

55-
AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM

FOR THE ANCHORAGE OF THE ST. LUCIE, A CONDOMINIUM

ADDING PHASE(S) IV and V

WHEREAS, K. HOVNANIAN AT PORT ST. LUCIE I, 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 upon said 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 Record and Return to:
Gary L. Kornfeld, Esq.
Levy, Kneen, Boyes, Wiener,
Goldstein & Kornfeld, P.A.
Suite 500, Tower A, Forum III
West Palm Beach, Florida 33401

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BOOK

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 16th day of January, 1989.

Signed, Sealed and Delivered in our Presence: K. HOVNANIAN AT PORT ST. LUCIE I, INC.

Denise M. Wright

By: Karl E. Breland

President

Jane E. Meder

ATTEST:

By: Teresa J. Breland

TERESA J. BRELAND,
Assistant Secretary

(CORPORATE SEAL)

STATE OF FLORIDA)

)SS.

COUNTY OF PALM BEACH)

Before me personally appeared Karl E. Breland 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 16th day of January, 1989.

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

(NOTARIAL SEAL)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. SEPT. 3, 1992
JANE E. MEDER, Notary Public

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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:

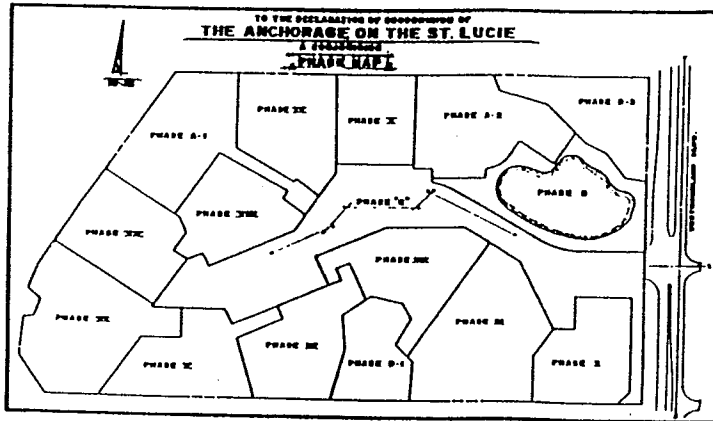
1. Amendment No. 1 to Declaration of Condominium for The Anchorage On The St. Lucie, A Condominium, Adding Phase VI and Non-Residential Phase A-1, recorded in Official Records Book 617 at Page 2420, Public Records of St. Lucie County, Florida.

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

O R
BOOK 619 PAGE 1477

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 IV appearing on Pages 68, 69 & 70 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 IV can be determined from these materials.

FURTHER AFFIANT SAYETH NAUGHT.

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 23 DAY OF January, 1982.

Shirley Kelley
NOTARY PUBLIC, State of Florida

My Commission Expires:
Notary Public, State of Florida
My Commission Expires Nov. 13, 1990

Bonded Three Thousand Dollars - Insurance Inc.

ADAMS - TODD INC.

Professional Land Surveyors

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

O R BOOK 619 PAGE 1478

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

PHASE IV

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 719.77 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PHASE IV THE ANCHORAGE ON THE ST. LUCIE, A CONDOMINIUM; THENCE N89°56'08"W ALONG SAID SOUTH LINE, A DISTANCE OF 161.96 FEET; THENCE N13°33'08"W, A DISTANCE OF 137.18 FEET; THENCE N65°00'00"E, A DISTANCE OF 109.00 FEET; THENCE N25°00'00"W, A DISTANCE OF 31.00 FEET; THENCE N65°00'00"E, A DISTANCE OF 146.00 FEET; THENCE N25°00'00"W, A DISTANCE OF 30.00 FEET; THENCE N65°00'00"E, A DISTANCE OF 31.00 FEET; THENCE S25°00'00"E, A DISTANCE OF 87.73 FEET; THENCE S52°29'43"W, A DISTANCE OF 66.35 FEET; THENCE S5°07'07"E, A DISTANCE OF 78.78 FEET; THENCE S15°27'30"W, A DISTANCE OF 115.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.05 ACRES MORE OR LESS

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

BOOK 619 PAGE 1479

A CONDOMINIUM

BUILDING No. 104

PHASE IV



PLOT PLAN

ADAMS - TODD INC.

