

Phase A-1 - Clubhouse  
area - Plot Plan  
shows area as  
Recreation

AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM  
FOR THE APARTMENTS ON THE ST. LUCIE, A CONDOMINIUM

ADDING PHASE(S) VI and Non-Residential Phase A-1

WHEREAS, V. HOVNANIAN AT PORT ST. LUCIE 1, INC. (hereinafter referred to as "Sponsor"), desires to submit to Condominium Ownership additional phase(s) to the Condominium, the name of which appears in the title of this document (hereinafter referred to as the "Condominium"), pursuant to the provisions of Section 718.403, Florida Statutes, and to the provisions of the Declaration of Condominium for the Condominium recorded in Official Record Book 614, page 1066, Public Records of St. Lucie County, Florida, (hereinafter referred to as the "Declaration", reference to which also includes reference to any prior amendments thereto as set forth on EXHIBIT 1 hereof); and,

WHEREAS, Sponsor is the owner of record in fee simple title to the real property situate, lying and being in St. Lucie County, Florida, as more particularly described in the survey exhibit(s) attached hereto as EXHIBIT(S) 2 and 3, which are incorporated herein by reference; and,

Now, therefore, Sponsor does hereby state and declare that the real property described on the survey exhibit(s) attached hereto as EXHIBIT(S) 2 and 3, together with improvements thereon, are hereby submitted to condominium ownership pursuant to the Condominium Act of the State of Florida (F.S. 718), as follows:

1. Exhibit 1 to the Declaration is hereby amended by adding thereto the Surveyor's Certificate(s) and survey exhibit(s) attached to this instrument as Exhibit(s) 2 and 3, thereby subjecting the real property described on Exhibit(s) 2 and 3, hereto to all the provisions of the Declaration and all exhibits attached thereto, which shall be binding upon all Owners of the Condominium Units or undivided real property. Said provisions are enforceable, equitable servitudes running with said real property and existing in perpetuity until the Declaration is revoked and the Condominium is terminated as provided in the Declaration.

2. The real property described in Exhibit(s) 2 and 3, hereto is subject to such easements, restrictions, reservations and rights-of-way of record, together with all provisions of the Declaration and exhibits attached thereto.

3. In consideration of receiving, and by acceptance of a grant, devise, or mortgage, as to any interest in the real property described in Exhibit(s) 2 and 3, hereto, all grantees, devisees, or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through, or under such persons agree to be bound by the provisions hereof and by the Declaration and all exhibits thereto. Both the burdens imposed and the benefits granted by this instrument shall run with each Unit set forth on Exhibit(s) 2 and 3 to this instrument.

4. Exhibit(s) 2 and 3, to this instrument are survey(s) of the land, graphic description, and plot plan(s) of the improvements constituting the phase(s) added to the Condominium as indicated in the title of this instrument, identifying the Units, Common Elements, and Limited Common Elements, and their relative locations and approximate dimensions.

This Instrument Prepared by  
and Recored and Return to:  
Mary L. Barnfield, Esq.  
Law, Green, Hayes, White &  
Goldstein & Kornblum, P.A.  
Suite 200, Tower A, Harbor III  
West Palm Beach, Florida 33411

11617-2420

Each Unit is identified on Exhibit(s) 2 and 3, hereto by a specific number. No unit bears the same number as any other Unit. The parking spaces are delineated thereon.

5. In accordance with the provisions of the Declaration, the percentage of ownership of undivided interests in the Common Elements appurtenant to all Units in the Condominium are hereby changed to reflect the submission of these and all prior phase(s) as reflected on Exhibit 4 attached hereto.

IN WITNESS WHEREOF, the party hereto has set its hand and seal this 3rd day of January, 1989.

Signed, Sealed and Delivered in our Presence:

K. HOVNANIAN AT PORT ST. LUCIE I, INC.

Debbie M. Wright

By: K. K. Russak

President

Jane E. Medor

ATTEST:

By: Teresa J. Breland

TERESA J. BRELAND,  
Assistant Secretary

(CORPORATE SEAL)

STATE OF FLORIDA )  
 ) SS.  
COUNTY OF PALM BEACH )

Before me personally appeared K. K. Russak and TERESA J. BRELAND, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of K. HOVNANIAN AT PORT ST. LUCIE I, INC., and severally acknowledged to and before me that they executed such instrument as such President and Assistant Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 3rd day of January, 1989

