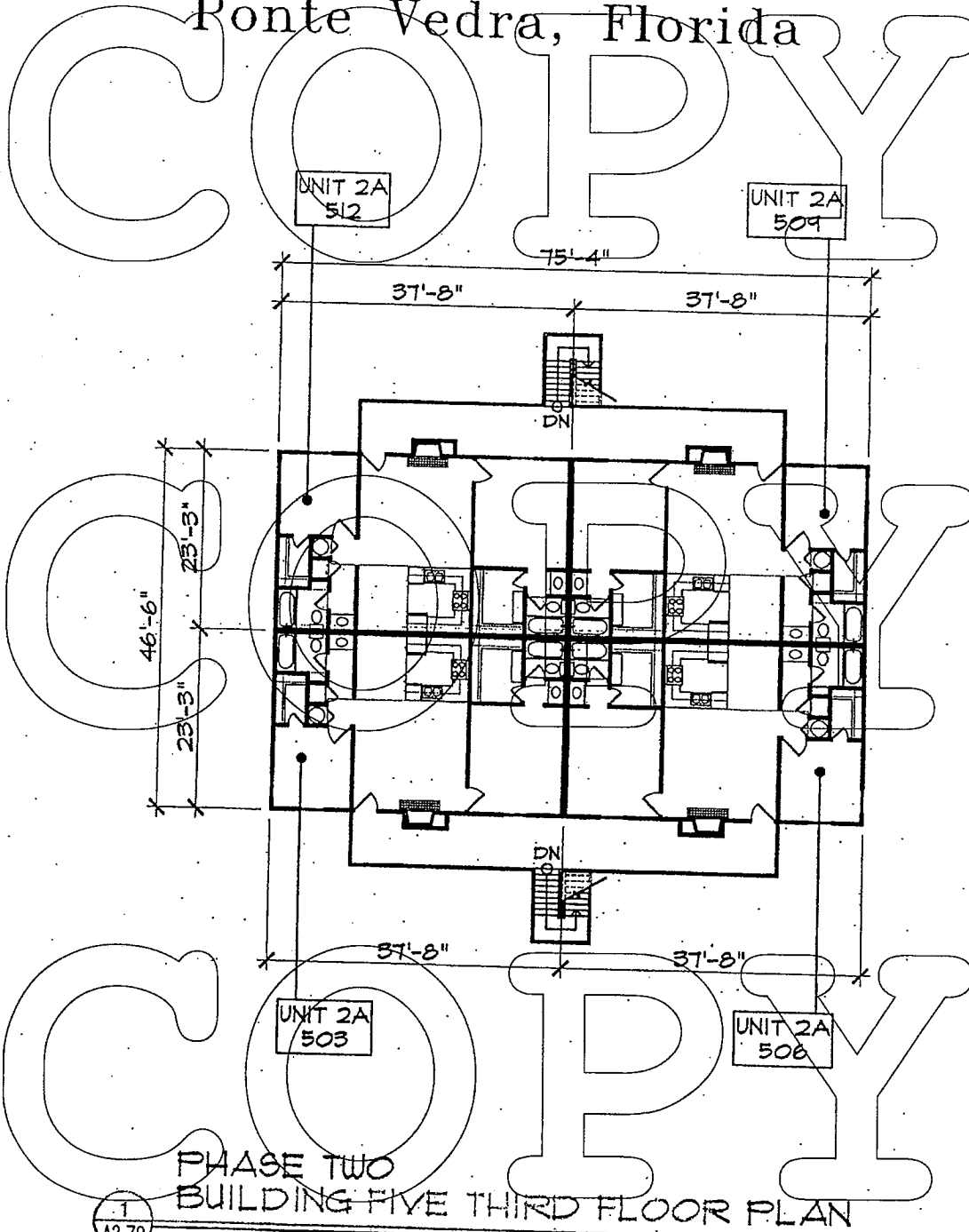
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PHASE TWO
BUILDING FIVE THIRD FLOOR PLAN

A2.79

SCALE: 1" = 20'-0"

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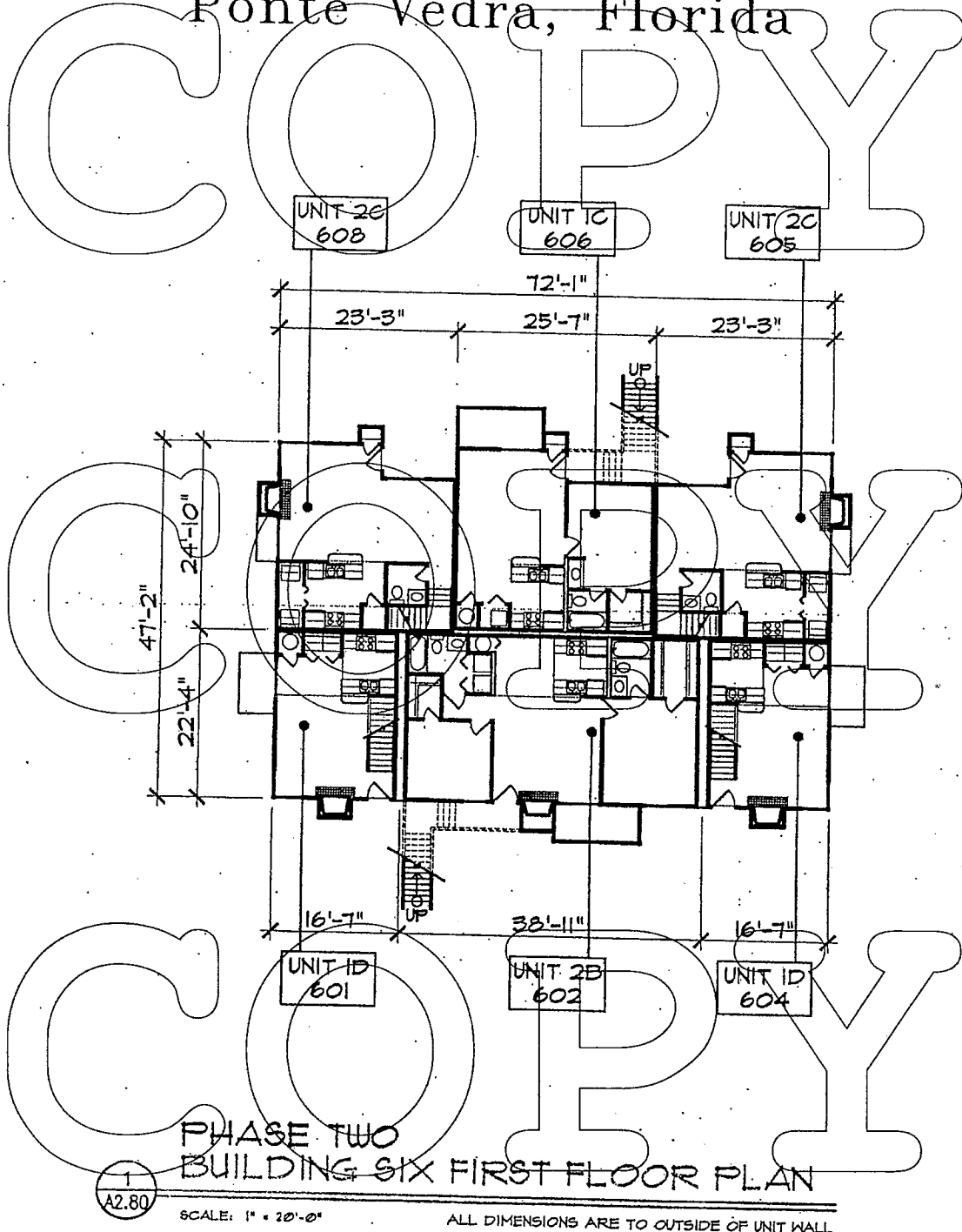
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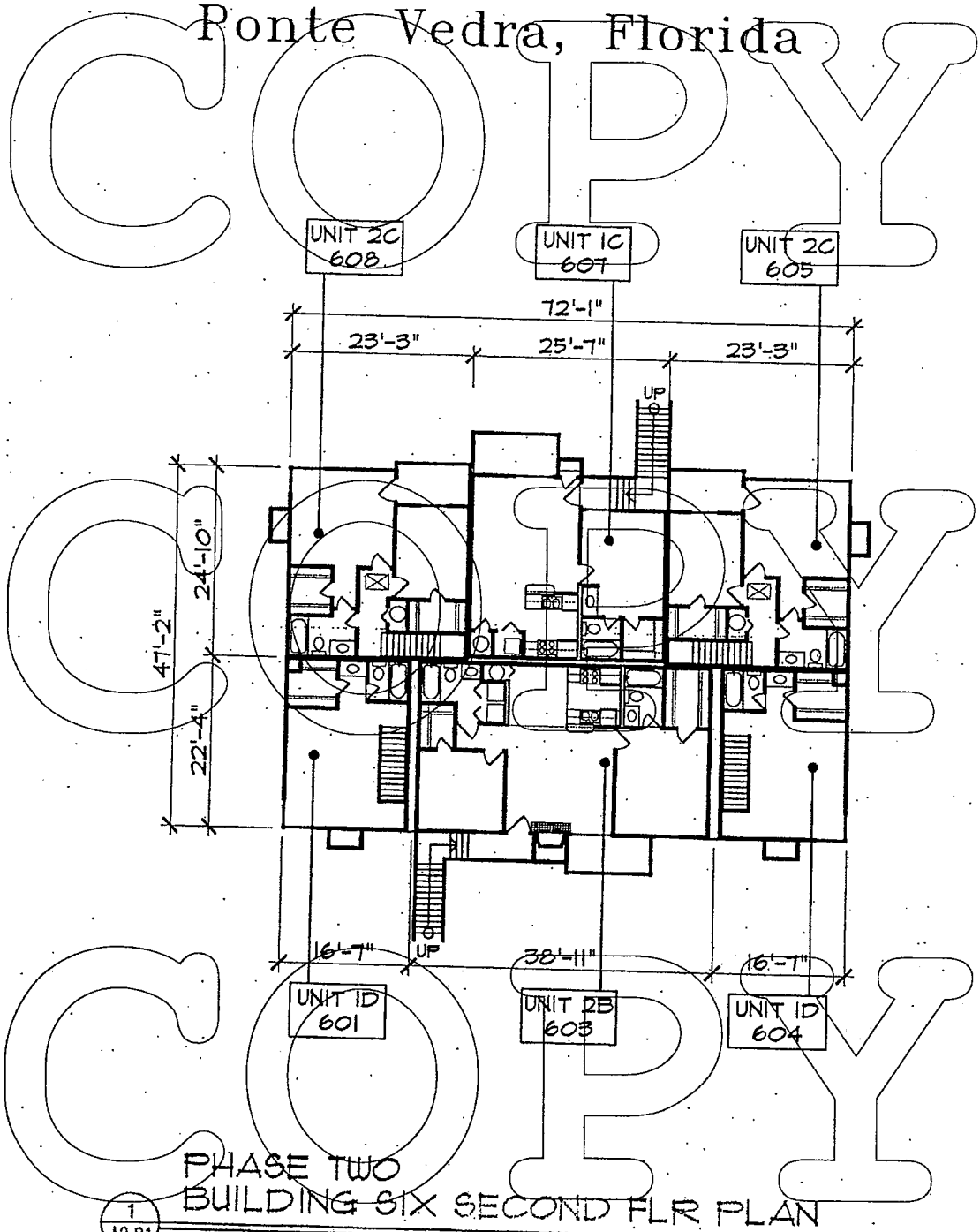
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PHASE TWO
BUILDING SIX SECOND FLR PLAN

T
A2.81

SCALE: 1" = 20'-0"

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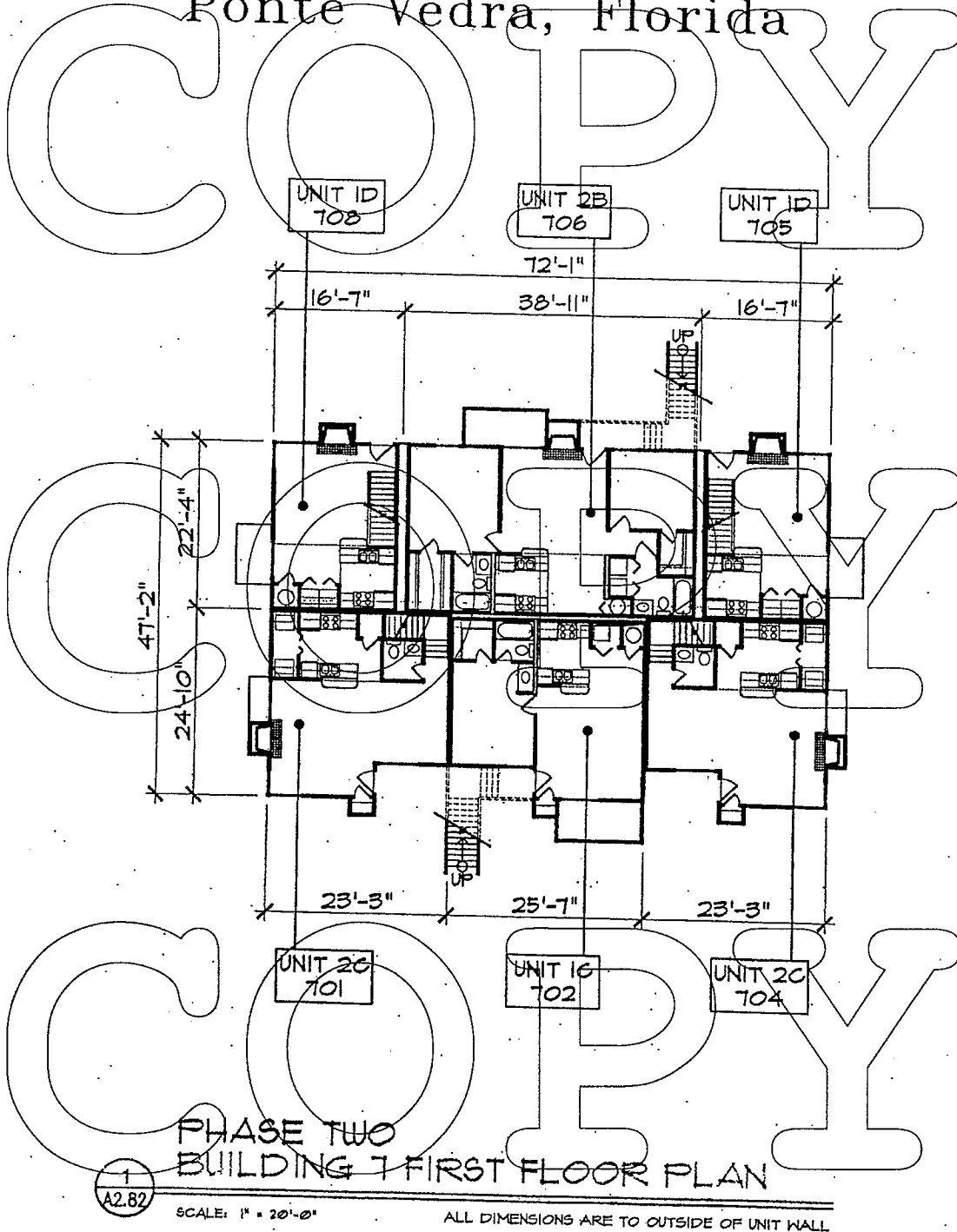
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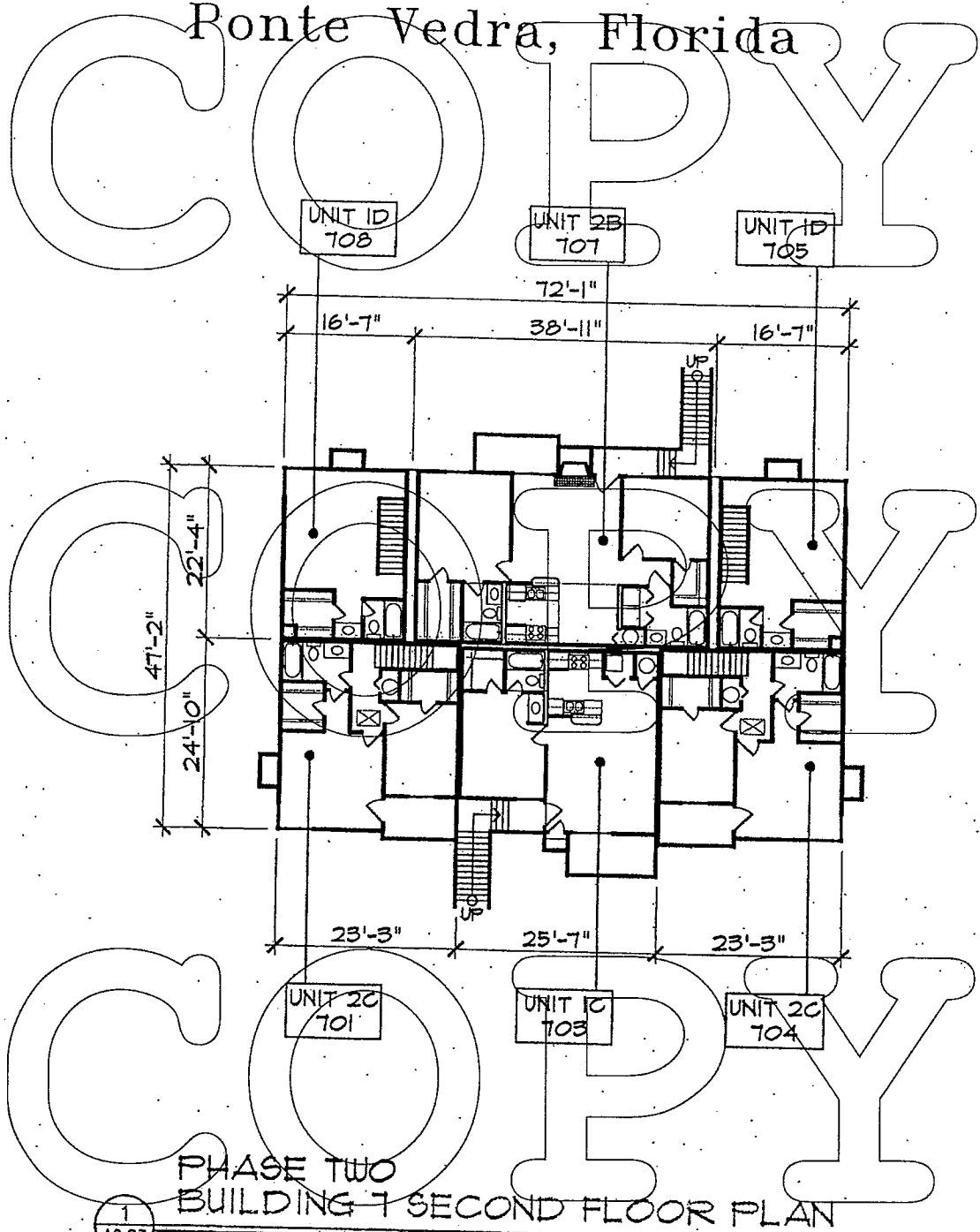
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PHASE TWO BUILDING 7 SECOND FLOOR PLAN

A2.83

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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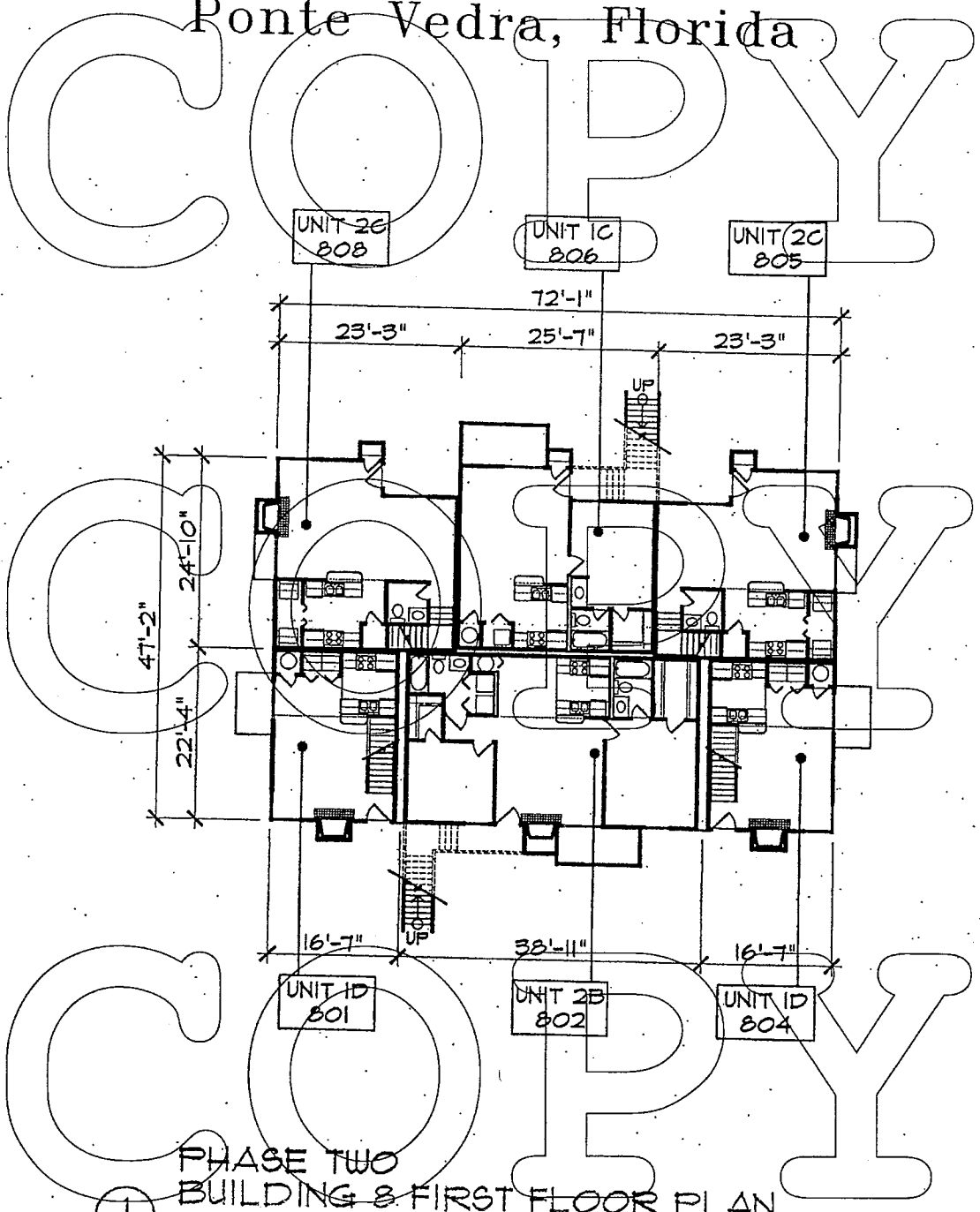
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PHASE TWO BUILDING 8 FIRST FLOOR PLAN

