

37.50

AMENDMENT TO DECLARATION OF CONDOMINIUM TO ADD PHASE II

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, and amended in Official Records Book 1734 at Page 354, both 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 to condominium ownership, constituting Phase II 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 C to the original recorded Declaration.

Pursuant to statute, this Amendment adding Phase II 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 II is executed as of this 17 day of February, 1999.

Signed, sealed and delivered
in the presence of:

Kathryn Lynch
Type name: Kathryn Lynch

Ruth Ann Lynch
Type name: Ruth Ann Lynch

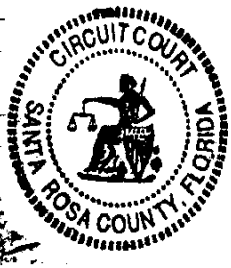
Kathryn Lynch
Type name: Kathryn Lynch

Ruth Ann Lynch
Type name: Ruth Ann Lynch

SUNSET VILLAS DEVELOPMENT
COMPANY, a 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 17th day of February, 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: _____

STATE OF FLORIDA)

COUNTY OF OKALOOSA)

The foregoing instrument was acknowledged before me this 17 day of February, 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: _____

✓ Hall + Runnels

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 II (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.

WITNESSES:

Carol A. Hayes
Carol A. Hayes
Tera L. Nehring
Tera L. Nehring

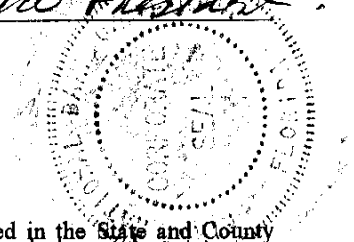
First National Bank of Florida

By: Kathleen A. Roudshead

Its: Sr. Vice President

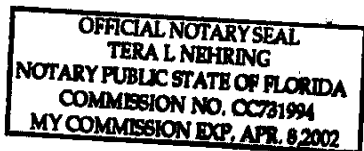
STATE OF FLORIDA

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. Roudshead as Sr. Vice President of First National Bank of Florida 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 17th day of February, 1999.



Tera L. Nehring
NOTARY PUBLIC
Print Name: Tera L. Nehring
My Commission Expires: 4/8/02

SUNSET HARBOR VILLAS CONDOMINIUM PHASE TWO A CONDOMINIUM BEING A PORTION OF SANTA ROSA ISLAND BEING IN TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA FEBRUARY 1999

SOUTHERN SURVEYING, INC.
LAND SURVEYORS • LAND PLANNERS
2200 S. HIGHWAY 87
NAVARRE, FLORIDA 32566
PHONE: (904) 338-1000
FAX: (904) 338-1800

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

PHASE 2
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NAVARRA BEACH RESIDENTIAL SECTION 1; AND THE NORTH RIGHT OF WAY LINE OF OULF BOULEVARD (120 FOOT RIGHT OF WAY); THENCE GO EAST ALONG THE SAID NORTH RIGHT OF WAY LINE BEING ON A CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 17,270.80 FEET; AN ARC DISTANCE OF 17,270.80 FEET; THENCE CONTINUE EASTERLY ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 17,106.08 FEET; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 612.08 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 42 MINUTES 30 SECONDS EAST 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 773.83 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 11 DEGREES 42 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 114.74 FEET; THENCE GO WEST FOR A DISTANCE OF 33.33 FEET; THENCE GO NORTH 08 DEGREES 19 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 184.96 FEET; THENCE GO SOUTH 80 DEGREES 37 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 189.87 FEET; THENCE GO SOUTH 11 DEGREES 40 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 114.74 FEET TO THE NORTH RIGHT OF WAY OF WHITE SANDS BOULEVARD; THENCE GO WEST FOR A DISTANCE OF 33.33 FEET; THENCE GO WEST FOR A DISTANCE OF 184.96 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.59 ACRES, MORE OR LESS.

