

AMENDMENT NO. 6 TO DECLARATION OF CONDOMINIUM  
 FOR THE ANCHORAGE ON THE ST. LUCIE, A CONDOMINIUM  
 ADDING PHASE(S) I

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, 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

C.R. 623 PAGE 1983  
 500A



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 III, recorded in Official Records Book 621 at Page 2789, Public Records of St. Lucie County, Florida.
5. Amendment No. 5 to Declaration of Condominium for The Anchorage On The St. Lucie, A Condominium, Adding Phase II, recorded in Official Records Book 622 at Page 2132, Public Records of St. Lucie County, Florida.

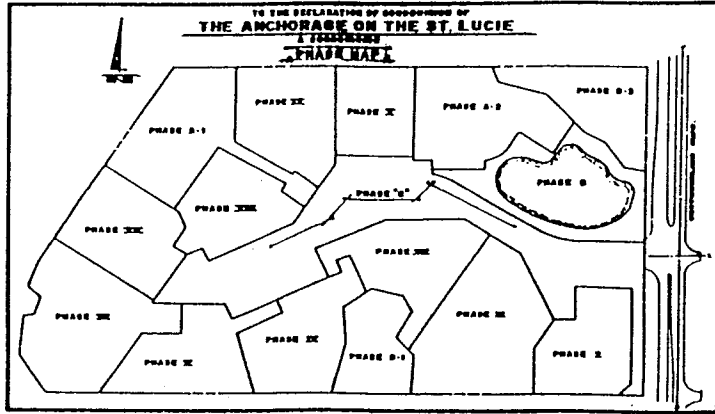
C. R. BOOK 623 PAGE 1985

EXHIBIT NO. "1" TO AMENDMENT NO. "6"

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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 I appearing on Pages 59, 60 & 61 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 I can be determined from these materials.

FURTHER AFFIANT SAYETH NAUGHT.

SWORN TO AND SUBSCRIBED BEFORE  
ME THIS 8 DAY OF July, 1988

*Emma E. Pierce*  
NOTARY PUBLIC, State of Florida

My Commission Expires:  
July 16, 1989  
Notary Public, State of Florida  
Commission Expires July 16, 1989  
Insured thru Troy Farm Insurance, Inc.

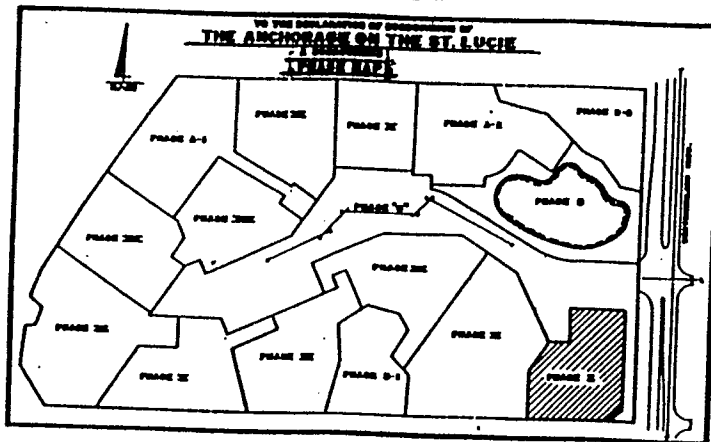
C.F. BOOK 623 PAGE 1986

**ADAMS - TODD INC.**

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

AMENDMENT NO. "2" TO AMENDMENT NO. "6"

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



**LOCATION SKETCH**

**N.T.S.  
LEGAL DESCRIPTION**

**PHASE I**

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 120.71 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PHASE I THE ANCHORAGE ON THE ST. LUCIE, A CONDOMINIUM; THENCE N89°56'08"W ALONG SAID SOUTH LINE, A DISTANCE OF 176.29 FEET; THENCE NORTH, A DISTANCE OF 102.04 FEET; THENCE N33°09'19"E, A DISTANCE OF 74.06 FEET; THENCE EAST, A DISTANCE OF 44.06 FEET; THENCE NORTH, A DISTANCE OF 72.0 FEET; THENCE EAST, A DISTANCE OF 117.0 FEET; THENCE SOUTH, A DISTANCE OF 211.0 FEET, THENCE S45°00'00"W, A DISTANCE OF 35.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.92 ACRES MORE OR LESS

