

AMENDMENT NO. 3 TO DECLARATION OF CONDOMINIUM  
 FOR THE ANCHORAGE ON THE ST. LUCIE, A CONDOMINIUM  
 ADDING PHASE(S) VIII and IX

WHEREAS, K. 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 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 Signed and Return to:  
 Gary L. Knefeld, Esq.  
 Gary L. Knefeld, Esq., Attorney,  
 14141 Highway 1, Suite 100,  
 Fort Pierce, Florida 33401

320 - 1000

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 23rd day of January, 1989.

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

Dwight H. Wright

By: Karl E. Puum

President

Jose 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 Karl E. Puum 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 23rd day of January, 1989.

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

(NOTARIAL SEAL)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. SEPT. 3, 1992  
BONDED THRU GENERAL INS. UND.

BOOK 020 PAGE 2000

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.
2. Amendment No. 2 to Declaration of Condominium for The Anchorage On The St. Lucie, A Condominium, Adding Phases IV and V, recorded in Official Records Book 619 at Page 1475, Public Records of St. Lucie County, Florida.

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

BOOK 620 PAGE 2001

[illegible]

**M.T.B.**

OF

**SURVEYOR'S CERTIFICATE**

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

- FURTHER AFFIANT SAYS THAT NAUGHT

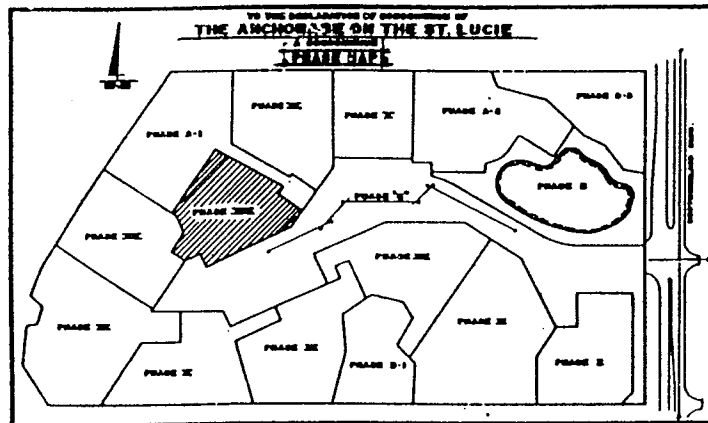
*John A. Kelly*  
NOTARY PUBLIC, State of Florida

95-620 rev 2002

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

EXHIBIT NO. "2" TO AMENDMENT NO. "3"

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



**LOCATION SKETCH**

N.T.S.

**LEGAL DESCRIPTION**

**PHASE VIII**

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 70.0 FEET; THENCE N00°00'09"E, A DISTANCE OF 708.0 FEET; THENCE N89°56'08"W, A DISTANCE OF 981.70 FEET; THENCE S33°59'39"W, A DISTANCE OF 246.74 FEET; THENCE S56°00'00"E, A DISTANCE OF 175.65 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PHASE VIII OF THE ANCHORAGE ON THE ST. LUCIE. A CONDOMINIUM; THENCE N34°00'00"E, A DISTANCE OF 176.47 FEET; THENCE S57°30'00"E, A DISTANCE OF 156.66 FEET; THENCE S34°30'48"W, A DISTANCE OF 20.0 FEET; THENCE S55°29'12"E, A DISTANCE OF 62.0 FEET; THENCE S34°30'48"W, A DISTANCE OF 48.45 FEET; THENCE S65°00'00"W, A DISTANCE OF 193.45 FEET; THENCE N25°00'00"W, A DISTANCE OF 31.0 FEET; THENCE S65°00'00"W, A DISTANCE OF 28.71 FEET; THENCE N56°00'00"W, A DISTANCE OF 36.0 FEET; THENCE N34°00'00"E, A DISTANCE OF 47.89 FEET; THENCE N30°10'44"W, A DISTANCE OF 34.44 FEET; THENCE N56°00'00"W, A DISTANCE OF 10.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.91 ACRES MORE OR LESS