DESCRIPTION: (AS FURNISHED) 22 FOOT ACCESS EASEMENT

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NAVARRA BEACH RESIDENTIAL SECTION NUMBER 1; AND THE NORTH RIGHT OF WAY LINE OF OULF BOULEVARD (120 FOOT RIGHT OF WAY); THENCE GO EAST ALONG THE SAID NORTH RIGHT OF WAY LINE BEING ON A CURVE CONCAVE SOUTHWEST 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 17,106.08 FEET; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE; FOR AN ARC DISTANCE OF 612.08 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 42 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 316.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SANTA ROSA BOULEVARD (80 FOOT RIGHT OF WAY) ALSO KNOWN AS SANTA ROSA BOULEVARD (80 FOOT RIGHT OF WAY); THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 773.83 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 11 DEGREES 42 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 114.74 FEET; THENCE GO WEST FOR A DISTANCE OF 33.33 FEET; THENCE GO NORTH 08 DEGREES 19 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 184.96 FEET; THENCE GO SOUTH 80 DEGREES 37 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 189.87 FEET; THENCE GO SOUTH 11 DEGREES 40 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 114.74 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.59 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT THE SUBSTANTIALLY COMPLETE SET OF 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 DIMENSIONS OF THE IMPROVEMENTS AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COLLATERAL ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM SAID MATERIALS.

[Signature]
DANIEL E. MARTIN, CORP. REGISTRATION NO. 3443
SUNSET HARBOR VILLAS CONDOMINIUM
2200 HIGHWAY 87 SOUTH
NAVARRE, FL 32566

STATE OF FLORIDA
COUNTY OF SANTA ROSA

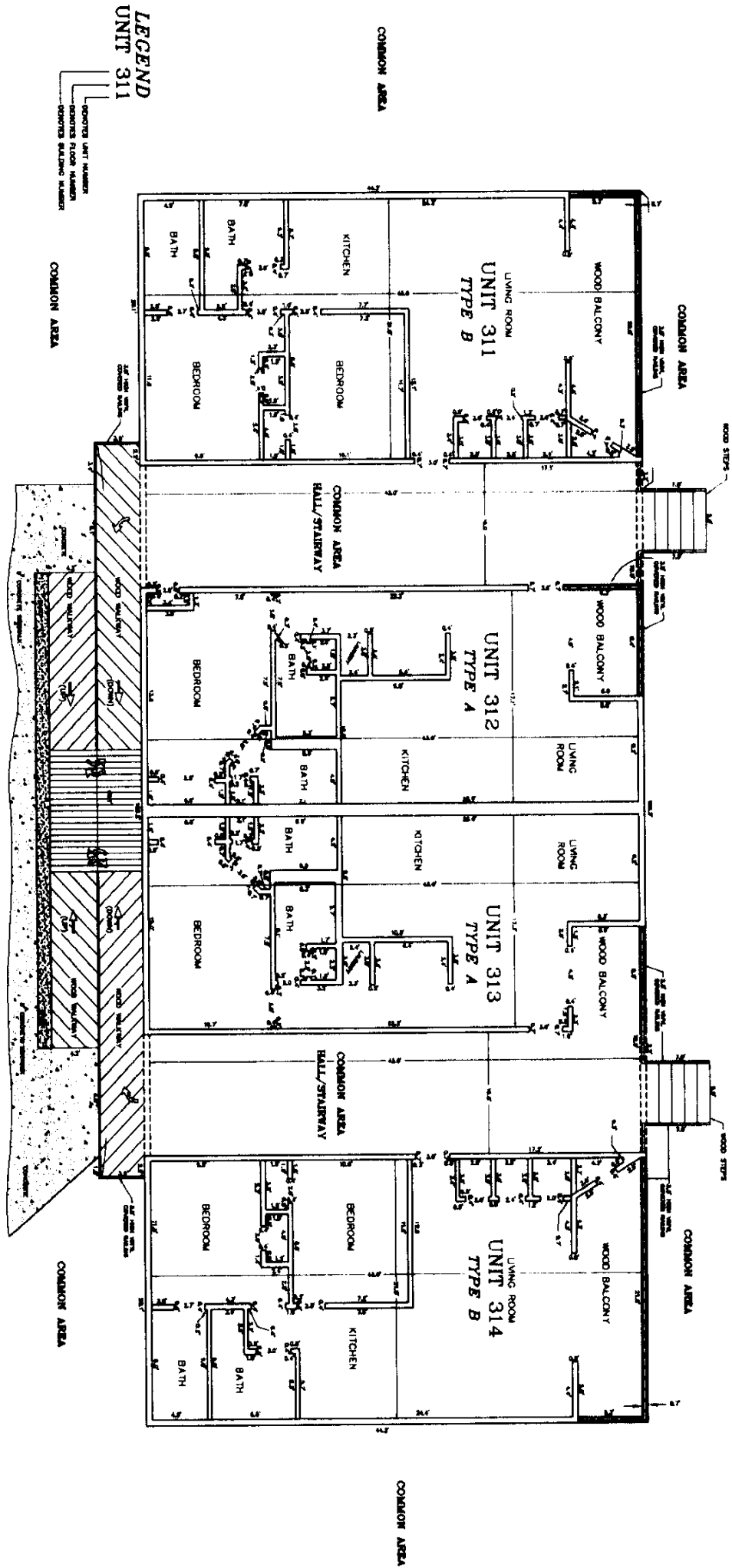
**** OFFICIAL RECORDS ****
BK 1740 PG 999

