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Prepared by and Return to  
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Holland & Knight LLP  
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Jacksonville, Florida 32202

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AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
FOR  
SUMMER HOUSE IN OLD PONTE VEDRA CONDOMINIUM  
(Phase II)

THIS AMENDMENT is made this 26<sup>th</sup> day of July, 2005, by The Village at Ponte Vedra, LLC, a Florida limited liability company and The Fairways at Ponte Vedra, LLC, a Florida limited liability company (collectively, the "Developer").

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RECITALS:

A. Developer has subjected certain property to the condominium form of ownership as more fully described in the Declaration of Summer House in Old Ponte Vedra Condominium, recorded simultaneously herewith in the public records of St. Johns County, Florida ("Declaration").

B. Summer House in Old Ponte Vedra Condominium ("Condominium") is a phased condominium created pursuant to Section 718.403, Florida Statutes.

C. Pursuant to the rights and obligations set forth in Section 718.403, Florida Statutes and the rules and regulations issued in connection therewith and the provisions of Articles VI and XXIII of the Declaration, the Developer desires to amend the Declaration to submit the land and improvements contained within Phase II to the Declaration.

NOW, THEREFORE, in consideration of the premises, the Developer hereby amends the Declaration as follows:

1. All references to Exhibit "1" in the Declaration shall mean and refer to Exhibit "1" and Exhibit "1-1" collectively, and all references to Exhibit "1-1" in the Declaration are hereby deleted.
2. All references to Exhibit "2" in the Declaration shall mean and refer to Exhibit "2" and Exhibit "2-1" collectively, and all references to Exhibit "2-1" in the Declaration are hereby deleted.
3. Article III (A) is hereby amended to insert the following in the place and stead of the first sentence:

"The Land has constructed thereon fifty-seven (57) buildings containing four hundred sixty-two (462) Residential Units and one (1) Non-Residential Unit."

4. The fractional share of Common Elements, Common Expenses and Common Surplus for the Units is hereby amended and restated in its entirety as set forth in Exhibit "3" attached hereto and made a part hereof. All references to Exhibit "3" herein and in the Declaration shall mean and refer to Exhibit "3" attached hereto.

5. Each Unit Owner in Phase I and the Phase II Property is entitled to one (1) vote in Association matters for each Unit owned by such Owner.

6. Article XXIII and Exhibit "1-1" in the Declaration described the Subsequent Phases of the Condominium. By this Amendment, the Developer hereby subjects the Phase II Property to the Declaration, accordingly, all references to the Phase II Property as a Subsequent Phase in the Declaration are hereby deleted.

7. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.

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This Amendment to the Declaration of Condominium has been duly executed on this 26<sup>th</sup> day of July, 2005

*[Handwritten Signature]*  
Kimberly Daniel  
[Print or Type Name]

*[Handwritten Signature]*  
George L. Sardinas  
[Print or Type Name]

**The Village at Ponte Vedra, LLC,**  
a Florida limited liability company

By: **JLC Suncoast Realty II, LLC,**  
a Georgia limited liability company,  
its manager

By: *[Handwritten Signature]*  
Name: Stephen D. Broome  
Its: Manager

**The Fairways at Ponte Vedra, LLC,**  
a Florida limited liability company

*[Handwritten Signature]*  
Kimberly Daniel  
[Print or Type Name]

*[Handwritten Signature]*  
George L. Sardinas  
[Print or Type Name]

By: **JLC Suncoast Realty II, LLC,**  
a Georgia limited liability company,  
its manager

By: *[Handwritten Signature]*  
Name: Stephen D. Broome  
Its: Manager

STATE OF FLORIDA  
COUNTY OF St. Johns

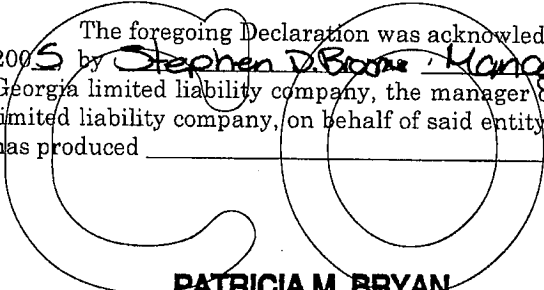
The foregoing Declaration was acknowledged before me, this 26<sup>th</sup> day of July, 2005, by Stephen D. Broome as Manager of **JLC Suncoast Realty II, LLC**, a Georgia limited liability company, the manager of **The Village of Ponte Vedra, LLC**, a Florida limited liability company, on behalf of said entity(ies). He/she is  personally known to me or has produced \_\_\_\_\_ as identification.