**ADAMS - TODD INC.**

**Professional Land Surveyors**

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

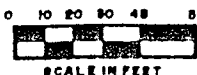
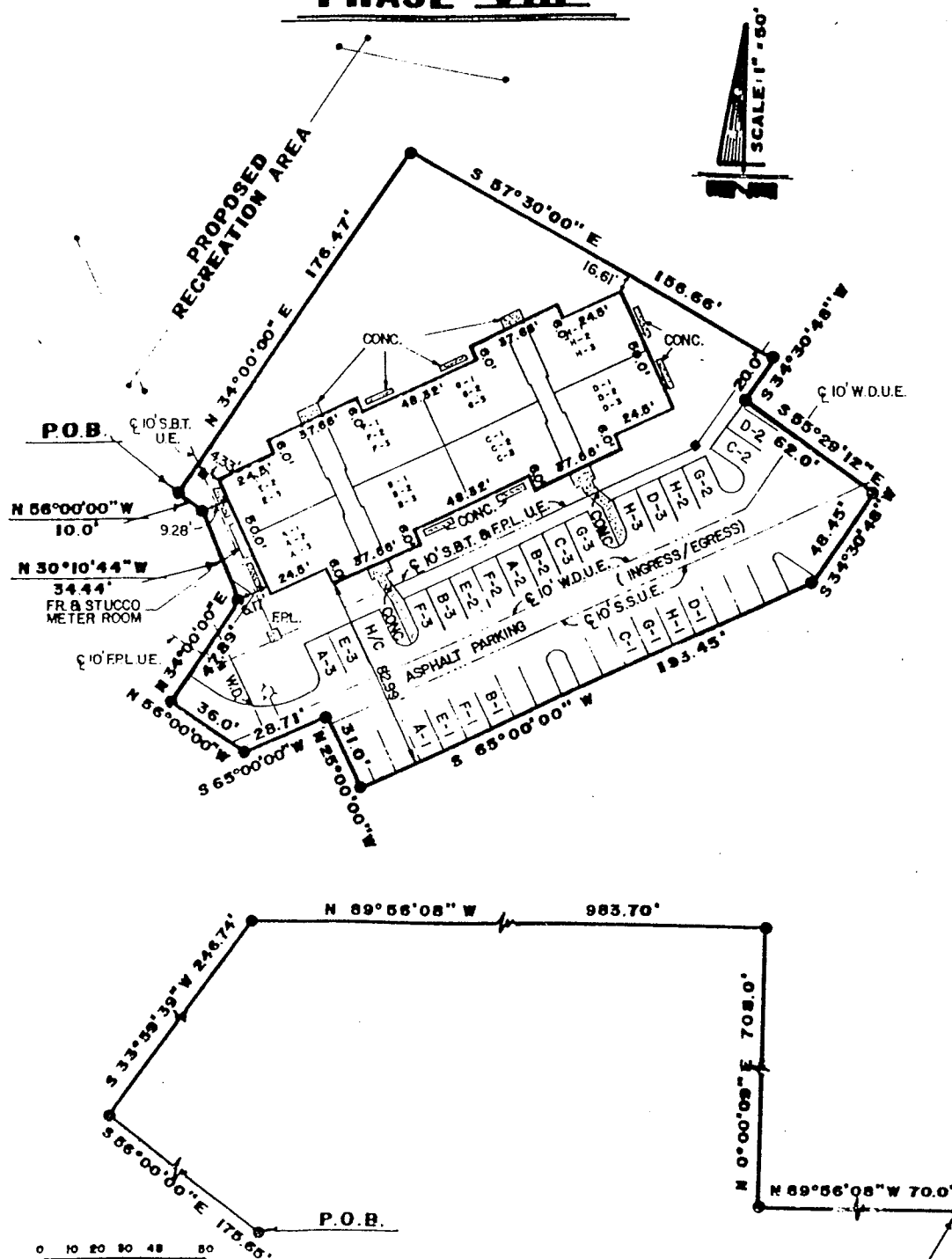
C.F. BOOK 620 PAGE 2003