Additional Notes:

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

SUNSET HARBOUR VILLAS CONDOMINIUMS

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



TYPE A UNIT PLAN
BUILDING 3 - 312, 313

TYPE B UNIT PLAN
BUILDING 3 - 311, 314

TYPE C UNIT PLAN
BUILDING 3 - 321, 323, 331, 333

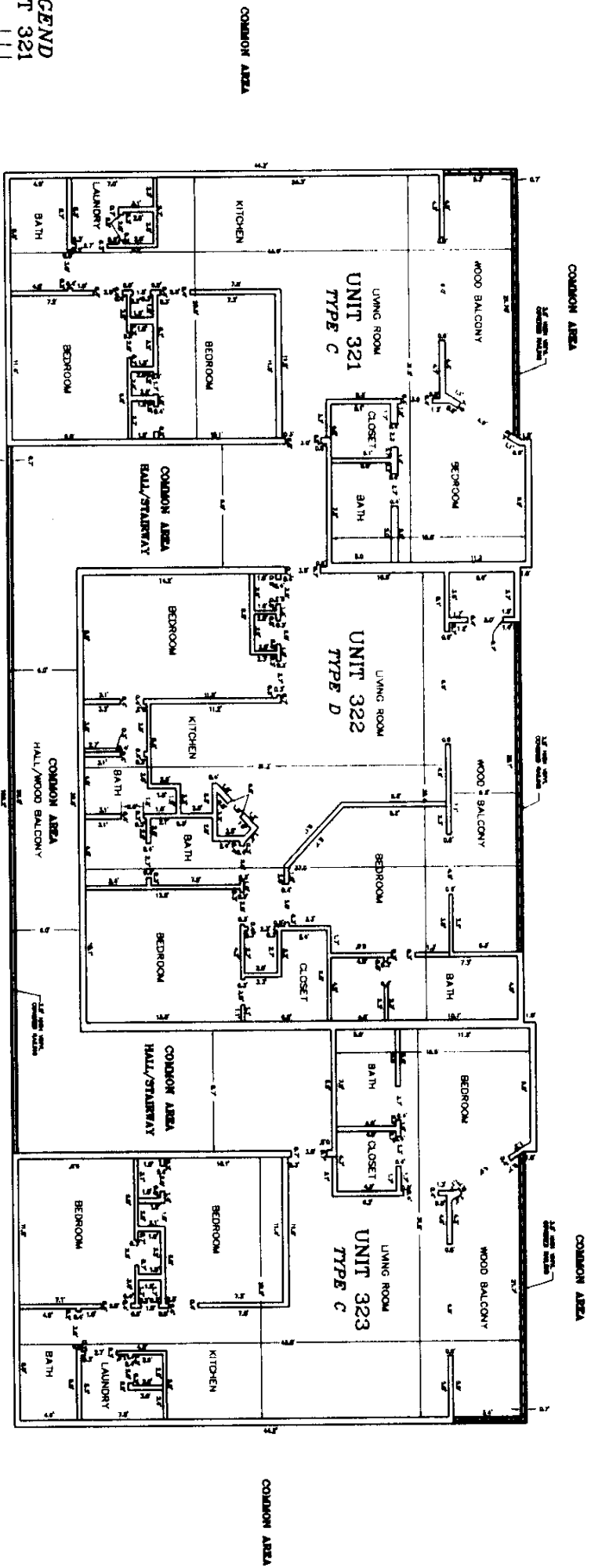
TYPE D UNIT PLAN
BUILDING 3 - 322, 332

BUILDING 3
FIRST FLOOR



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

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



LEGEND
UNIT 321

TYPE A UNIT PLAN
BUILDING 3 - 312, 313

TYPE B UNIT PLAN
BUILDING 3 - 311, 314

TYPE C UNIT PLAN