Jane E. Medor  
NOTARY PUBLIC,  
State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES DATE 11/09/92

O. R. 617 PAGE 2421  
BOOK

The following are the Amendments to the Declaration of Condominium to which this instrument refers, which have been recorded in the Public Records of St. Lucie County, Florida, prior to the recording of this instrument:

N O N E

O R  
BOOK 617 PAGE 2422

EXHIBIT NO. "1" TO AMENDMENT NO. "1"

TO THE DECLARATION OF SUBDIVISION BY  
THE ANCHORAGE ON THE ST. LUCIE  
 A RESIDENTIAL DEVELOPMENT  
PHASE MAP

PHASE 13  
 PHASE 12  
 PHASE 11  
 PHASE 10  
 PHASE 9  
 PHASE 8  
 PHASE 7  
 PHASE 6  
 PHASE 5  
 PHASE 4  
 PHASE 3  
 PHASE 2  
 PHASE 1  
 PHASE 0

**M.T.O.**

OF

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA )  
 ) 881  
COUNTY OF PALM BEACH )

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD D. ADAMS, JR. who after first being duly cautioned and sworn, deposes and says as follows:

1. That he is a duly registered land surveyor under the Laws of the State of Florida, being Surveyor No. 3366.
2. Affiant hereby certifies that the construction of the improvements described as Phase VI appearing on Pages 74, 75 & 76 hereof, is substantially complete so that this Exhibit, together with the Declaration of Condominium of THE ANCHORAGE ON THE ST. LUCIE, A Condominium, and the Exhibits attached thereto, is an accurate representation of the location and dimensions of all easements and said improvements described and that the identification, location and dimensions of the Common Elements, and of each Condominium Unit therein for Phase VI can be determined from these materials.

FURTHER AFFIANT SAYS:ETH NAUGHT.