**PATRICIA M. BRYAN**  
Notary Public, State of Florida  
Commission #DD176565  
Commission Expires Feb. 4, 2007

*[Handwritten Signature]*  
Print Name: PATRICIA M. BRYAN  
Notary Public, State of Florida  
My Commission Expires:  
Commission No.: DD176565  
(Notarial Seal)

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing Declaration was acknowledged before me, this 26th day of July, 2005 by Stephen D. Boone Manager of JLC Suncoast Realty II, LLC, a Georgia limited liability company, the manager of The Fairways of Ponte Vedra, LLC, a Florida limited liability company, on behalf of said entity(ies). He/she is  personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.



**PATRICIA M. BRYAN**  
Notary Public, State of Florida  
Commission #DD176565  
Commission Expires Feb. 4, 2007

Patricia M. Bryan  
Print Name: Patricia M. Bryan  
Notary Public, State of Florida  
My Commission Expires:  
Commission No.: DD176565  
(Notarial Seal)

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**EXHIBIT "3"**  
**TO**  
**DECLARATION OF SUMMER HOUSE IN OLD PONTE VEDRA CONDOMINIUM**  
**FRACTIONAL SHARE OF COMMON ELEMENTS, COMMON EXPENSES**  
**AND COMMON SURPLUS**  
**(Phases I and II)**

The Common Elements, Common Expenses and Common Surplus are owned as undivided shares by the owners based upon a fractional share, the numerator of which is the square footage of heated and air conditioned space within a Unit and the denominator of which is the total square footage of heated and air conditioned space within all the Units in the Condominium.

In the event that the Developer determines in its sole discretion to create and of the Subsequent Phase of the Condominium then, at such time as they are developed, the fractional share of ownership of the Common Elements, Common Expenses and Common Surplus will be recalculated using the same formula.

The following determination is based upon the square footage of heated and air conditioned space contained within the Units. The as-built square footages may vary from the foregoing, but no adjustment shall be made in the foregoing assignment of shares.

The Interest of Common Elements, Common Expenses and Common Surplus for the Phases I and II are as depicted on the following pages.

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**EXHIBIT "3"**  
**Percent Ownership Interests**

**PHASE I**

Unit #	Size	Percent	Unit #	Size	Percent	Unit #	Size	Percent
701	1,113	0.2763%	787	1,215	0.3016%	873	1,033	0.2565%
702	790	0.1961%	788	790	0.1961%	874	1,033	0.2565%
703	1,113	0.2763%	789	1,215	0.3016%	875	1,033	0.2565%
704	790	0.1961%	790	1,215	0.3016%	876	1,033	0.2565%
705	1,330	0.3302%	791	790	0.1961%	877	734	0.1822%
706	1,215	0.3016%	792	1,215	0.3016%	878	734	0.1822%
707	1,330	0.3302%	793	790	0.1961%	879	890	0.2210%
708	1,215	0.3016%	794	790	0.1961%	880	890	0.2210%
709	790	0.1961%	795	1,113	0.2763%	881	890	0.2210%
710	790	0.1961%	796	790	0.1961%	882	890	0.2210%
711	790	0.1961%	797	1,113	0.2763%	883	734	0.1822%
712	790	0.1961%	798	1,113	0.2763%	884	734	0.1822%
713	1,215	0.3016%	799	1,113	0.2763%	885	734	0.1822%
714	790	0.1961%	800	1,113	0.2763%	886	784	0.1822%
715	1,215	0.3016%	801	1,113	0.2763%	887	890	0.2210%
716	790	0.1961%	802	1,215	0.3016%	888	890	0.2210%
717	790	0.1961%	803	1,330	0.3302%	889	890	0.2210%
718	790	0.1961%	804	1,215	0.3016%	890	890	0.2210%
719	790	0.1961%	805	1,330	0.3302%	891	1,033	0.2565%
720	790	0.1961%	806	790	0.1961%	892	1,033	0.2565%
721	790	0.1961%	807	1,215	0.3016%	893	1,033	0.2565%
722	1,215	0.3016%	808	790	0.1961%	894	1,033	0.2565%
723	790	0.1961%	809	1,215	0.3016%	895	1,033	0.2565%
724	1,215	0.3016%	810	1,113	0.2763%	896	1,033	0.2565%
725	1,215	0.3016%	811	790	0.1961%	897	890	0.2210%
726	1,113	0.2763%	812	1,113	0.2763%	898	890	0.2210%
727	1,215	0.3016%	813	790	0.1961%	899	890	0.2210%
728	1,113	0.2763%	814	1,215	0.3016%	900	734	0.1822%
729	1,113	0.2763%	815	790	0.1961%	901	1,033	0.2565%
730	1,215	0.3016%	816	1,215	0.3016%	902	1,033	0.2565%
731	1,113	0.2763%	817	790	0.1961%	903	734	0.1822%
732	1,215	0.3016%	818	790	0.1961%	904	890	0.2210%
733	1,330	0.3302%	819	1,113	0.2763%	905	890	0.2210%
734	1,330	0.3302%	820	790	0.1961%	906	890	0.2210%

PHASE I

Unit #	Size	Percent	Unit #	Size	Percent	Unit #	Size	Percent
735	1,330	0.3302%	821	1,113	0.2763%	907	1,033	0.2565%
736	1,330	0.3302%	822	1,215	0.3016%	908	1,033	0.2565%
737	1,113	0.2763%	823	1,215	0.3016%	909	1,033	0.2565%
738	1,113	0.2763%	825	890	0.2210%	910	1,033	0.2565%
739	1,113	0.2763%	826	890	0.2210%	911	1,033	0.2565%
740	1,113	0.2763%	827	734	0.1822%	912	1,033	0.2565%
741	790	0.1961%	828	734	0.1822%	913	890	0.2210%
742	1,330	0.3302%	829	734	0.1822%	914	890	0.2210%
743	790	0.1961%	830	734	0.1822%	915	890	0.2210%
744	1,330	0.3302%	831	890	0.2210%	916	734	0.1822%
745	790	0.1961%	832	890	0.2210%	917	734	0.1822%
746	1,113	0.2763%	833	890	0.2210%	918	890	0.2210%
747	790	0.1961%	834	890	0.2210%	919	890	0.2210%
748	1,113	0.2763%	835	734	0.1822%	920	734	0.1822%
749	1,113	0.2763%	836	734	0.1822%	921	734	0.1822%
750	1,113	0.2763%	837	1,033	0.2565%	922	890	0.2210%
751	1,113	0.2763%	838	1,033	0.2565%	923	890	0.2210%
752	1,113	0.2763%	839	1,033	0.2565%	924	734	0.1822%
753	790	0.1961%	840	1,033	0.2565%	925	734	0.1822%
754	1,113	0.2763%	841	1,033	0.2565%	926	890	0.2210%
755	790	0.1961%	842	1,033	0.2565%	927	890	0.2210%
756	1,113	0.2763%	843	1,033	0.2565%	928	890	0.2210%
757	1,215	0.3016%	844	1,033	0.2565%	929	1,033	0.2565%
758	1,330	0.3302%	845	1,033	0.2565%	930	1,033	0.2565%
759	1,215	0.3016%	846	1,033	0.2565%	931	1,033	0.2565%
760	1,330	0.3302%	847	890	0.2210%	932	1,033	0.2565%
761	1,113	0.2763%	848	890	0.2210%	933	1,033	0.2565%
762	1,113	0.2763%	849	890	0.2210%	934	1,033	0.2565%
763	1,113	0.2763%	850	890	0.2210%	935	890	0.2210%
764	1,113	0.2763%	851	734	0.1822%	936	890	0.2210%
765	1,113	0.2763%	852	734	0.1822%	937	890	0.2210%
766	790	0.1961%	853	1,033	0.2565%	938	890	0.2210%
767	1,113	0.2763%	854	1,033	0.2565%	939	1,033	0.2565%
768	790	0.1961%	855	1,033	0.2565%	940	1,033	0.2565%
769	1,215	0.3016%	856	1,033	0.2565%	941	1,033	0.2565%
770	1,215	0.3016%	857	734	0.1822%	942	1,033	0.2565%
771	1,215	0.3016%	858	734	0.1822%	943	1,033	0.2565%
772	1,215	0.3016%	859	890	0.2210%	944	1,033	0.2565%
773	1,113	0.2763%	860	890	0.2210%	945	734	0.1822%

PHASE I

Unit #	Size	Percent	Unit #	Size	Percent	Unit #	Size	Percent
774	1113	0.2763%	861	890	0.2210%	946	734	0.1822%
775	1113	0.2763%	862	890	0.2210%	947	890	0.2210%
776	1113	0.2763%	863	734	0.1822%	948	890	0.2210%
778	1113	0.2763%	864	734	0.1822%			
779	1113	0.2763%	865	734	0.1822%			
780	1113	0.2763%	866	734	0.1822%			
781	1113	0.2763%	867	890	0.2210%			
782	790	0.1961%	868	890	0.2210%			
783	1215	0.3016%	869	890	0.2210%			
784	790	0.1961%	870	890	0.2210%			
785	1215	0.3016%	871	734	0.1822%			
786	790	0.1961%	872	734	0.1822%			

PHASE II

Unit #	Size	Percent	Unit #	Size	Percent	Unit #	Size	Percent
101	988	0.2453%	906	810	0.2011%	1803	840	0.2085%
102	546	0.1356%	907	810	0.2011%	1804	840	0.2085%
103	546	0.1356%	908	633	0.1572%	1805	840	0.2085%
104	988	0.2453%	1001	463	0.1149%	1806	840	0.2085%
105	633	0.1572%	1002	1,032	0.2562%	1807	840	0.2085%
106	810	0.2011%	1003	475	0.1179%	1808	840	0.2085%
107	810	0.2011%	1004	1,032	0.2562%	1809	840	0.2085%
108	633	0.1572%	1005	469	0.1164%	1810	840	0.2085%
201	469	0.1164%	1006	1,032	0.2562%	1811	840	0.2085%
202	690	0.1713%	1007	469	0.1164%	1812	840	0.2085%
203	475	0.1179%	1008	1,032	0.2562%	1901	469	0.1164%
204	840	0.2085%	1009	475	0.1179%	1902	690	0.1713%
205	469	0.1164%	1010	1,032	0.2562%	1903	475	0.1179%
206	690	0.1713%	1011	463	0.1149%	1904	840	0.2085%
207	469	0.1164%	1012	1,032	0.2562%	1905	463	0.1149%
208	690	0.1713%	1101	840	0.2085%	1906	690	0.1713%
209	475	0.1179%	1102	840	0.2085%	1907	463	0.1149%
210	840	0.2085%	1103	840	0.2085%	1908	690	0.1713%
211	469	0.1164%	1104	840	0.2085%	1909	475	0.1179%
212	690	0.1713%	1105	840	0.2085%	1910	840	0.2085%
301	469	0.1164%	1106	840	0.2085%	1911	469	0.1164%



PHASE II

Unit #	Size	Percent	Unit #	Size	Percent	Unit #	Size	Percent
302	1,032	0.2562%	1107	840	0.2085%	1912	690	0.1713%
303	475	0.1179%	1108	840	0.2085%	2001	469	0.1164%
304	1,032	0.2562%	1109	840	0.2085%	2002	690	0.1713%
305	469	0.1164%	1110	840	0.2085%	2003	475	0.1179%
306	1,032	0.2562%	1111	840	0.2085%	2004	840	0.2085%
307	469	0.1164%	1112	840	0.2085%	2005	475	0.1179%
308	1,032	0.2562%	1201	633	0.1572%	2006	690	0.1713%
309	475	0.1179%	1202	810	0.2011%	2007	475	0.1179%
310	1,032	0.2562%	1203	810	0.2011%	2008	690	0.1713%
311	469	0.1164%	1204	633	0.1572%	2009	475	0.1179%
312	1,032	0.2562%	1205	988	0.2453%	2010	840	0.2085%
401	840	0.2085%	1206	546	0.1356%	2011	469	0.1164%
402	840	0.2085%	1207	546	0.1356%	2012	690	0.1713%
403	840	0.2085%	1208	988	0.2453%	2101	469	0.1164%
404	840	0.2085%	1301	988	0.2453%	2102	1,032	0.2562%
405	840	0.2085%	1302	546	0.1356%	2103	475	0.1179%
406	840	0.2085%	1303	546	0.1356%	2104	1,032	0.2562%
407	840	0.2085%	1304	988	0.2453%	2105	463	0.1149%
408	840	0.2085%	1305	633	0.1572%	2106	1,032	0.2562%
409	840	0.2085%	1306	810	0.2011%	2107	463	0.1149%
410	840	0.2085%	1307	810	0.2011%	2108	1,032	0.2562%
411	840	0.2085%	1308	633	0.1572%	2109	475	0.1179%
412	840	0.2085%	1401	463	0.1149%	2110	1,032	0.2562%
501	840	0.2085%	1402	690	0.1713%	2111	469	0.1164%
502	840	0.2085%	1403	475	0.1179%	2112	1,032	0.2562%
503	840	0.2085%	1404	840	0.2085%	CU#1	1,888	0.4687%
504	840	0.2085%	1405	469	0.1164%			
505	840	0.2085%	1406	690	0.1713%			
506	840	0.2085%	1407	469	0.1164%			
507	840	0.2085%	1408	690	0.1713%			
508	840	0.2085%	1409	475	0.1179%			
509	840	0.2085%	1410	840	0.2085%			
510	840	0.2085%	1411	463	0.1149%			
511	840	0.2085%	1412	690	0.1713%			
512	840	0.2085%	1501	633	0.1572%			
601	633	0.1572%	1502	810	0.2011%			
602	810	0.2011%	1503	810	0.2011%			
603	810	0.2011%	1504	633	0.1572%			
604	633	0.1572%	1505	988	0.2453%			

PHASE II

Unit #	Size	Percent
605	988	0.2453%
606	546	0.1356%
607	546	0.1356%
608	988	0.2453%
701	988	0.2453%
702	546	0.1356%
703	546	0.1356%
704	988	0.2453%
705	633	0.1572%
706	810	0.2011%
707	810	0.2011%
708	633	0.1572%
801	633	0.1572%
802	810	0.2011%
803	810	0.2011%
804	633	0.1572%
805	988	0.2453%
806	546	0.1356%
807	546	0.1356%
808	988	0.2453%
901	988	0.2453%
902	546	0.1356%
903	546	0.1356%
904	988	0.2453%
905	633	0.1572%

Unit #	Size	Percent
1506	546	0.1356%
1507	546	0.1356%
1508	988	0.2453%
1601	988	0.2453%
1602	546	0.1356%
1603	546	0.1356%
1604	988	0.2453%
1605	633	0.1572%
1606	810	0.2011%
1607	810	0.2011%
1608	633	0.1572%
1701	840	0.2085%
1702	840	0.2085%
1703	840	0.2085%
1704	840	0.2085%
1705	840	0.2085%
1706	840	0.2085%
1707	840	0.2085%
1708	840	0.2085%
1709	840	0.2085%
1710	840	0.2085%
1711	840	0.2085%
1712	840	0.2085%
1801	840	0.2085%
1802	840	0.2085%

Unit #      Size      Percent