A2.84

SCALE: 1/4" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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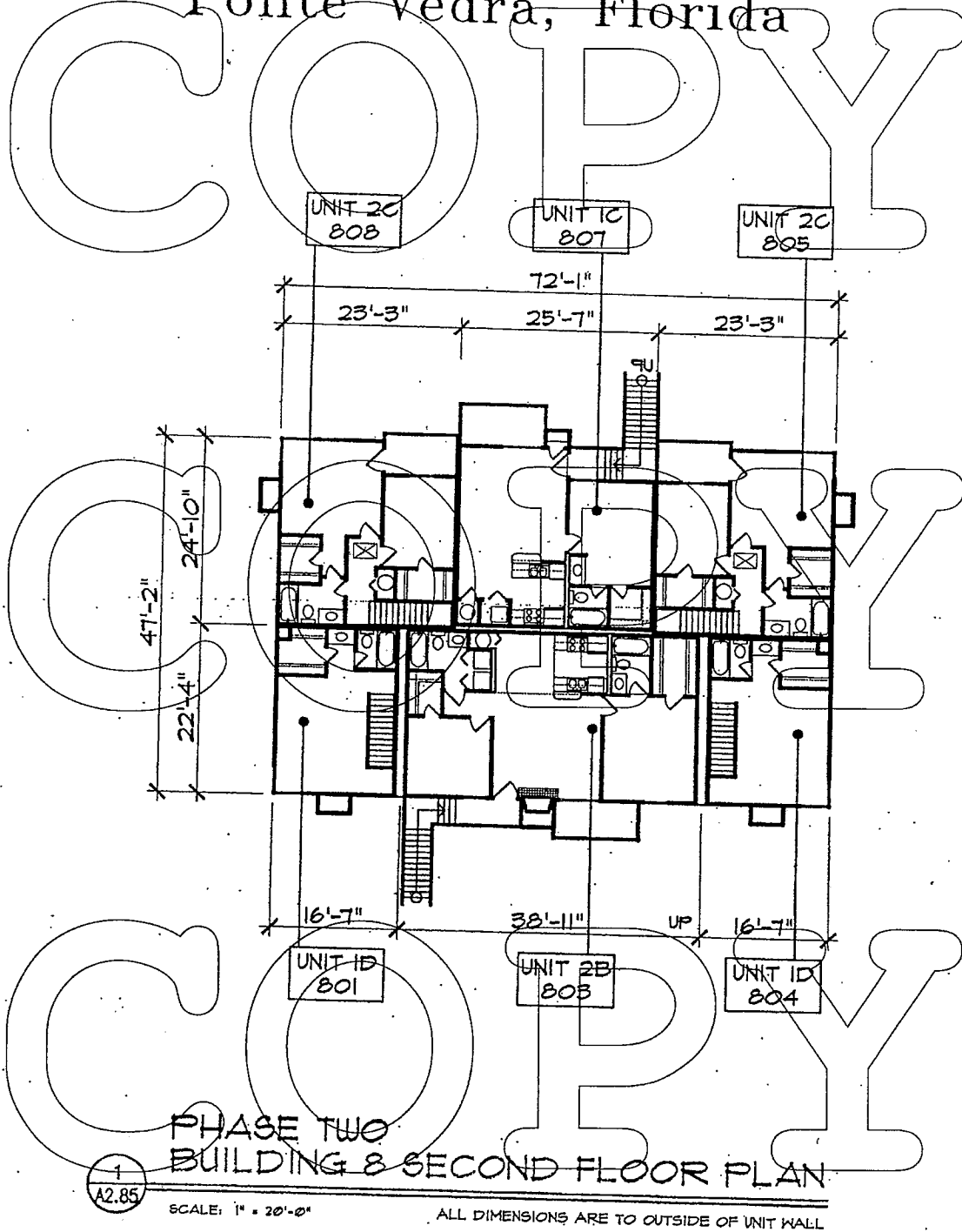
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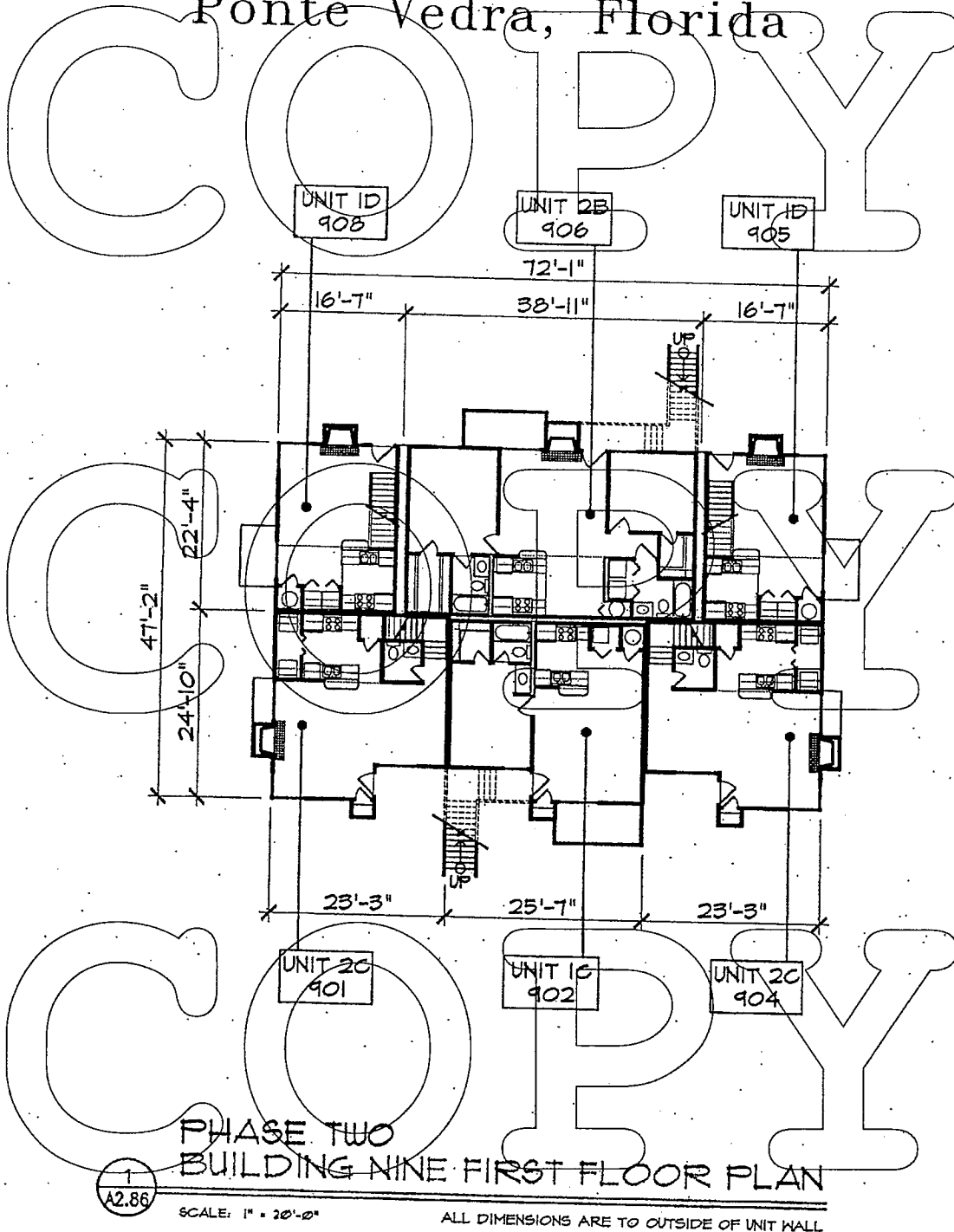
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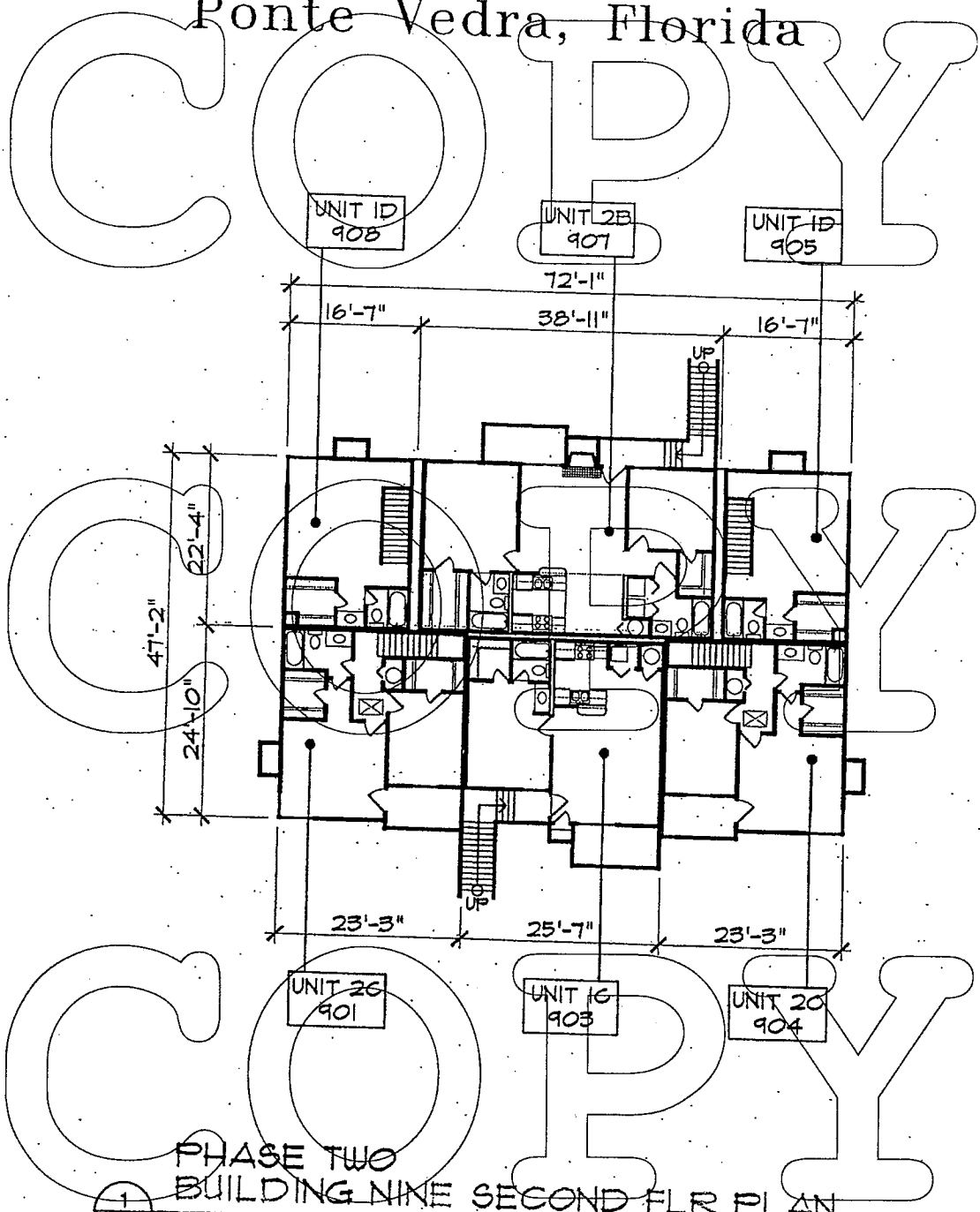
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PHASE TWO BUILDING NINE SECOND FLR PLAN

1
A2.B7

SCALE: 1" = 20'-0"

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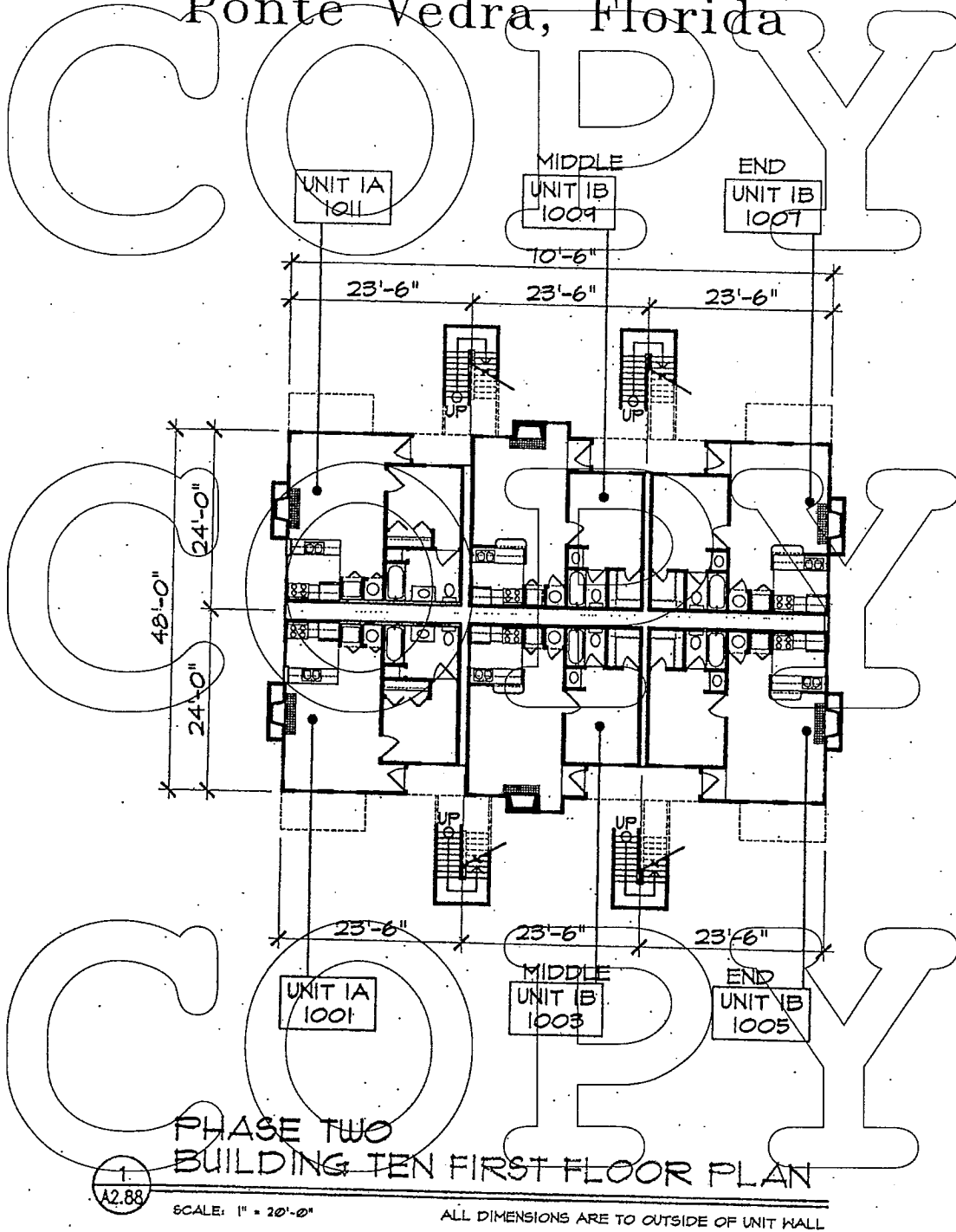
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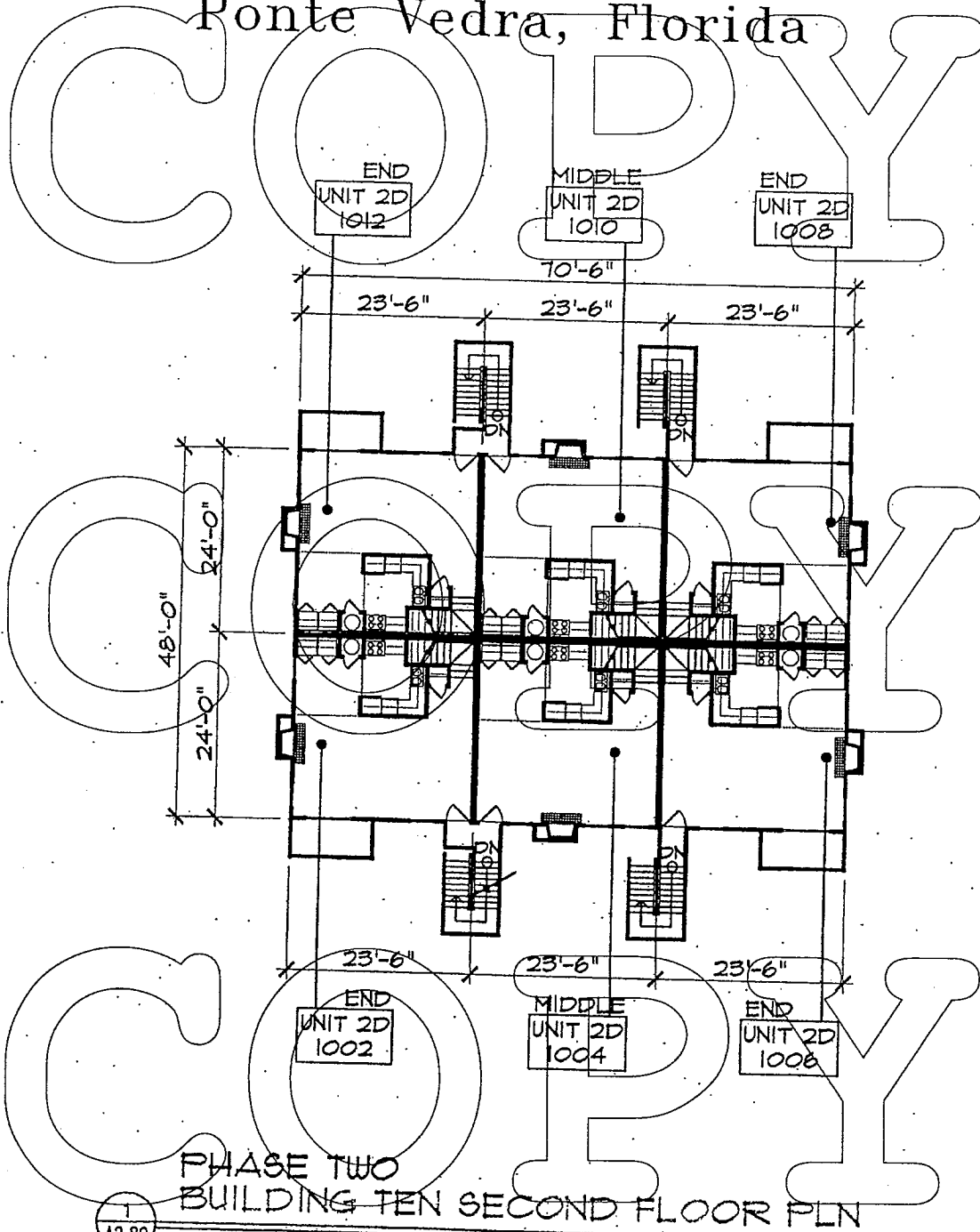
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PHASE TWO BUILDING TEN SECOND FLOOR PLAN

A2.89

SCALE: 1" = 20'-0"

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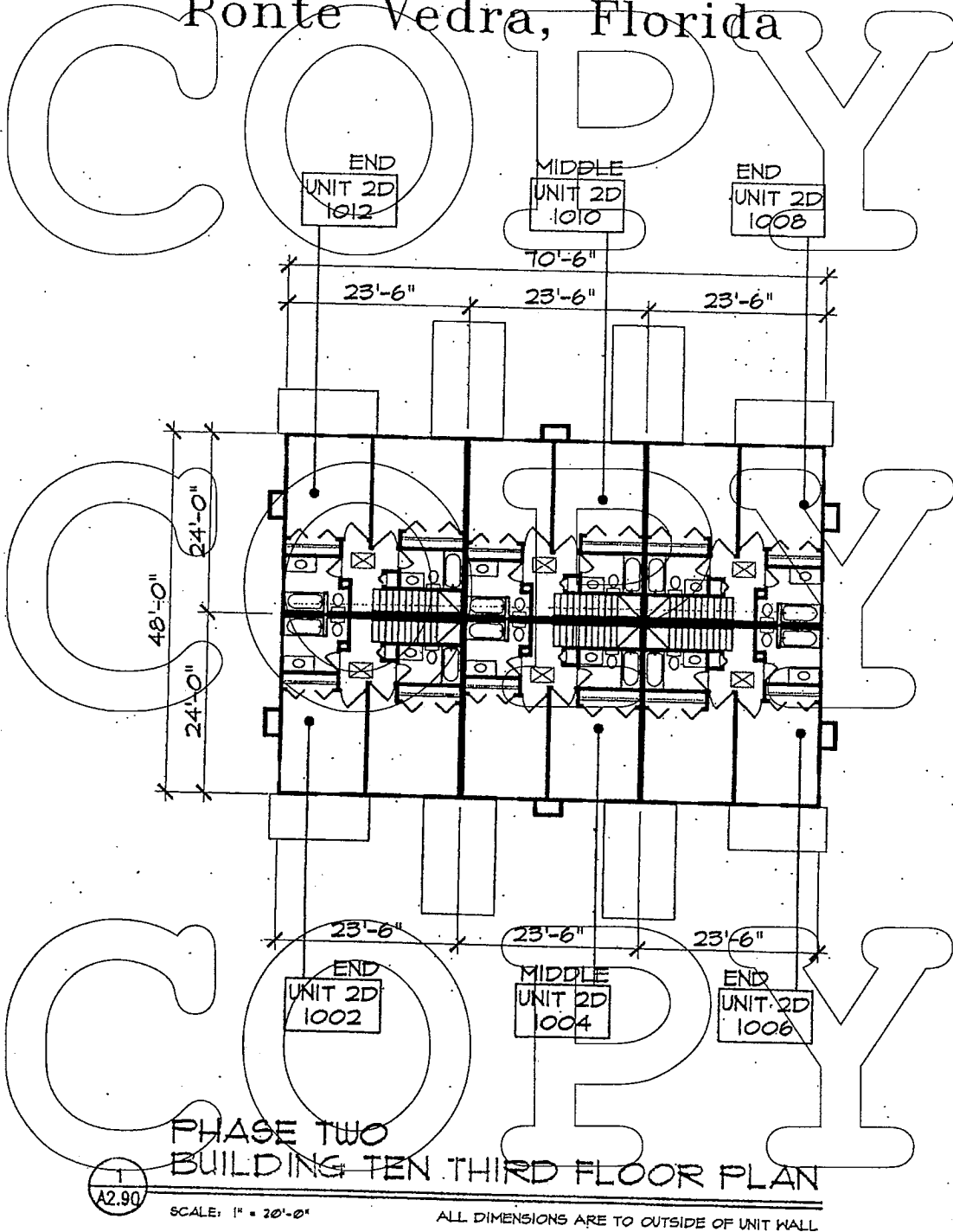
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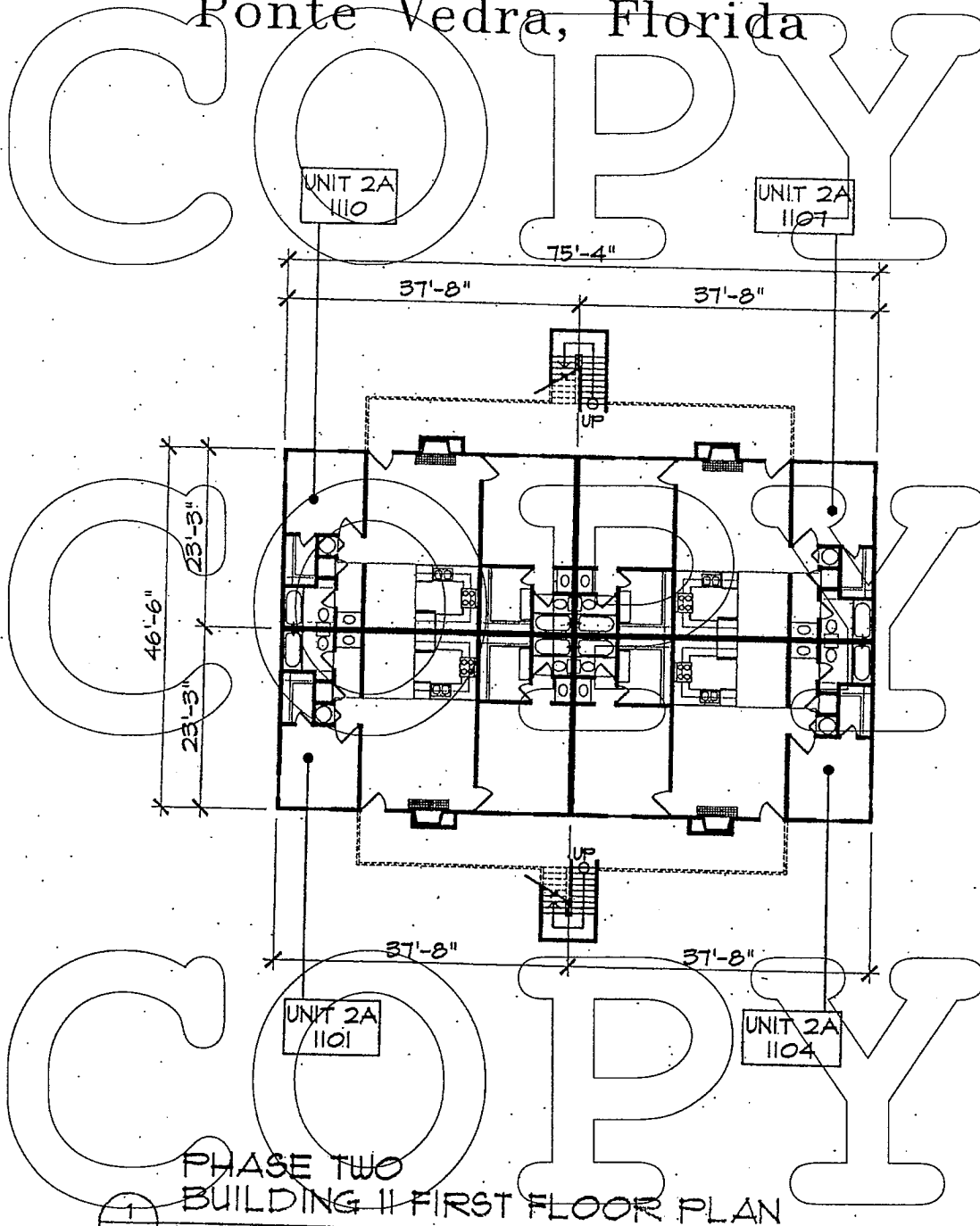
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PHASE TWO BUILDING II FIRST FLOOR PLAN