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

A CONDOMINIUM

BUILDING No. 108

## PHASE VIII



**ADAMS - TODD INC.**

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Fort St. Lucie, Florida 33457

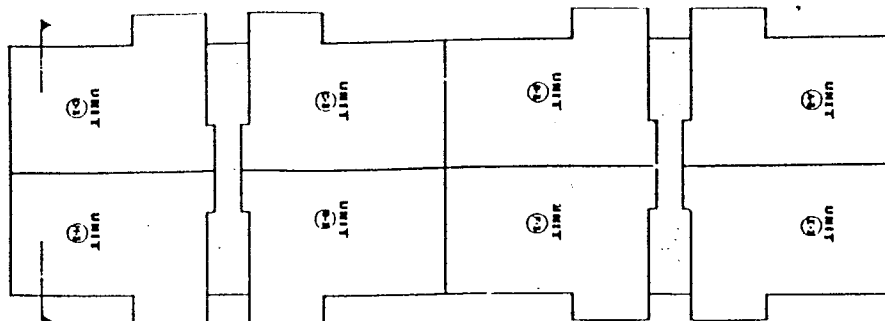
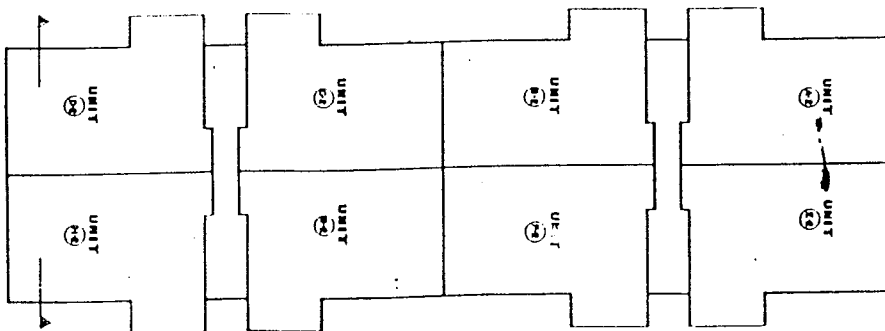
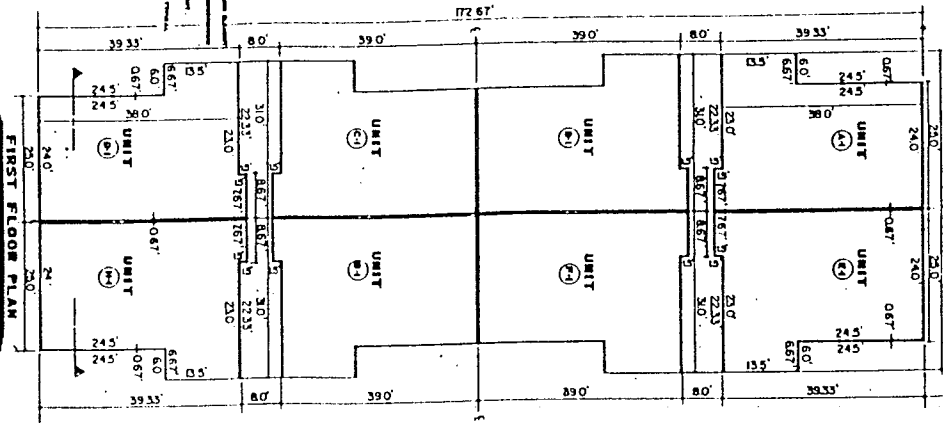
BOOK 020 PAGE 2004

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

**PLOT PLAN**

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

A CONDOMINIUM  
 BUILDING NO. 108



**UNIT 10:**  
 Gross area of unit 10 is 10.26  
 Net area of unit 10 is 10.26  
 Gross area of unit 10 is 10.26  
 Net area of unit 10 is 10.26

**UNIT 11:**  
 Gross area of unit 11 is 18.89  
 Net area of unit 11 is 18.89  
 Gross area of unit 11 is 18.89  
 Net area of unit 11 is 18.89