Professional Land Surveyors

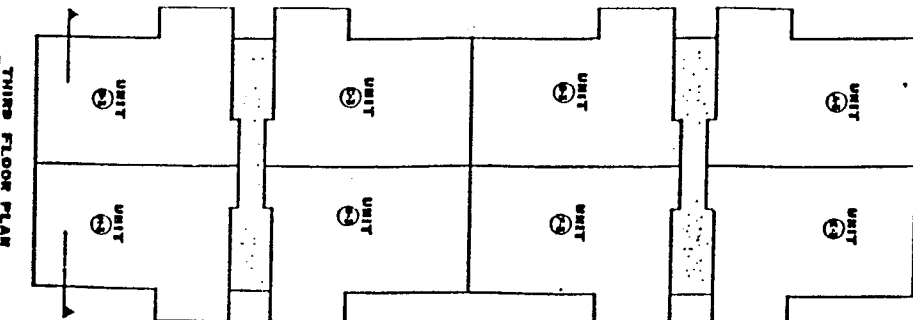
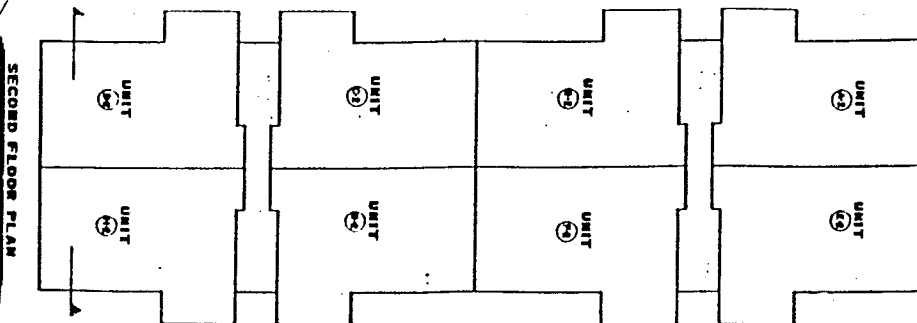
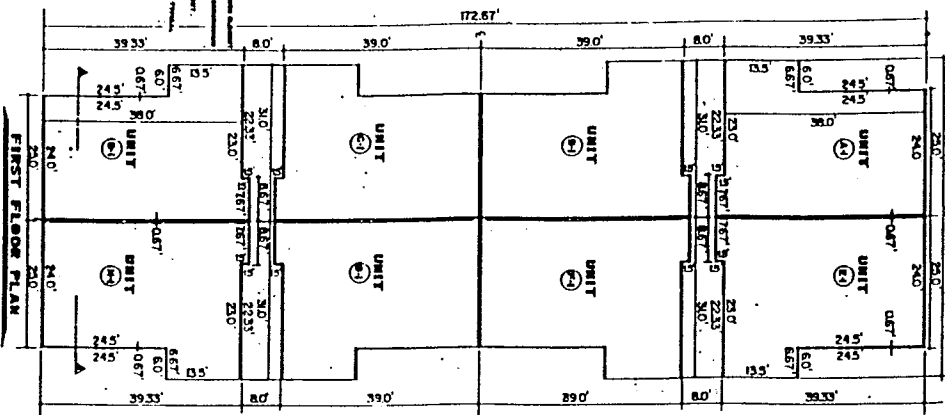
2400 S.E. Midport Road — Suite 330

Port St. Lucie, Florida 33452

U R BOOK 619 PAGE 1480

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

A CONDOMINIUM
BUILDING No. 104

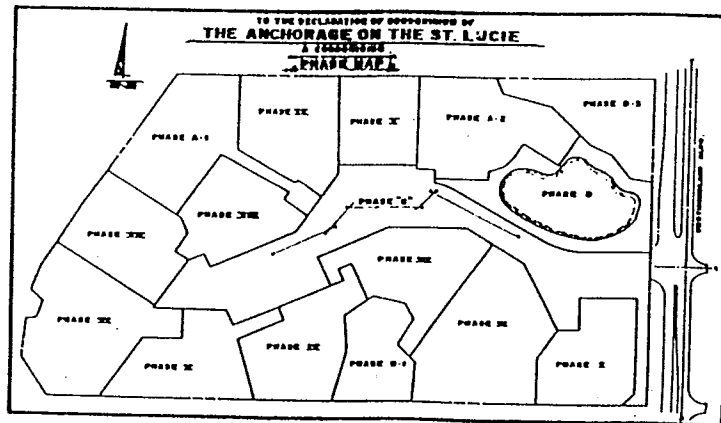


LEGEND:
 UNIT 1: 8.66
 UNIT 2: 17.24
 UNIT 3: 25.17
 UNIT 4: 25.80
 UNIT 5: 36.15

ADAMS & TODD INC.

PROFESSIONAL LAND SURVEYORS
 3400 S.E. HUNTER ROAD • SUITE 100
 FORT LAUDERDALE, FLORIDA 33309

**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 V, appearing on Pages 71, 72 & 73 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 V can be determined from these materials.

FURTHER AFFIANT SAYETH NAUGHT.

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 24 DAY OF January 1989.

Helma Kelly
NOTARY PUBLIC, State of Florida

My Commission Expires:
Notary Public State of Florida
My Commission Expires Nov. 13, 1990
Bonded Three Year Term - Insurance Inc.