(A2.91)

SCALE: 1" = 20'-0"

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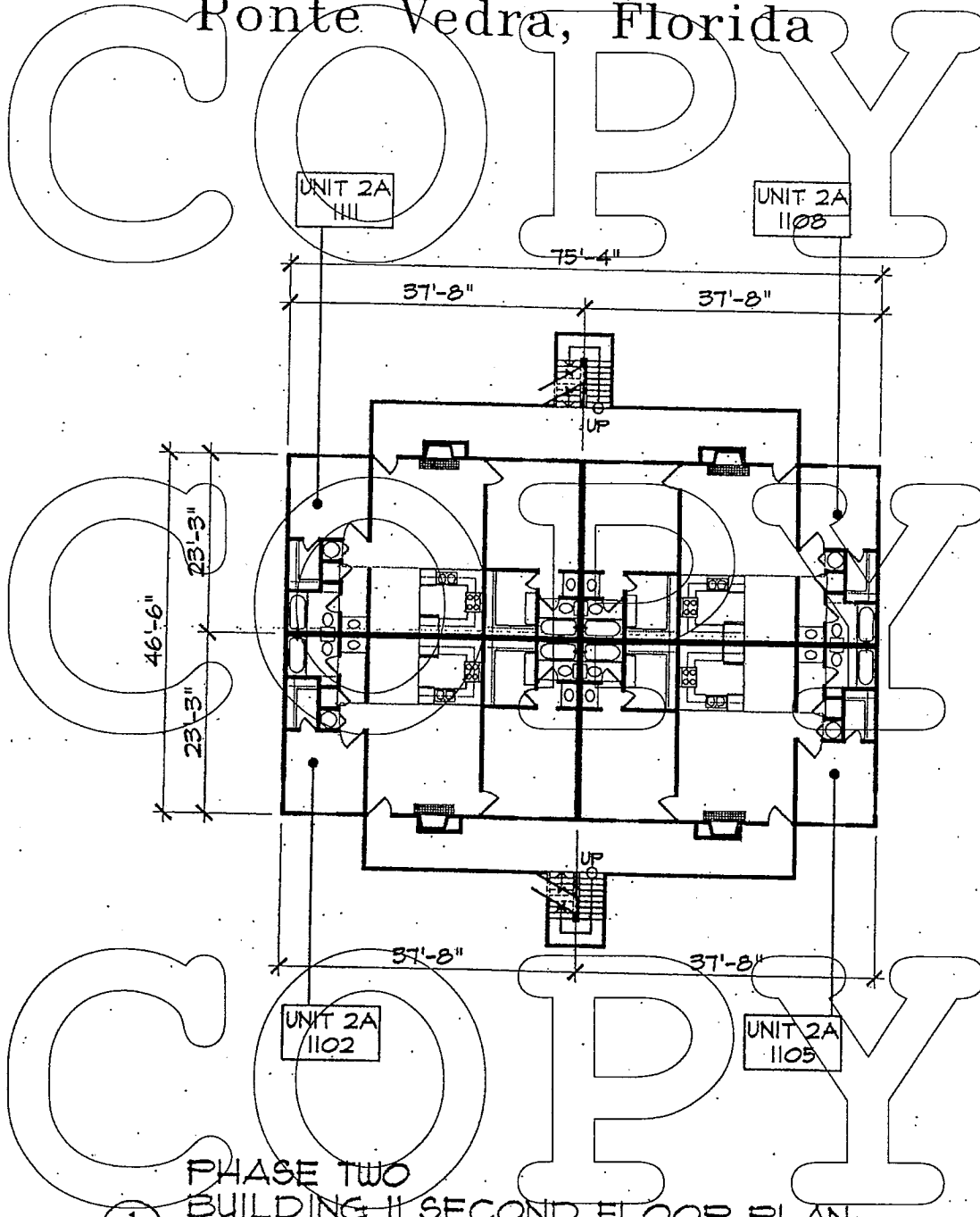
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PHASE TWO
BUILDING II SECOND FLOOR PLAN

1
A2.92

SCALE: 1" = 20'-0"

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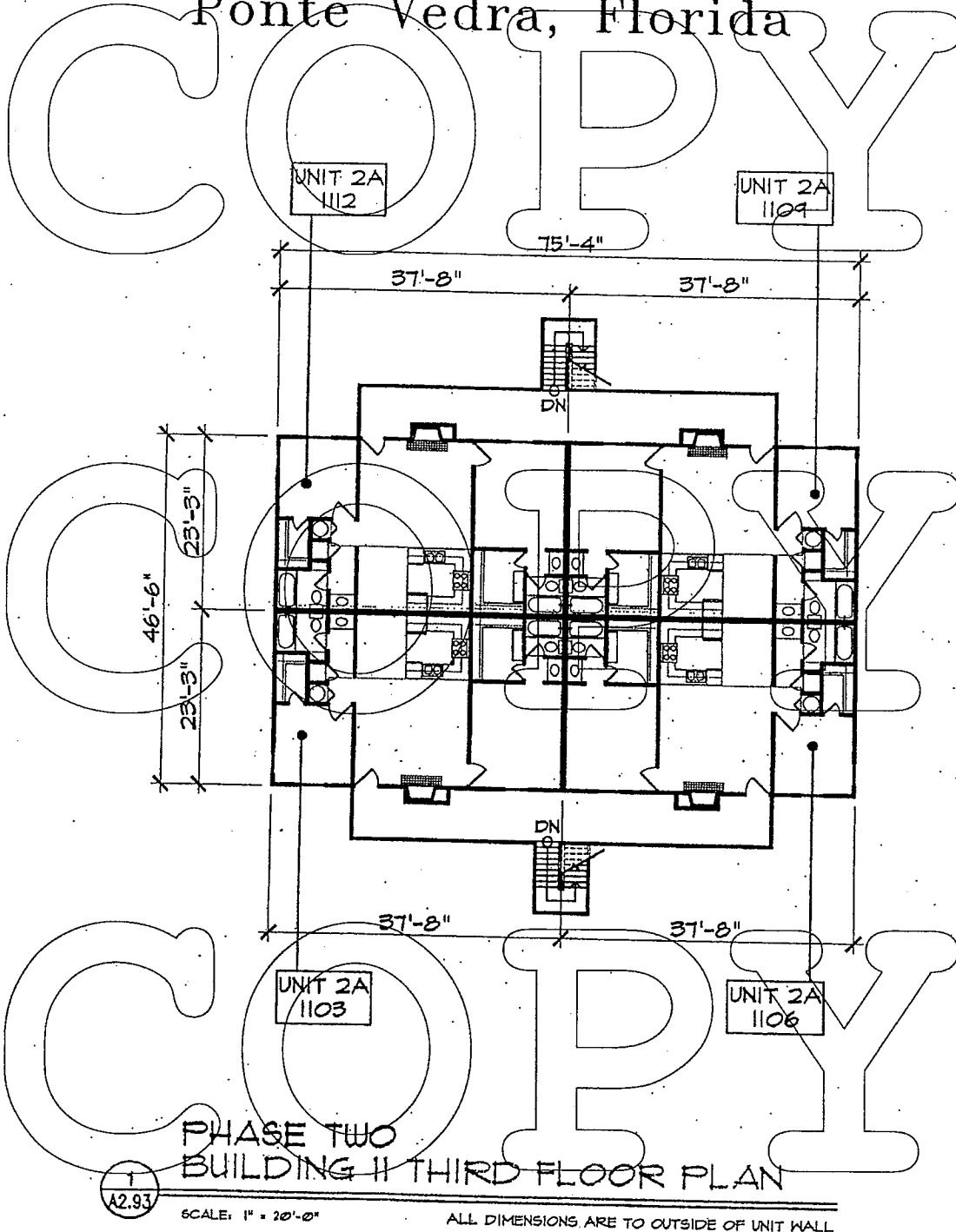
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PHASE TWO
BUILDING II THIRD FLOOR PLAN

A2.93

SCALE: 1" = 20'-0"

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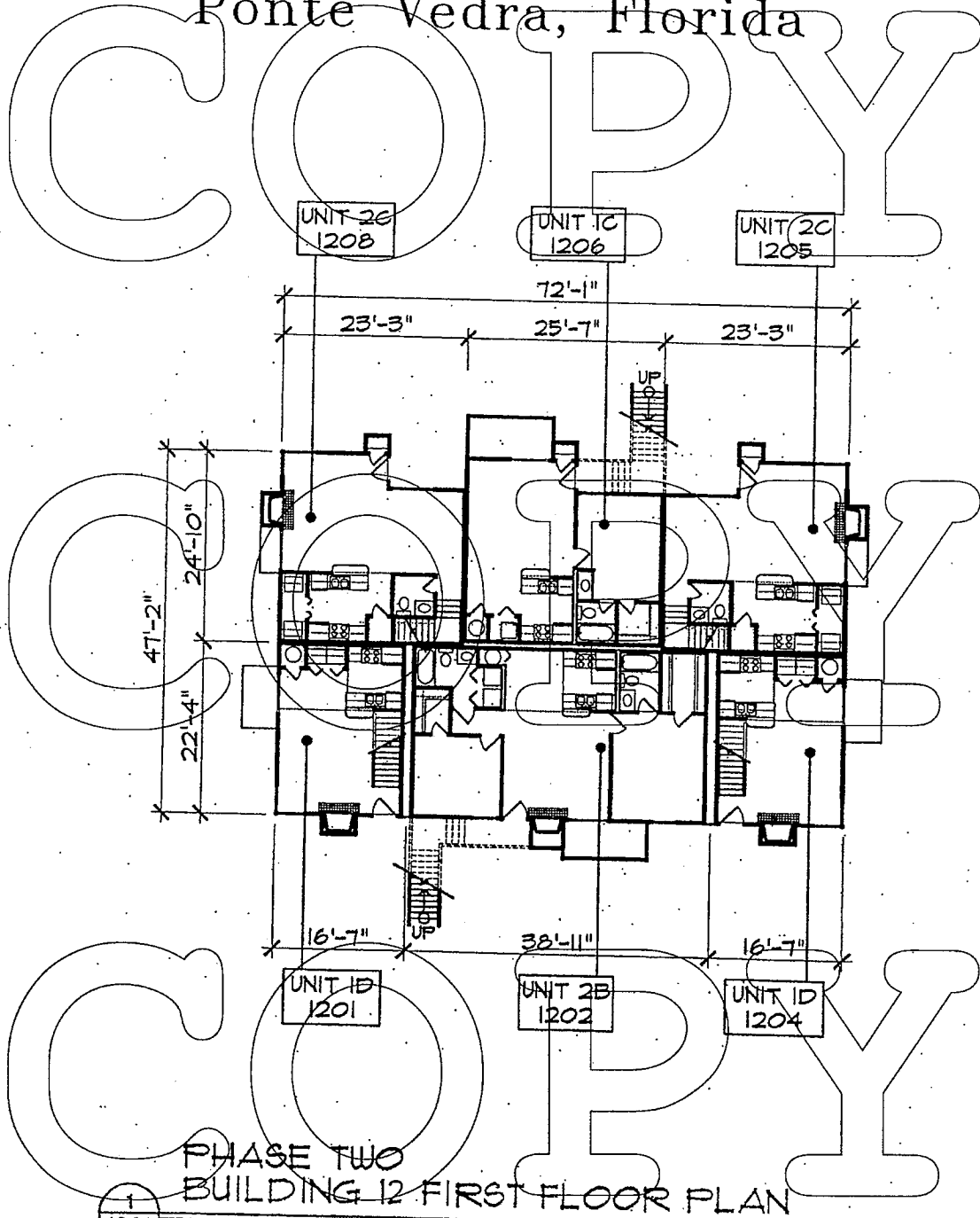
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A2.94

SCALE: 1" = 20'-0"

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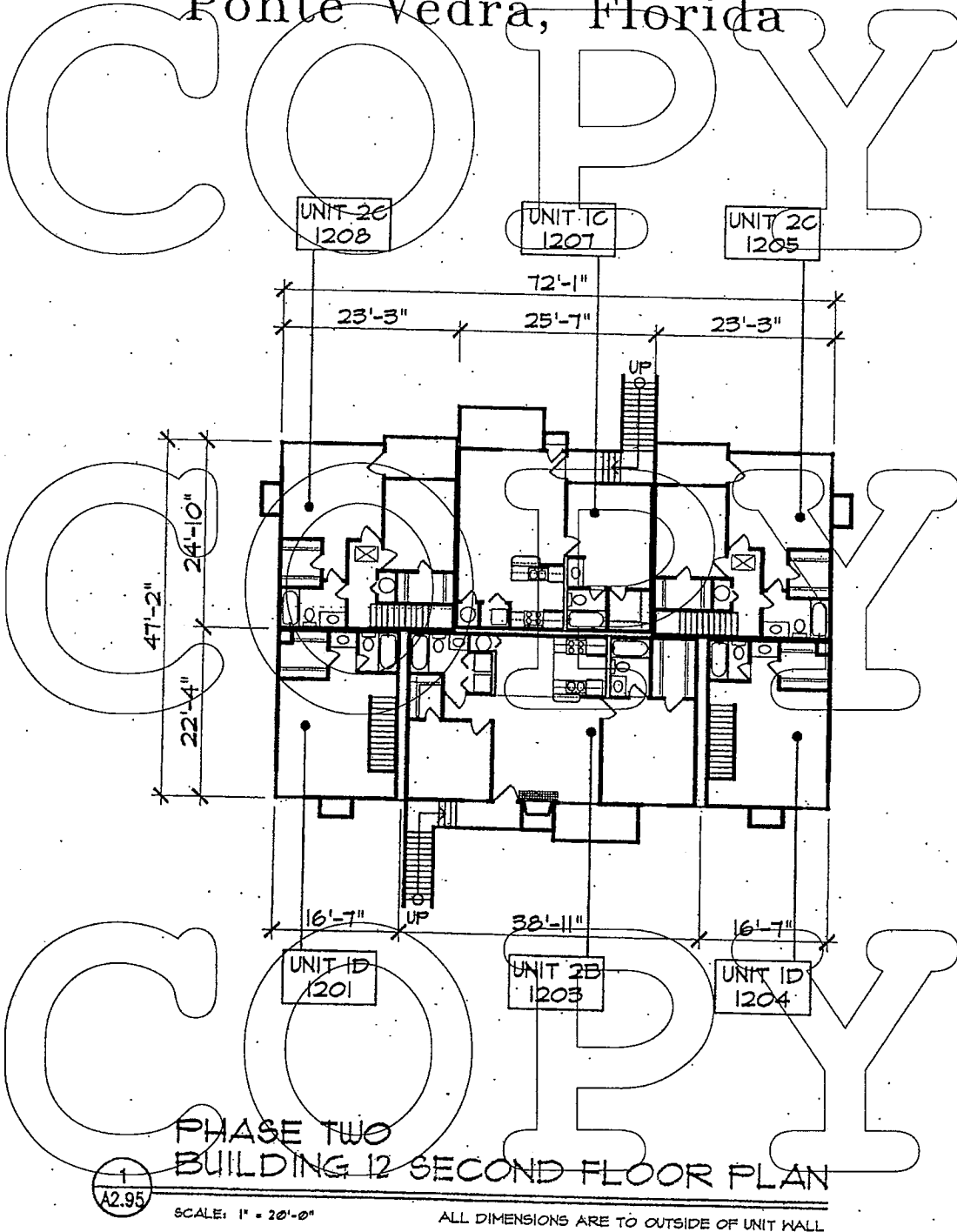
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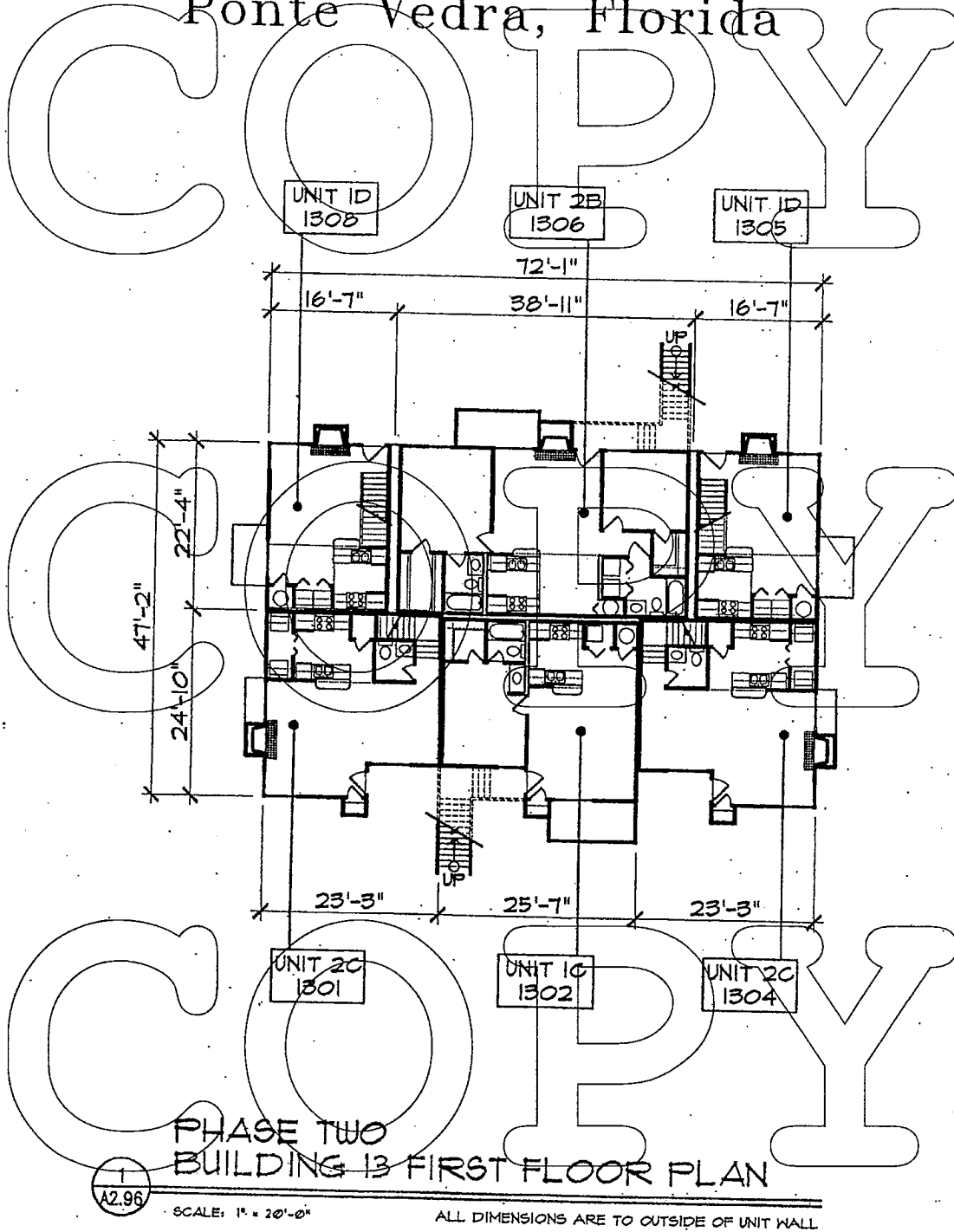
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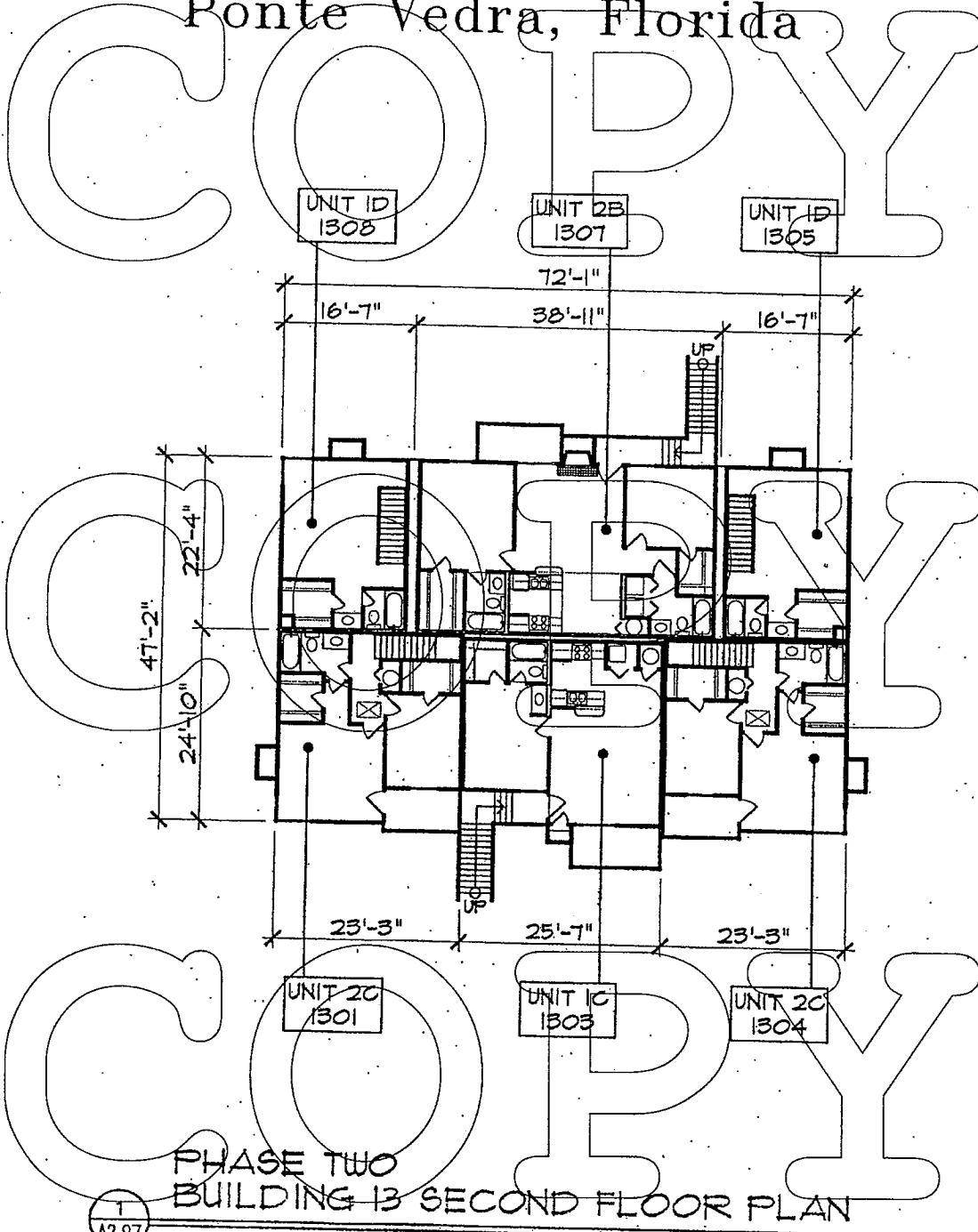
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Ponte Vedra, Florida