SWORN TO AND SUBSCRIBED BEFORE  
ME THIS 19 DAY OF Dec., 1988

*James E. F. Luce*  
NOTARY PUBLIC, State of Florida

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires July 16, 1989

**ADAMS - TODD INC.**

2400 S.E. Midport Road - Suite 330  
Port St. Lucie, Florida 33452

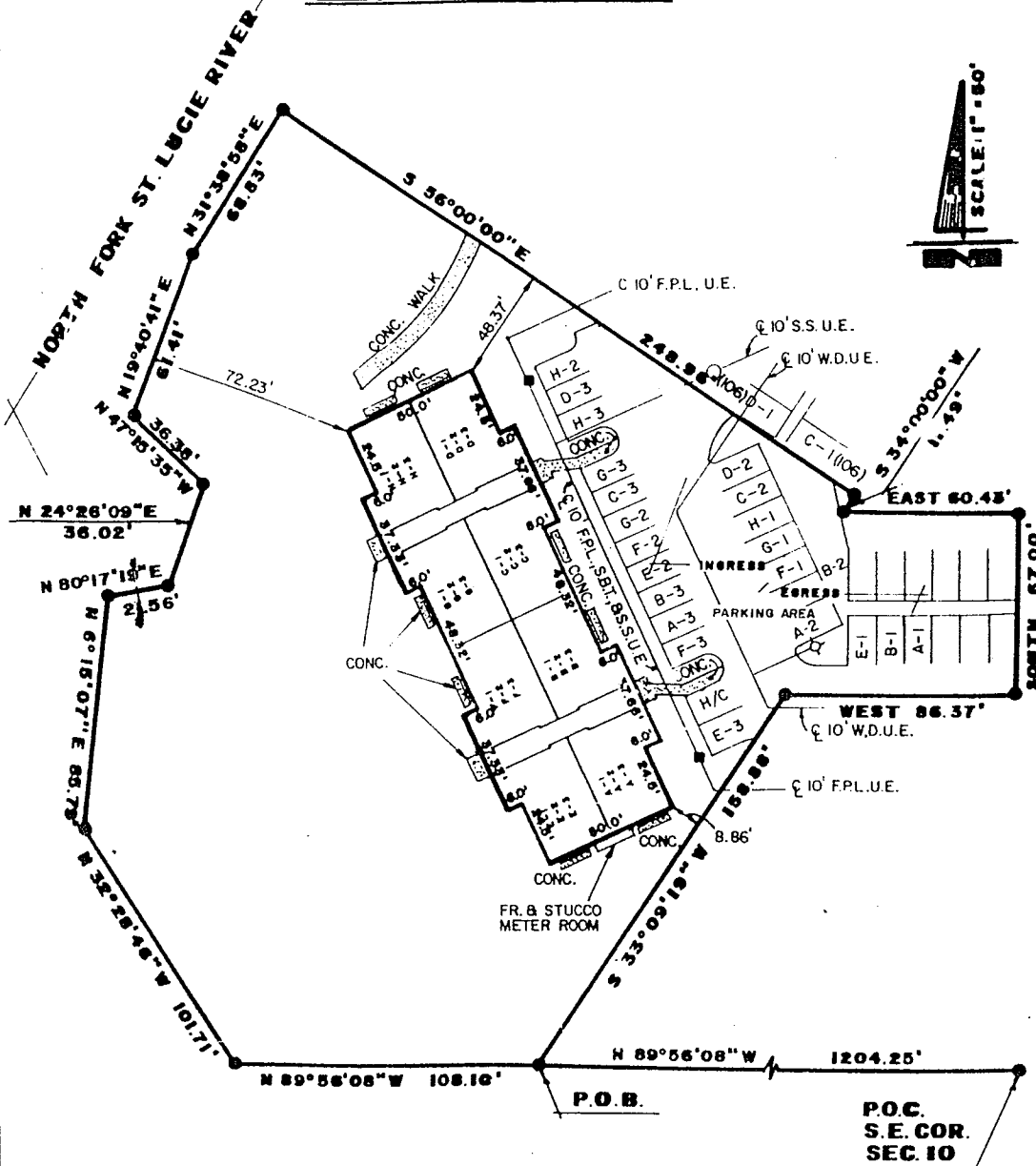
617-2423

EXHIBIT NO. "2" TO AMENDMENT NO. "1"

TO THE DECLARATION OF CONDOMINIUM OF  
**THE ANCHORAGE ON THE ST. LUCIE**  
 A CONDOMINIUM

BUILDING No. 106

**PHASE VI**



**PLOT PLAN**

**ADAMS - TODD INC.**

Professional Land Surveyors  
 2400 S.E. Midport Road - Suite 330  
 Port St. Lucie, Florida 33452

D.R. 617 PAGE 2424  
 BOOK

[illegible]

## LEGAL DESCRIPTION

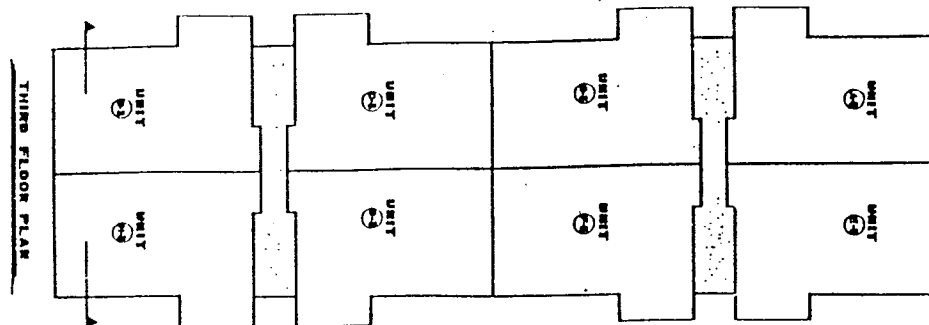
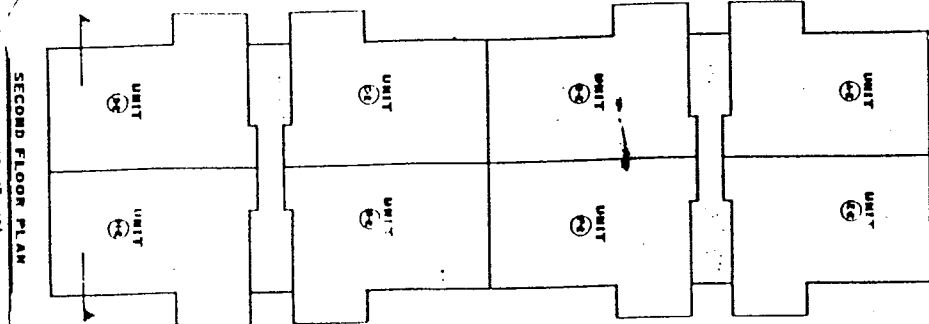
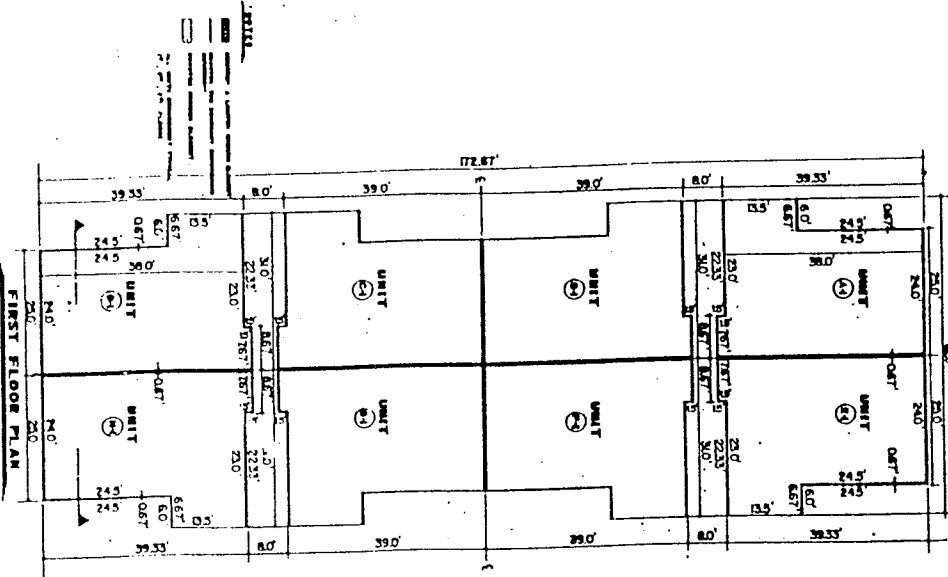
CONTAINING 1.55 ACRES MORE OR LESS

