

AMENDMENT NO. 5 TO DECLARATION OF CONDOMINIUM
 FOR THE ANCHORAGE ON THE ST. LUCIE, A CONDOMINIUM
 ADDING PHASE(S) II

WHEREAS, K. HOVNIANIAN 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, 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, 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, thereby subjecting the real property described on Exhibit(s) 2, 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, 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, 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 to this instrument.

4. Exhibit(s) 2, 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

BOOK 622 PAGE 2132

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.
3. Amendment No. 3 to Declaration of Condominium for The Anchorage On The St. Lucie, A Condominium, Adding Phases VIII and IX, recorded in Official Records Book 620 at Page 1999, Public Records of St. Lucie County, Florida.
4. Amendment No. 4 to Declaration of Condominium for The Anchorage On The St. Lucie, A Condominium, Adding Phase II, recorded in Official Records Book 621 at Page 2789, Public Records of St. Lucie County, Florida.

EXHIBIT NO. "1" TO AMENDMENT NO. "5"

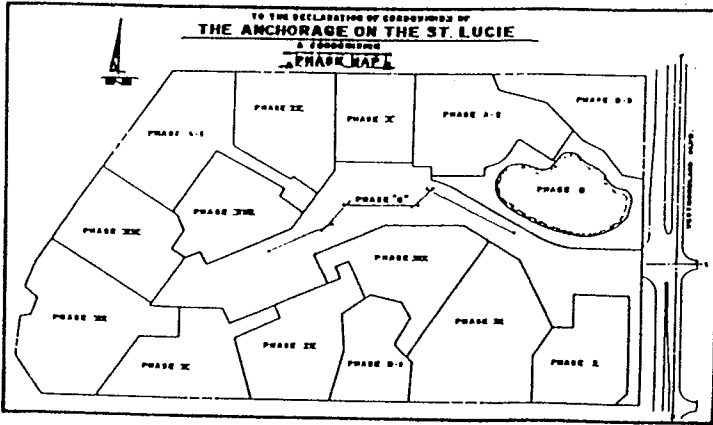
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O.S. BOOK 622 PAGE 2134

01/24/89

**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)
) SS:
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 II appearing on Pages 62, 63 & 64 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 II can be determined from those materials.

FURTHER AFFIANT SAYETH NAUGHT.

[Handwritten Signature]

SHORN TO AND SUBSCRIBED BEFORE
ME THIS 1st DAY OF February 1989.

[Handwritten Signature]
NOTARY PUBLIC, State of Florida

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

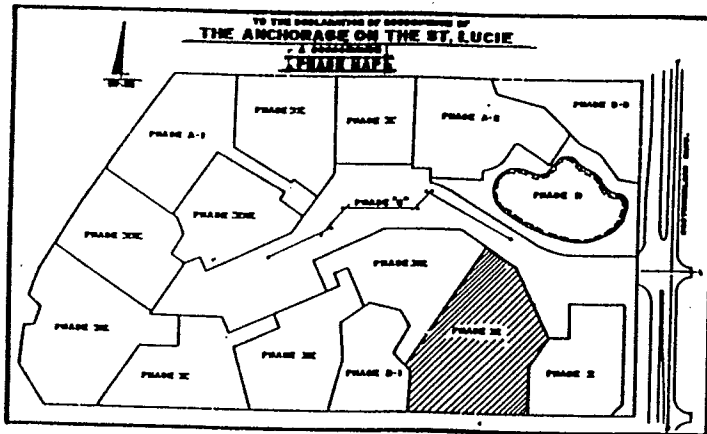
EXHIBIT NO. "2" TO AMENDMENT NO. "5"

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

C.F. BOOK 622 PAGE 2135

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

A CONDOMINIUM



LOCATION SKETCH

N.T.S.

LEGAL DESCRIPTION

PHASE II

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 297.0 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
PHASE II THE ANCHORAGE ON THE ST. LUCIE, A CONDOMINIUM; THENCE
N89°56'08"W ALONG SAID SOUTH LINE, A DISTANCE OF 255.0 FEET; THENCE
N04°50'14"E, A DISTANCE OF 84.25 FEET; THENCE N43°43'47"W, A DISTANCE
OF 18.60 FEET; THENCE N34°06'53"E, A DISTANCE 305.28 FEET; THENCE
S55°53'07"E, A DISTANCE OF 76.14 FEET; THENCE S25°00'00"E, A DISTANCE
OF 158.53 FEET; THENCE S33°09'19"W, A DISTANCE OF 74.06 FEET;
THENCE SOUTH, A DISTANCE OF 102.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.58 ACRES MORE OR LESS

ADAMS - TODD INC.