A2.97

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

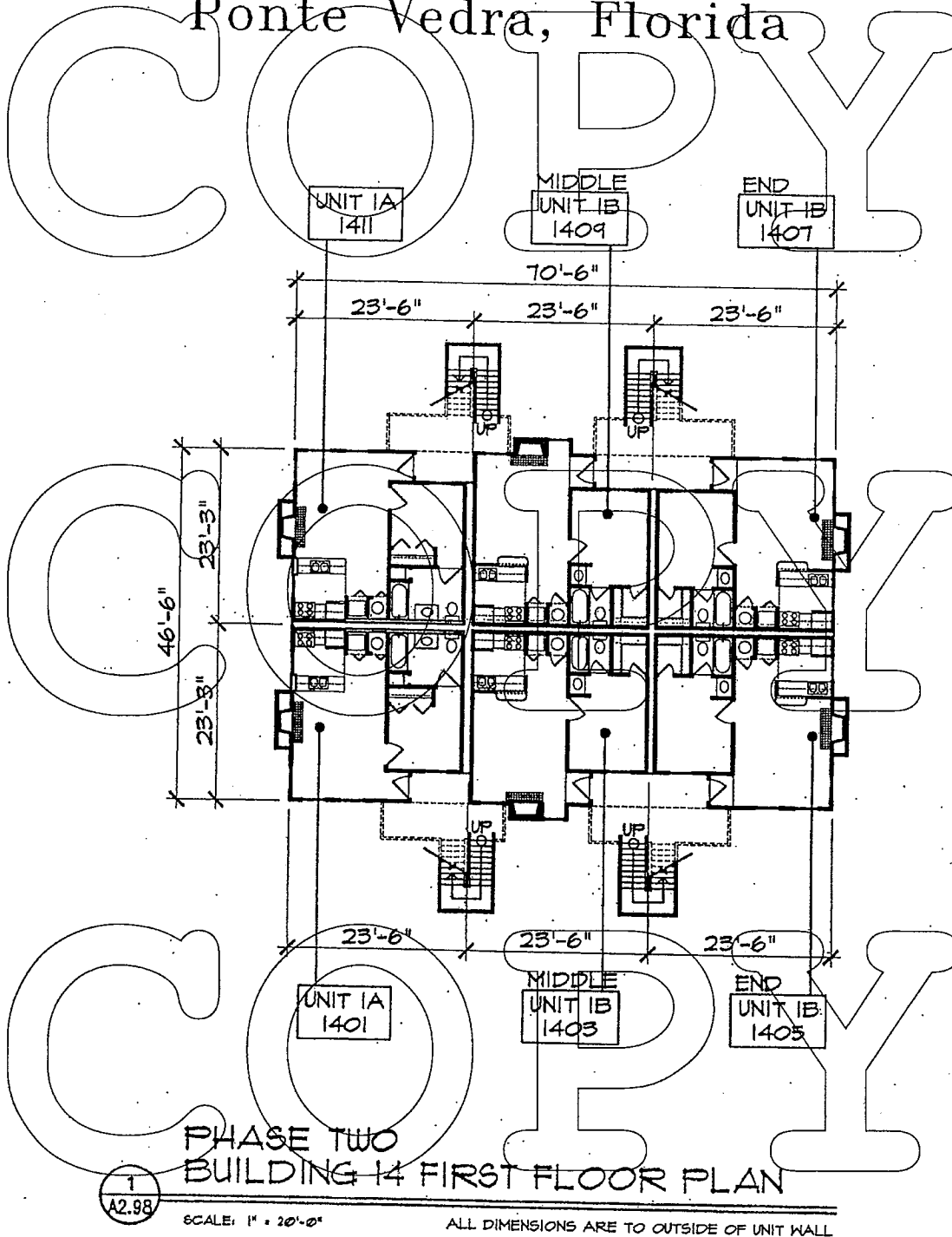
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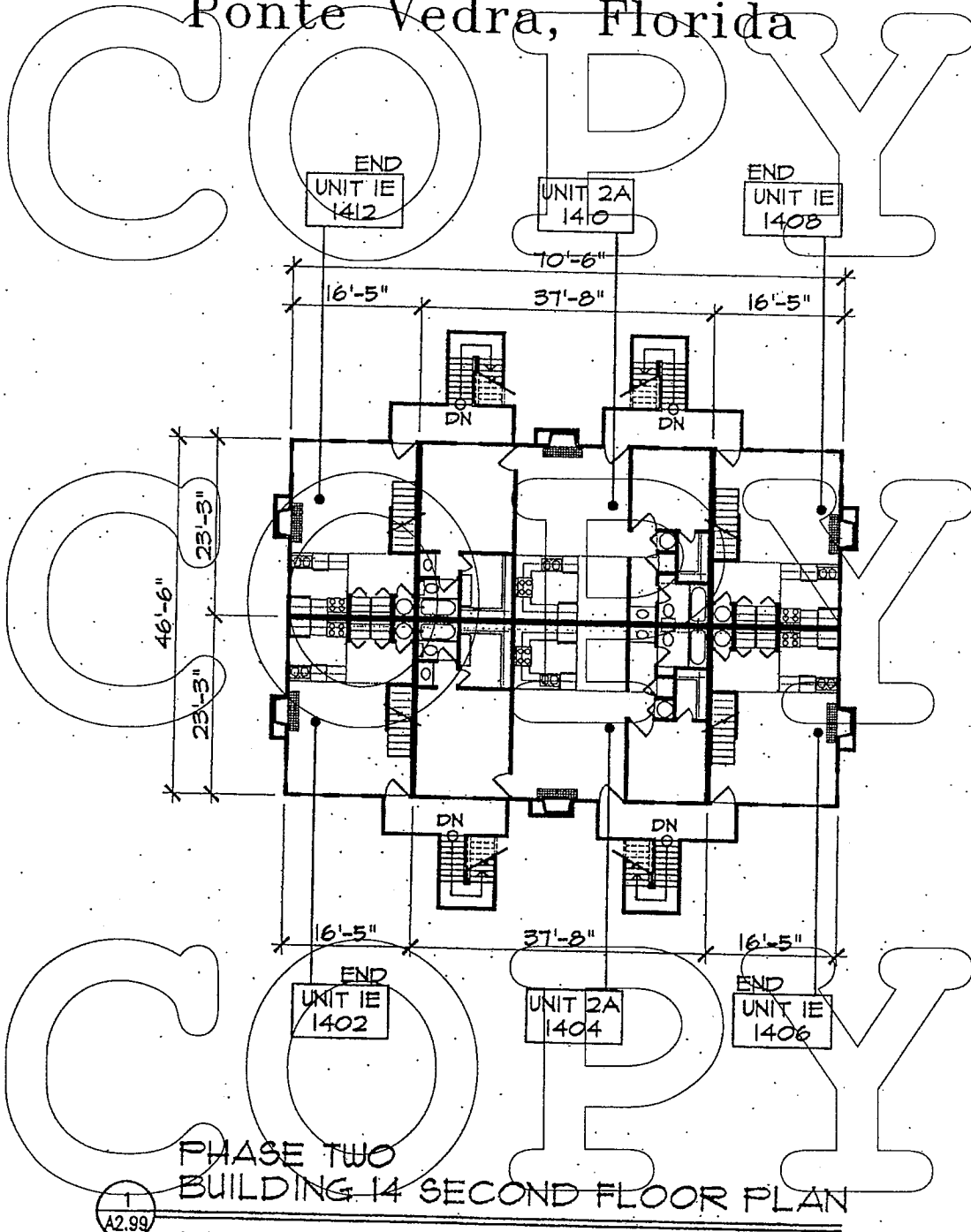
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PHASE TWO BUILDING 14 SECOND FLOOR PLAN

A2.99

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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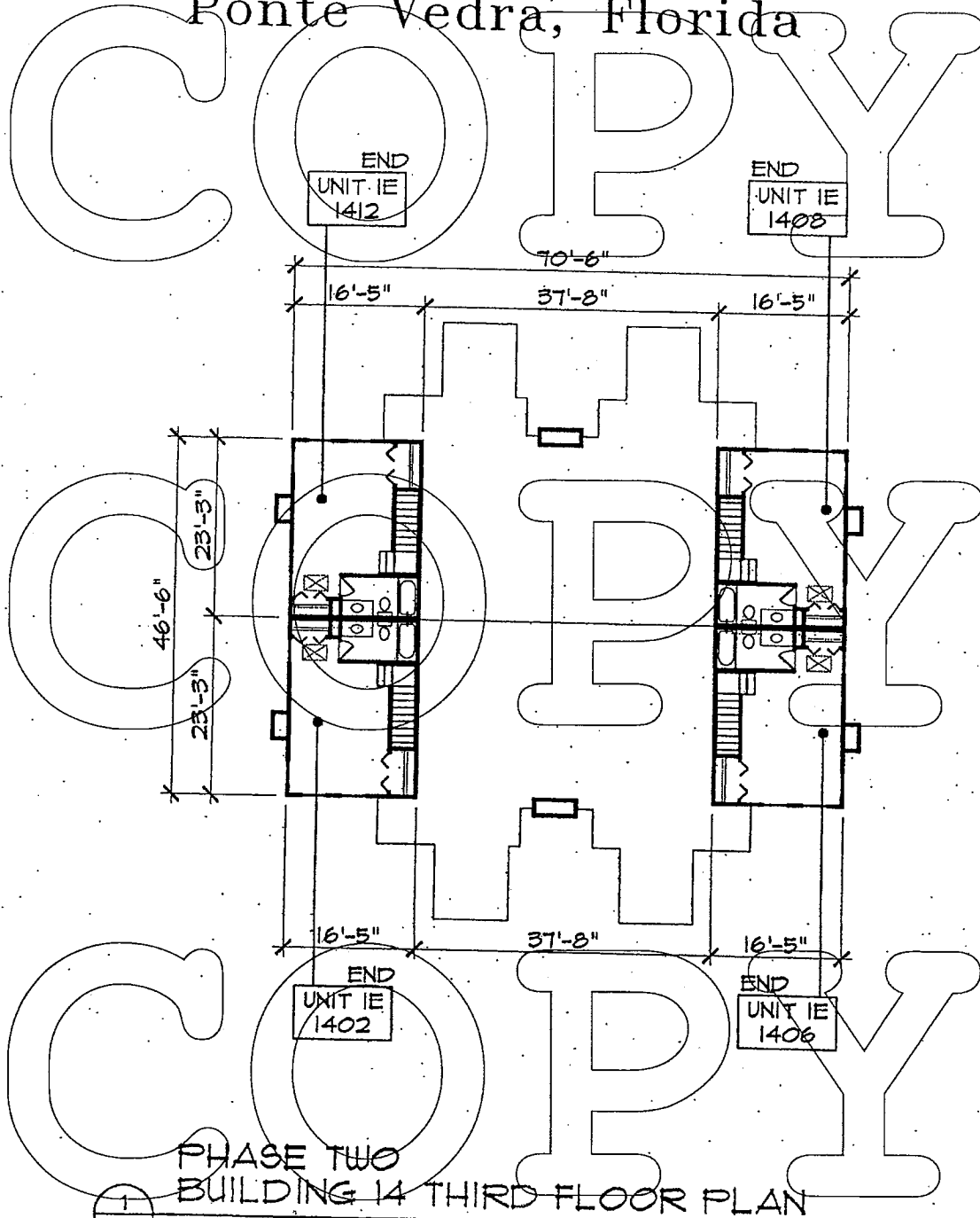
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PHASE TWO
BUILDING 14 THIRD FLOOR PLAN

12.100

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

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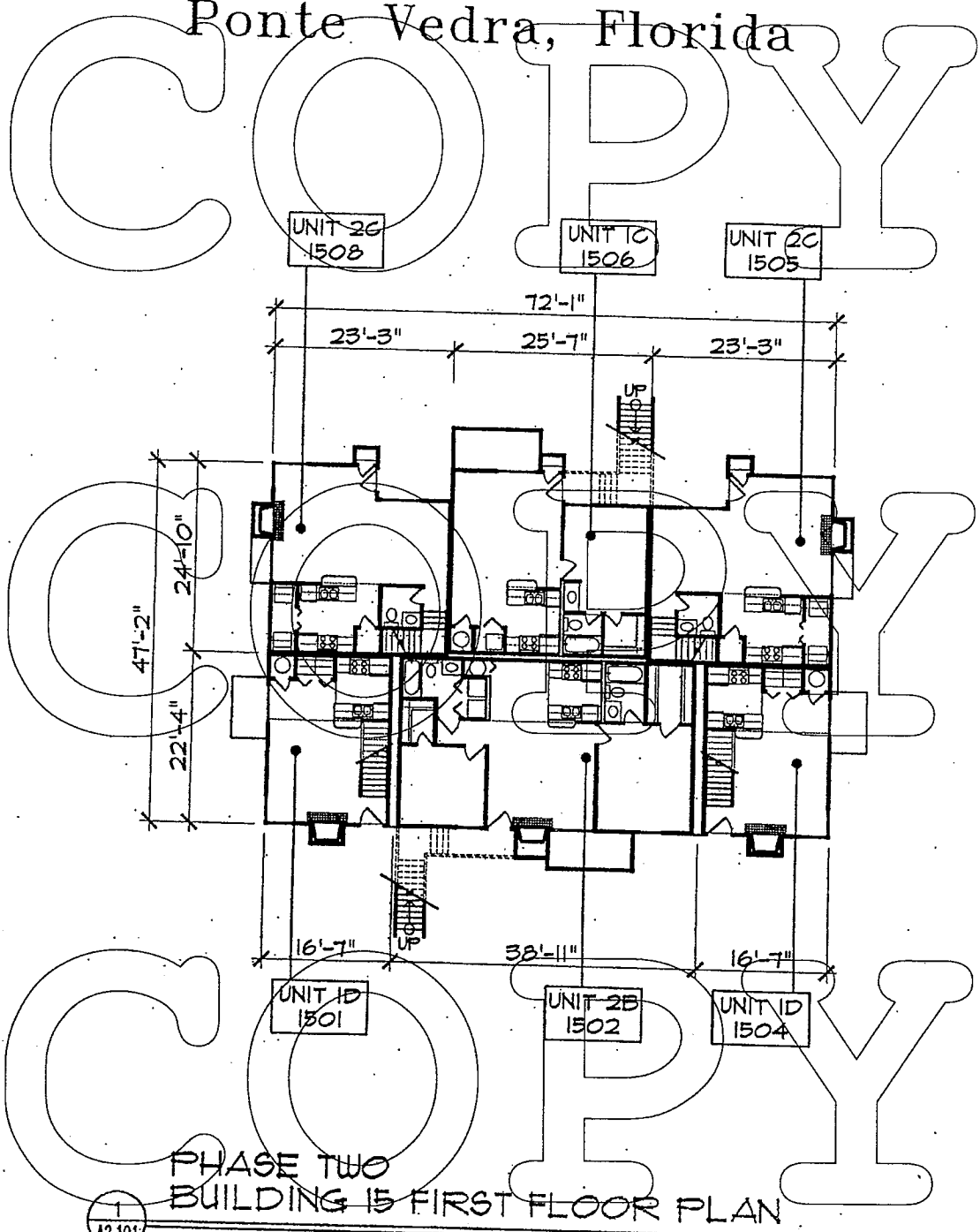
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Ponte Vedra, Florida



PHASE TWO
BUILDING 15 FIRST FLOOR PLAN

A2.101

SCALE: 1" = 20'-0"

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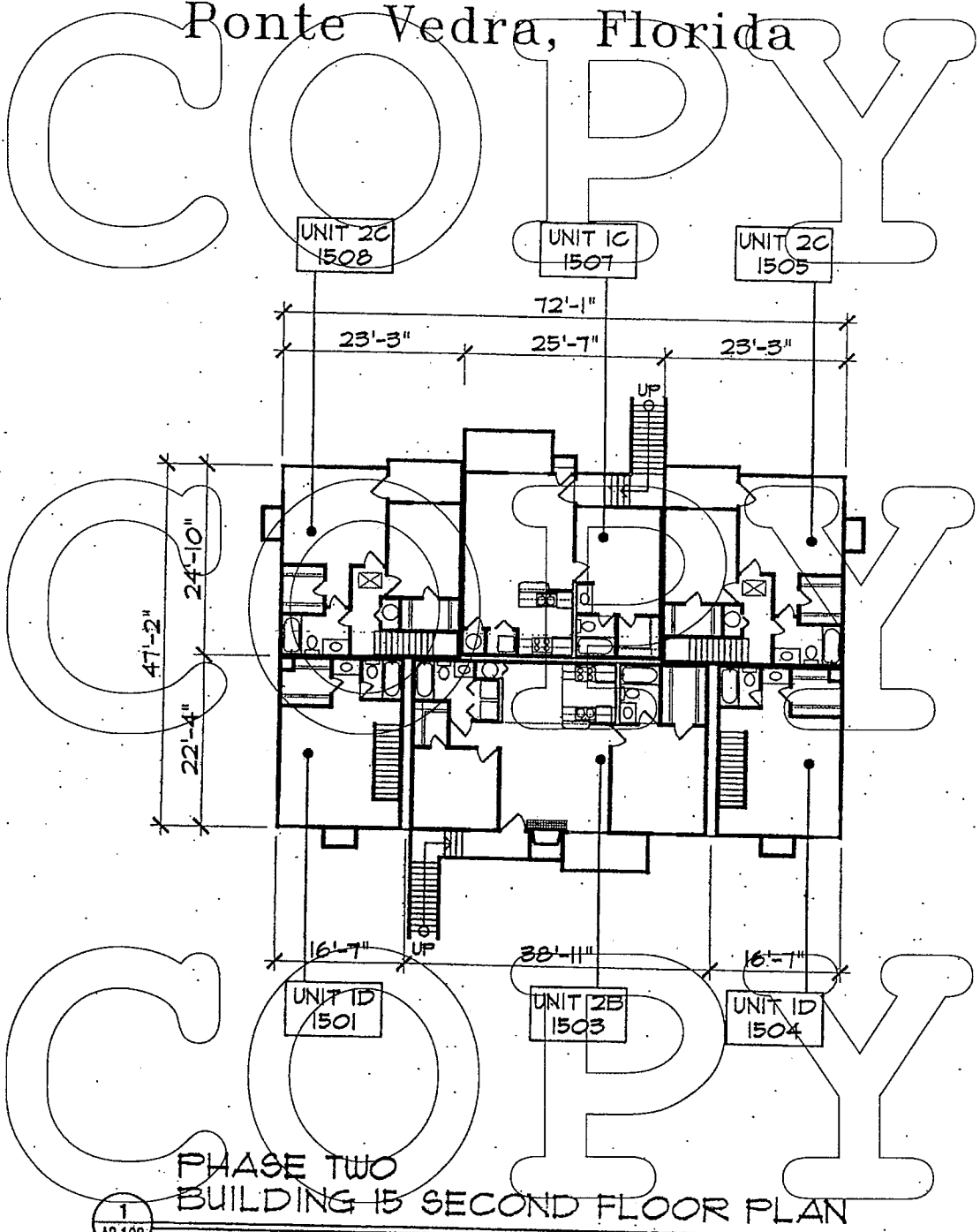
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Ponte Vedra, Florida



PHASE TWO
BUILDING 15 SECOND FLOOR PLAN

1
A2.102

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

PREPARED BY:

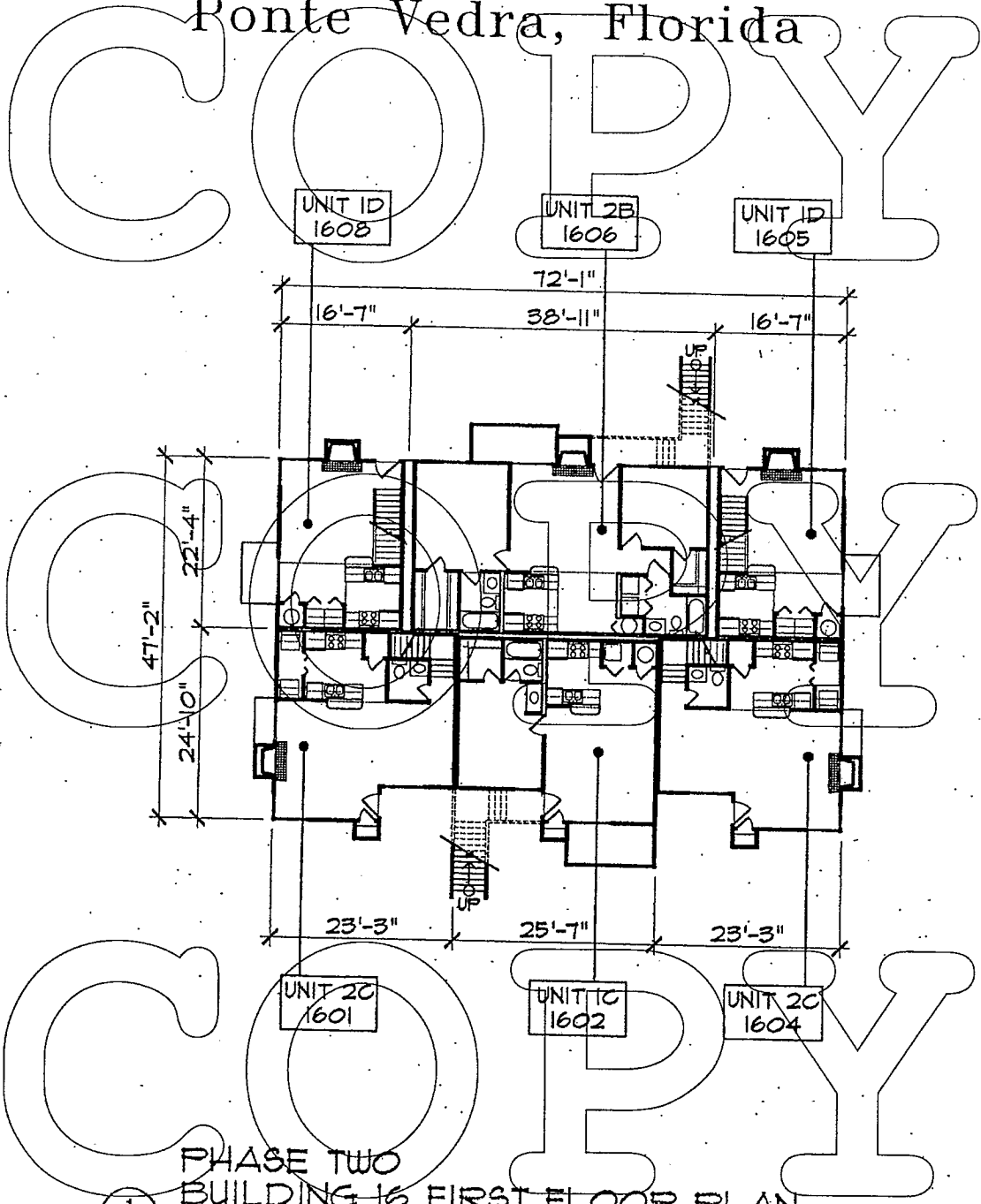
Brown Doane Architects, Inc.
1575 Northside Drive NW Suite 360
Atlanta, Georgia 30318
(404) 603-3500

EXHIBIT:

SHEET:

Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida



PHASE TWO BUILDING 16 FIRST FLOOR PLAN

1
A2.103

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

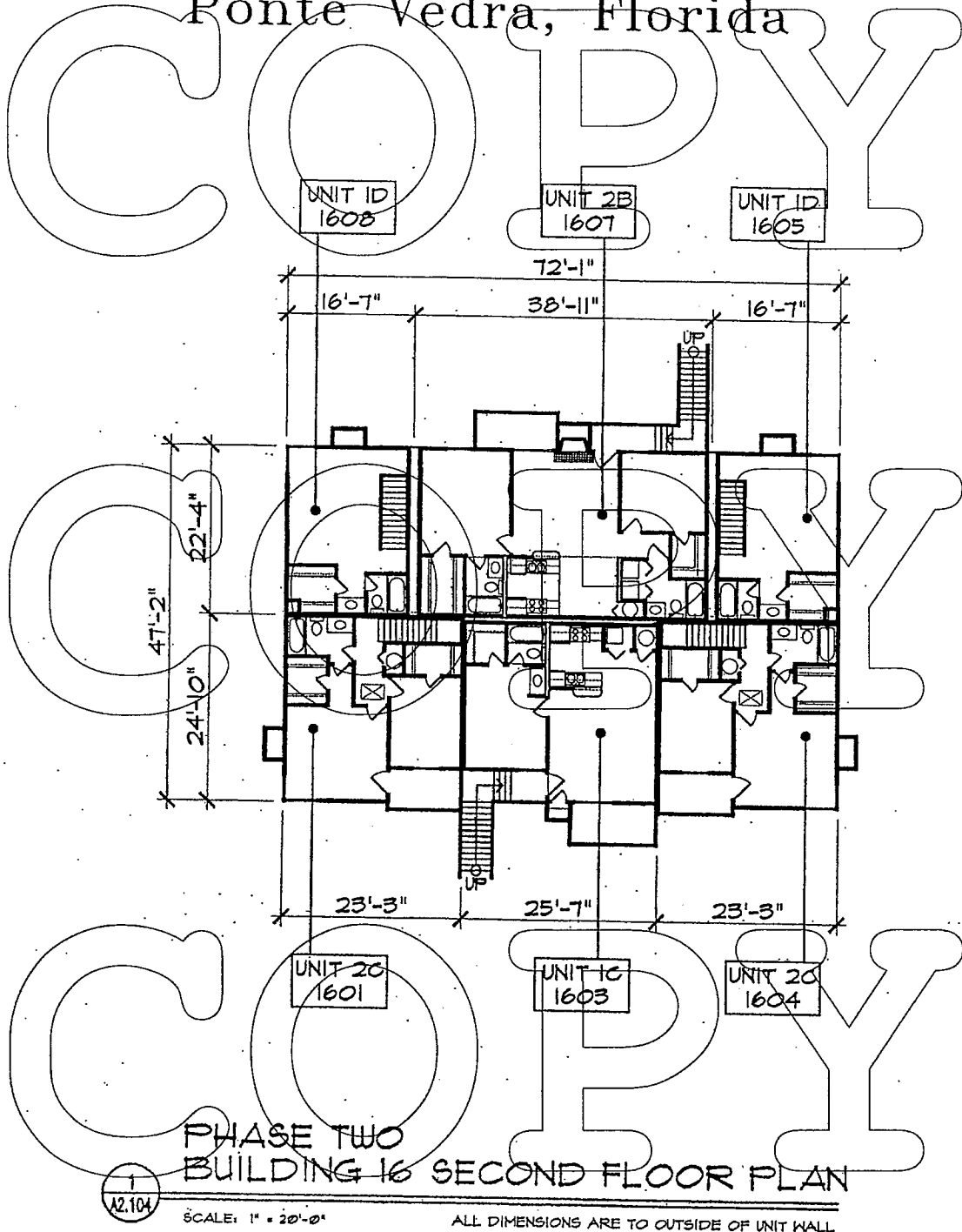
PREPARED BY:
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Atlanta, Georgia 30318
(404) 603-3500

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Ponte Vedra, Florida



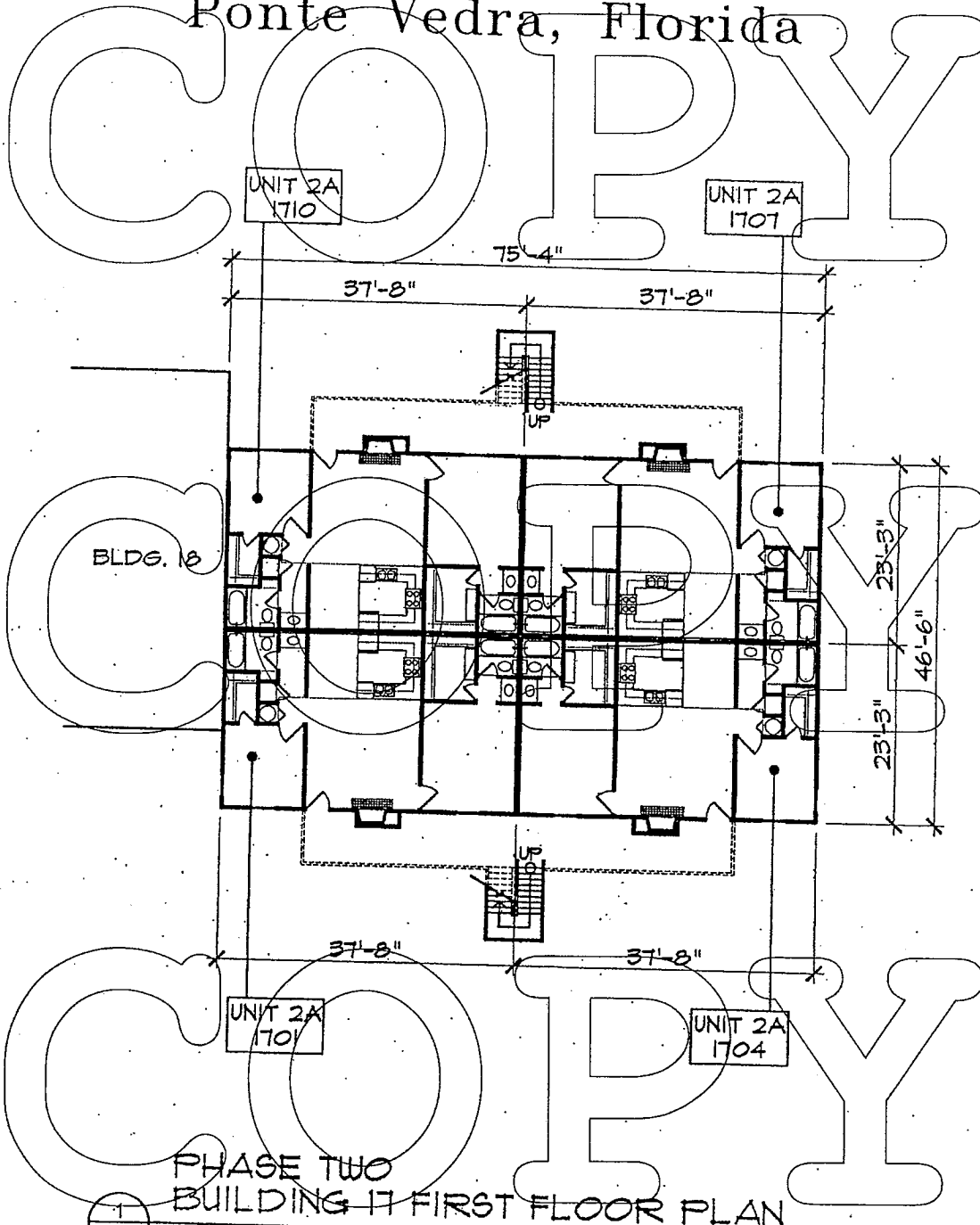
PREPARED BY:
Brown Doane Architects, Inc.
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Atlanta, Georgia 30318
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EXHIBIT:

SHEET:

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Ponte Vedra, Florida



A2.105

PHASE TWO
BUILDING 17 FIRST FLOOR PLAN

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

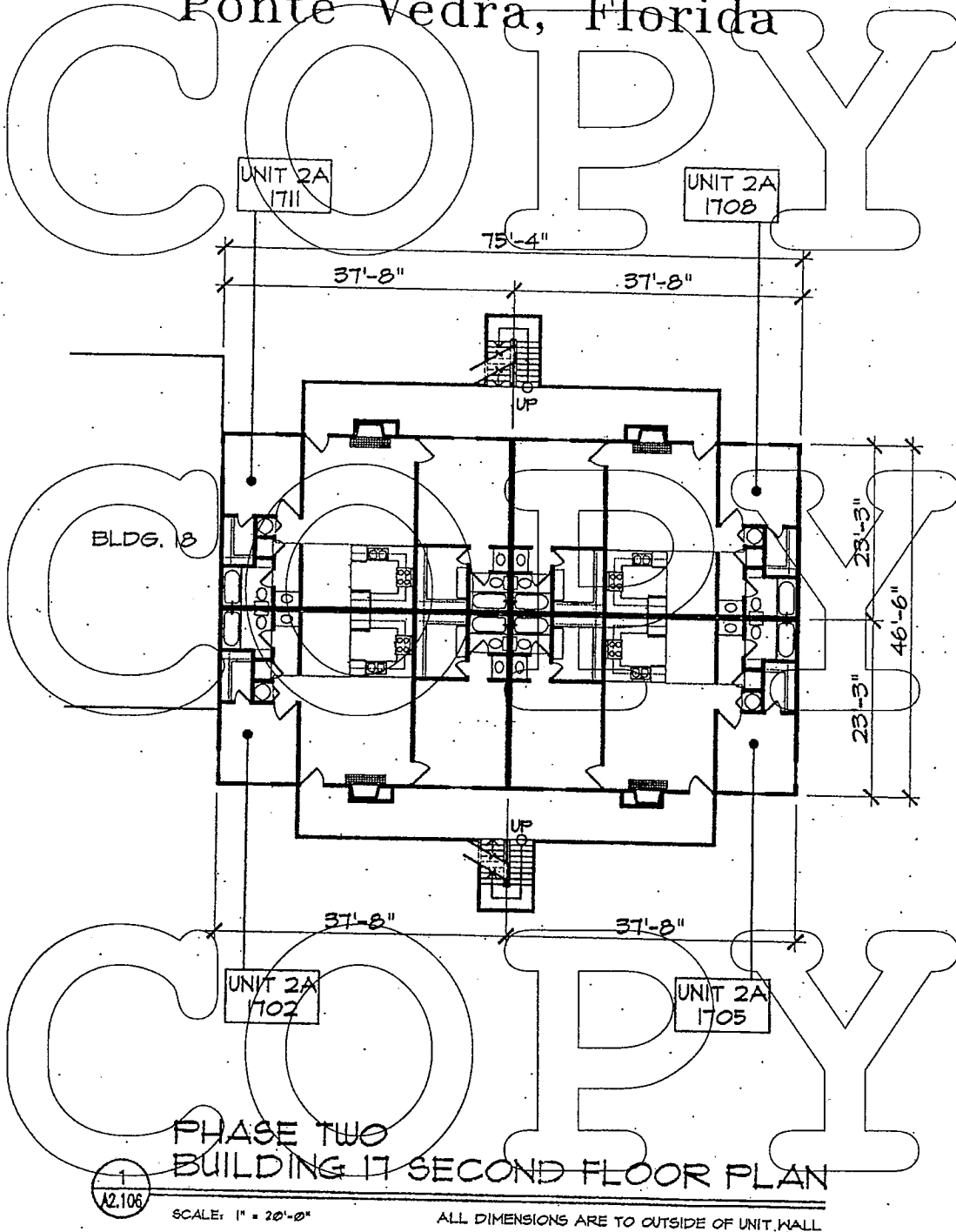
PREPARED BY:
Brown Doane Architects, Inc.
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Atlanta, Georgia 30318
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PHASE TWO BUILDING 17 SECOND FLOOR PLAN

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

PREPARED BY:

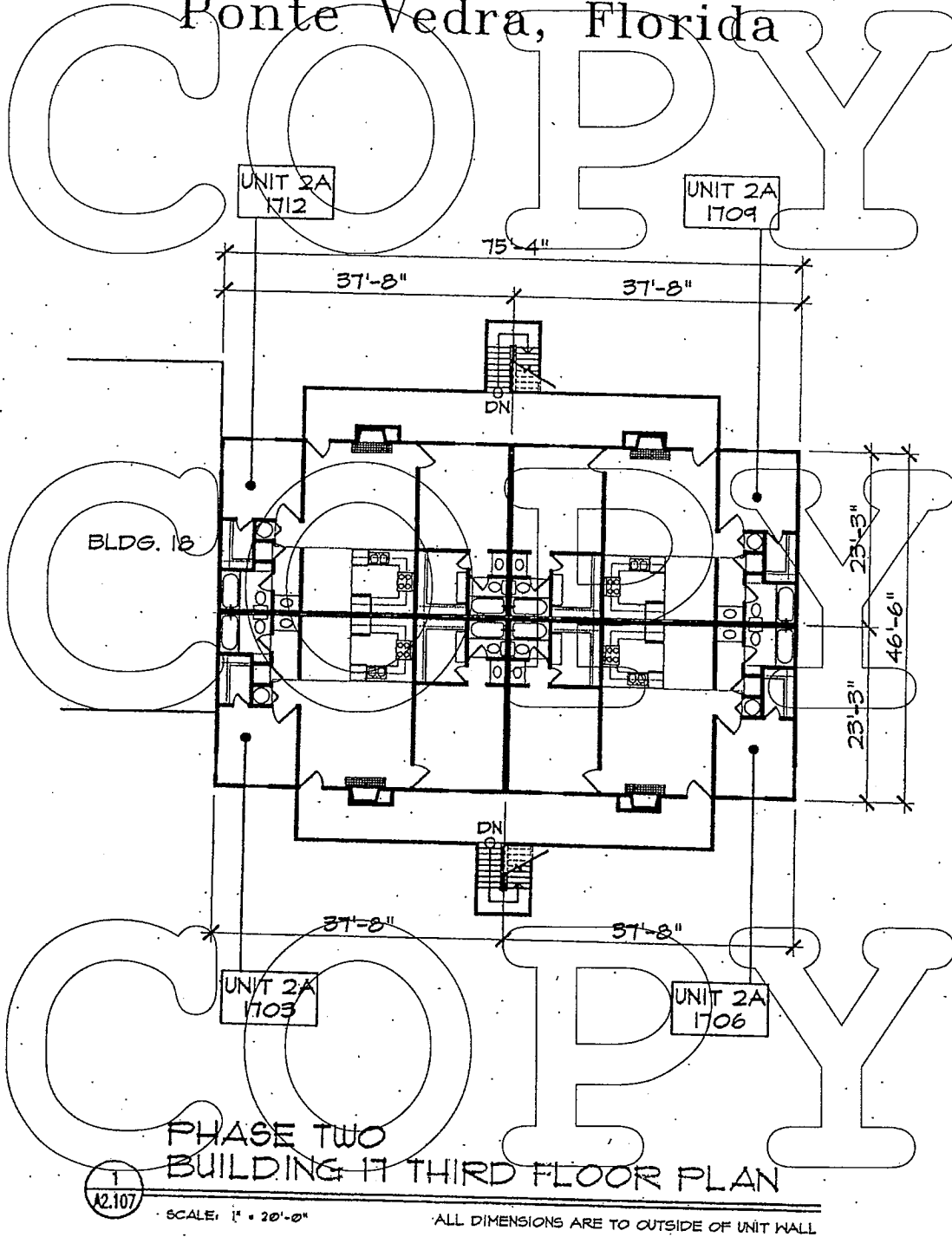
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Atlanta, Georgia 30318
(404) 803-3500

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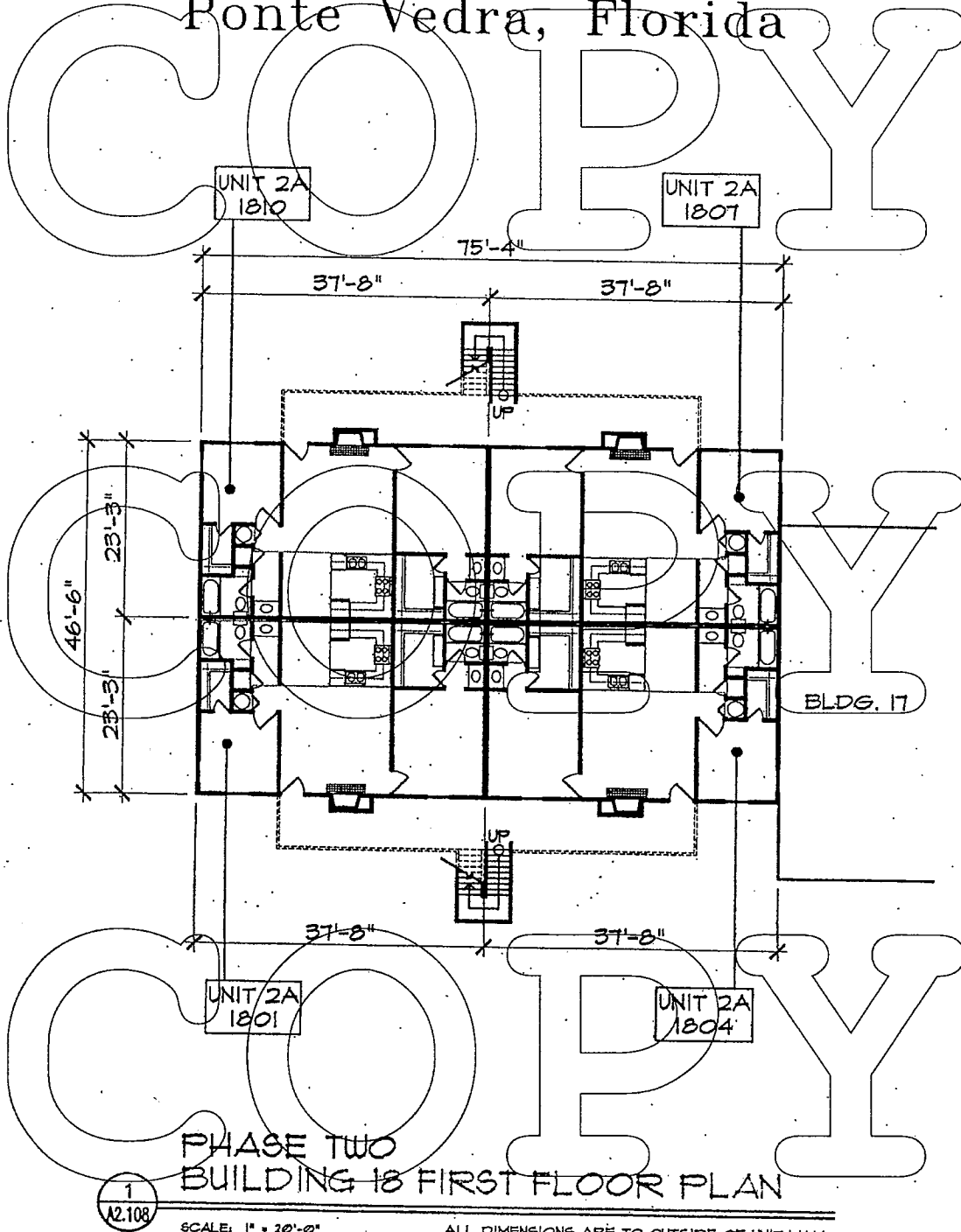
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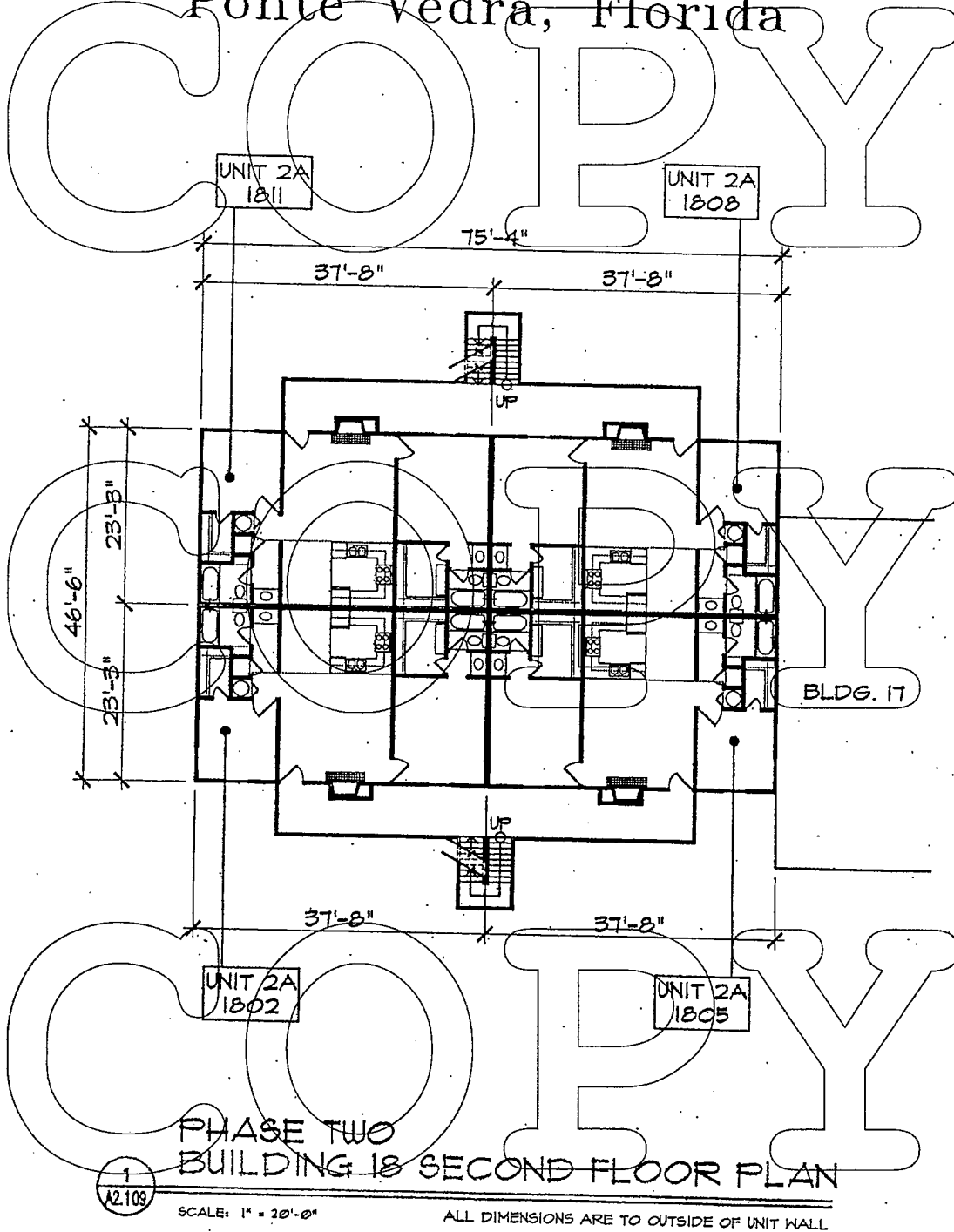
PREPARED BY:
 Brown Doane Architects, Inc.
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 Atlanta, Georgia 30318
 (404) 603-3500