2400 S.E. Midport Road - Suite 330  
Port St. Lucie, Florida 33452

U R 617 PAGE 2425  
ECGX

# TO THE DECLARATION OF CONDOMINIUM OF THE ANCHORAGE ON THE ST. LUCIE

A CONDOMINIUM  
BUILDING NO. 106



OF 617 PAGE 2426

**UNIT DATA:**  
 UNIT NO. 101 9.72  
 UNIT NO. 102 18.29  
 UNIT NO. 103 17.67  
 UNIT NO. 104 26.24  
 UNIT NO. 105 26.87  
 UNIT NO. 106 37.27

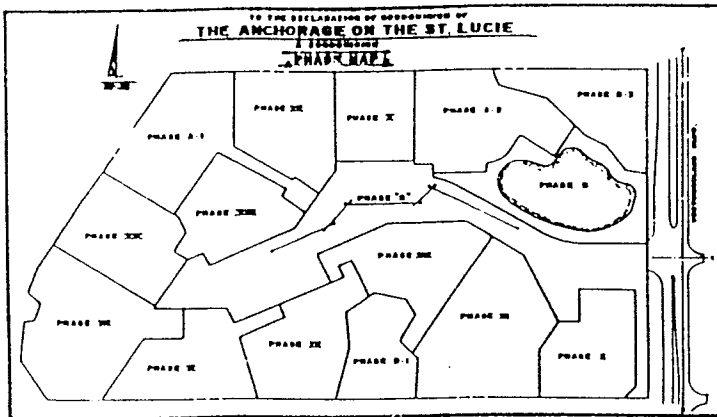
**ADAMS-TODD INC.**

PROFESSIONAL LAND SURVEYORS  
 1000 E. 10th Street - Suite 100  
 Fort Lauderdale, Florida, 33304

DATE: 11/11/11

# TO THE DECLARATION OF CONDOMINIUM OF THE ANCHORAGE ON THE ST. LUCIE

## A CONDOMINIUM



### LOCATION SKETCH

N.T.S.

EXHIBIT "1" TO DECLARATION OF CONDOMINIUM

OF

THE ANCHORAGE ON THE ST. LUCIE, A CONDOMINIUM

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD D. ADAMS, JR., who after first being duly cautioned and sworn, deposes and says as follows:

1. That he is a duly registered land surveyor under the Laws of the State of Florida, being Surveyor No. 3366.
2. Affiant hereby certifies that the construction of the improvements described as Phase A-1 appearing on Pages 89, 90 & 91 hereof, is substantially complete so that this Exhibit, together with the Declaration of Condominium of THE ANCHORAGE ON THE ST. LUCIE, A Condominium, and the Exhibits attached thereto, is an accurate representation of the location and dimensions of all easements and said improvements described and that the identification, location and dimensions of the Common Elements, and of each Condominium Unit therein for Phase A-1 can be determined from those materials.