Professional Land Surveyors

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

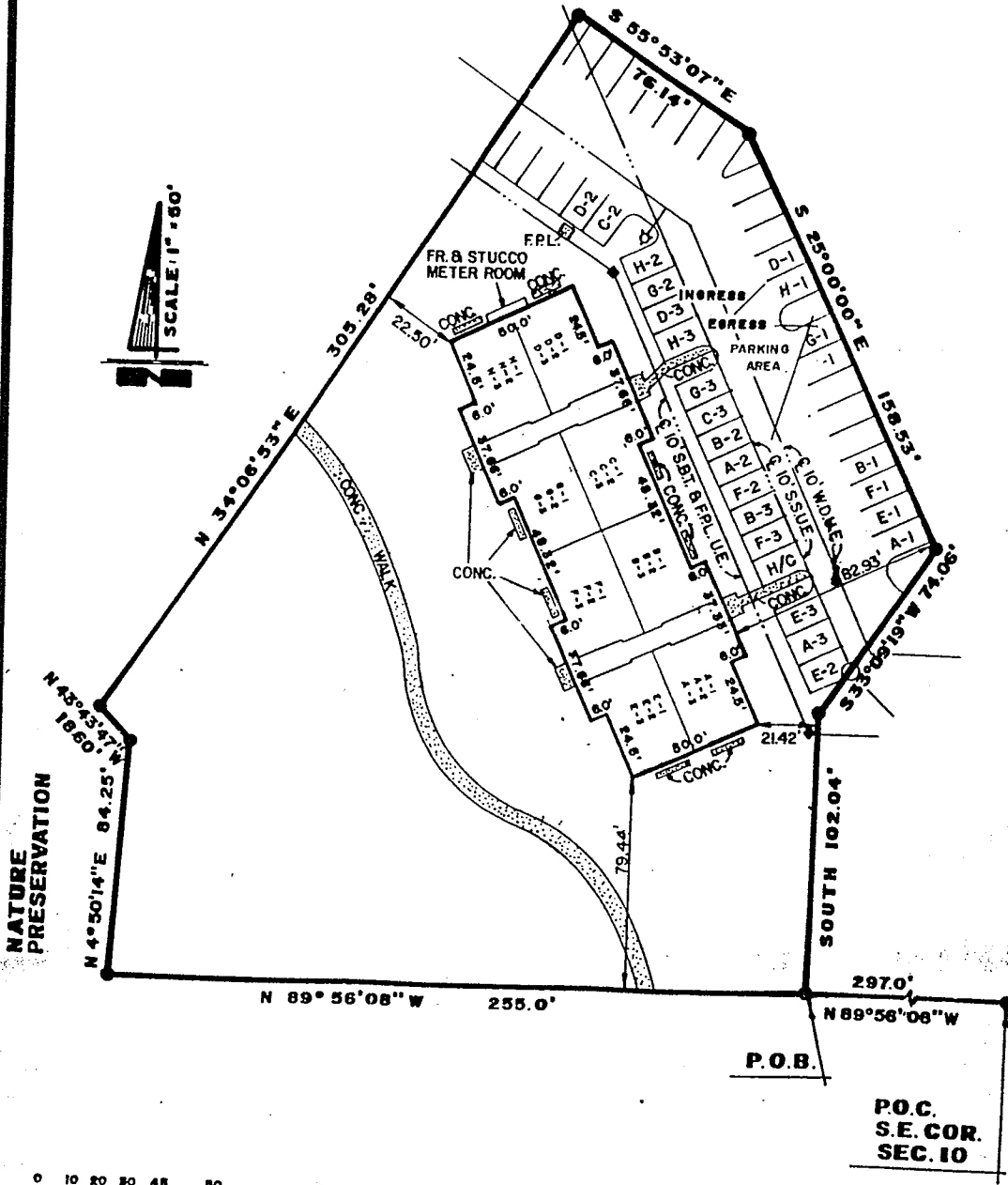
O R BOOK 622 PAGE 2136

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

A CONDOMINIUM

BUILDING No. 102

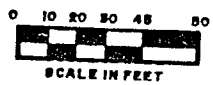
PHASE II



NATURE
PRESERVATION

P.O.B.