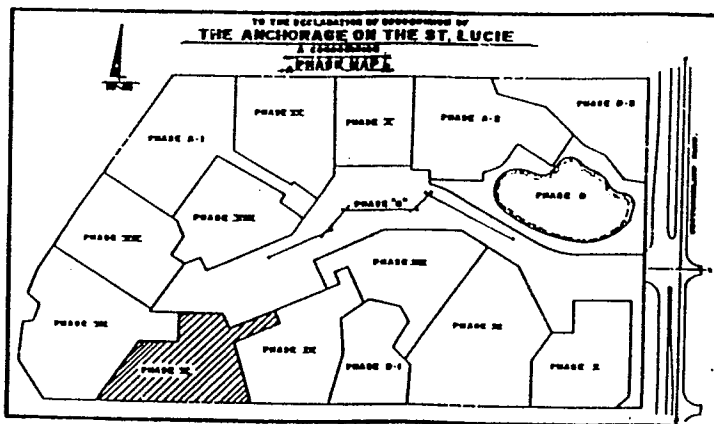
ADAMS - TODD INC.

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

D.R. BOOK 619 PAGE 1482

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

A CONDOMINIUM



LOCATION SKETCH

N.T.S.

LEGAL DESCRIPTION

PHASE V

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 881.73 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PHASE V, THE ANCHORAGE ON THE ST. LUCIE, A CONDOMINIUM; THENCE N89°56'08"W ALONG SAID SOUTH LINE, A DISTANCE OF 322.52 FEET; THENCE N33°09'19"E, A DISTANCE OF 158.88 FEET; THENCE EAST, A DISTANCE OF 86.37 FEET; THENCE NORTH, A DISTANCE OF 67.00 FEET; THENCE EAST, A DISTANCE OF 95.79 FEET; THENCE S25°00'00"E, A DISTANCE OF 38.75 FEET; THENCE N65°00'00"E, A DISTANCE OF 100.00 FEET; THENCE S25°00'00"E, A DISTANCE OF 31.00 FEET; THENCE S65°00'00"W, A DISTANCE OF 109.00 FEET; THENCE S13°33'08"E, A DISTANCE OF 137.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.05 ACRES MORE OR LESS

ADAMS - TODD INC.