FURTHER AFFIANT SAYETH NAUGHT.

SWORN TO AND SUBSCRIBED BEFORE  
ME THIS 19 DAY OF Dec, 1988

Emilia J. Adams  
NOTARY PUBLIC, State of Florida

My Commission Expires

Notary Public, State of Florida  
My Commission Expires July 16, 1989

D.P. 617 PAGE 2427

**ADAMS - TODD INC.**

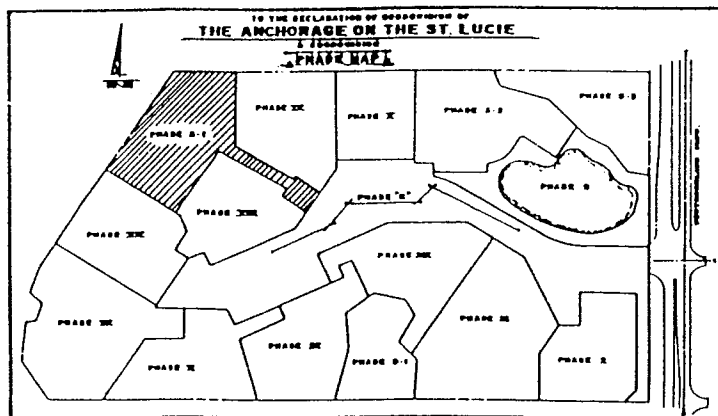
Professional Land Surveyors

2400 S.E. Midport Road - Suite 330  
Port St. Lucie, Florida 33452

EXHIBIT NO. "3" TO AMENDMENT NO. "1"



**TO THE DECLARATION OF CONDOMINIUM OF  
THE ANCHORAGE ON THE ST. LUCIE  
A CONDOMINIUM**



**LOCATION SKETCH  
R.T.O.  
LEGAL DESCRIPTION**

**PHASE A-1**

BEING A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 37 SOUTH, RANGE 40 EAST, IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE N89°56'08"W ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 70.00 FEET; THENCE N00°00'09"E, A DISTANCE OF 708.00 FEET; THENCE N89°56'08"W, A DISTANCE OF 853.70 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PHASE A-1 OF THE ANCHORAGE ON THE ST. LUCIE, A RECREATION AREA; THENCE S00°03'52"W, A DISTANCE OF 147.61 FEET; THENCE S57°30'00"E, A DISTANCE OF 142.25 FEET; THENCE N34°30'48"E, A DISTANCE OF 10.00 FEET; THENCE S55°29'12"E, A DISTANCE OF 62.00 FEET; THENCE S34°30'48"W, A DISTANCE OF 50.00 FEET; THENCE N55°29'12"W, A DISTANCE OF 62.00 FEET; THENCE N34°30'48"E, A DISTANCE OF 20.00 FEET; THENCE N57°30'00"W, A DISTANCE OF 156.66 FEET; THENCE S34°00'00"W, A DISTANCE OF 176.47 FEET; THENCE N56°00'00"W, A DISTANCE OF 175.65 FEET; THENCE N33°59'39"E, A DISTANCE OF 246.74 FEET; THENCE S89°56'08"E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.27 ACRES MORE OR LESS