**ADAMS - TODD INC.**

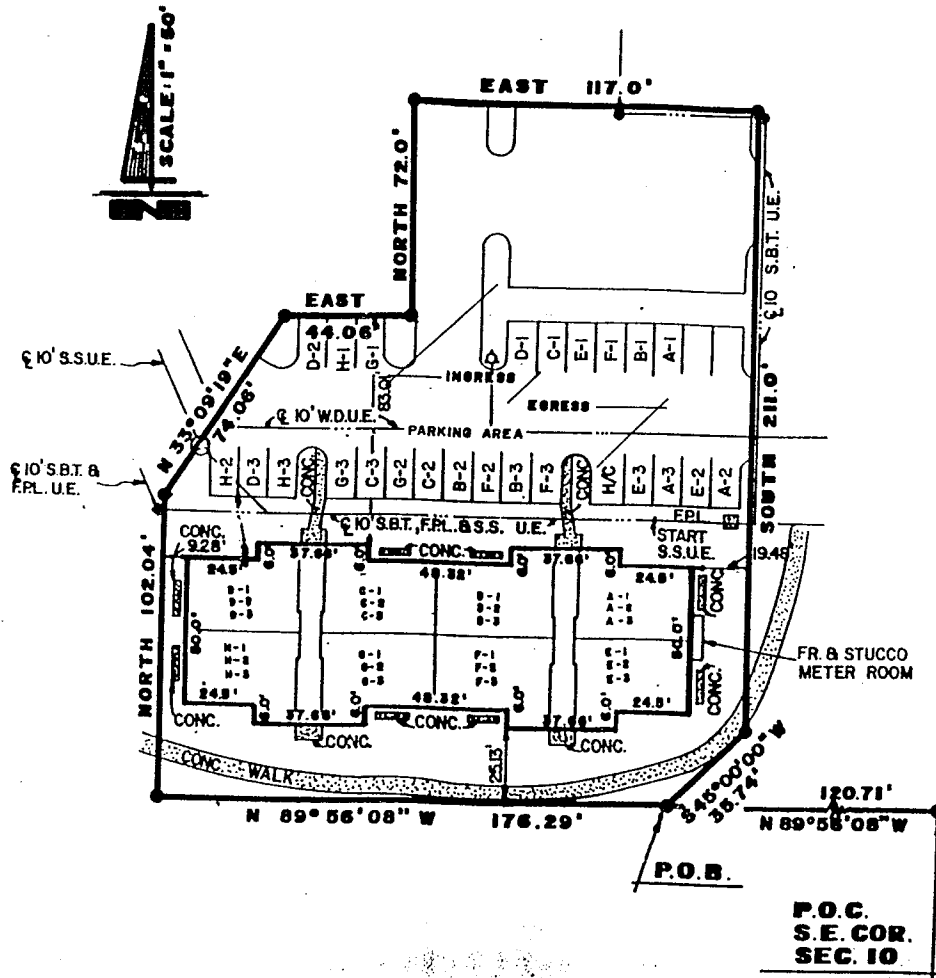
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Port St. Lucie, Florida 33452