BUILDING 3 - 321, 323, 331, 333

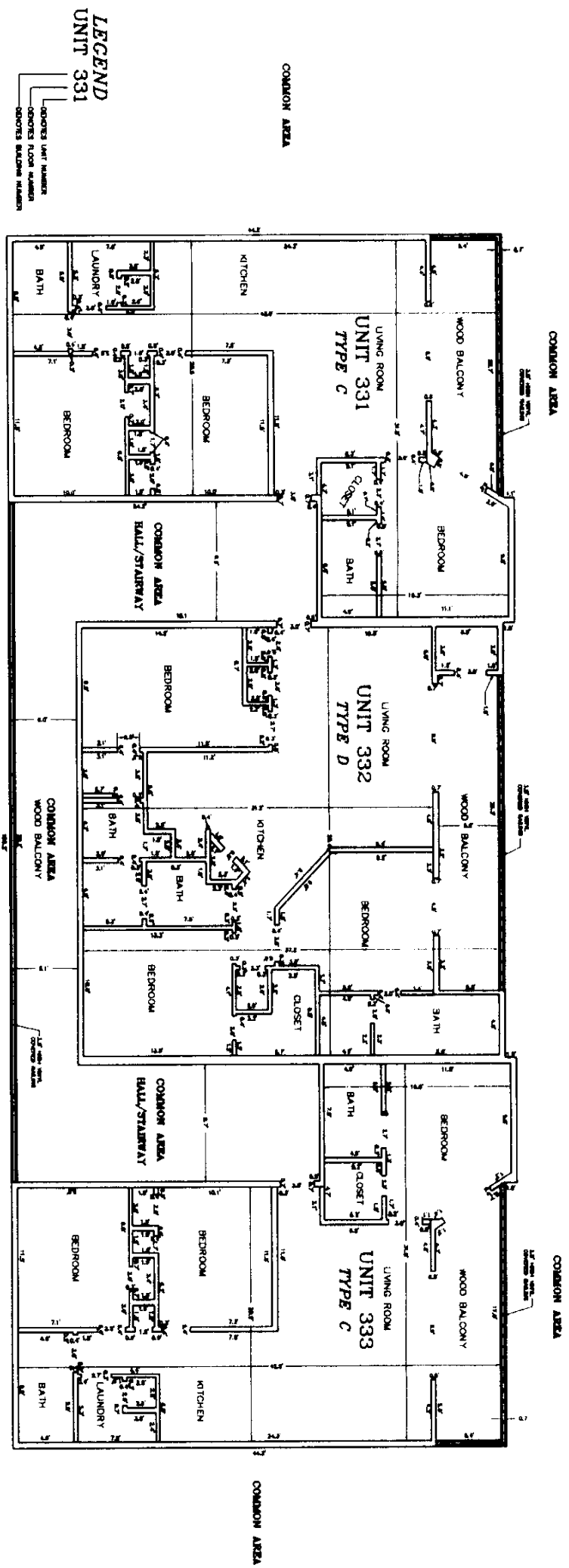
TYPE D UNIT PLAN
BUILDING 3 - 322, 332

BUILDING 3
SECOND FLOOR
SCALE: 1" = 4'
FINISH FLOOR ELEVATION = 20.35'



NOTE: UNIT DIMENSIONS MAY VARY BY 0.10'

PHASE TWO
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

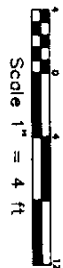


LEGEND
UNIT 331

- TYPE A UNIT PLAN** BUILDING 3 - 312, 313
- TYPE B UNIT PLAN** BUILDING 3 - 311, 314
- TYPE C UNIT PLAN** BUILDING 3 - 321, 323, 331, 333
- TYPE D UNIT PLAN** BUILDING 3 - 322, 332

BUILDING 3
THIRD FLOOR

SCALE 1" = 4'
FINISH FLOOR ELEVATION = 30.00'



NOTE: UNIT DIMENSIONS MAY VARY BY 0.10'