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



PLOT PLAN

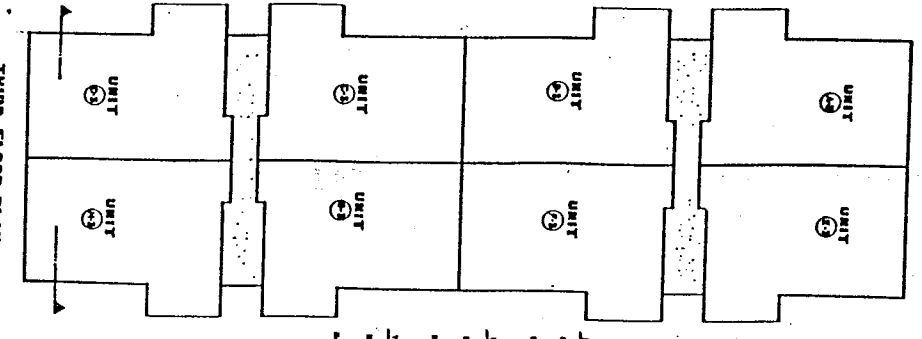
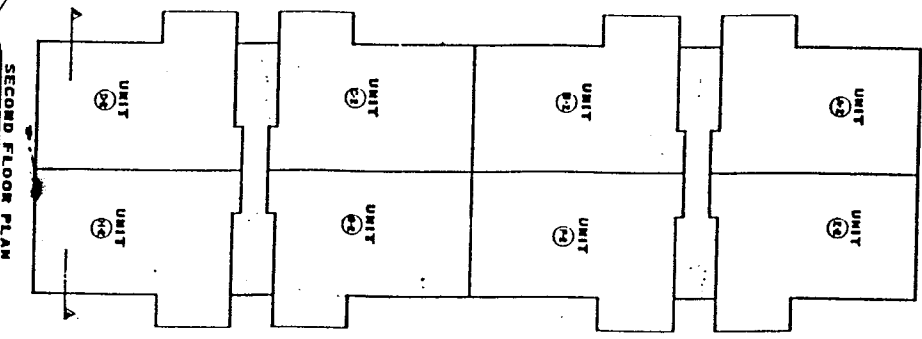
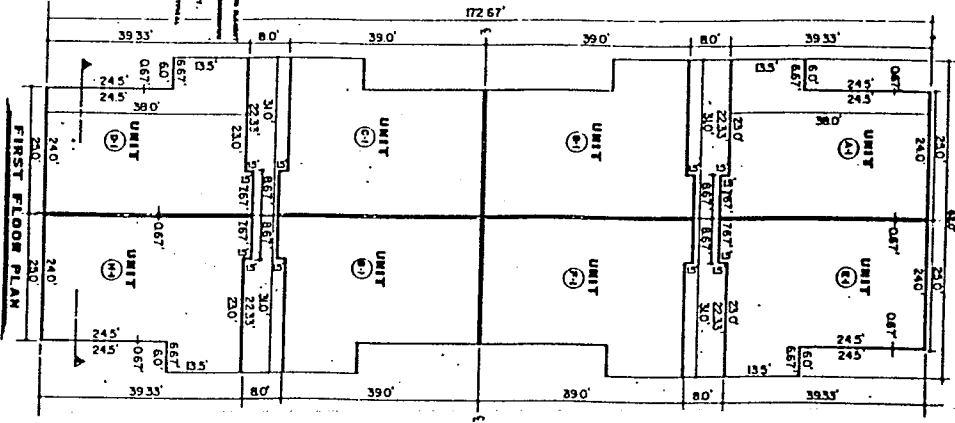
ADAMS - TODD INC.

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

D.R. BOOK 622 PAGE 2137

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

A CONDOMINIUM
BUILDING NO. 102



FIRST FLOOR:
 UNIT 101: 9.75
 UNIT 102: 17.75
 UNIT 103: 18.38
 UNIT 104: 26.36

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, V, VIII, IX, III and II (196 units)		
107, 106, 105, 108, 109	120	.5102
110	4	.5812
109, 103, 102	72	.5102

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O R BOOK 622 PAGE 2139

FILED IN THE OFFICE OF THE
DOUGLAS H. HARRIS, CLERK
ST. LUCIE COUNTY, FLORIDA

EXHIBIT NO. "3" TO AMENDMENT NO. "5"

%BUDGETSII/19

2/2/89