EXHIBIT:

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Ponte Vedra, Florida



PREPARED BY:

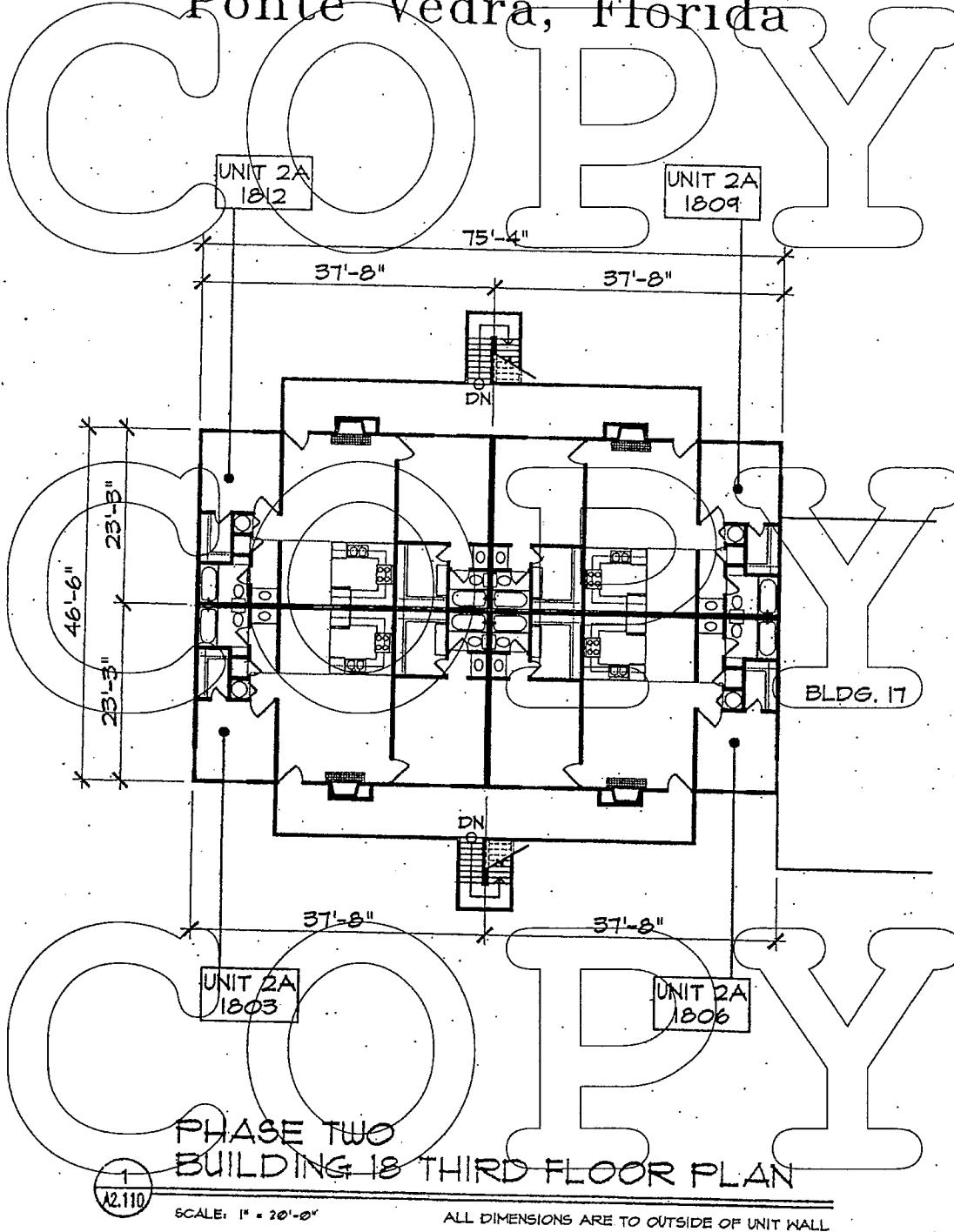
Brown Deane Architects, Inc.
1575 Northside Drive NW Suite 350
Atlanta, Georgia 30316
(404) 603-3500

EXHIBIT:

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Ponte Vedra, Florida



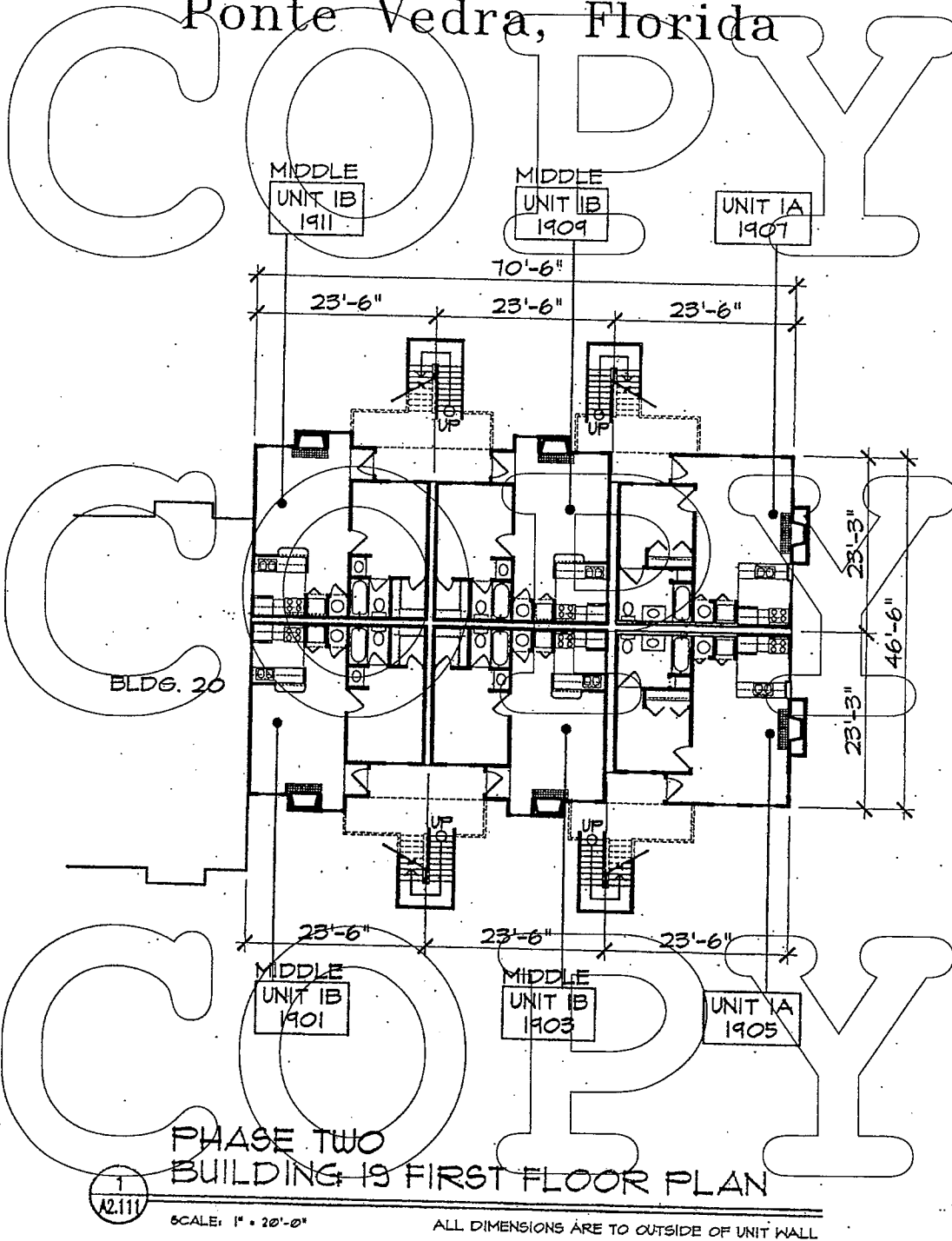
PREPARED BY:
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Atlanta, Georgia 30318
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Ponte Vedra, Florida



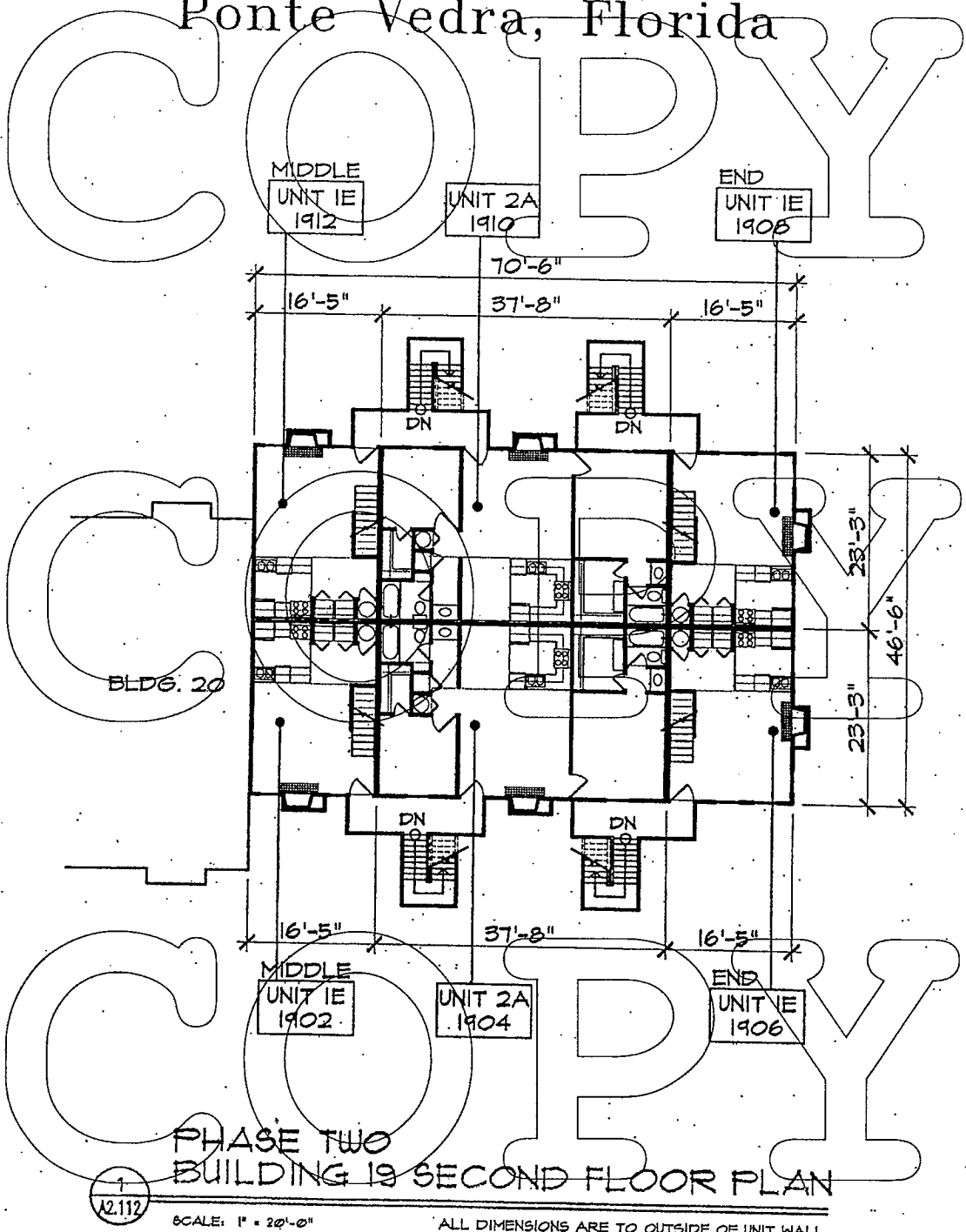
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Ponte Vedra, Florida



PREPARED BY:

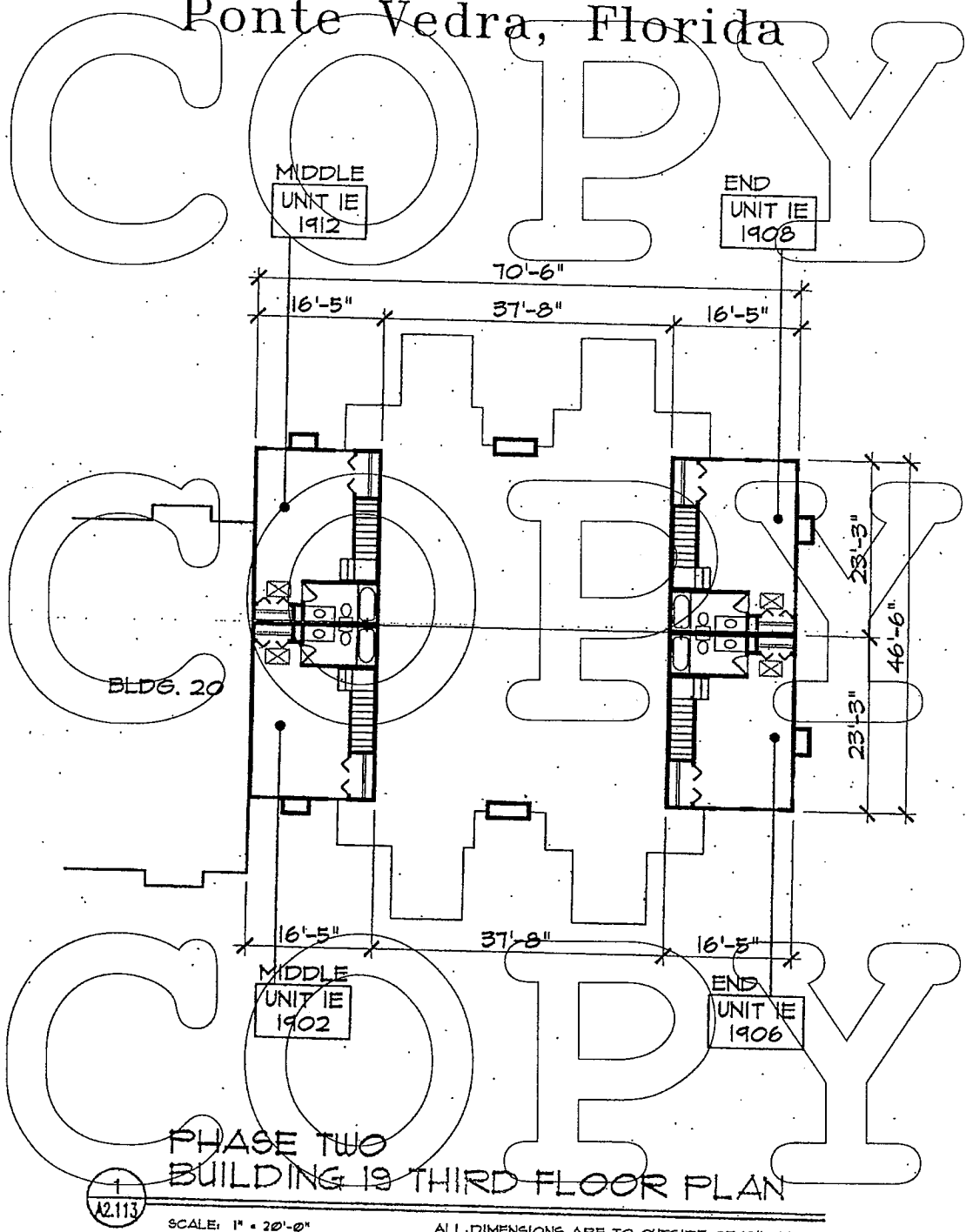
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Atlanta, Georgia 30318
(404) 603-3500

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Ponte Vedra, Florida



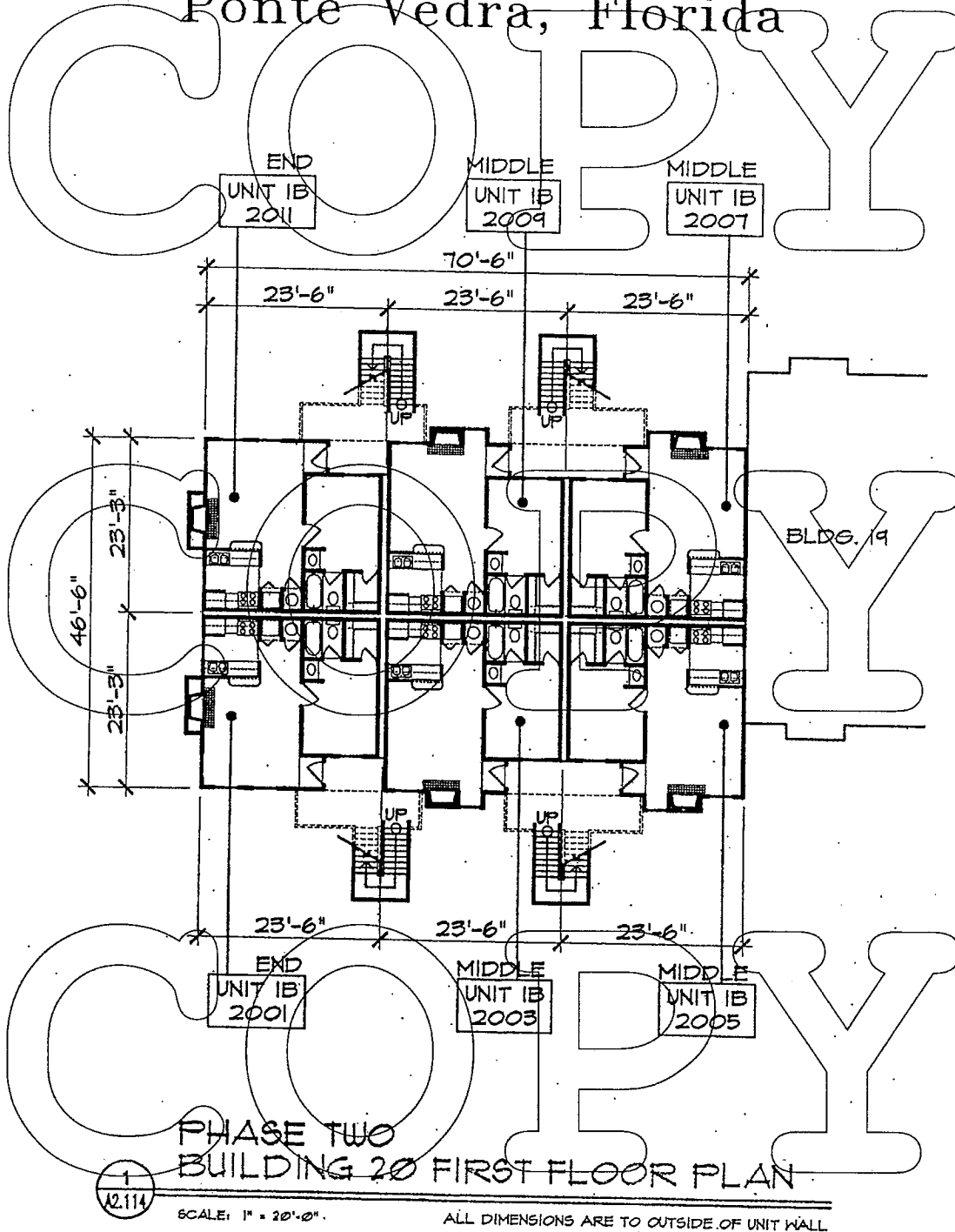
PREPARED BY:
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Ponte Vedra, Florida