O.R. BOOK 623 PAGE 1987

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

**BUILDING No. 101**

**PHASE I**



**PLOT PLAN**

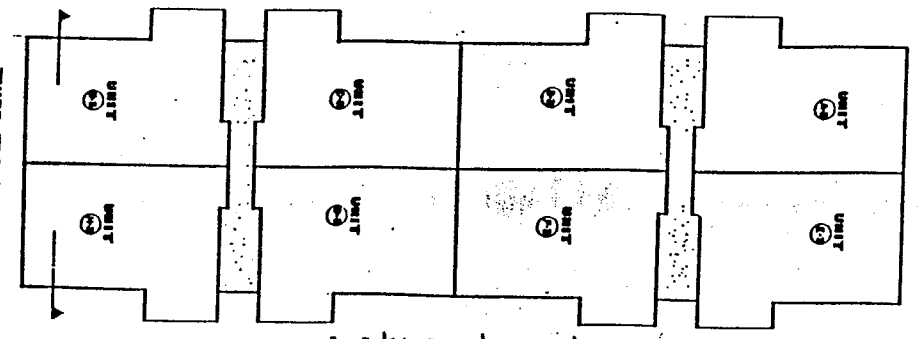
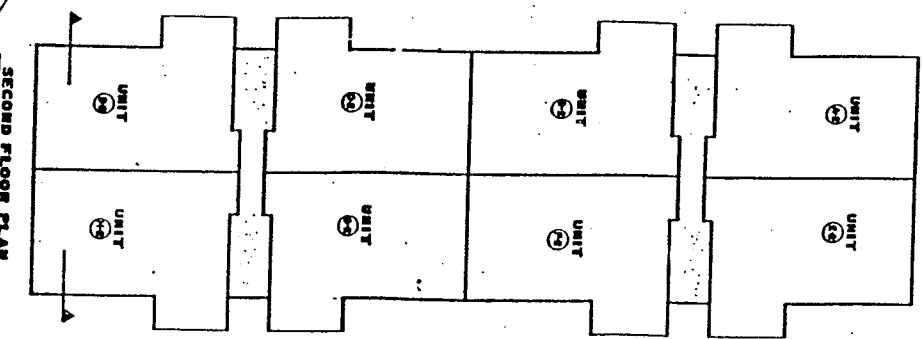
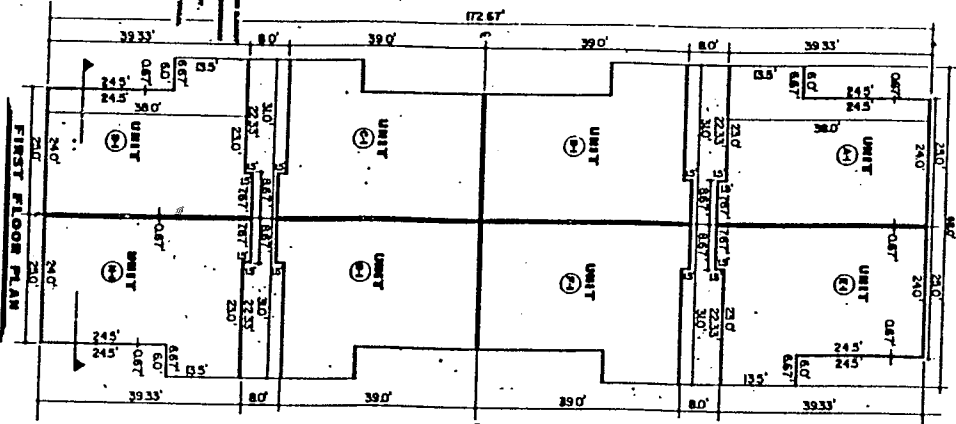
**ADAMS - TODD INC.**

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D.R. BOOK 623 PAGE 1988

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

A CONDOMINIUM  
BUILDING No. 101



**UNIT COSTS:**  
 UNIT 101 - 10,533  
 UNIT 102 - 18,453  
 UNIT 103 - 19,083  
 UNIT 104 - 27,65

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, II and I (220 units)		
107, 106, 105, 108, 109	120	.4545
110	4	.4546
109, 103, 102, 101	96	.4546

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FILED  
DOUGLAS COUNTY  
ST. LUCIE, FLA.

D. R. BOOK 623 PAGE 1990

AMENDMENT NO. "3" TO AMENDMENT NO. "6"