Professional Land Surveyors

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

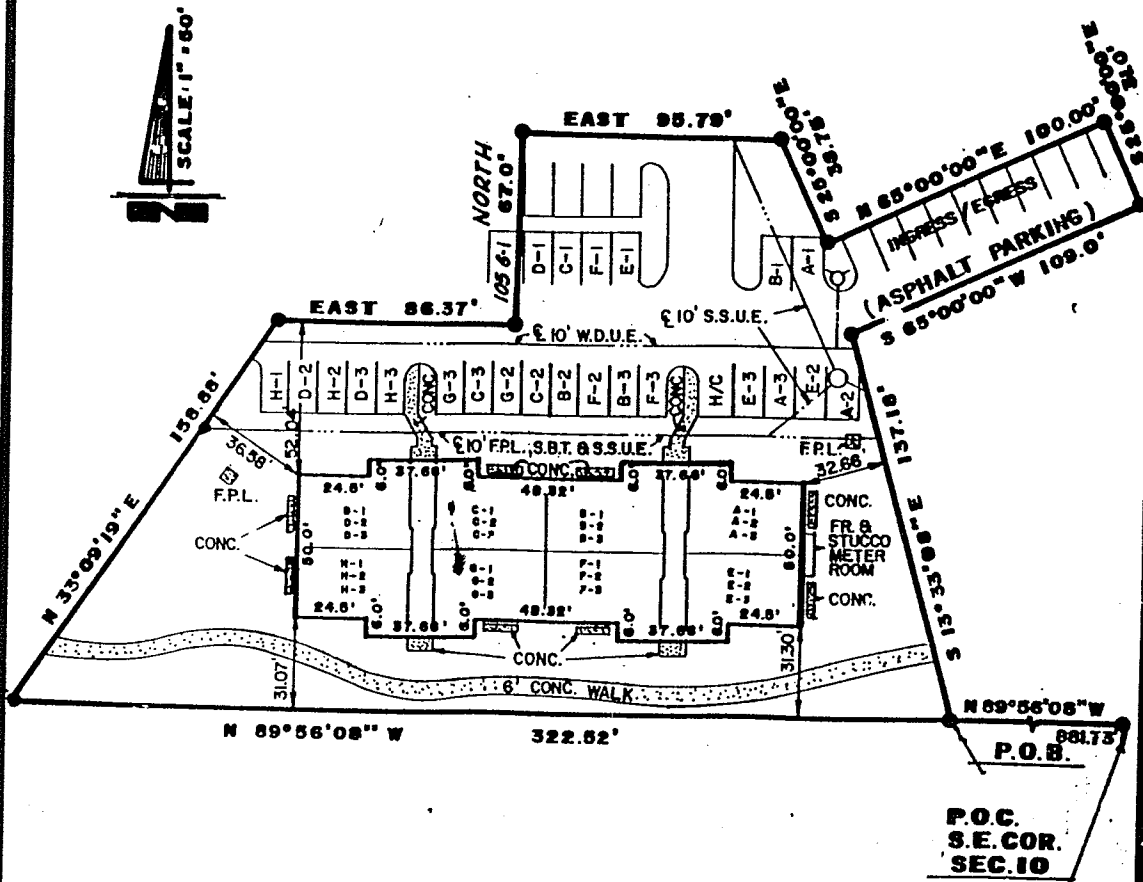
D.R. BOOK 619 PAGE 1483

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

A CONDOMINIUM

BUILDING No. 105

PHASE V



PLOT PLAN

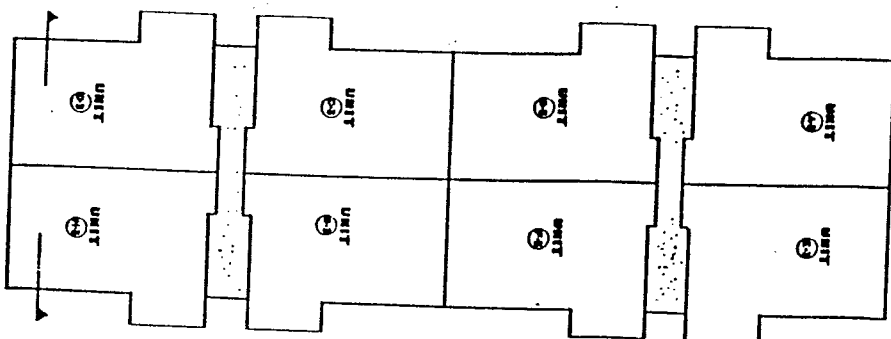
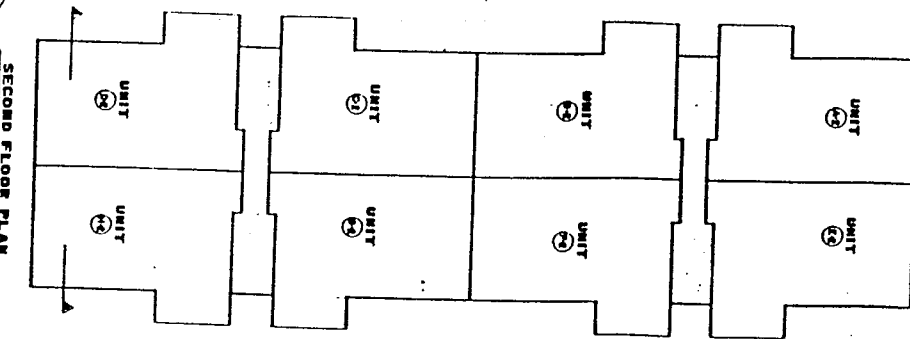
ADAMS - TODD INC.

Professional Land Surveyors

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

O.R. BOOK 619 PAGE 1484

**A CONDOMINIUM
BUILDING No. 105**



ADAMS-TODD INC.
PROFESSIONAL LAND SURVEYORS
5400 S.E. HUNTER ROAD - SUITE 200
FORT WILSON, FLORIDA, 32032

1967-1968:

| | |
|---------------------|--------|
| Net Sales | 100.00 |
| Cost of Merchandise | 67.42 |
| Gross Margin | 32.58 |
| Operating Expenses | 16.65 |
| Operating Profit | 15.93 |
| Income Tax | 3.98 |
| Net Income | 11.95 |

1968-1969:

| | |
|---------------------|--------|
| Net Sales | 100.00 |
| Cost of Merchandise | 68.72 |
| Gross Margin | 31.28 |
| Operating Expenses | 25.21 |
| Operating Profit | 6.07 |
| Income Tax | 1.52 |
| Net Income | 4.55 |

1969-1970:

| | |
|---------------------|--------|
| Net Sales | 100.00 |
| Cost of Merchandise | 69.84 |
| Gross Margin | 30.16 |
| Operating Expenses | 25.14 |
| Operating Profit | 5.02 |
| Income Tax | 1.26 |
| Net Income | 3.76 |

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, VI, IV and V (100 units) | | |
| 107, 110, 106, 105, 104 | 100 | 1.0000 |

940189

89 JAN 17 A9:13

FILED AND RECORDED
DOUGLAS CIXON CLERK
ST. LUCIE COUNTY, FL.

D R BOOK 619 PAGE 1486

EXHIBIT NO. "4" TO AMENDMENT NO. "2"

28BUDGETS11/19

1/13/89