BOOK 617 PAGE 2428

**ADAMS - TODD INC.**

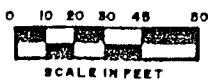
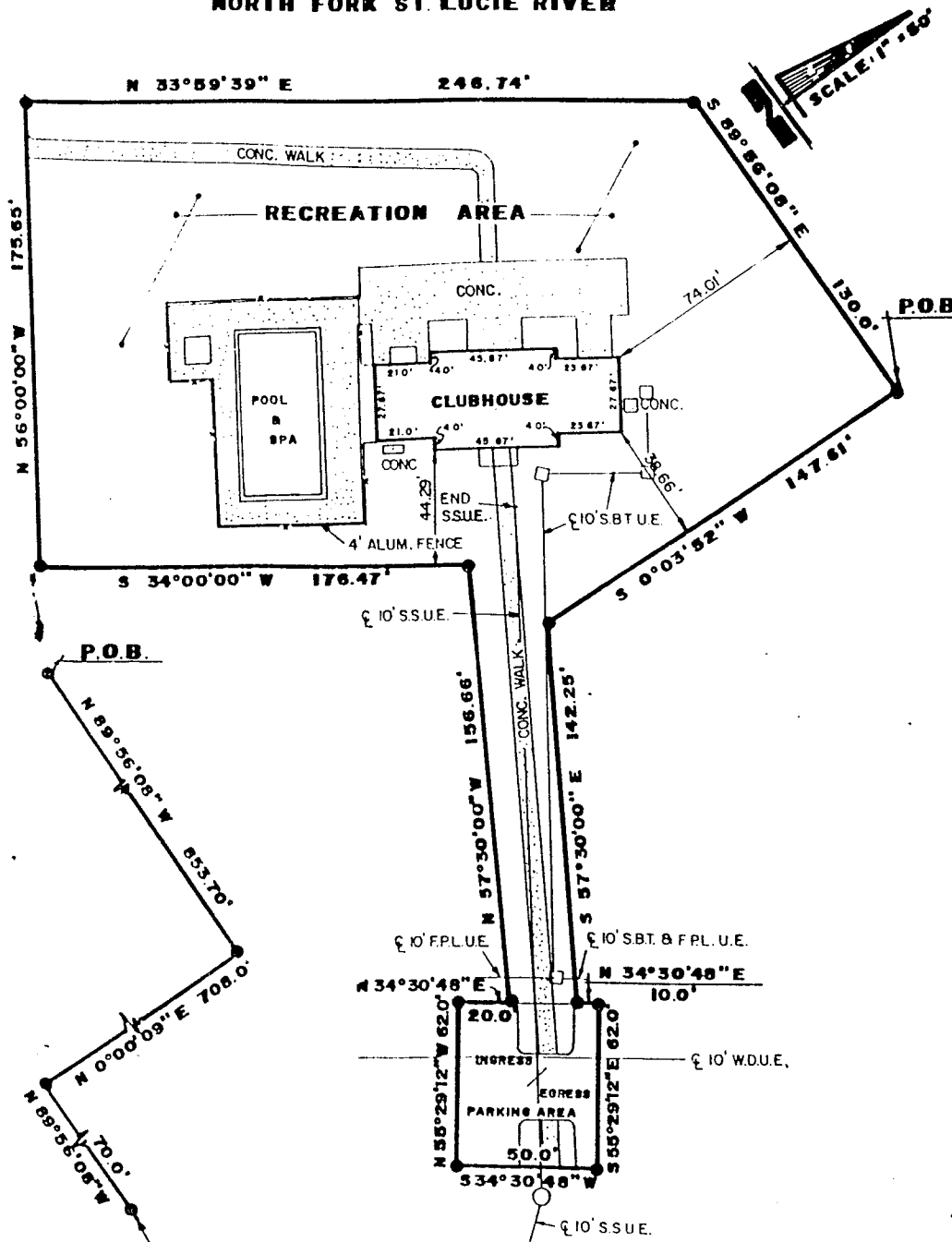
**Professional Land Surveyors**

2400 S.E. Midport Road - Suite 330  
Port St. Lucie, Florida 33452

TO THE DECLARATION OF CONDOMINIUM OF  
**THE ANCHORAGE ON THE ST. LUCIE**  
 A CONDOMINIUM

**PHASE A - I**

NORTH FORK ST. LUCIE RIVER



P.O.C.  
 S.E. COR.  
 SEC. 10

**PLOT PLAN**

**ADAMS - TODD INC.**

Professional Land Surveyors  
 2400 S.E. Midport Road - Suite 330  
 Port St. Lucie, Florida 33452

BOOK 617 PAGE 2429

THE ANCHORAGE ON THE ST. LUCIE

As phases are added to the Condominium each unit's percentage of undivided interest in Common Elements shall be as follows:

<u>BUILDING NUMBERS</u>	<u>NO. OF UNITS</u>	<u>PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS</u>
Phases VII, X and VI (52 units)		
106, 107	48	1.9231
110	4	1.9228

937707

'89 JAN -3 P2:40

FILED AND  
DOUGLAS OFFICE  
ST. LUCIE COUNTY

D. R. BOOK 617 PAGE 2430

EXHIBIT NO. "4" TO AMENDMENT NO. "1"