PREPARED BY:

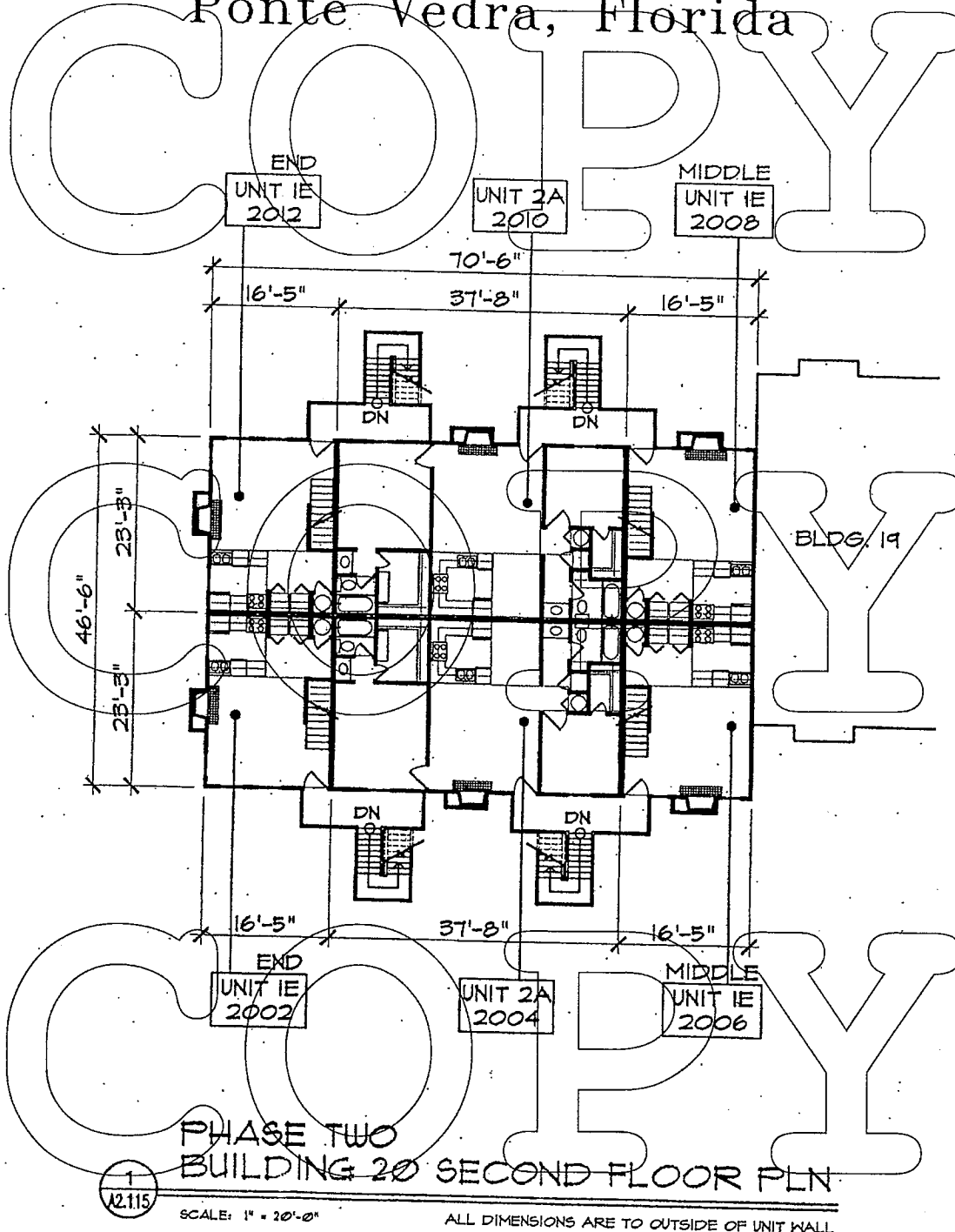
Brown Doane Architects, Inc.
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Atlanta, Georgia 30318
(404) 603-3500

EXHIBIT:

SHEET:

Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida



PHASE TWO BUILDING 20 SECOND FLOOR PLN.

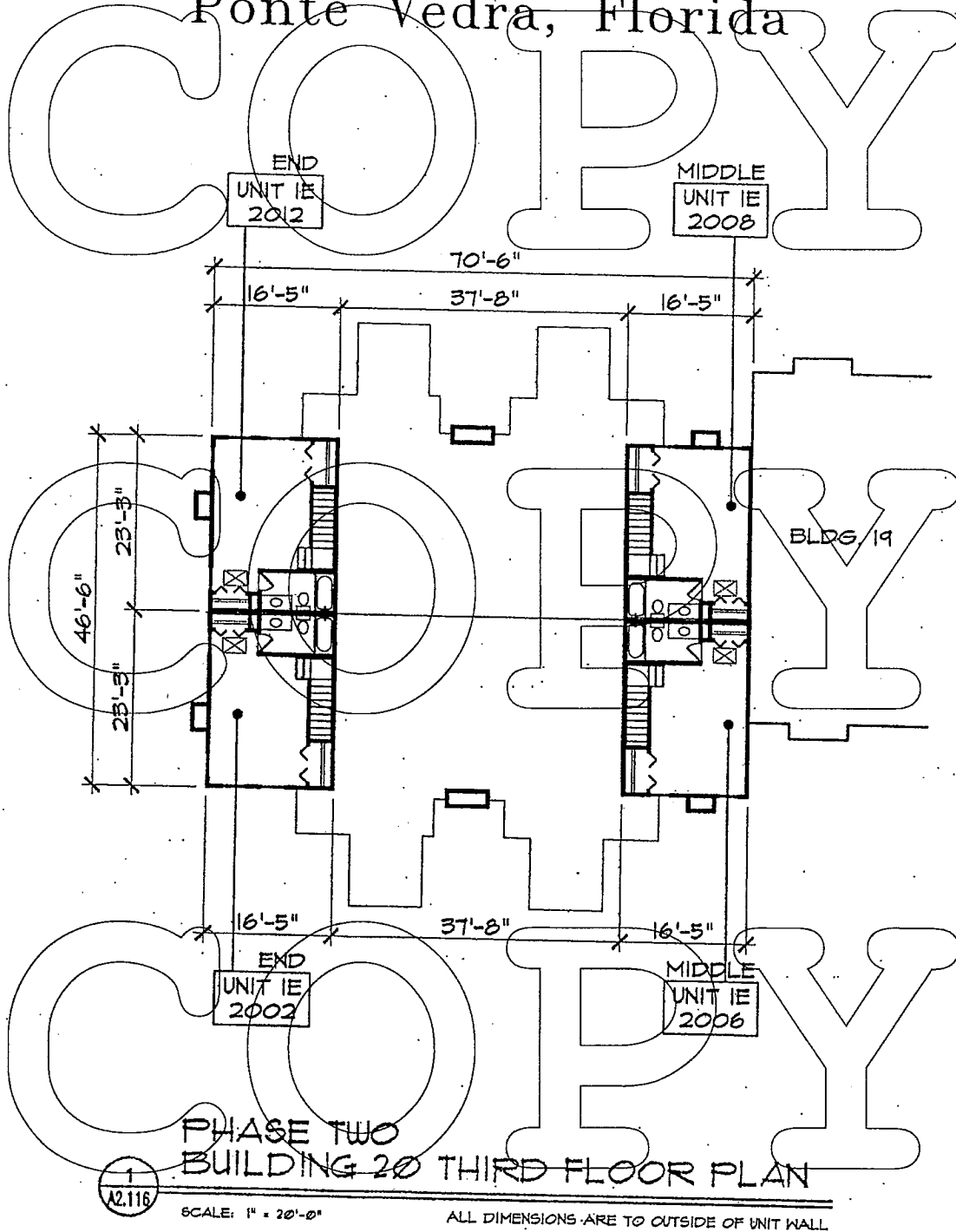
SCALE: 1" = 20'-0" ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

PREPARED BY:
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1575 Northside Drive NW Suite 350
Atlanta, Georgia 30318
(404) 603-3500

EXHIBIT: SHEET:

Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida



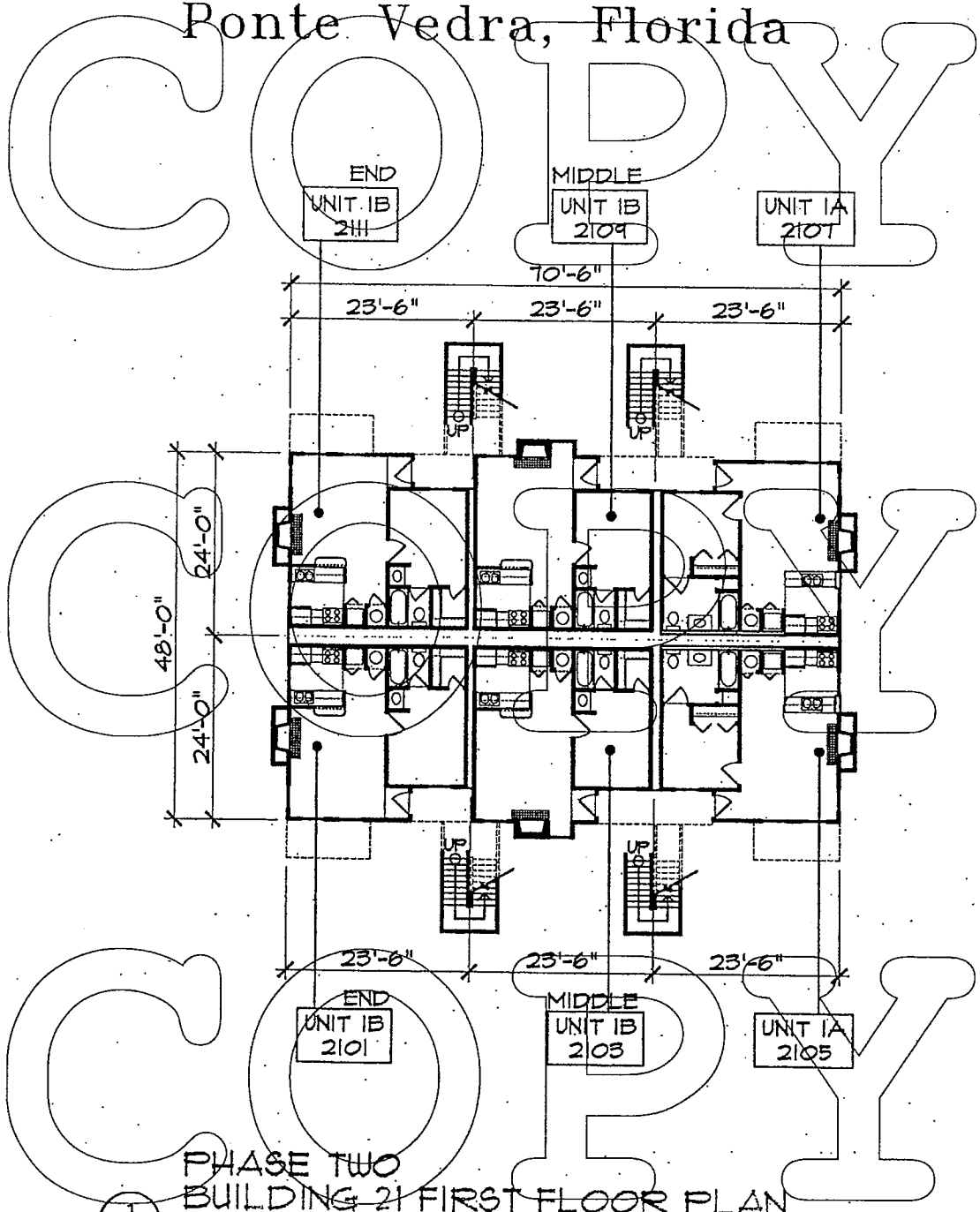
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 Atlanta, Georgia 30318
 (404) 803-3500

EXHIBIT:

SHEET:

Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida



PHASE TWO BUILDING 21 FIRST FLOOR PLAN

12.117

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

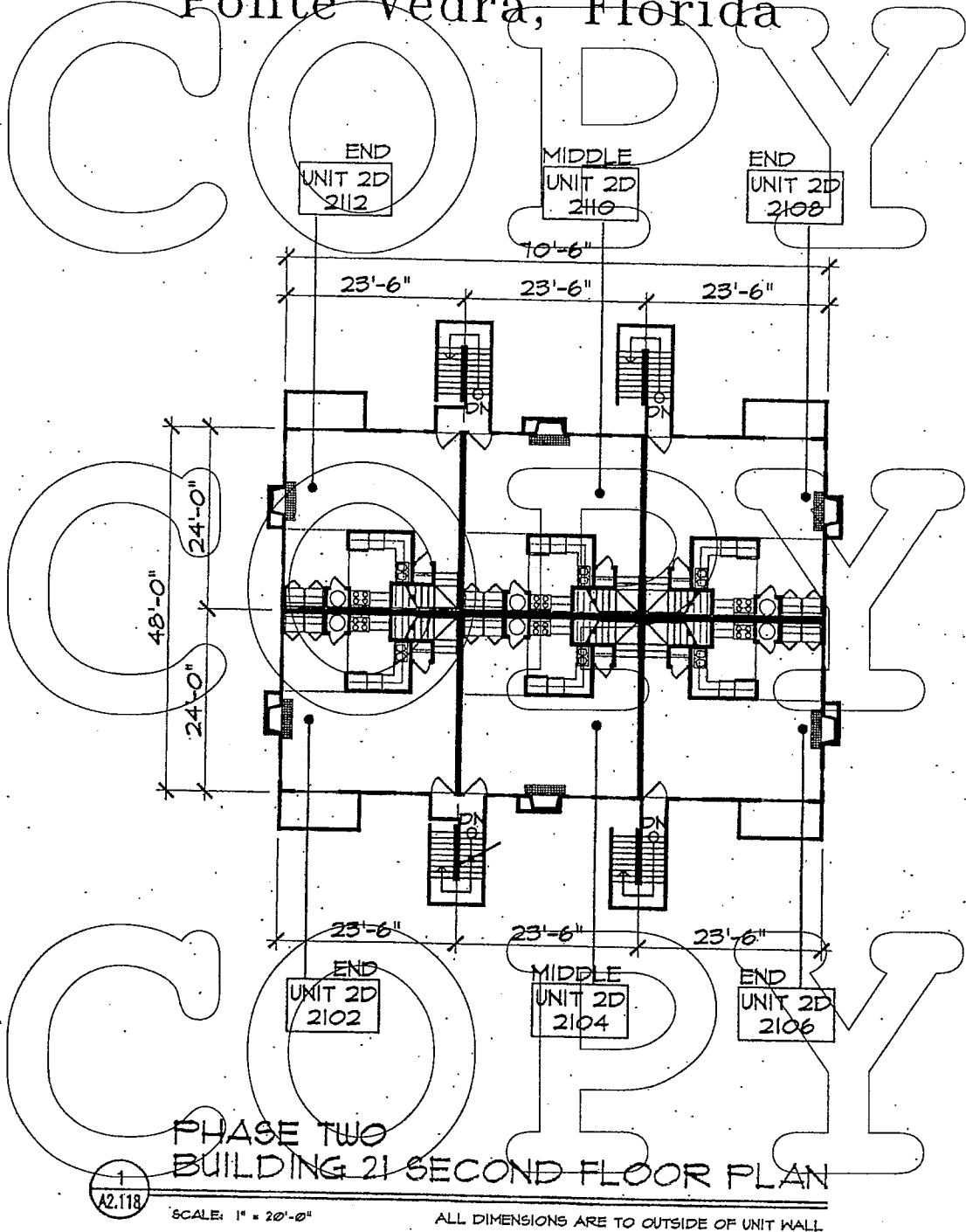
PREPARED BY:
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1576 Northside Drive NW Suite 350
Atlanta, Georgia 30318
(404) 608-3500

EXHIBIT:

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Ponte Vedra, Florida



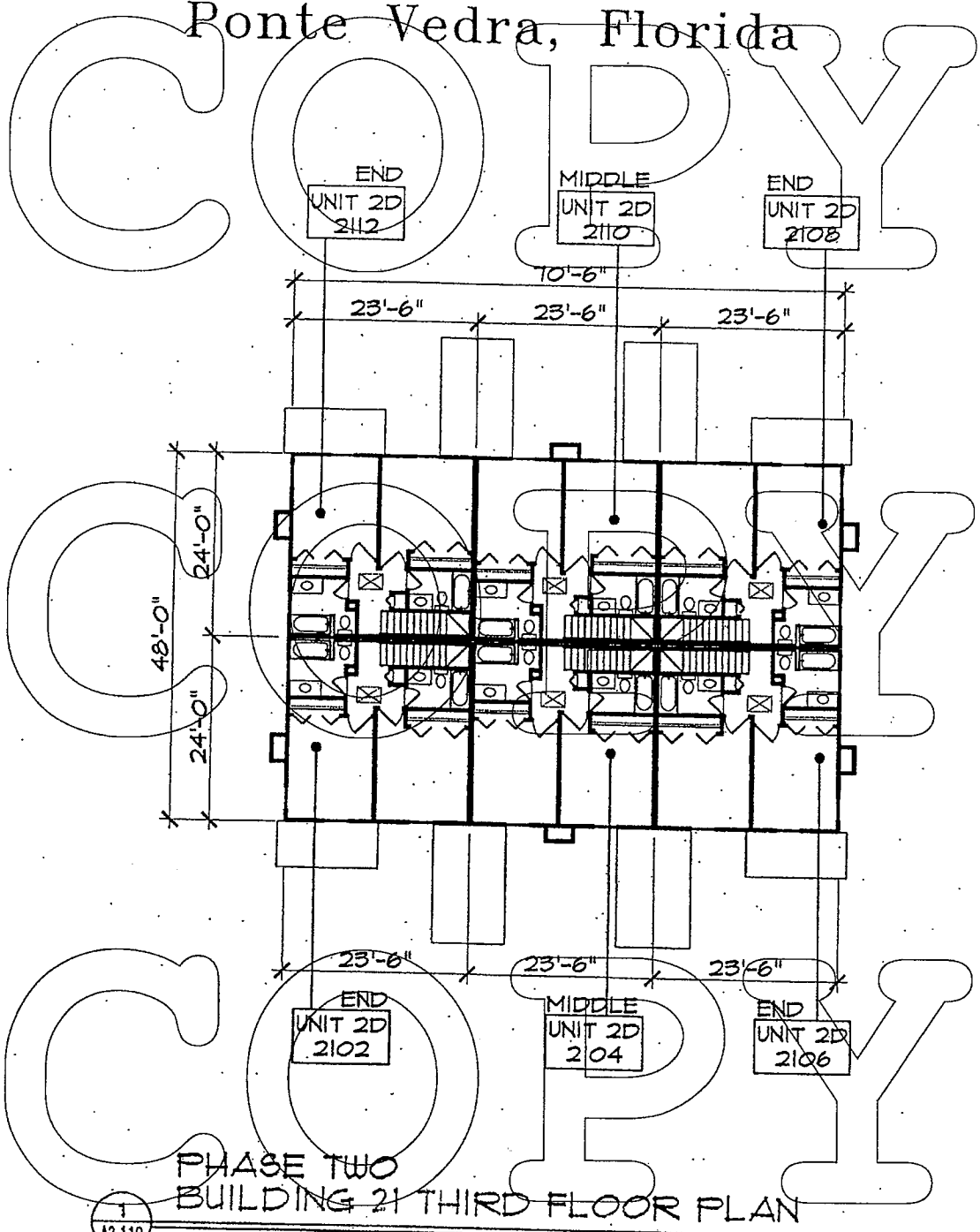
PREPARED BY:
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 1576 Northside Drive NW Suite 350
 Atlanta, Georgia 30318
 (404) 603-3500

EXHIBIT:

SHEET:

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Ponte Vedra, Florida



PHASE TWO
BUILDING 21 THIRD FLOOR PLAN

A2.119

SCALE: 1" = 20'-0"

ALL DIMENSIONS ARE TO OUTSIDE OF UNIT WALL

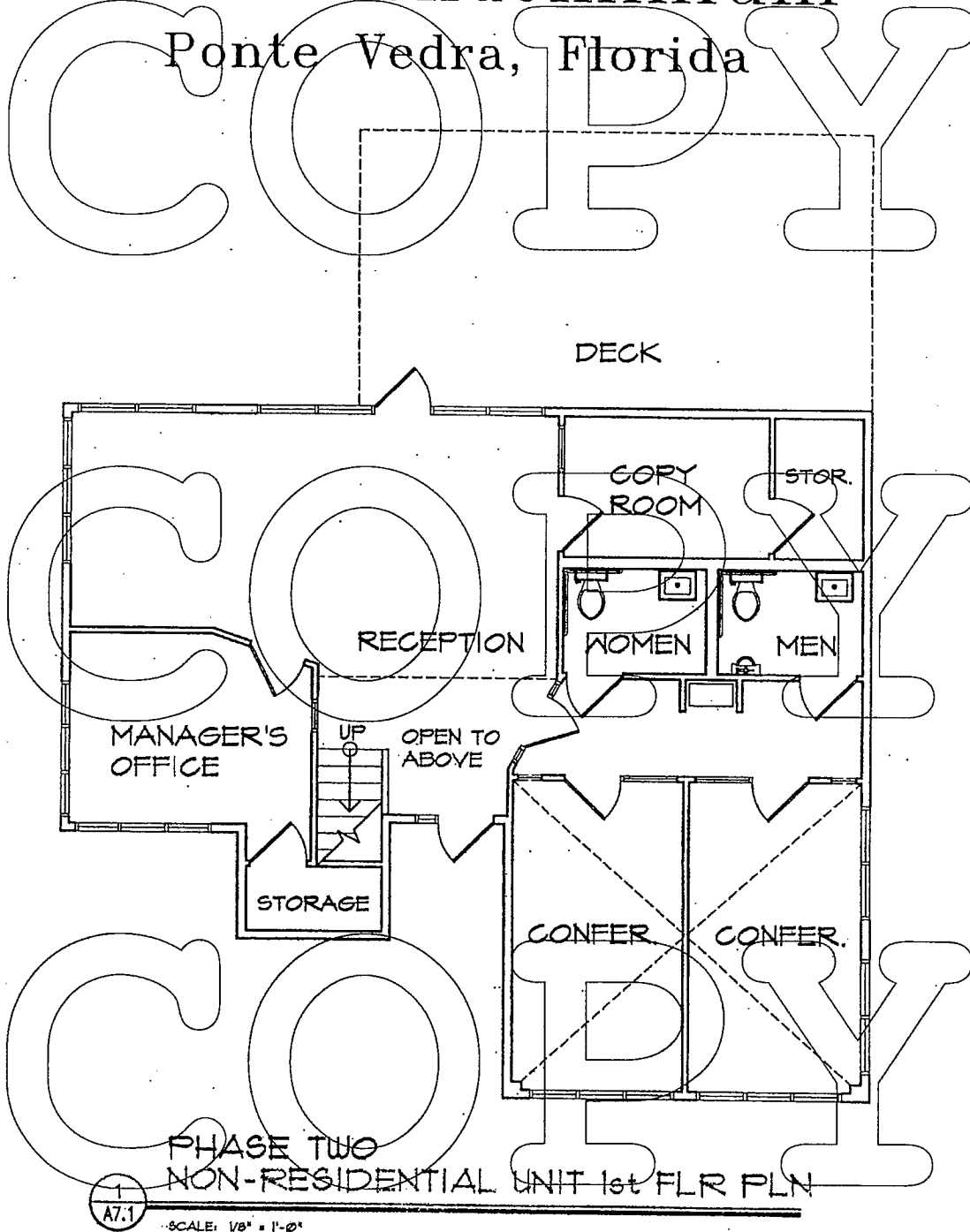
PREPARED BY:

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Atlanta, Georgia 30318
(404) 603-3500

EXHIBIT:

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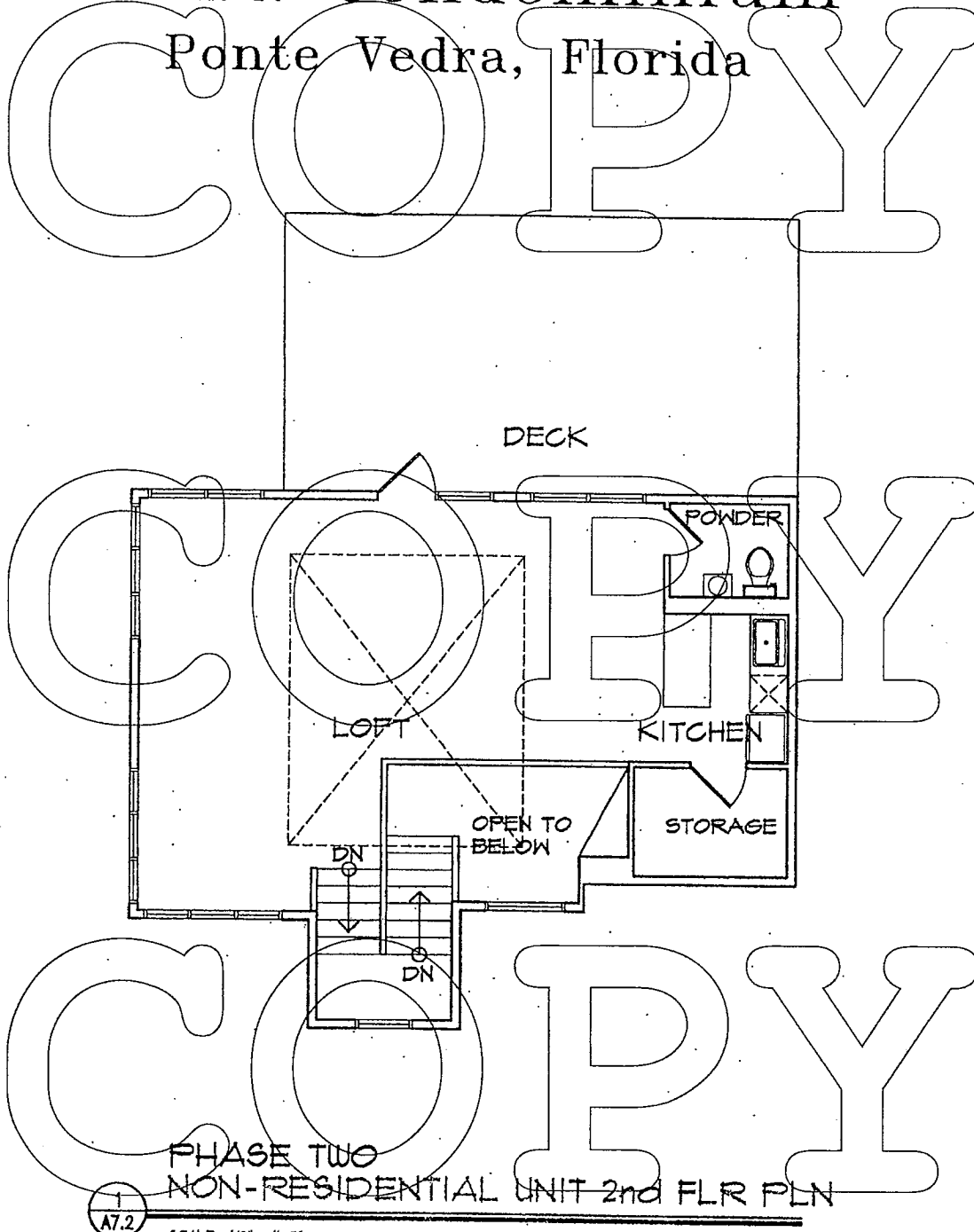


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(404) 603-3500

EXHIBIT:

SHEET:

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PHASE TWO
NON-RESIDENTIAL UNIT 2nd FLR PLN

A7.2

SCALE: 1/8" = 1'-0"

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Atlanta, Georgia 30318
(404) 603-3600

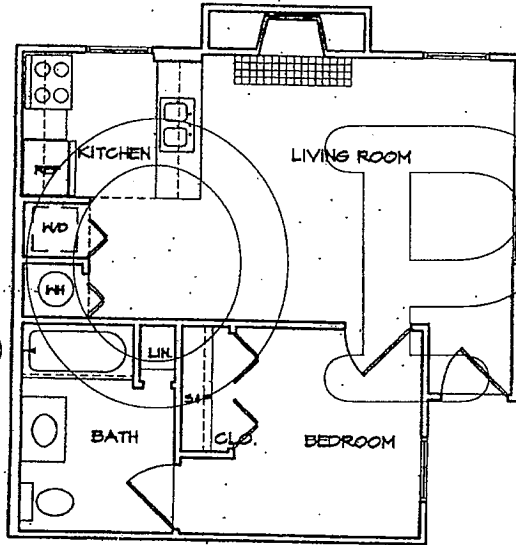
EXHIBIT:

SHEET:

Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida

COPY



COPY

COPY

PHASE TWO
ONE BEDROOM "A" FLOOR PLAN

A4.8

SCALE: 1/8" = 1'-0"

UNITS: 1001, 1011, 1401, 1411, 1905, 1907, 2105, 2107
--

NET SQ. FT.	= 463
GROSS SQ. FT.	= 507
PATIO SQ. FT.	= 0

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Atlanta, Georgia 30318
(404) 803-3500

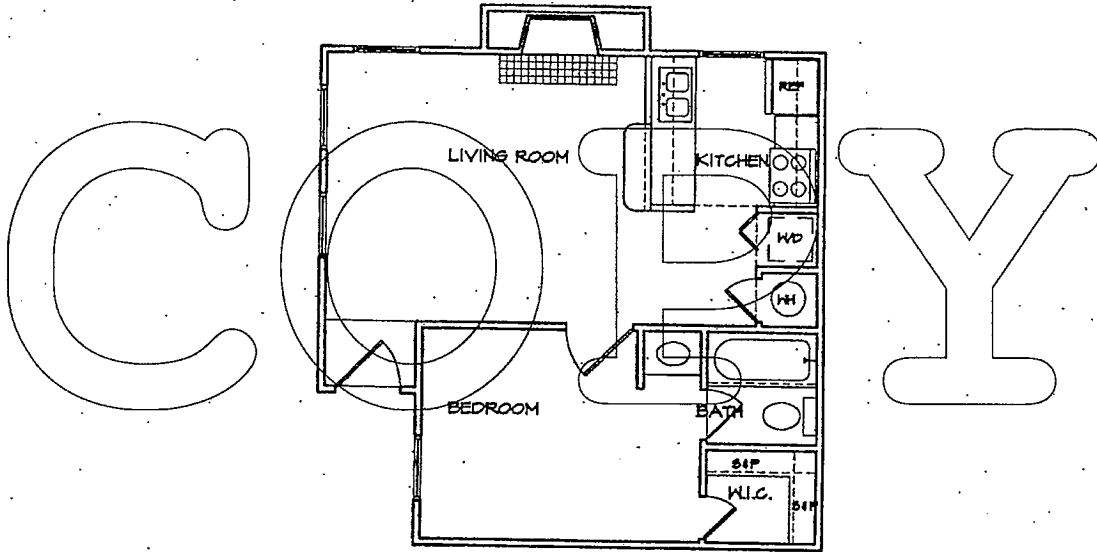
EXHIBIT:

SHEET:

Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida

COPY



COPY

PHASE TWO
ONE BEDROOM "B" END FLR PLAN

A4.9

SCALE: 1/8" = 1'-0"

UNITS: 201, 205, 207, 211, 301, 305, 307, 311, 1005, 1007, 1405, 1407, 1901, 1911, 2001, 2011, 2101, 2111	NET SQ. FT. = 469 GROSS SQ. FT. = 511 PATIO SQ. FT. = 0
---	---

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Atlanta, Georgia 30318
(404) 803-3500

EXHIBIT:

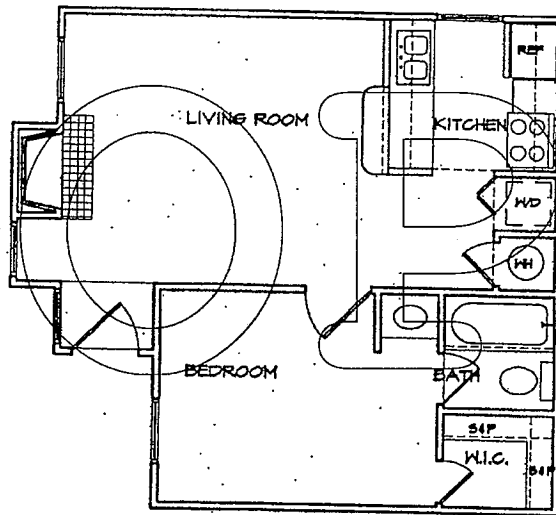
SHEET:

Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida

COPY

COPY



COPY

PHASE TWO
ONE BEDRM "B" MIDDLE FLR PLN

A4.10

SCALE: 1/8" = 1'-0"

UNITS: 203, 209, 303, 309, 1003, 1009, 1403, 1409, 1903, 1909, 2003, 2005, 2007, 2009, 2103, 2109	NET SQ. FT. = 475 GROSS SQ. FT. = 511 PATIO SQ. FT. = 0
---	---

PREPARED BY:
 Brown Doane Architects, Inc.
 1575 Northside Drive NW Suite 350
 Atlanta, Georgia 30318
 (404) 803-3500

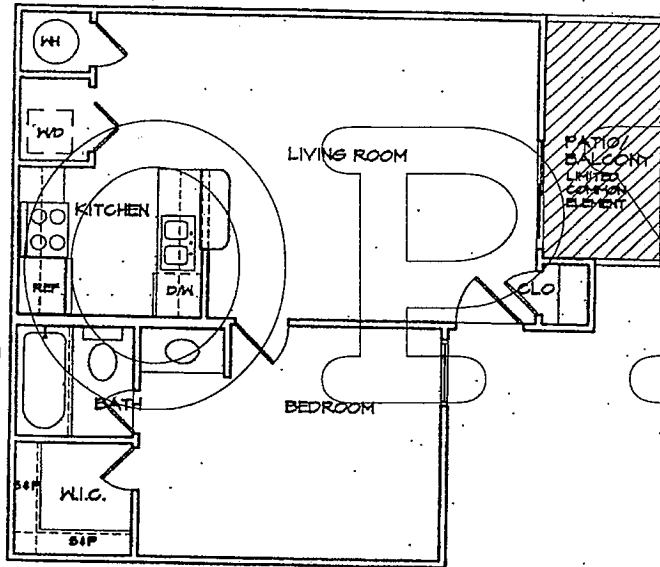
EXHIBIT:

SHEET:

Summer House in Old Ponte Vedra Condominium

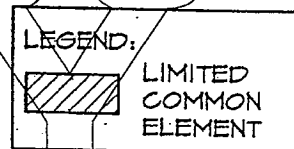
Ponte Vedra, Florida

COPY



COPY

COPY



PHASE TWO ONE BEDROOM "C" FLOOR PLAN

A4.11

SCALE: 1/8" = 1'-0"

UNITS: 102, 103, 606, 607, 702, 703, 806, 807, 902, 903, 1206, 1207, 1302, 1303, 1506, 1507, 1602, 1603	NET SQ. FT. = 546 GROSS SQ. FT. = 638 PATIO SQ. FT. = 57
---	--

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1576 Northside Drive NW Suite 350
Atlanta, Georgia 30318
(404) 603-3500

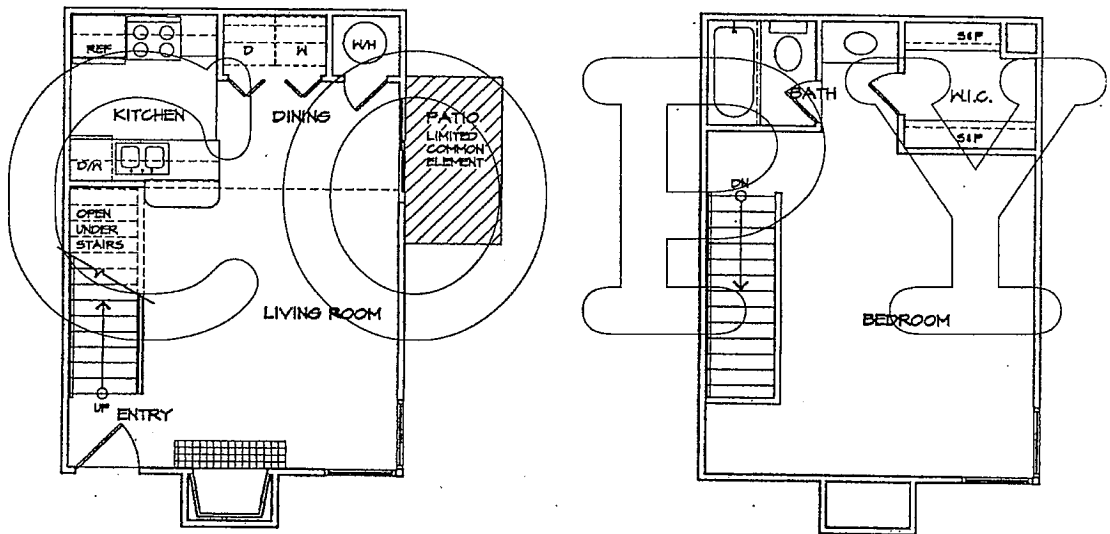
EXHIBIT:

SHEET:

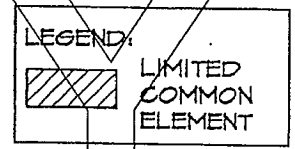
Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida

COPY



COPY



PHASE TWO
 ONE BEDROOM "D" FLOOR PLAN

A4.12

SCALE: 1/8" = 1'-0"

UNITS: 105, 108, 601, 604, 705, 708, 801, 804, 905, 908, 1201, 1204, 1305, 1308, 1501, 1504, 1605, 1608	NET SQ. FT. = 633 GROSS SQ. FT. = 738 PATIO SQ. FT. = 36
---	--

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 1575 Northside Drive NW Suite 350
 Atlanta, Georgia 30318
 (404) 803-8500

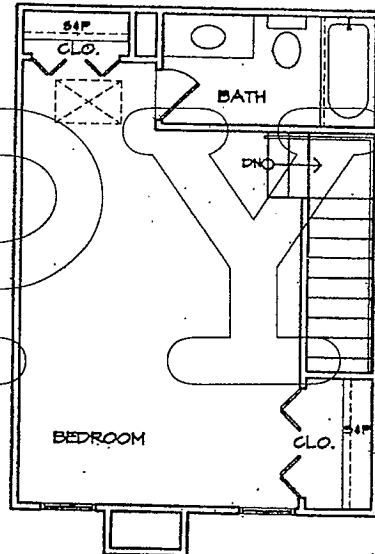
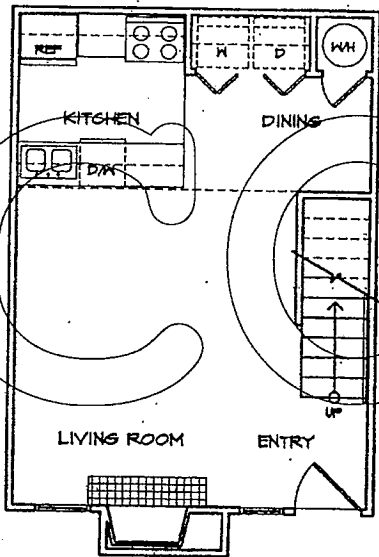
EXHIBIT:

SHEET:

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Ponte Vedra, Florida

COPY



COPY

PHASE TWO
ONE BEDRM "E" MIDDLE FLR PLN

A4.14

SCALE: 1/8" = 1'-0"

UNITS:

202, 206, 208, 212, 1402, 1406, 1408, 1412, 1902, 1912,
2006, 2008

NET SQ. FT.	=	690
GROSS SQ. FT.	=	755
PATIO SQ. FT.	=	0

PREPARED BY:

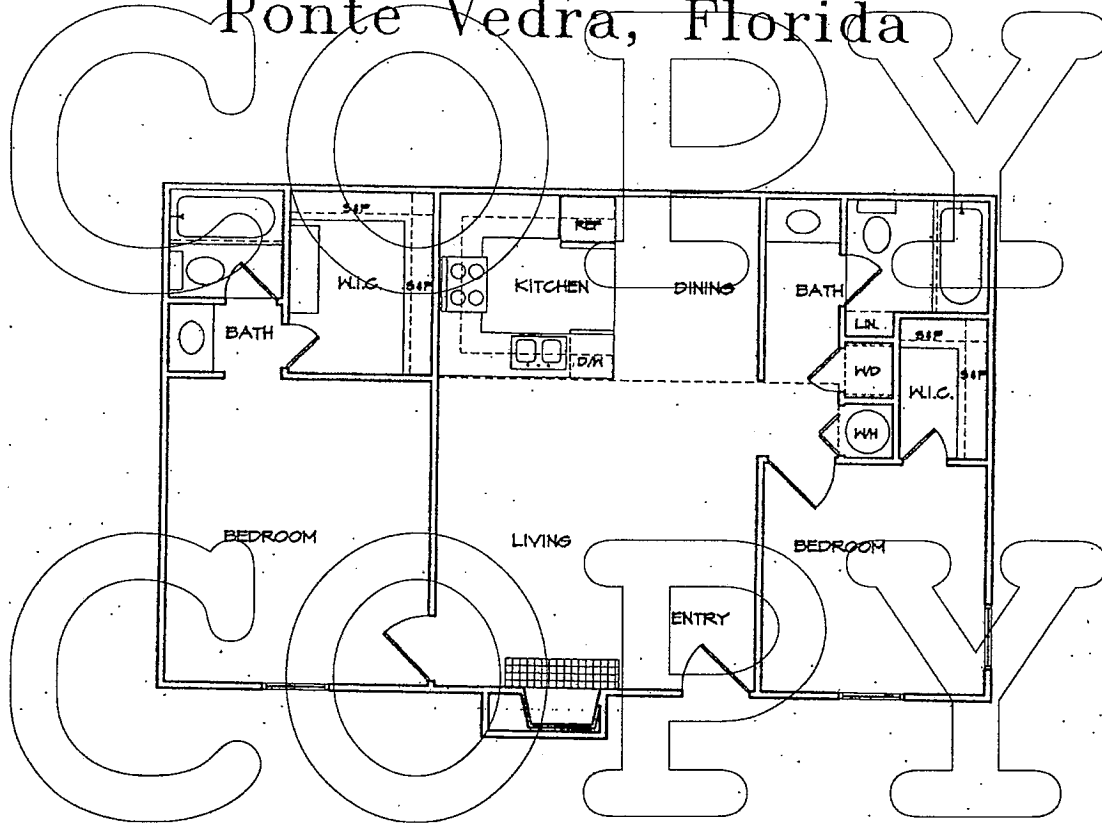
Brown Doane Architects, Inc.
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Atlanta, Georgia 30318
(404) 803-3500

EXHIBIT:

SHEET:

Summer House in Old Ponte Vedra Condominium

Ponte Vedra, Florida



- UNITS:
 204, 210, 401, 402, 403, 404, 405, 406, 407, 408, 409,
 410, 411, 412, 501, 502, 503, 504, 505, 506, 507, 508,
 509, 510, 511, 512, 1101, 1102, 1103, 1104, 1105, 1106, 1107,
 1108, 1109, 1110, 1111, 1112, 1404, 1410, 1701, 1702, 1703, 1704,
 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1801, 1802,
 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812,
 1904, 1910, 2004, 2010

PHASE TWO TWO BEDROOM "A" FLOOR PLAN

1
A4.15

SCALE: 1/8" = 1'-0"

NET SQ. FT.	= 840
GROSS SQ. FT.	= 887
PATIO SQ. FT.	= 0

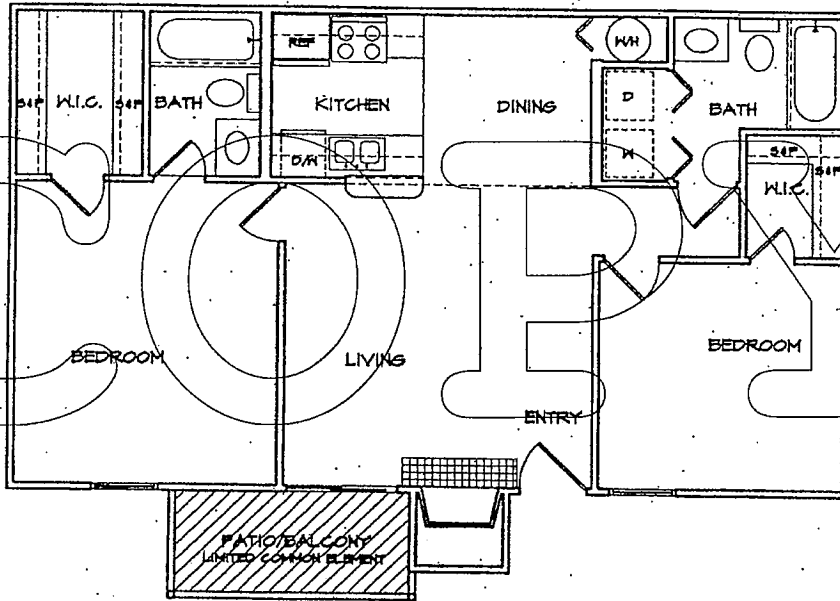
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 Atlanta, Georgia 30318
 (404) 603-3500

EXHIBIT:

SHEET:

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COPY



COPY

LEGEND:

LIMITED COMMON ELEMENT

PHASE TWO TWO BEDROOM "B" FLOOR PLAN

1
A4.16

SCALE: 1/8" = 1'-0"

UNITS: 106, 107, 602, 603, 706, 707, 802, 803, 906, 907, 1202, 1203, 1306, 1307, 1502, 1503, 1606, 1607	NET SQ. FT. = 810 GROSS SQ. FT. = 916 PATIO SQ. FT. = 50
---	--

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Atlanta, Georgia 30318
(404) 603-3500

EXHIBIT: SHEET:

