

46-50

** OFFICIAL RECORDS **
BK 1734 PG 354

FILE# 9901505
RCD:JAN 13 1999 @ 1:00 PM

AMENDMENT TO DECLARATION OF CONDOMINIUM TO ADD PHASE III

SUNSET HARBOUR VILLAS, A CONDOMINIUM

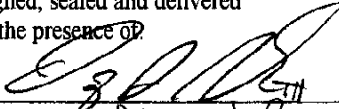
This Amendment to Declaration of Condominium of Sunset Harbour Villas, A Condominium, which was originally recorded at Official Records Book 1692 at Page 2021, of the Public Records of Santa Rosa County, Florida, is made pursuant to Section 718.403(6), Florida Statutes. The undersigned developer hereby submits the property described in the survey and legal description attached hereto as Exhibit "A" to condominium ownership, constituting Phase III of Sunset Harbour Villas, A Condominium.

Each unit identified in the graphic description attached hereto shall have an undivided share in the common elements appurtenant to each unit in the condominium, and shall share common expenses and own common surplus, in the percentages shown by unit type as set forth in Exhibit B attached hereto.

Pursuant to statute, this Amendment adding Phase III to the condominium does not require execution or consent by unit owners other than the developer.

IN WITNESS WHEREOF, this Amendment to Declaration of Condominium to add Phase III is executed as of this 12 day of January, 1999.

Signed, sealed and delivered
in the presence of


Type name: Daryl J. Pennells III

Ruth Ann Lynch
Type name: Ruth Ann Lynch

Ruth Ann Lynch
Type name: Ruth Ann Lynch

Kathryn M Lynch
Type name: KATHRYN M LYNCH

SUNSET VILLAS DEVELOPMENT
COMPANY, Florida general partnership

By: Larry L. Morris
Larry L. Morris, general partner

By: Max Mathews
Max Mathews, general partner

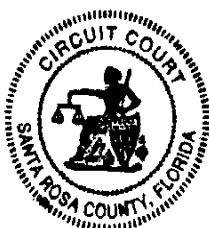
STATE OF FLORIDA)

COUNTY OF OKALOOSA)

The foregoing instrument was acknowledged before me this 12th day of January, 1999, by Larry L. Morris, a general partner of Sunset Villas Development Company, a Florida general partnership, on behalf of the partnership. He is personally known to me or produced _____ as identification and did not take an oath.



Ruth Ann Lynch
Notary Public
My Commission Expires _____

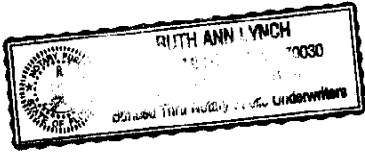


✓ Klaus & Pummala
1234 Airport Rd. #205
Destin, FL 32541

STATE OF FLORIDA)

COUNTY OF OKALOOSA)

The foregoing instrument was acknowledged before me this 12th day of January, 1999, by Max Mathews, a general partner of Sunset Villas Development Company, a Florida general partnership, on behalf of the partnership. He is personally known to me or produced _____ as identification and did not take an oath.



Ruth Ann Lynch

Notary Public
My Commission Expires: _____



JOINDER OF MORTGAGEE

First National Bank of Florida, hereinafter called "Lender", the owner and holder of a mortgage encumbering the property described in Exhibits A of the foregoing Amendment to Declaration of Condominium to Add Phase III (the "Amendment") for Sunset Harbour Villas, a Condominium, which mortgage is that certain mortgage dated the 11th day of June, 1997, and recorded in Official Records Book 1616 at Page 489, of the Public Records of Santa Rosa County, Florida, to the extent it is required to do so under the laws of the State of Florida, joins in the making of the Amendment and agrees that the lien of said mortgage shall hereafter encumber each and every of the units as set forth in said Amendment including, but not limited to, all of the undivided shares in the common elements.

In addition, Lender, to the extent it is required to do so under the laws of the State of Florida, joins in the making of the Declaration of Condominium for Sunset Harbour Villas, a condominium, recorded in Official Records Book 1692 at Page 2021, of the Public Records of Santa Rosa County, Florida, and agrees that the lien of said mortgage shall hereafter encumber each of the units as set forth in said Declaration including, but not limited to, all of the undivided shares in the common elements, with the exception of those units and shares in the common elements that have previously been released from the lien of said mortgage.

WITNESSES:

[Signature]
George Nickung

First National Bank of Florida
By: [Signature]
Its: Senior Vice President

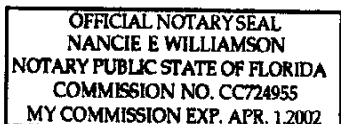
STATE OF FLORIDA

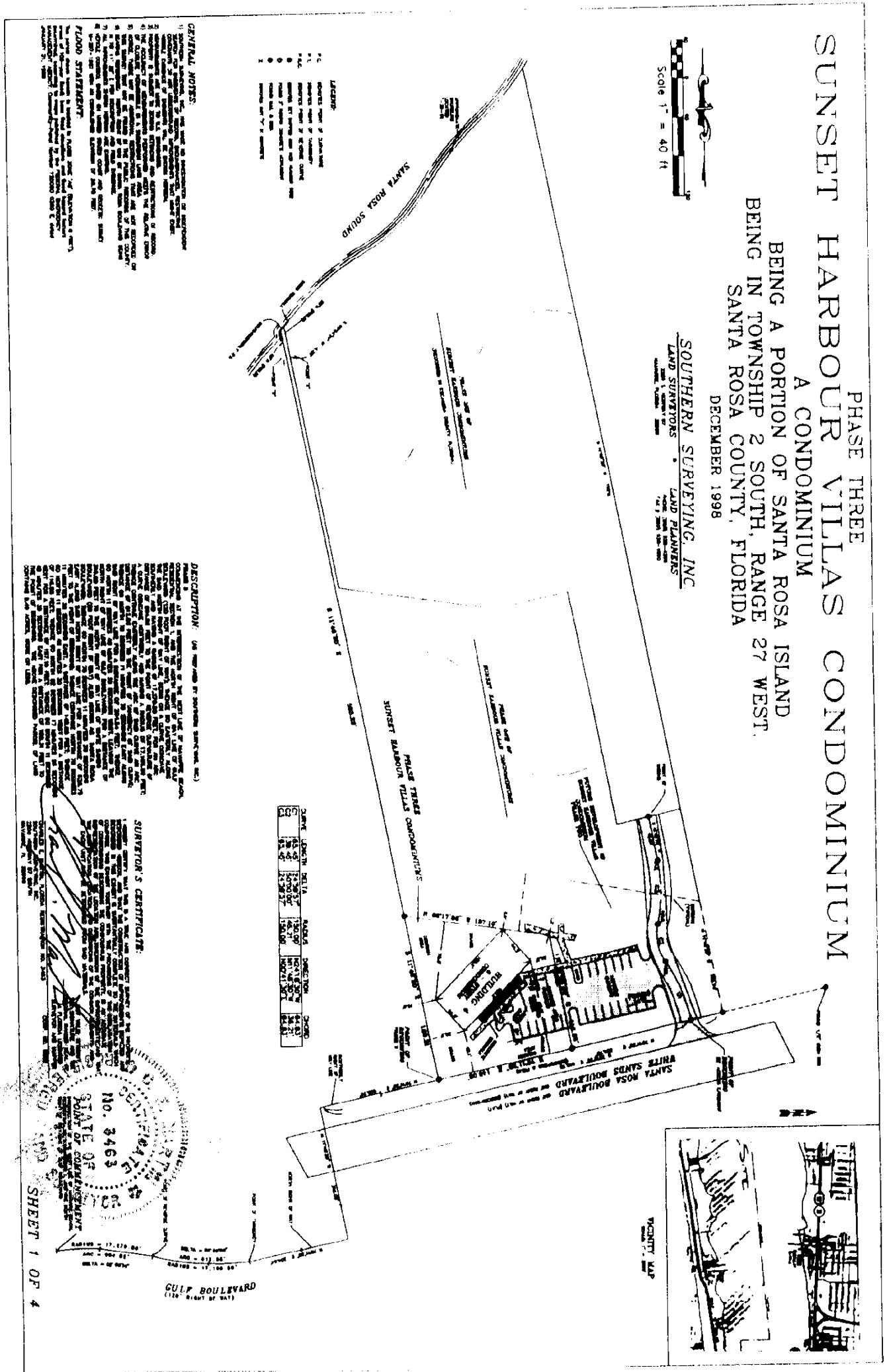
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared KATHLEEN A. PRITCHARD as SR. VICE PRESIDENT of FIRST NATIONAL BANK of FL, who is personally known to me or who has produced _____ as identification, to me known to be the person described in and who executed the foregoing and acknowledged before me that he/she executed the same on behalf of said banking institution with the express direction of the board of directors.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of JANUARY, 1999.

[Signature]
NOTARY PUBLIC
Print Name: _____
My Commission Expires: _____





PHASE THREE
SUNSET HARBOUR VILLAS CONDOMINIUM
A CONDOMINIUM
BEING A PORTION OF SANTA ROSA ISLAND
BEING IN TOWNSHIP 2 SOUTH, RANGE 27 WEST,
SANTA ROSA COUNTY, FLORIDA
DECEMBER, 1998

SOUTHERN SURVEYING, INC
LAND SURVEYORS • LAND PLANNERS
1000 N. W. 15th Street, Suite 1000
Fort Lauderdale, Florida 33304
Tel: 754.363.9000 Fax: 754.363.9005

- LEGEND:**
- 1. C. BOUNDARY LINE OF TRACTS
 - 2. F. BOUNDARY LINE OF PHASE THREE CONDOMINIUM
 - 3. E. BOUNDARY LINE OF PHASE THREE CONDOMINIUM
 - 4. G. BOUNDARY LINE OF PHASE THREE CONDOMINIUM
 - 5. H. BOUNDARY LINE OF PHASE THREE CONDOMINIUM
 - 6. I. BOUNDARY LINE OF PHASE THREE CONDOMINIUM
 - 7. J. BOUNDARY LINE OF PHASE THREE CONDOMINIUM
 - 8. K. BOUNDARY LINE OF PHASE THREE CONDOMINIUM
 - 9. L. BOUNDARY LINE OF PHASE THREE CONDOMINIUM
 - 10. M. BOUNDARY LINE OF PHASE THREE CONDOMINIUM
- GENERAL NOTES:**
1. THIS SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLE MEASUREMENTS ONLY. THERE WAS NO USE OF ANY INSTRUMENTS FOR THE PURPOSES OF THIS SURVEY.
 2. THE BOUNDARY LINES OF THE TRACTS AND PHASE THREE CONDOMINIUM ARE SHOWN ON THIS SURVEY AS BEST REPRESENTED BY THE SURVEY DATA.
 3. THE BOUNDARY LINES OF THE TRACTS AND PHASE THREE CONDOMINIUM ARE SHOWN ON THIS SURVEY AS BEST REPRESENTED BY THE SURVEY DATA.
 4. THE BOUNDARY LINES OF THE TRACTS AND PHASE THREE CONDOMINIUM ARE SHOWN ON THIS SURVEY AS BEST REPRESENTED BY THE SURVEY DATA.
 5. THE BOUNDARY LINES OF THE TRACTS AND PHASE THREE CONDOMINIUM ARE SHOWN ON THIS SURVEY AS BEST REPRESENTED BY THE SURVEY DATA.
 6. THE BOUNDARY LINES OF THE TRACTS AND PHASE THREE CONDOMINIUM ARE SHOWN ON THIS SURVEY AS BEST REPRESENTED BY THE SURVEY DATA.
 7. THE BOUNDARY LINES OF THE TRACTS AND PHASE THREE CONDOMINIUM ARE SHOWN ON THIS SURVEY AS BEST REPRESENTED BY THE SURVEY DATA.
 8. THE BOUNDARY LINES OF THE TRACTS AND PHASE THREE CONDOMINIUM ARE SHOWN ON THIS SURVEY AS BEST REPRESENTED BY THE SURVEY DATA.
 9. THE BOUNDARY LINES OF THE TRACTS AND PHASE THREE CONDOMINIUM ARE SHOWN ON THIS SURVEY AS BEST REPRESENTED BY THE SURVEY DATA.
 10. THE BOUNDARY LINES OF THE TRACTS AND PHASE THREE CONDOMINIUM ARE SHOWN ON THIS SURVEY AS BEST REPRESENTED BY THE SURVEY DATA.
- PLANNING STATEMENT:**
- THIS SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLE MEASUREMENTS ONLY. THERE WAS NO USE OF ANY INSTRUMENTS FOR THE PURPOSES OF THIS SURVEY.

DESCRIPTION: (See map and plan attached hereto.)

THIS SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLE MEASUREMENTS ONLY. THERE WAS NO USE OF ANY INSTRUMENTS FOR THE PURPOSES OF THIS SURVEY.

SURVEYOR'S CERTIFICATE:

I, *[Signature]*, a duly qualified Professional Engineer in the State of Florida, do hereby certify that the above is a true and correct copy of the survey data as shown on the attached map and plan.

STATE OF FLORIDA
DEPARTMENT OF CONSUMER AFFAIRS
NO. 3463
1998

GULF BOULEVARD
(110' WIDE OF WAY)

SANTA ROSA BOULEVARD

WHITE SANDS BOULEVARD

PHASE THREE CONDOMINIUM

PHASE THREE CONDOMINIUM

SUNSET HARBOUR VILLAS CONDOMINIUM

NEARBY MAP

NEARBY MAP

SHEET 1 OF 4

PHASE THREE
SUNSET HARBOUR VILLAS CONDOMINIUM
A CONDOMINIUM

BEING A PORTION OF SANTA ROSA ISLAND
BEING IN TOWNSHIP 2 SOUTH, RANGE 27 WEST,
SANTA ROSA COUNTY, FLORIDA

DECEMBER 1998

SOUTHERN SURVEYING, INC.
LAND SURVEYORS
LAND PLANNERS

DESCRIPTION: (AS PREPARED BY SOUTHERN SURVEYING, INC.)

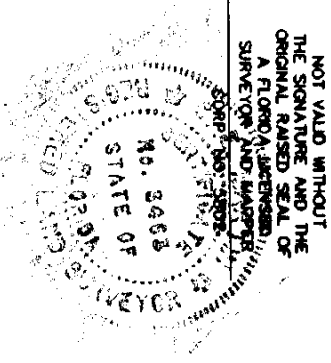
PHASE 3
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NAVARRE BEACH,
RESIDENTIAL SECTION 1, AND THE NORTH RIGHT OF WAY LINE OF GULF
BOULEVARD (120 FOOT RIGHT OF WAY); THENCE GO EASTERLY ALONG
THE SAID NORTH RIGHT OF WAY LINE, BEING ON A CURVE CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 17,270.80 FEET, FOR AN ARC
DISTANCE OF 604.02 FEET TO THE POINT OF REVERSE CURVATURE OF
A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 17,106.80 FEET;
THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC
DISTANCE OF 612.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE;
THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG
SAID RIGHT OF WAY LINE FOR A DISTANCE OF 204.54 FEET; THENCE
GO NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST, LEAVING THE
NORTH RIGHT OF WAY LINE OF GULF BOULEVARD, FOR A DISTANCE OF
316.00 FEET TO THE NORTH RIGHT OF WAY LINE OF WHITE SANDS
BOULEVARD (80 FOOT RIGHT OF WAY) ALSO KNOWN AS SANTA ROSA
BOULEVARD; THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS
EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 625.75
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 78 DEGREES
11 MINUTES 30 SECONDS EAST, A DISTANCE OF 148.08 FEET; THENCE
GO NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST FOR A DISTANCE
OF 116.85 FEET; THENCE GO NORTH 82 DEGREES 17 MINUTES 56 SECONDS
WEST FOR A DISTANCE OF 157.10 FEET; THENCE GO SOUTH 11 DEGREES
48 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 169.31 FEET TO
THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND
CONTAINS 0.49 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT SURVEY OF THE PROPERTY
DESCRIBED HEREON, AND THAT THE CONSTRUCTION OF IMPROVEMENTS DEPICTED AND
DESCRIBED IN THIS EXHIBIT IS SUBSTANTIALLY COMPLETE SO THE MATERIALS WHICH
COMPRISE THIS EXHIBIT TOGETHER WITH THE PROVISIONS OF THE DECLARATION
OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE
REPRESENTATION OF THE LOCATION AND DIMENSION OF THE IMPROVEMENTS AND THAT
THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND
OF EACH UNIT CAN BE DETERMINED FROM SAID MATERIALS.

[Handwritten Signature]

CHARLES E. MARTIN, FLORIDA REGISTRATION NO. 3463
SOUTHERN SURVEYING, INC.
2200 HIGHWAY 87 SOUTH
NAVARRE, FL 32568

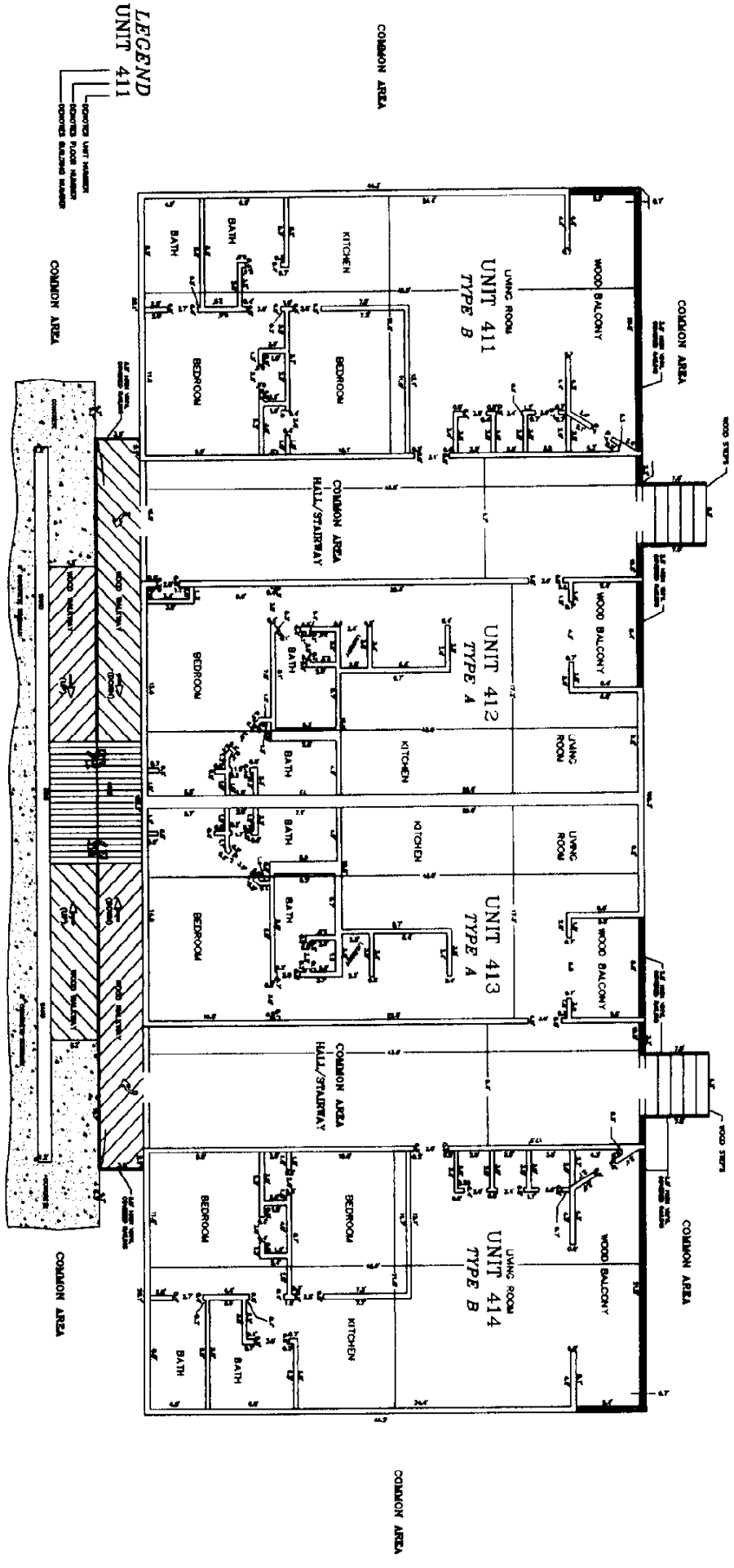


Additional Notes:

1. All common elements and limited common elements are located outside the units.

SUNSET HARBOUR VILLAS CONDOMINIUMS

PHASE THREE
A CONDOMINIUM
BEING A PORTION OF SANTA ROSA ISLAND
BEING IN TOWNSHIP 2 SOUTH, RANGE 27 WEST,
SANTA ROSA COUNTY, FLORIDA



LEGEND
UNIT 411

UNIT 411
TYPE B

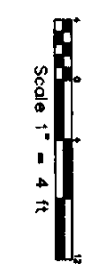
UNIT 412
TYPE A

UNIT 413
TYPE A

UNIT 414
TYPE B

BUILDING 4
FIRST FLOOR

SCALE 1" = 4'
FINISH FLOOR ELEVATION = 11.20'



NOTE: UNIT DIMENSIONS MAY VARY BY 0.10'.
SHEET 2 OF 4

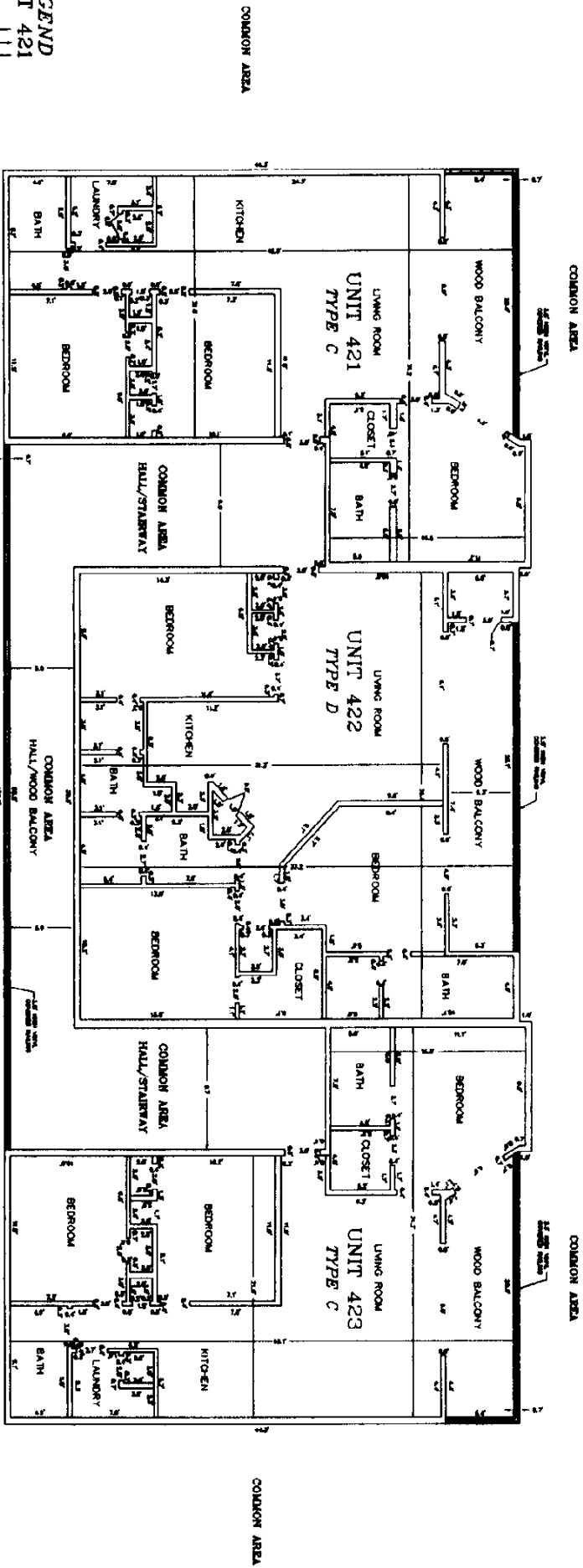
TYPE A UNIT PLAN
BUILDING 4 - 412, 413

TYPE B UNIT PLAN
BUILDING 4 - 411, 414

TYPE C UNIT PLAN
BUILDING 4 - 421, 422, 431, 432

TYPE D UNIT PLAN
BUILDING 4 - 422, 432

PHASE THREE
SUNSET HARBOUR VILLAS CONDOMINIUMS
A CONDOMINIUM
BEING A PORTION OF SANTA ROSA ISLAND
BEING IN TOWNSHIP 2 SOUTH, RANGE 27 WEST,
SANTA ROSA COUNTY, FLORIDA