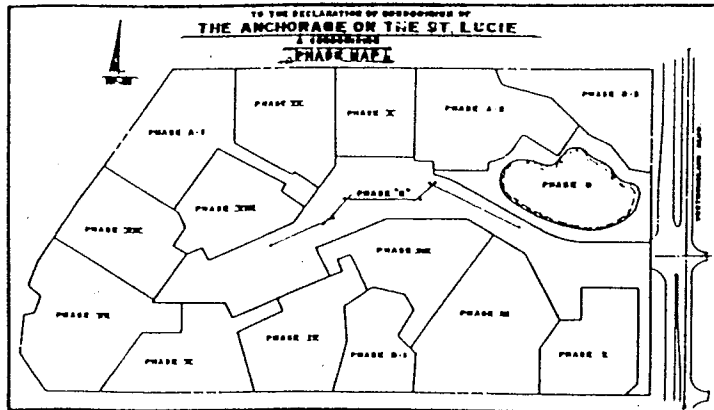
**UNIT 12:**  
 Gross area of unit 12 is 27.52  
 Net area of unit 12 is 27.52  
 Gross area of unit 12 is 27.52  
 Net area of unit 12 is 27.52

**UNIT 13:**  
 Gross area of unit 13 is 37.87  
 Net area of unit 13 is 37.87  
 Gross area of unit 13 is 37.87  
 Net area of unit 13 is 37.87

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**ADAMS - TODD INC.**  
 1000 E. 10TH AVE. SUITE 100  
 FORT LAUDERDALE, FLORIDA 33304

**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        )  
                                  ) 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 IX appearing on Pages 83, 84 & 85 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 IX can be determined from these materials.

FURTHER AFFIANT SAYETH NAUGHT.

SWORN TO AND SUBSCRIBED BEFORE  
ME THIS 20th DAY OF January, 1987.

Thomas Kell  
NOTARY PUBLIC, State of Florida

My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires: Nov. 13, 1990  
Bonded thru Truoy Fair-Insurance Inc.

**ADAMS - TODD INC.**

**Professional Land Surveyors**

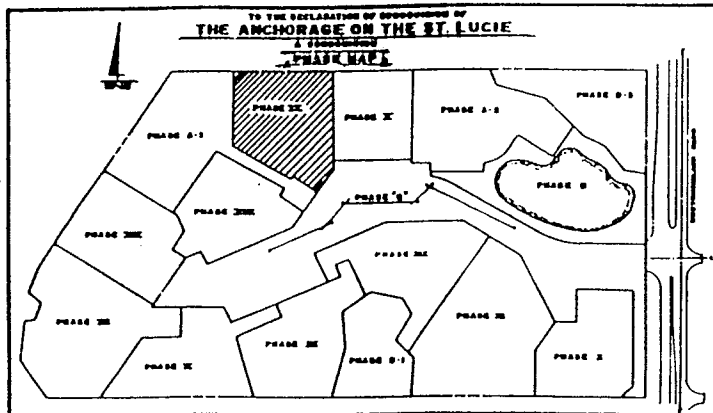
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Fort St. Lucie, Florida 33452

BOOK 620 PAGE 2006

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



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



**LOCATION SKETCH**

**LEGAL DESCRIPTION**

**PHASE IX**

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 70.0 FEET; THENCE N00°00'09"E, A DISTANCE OF 70.0 FEET; THENCE N89°56'08"W, A DISTANCE OF 649.0 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PHASE IX OF THE ANCHORAGE ON THE ST. LUCIE, A CONDOMINIUM; THENCE SOUTH A DISTANCE OF 209.77 FEET; THENCE S34°30'48"W, A DISTANCE OF 49.67 FEET; THENCE N55°29'12"W, A DISTANCE OF 62.0 FEET; THENCE S34°30'48"W, A DISTANCE OF 10.0 FEET; THENCE N57°30'00"W, A DISTANCE OF 142.25 FEET; THENCE N00°03'52"E, A DISTANCE OF 147.61 FEET; THENCE S89°56'08"E, A DISTANCE OF 204.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.96 ACRES MORE OR LESS