LEGEND
UNIT 421



TYPE A UNIT PLAN
BUILDING 4 - 412, 413

TYPE C UNIT PLAN
BUILDING 4 - 421, 423, 431, 433

TYPE B UNIT PLAN
BUILDING 4 - 411, 414

TYPE D UNIT PLAN
BUILDING 4 - 422, 432

BUILDING 4

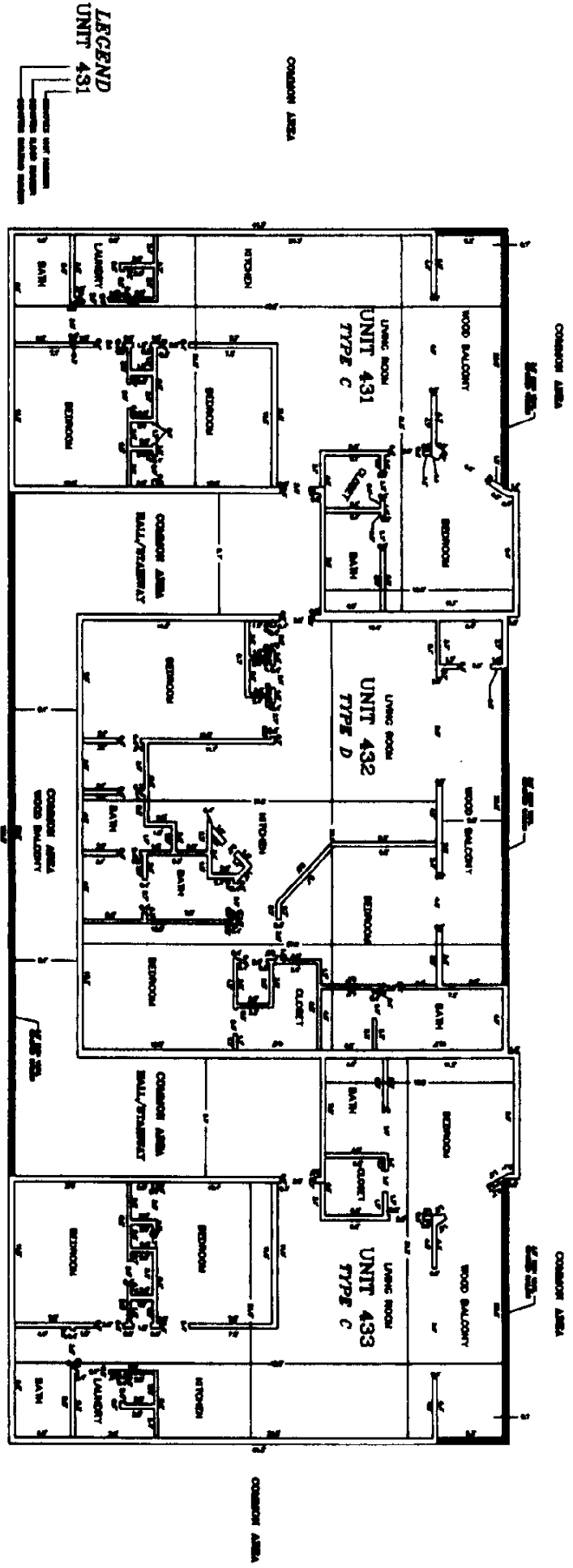
SECOND FLOOR

SCALE 1" = 6'
FINISH FLOOR ELEVATION = 20.71'



NOTE: UNIT DIMENSIONS MAY VARY BY 0.10"

PHASE THREE
SUNSET HARBOUR VILLAS CONDOMINIUMS
 A CONDOMINIUM
 BEING A PORTION OF SANTA ROSA ISLAND
 BEING IN TOWNSHIP 2 SOUTH, RANGE 27 WEST,
 SANTA ROSA COUNTY, FLORIDA



LEGEND
 UNIT 431
 [Symbol] DOOR
 [Symbol] WINDOW
 [Symbol] STAIRS
 [Symbol] BALCONY

TYPE A UNIT PLAN
 BUILDING 4 - 431, 433

TYPE B UNIT PLAN
 BUILDING 4 - 411, 414

TYPE C UNIT PLAN
 BUILDING 4 - 431, 433, 431, 433

TYPE D UNIT PLAN
 BUILDING 4 - 432, 432

BUILDING 4
THIRD FLOOR
 SCALE: 1" = 4'
 FINISH FLOOR ELEVATION = 20.17'



NOTE: UNIT DIMENSIONS MAY VARY BY 8/16".

Exhibit "B"

The undivided share of the common elements and common surplus, and the sharing of liability for common expenses shall be as set forth below:

<u>Unit No.</u>	<u>Phase I and Phase III</u>
111	2.89313%
112	2.55399%
113	2.55399%
114	2.89313%
121	3.55759%
122	4.10437%
123	3.55759%
131	3.55759%
132	4.10437%
133	3.55759%
211	2.89313%
212	2.55399%
213	2.55399%
214	2.89313%
221	3.55759%
222	4.10437%
223	3.55759%
231	3.55759%
232	4.10437%
233	3.55759%
411	2.89313%
412	2.55398%
413	2.55398%
414	2.89313%
421	3.55759%
422	4.10437%
423	3.55759%
431	3.55759%
432	4.10437%
433	3.55759%

SANTA ROSA COUNTY, FLORIDA
MARY M JOHNSON, CLERK