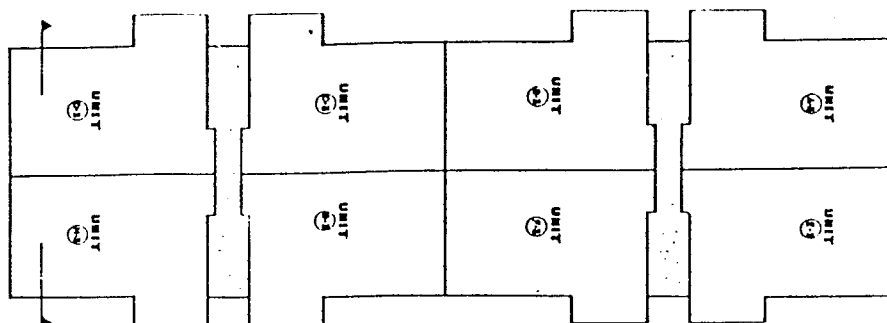
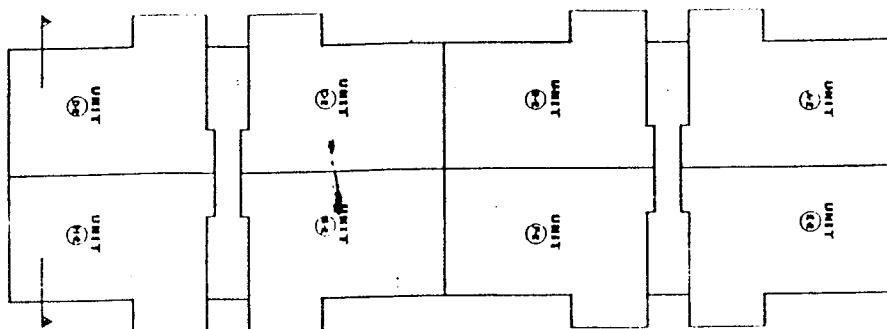
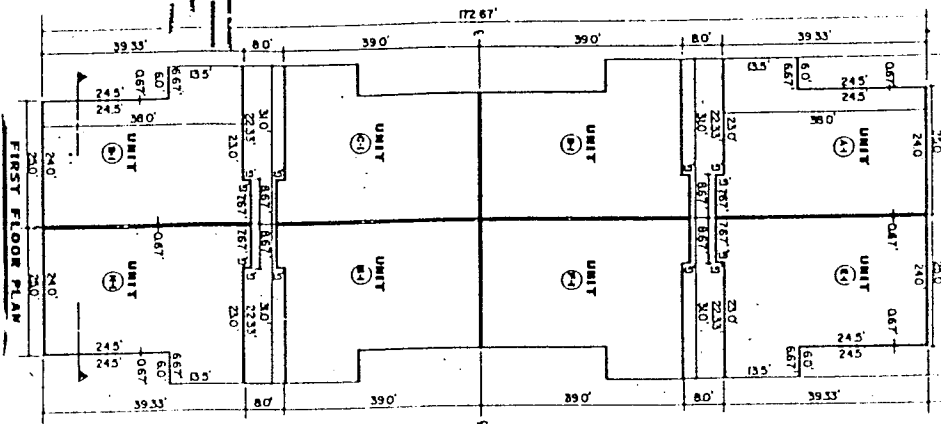
**ADAMS - TODD INC.**

**Professional Land Surveyors**

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

BOOK 620 PAGE 2007

**A CONDOMINIUM  
BUILDING No. 109**



FOOT KENDALL, LAND SURVEY TO  
 3400 S E MONROE ROAD, PLOT 100  
 FOOT OF E 1/2, PLANNED, 25000

THE ANCHORAGE ON THE ST. LUCIE, A CONDOMINIUM

s 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, V, VIII and IX (148) Units)		
107, 106, 105, 108	96	.6757
110	4	.6760
104, 109	48	.6756

941988

'89 JUN 23 P2.55  
JS

EXHIBIT NO. "4" TO AMENDMENT NO. "3"

D. R. BOOK 620 PAGE 2010