

Prepared By and Return To:
Ann K. Smith, Esquire
Smith Greene & Combs
550 Water Street, Suite 1150
Jacksonville, FL 32202

AMENDMENT TO DECLARATION OF CONDOMINIUM OF OCEAN TERRACE VILLAS II

THIS AMENDMENT to Declaration of Condominium of Ocean Terrace Villas II amends that certain Declaration of Condominium of Ocean Terrace Villas II as recorded in Plat Book 3, page 28 of the current public records of Duval County, Florida (the "Declaration"), is executed this 16th day of January, 2008, by Tuttle & Tuttle, Inc., Florida corporation (the "Developer").

WITNESSETH

WHEREAS, Article 3, Section 1 of the Declaration provides that, upon substantial completion of a building and its appurtenant Common Elements, a surveyor's certificate will be attached to Exhibit "A" and Exhibit "A" will be amended as each building is substantially completed; and

WHEREAS, the substantial completion of buildings and their appurtenant Common Elements has occurred; and

WHEREAS, an as-built surveyor's certificate was prepared to reflect the substantial completion of these buildings and their appurtenant Common Elements; and

WHEREAS, the Developer desires to amend Exhibit "A" of the Declaration to provide the as-built surveyor's certificate.

NOW, THEREFORE, pursuant to Article 3, Section 1, of the Declaration, the Developer hereby amends Exhibit "A" of the Declaration as follows:

EXHIBIT A - PLOT PLAN AND SURVEY

PLOT PLAN AND SURVEY. See attached as-built surveyor's certificate reflecting the substantial completion of buildings and their appurtenant Common Elements, as contemplated and required for amendments to Exhibit "A", by Article 3, Section 1 of the Declaration.

ALL other terms and provisions of the Declaration not in conflict with the provisions of this Amendment shall remain in full force and effect.

IN WITNESS WHEREOF the Association has caused this Amendment to be executed on this day and year first written above.

Witness: [Signature]
Print Name: BARBARA BROWN

Witness: [Signature]
Print Name: KENNETH M. ANGELL

Tuttle & Tuttle, Inc.

By: [Signature]
Greg Tuttle, its President

Witness: [Signature]
Print Name: KENNETH M. ANGELL

Witness: [Signature]
Print Name: Carlene Jacob

By: [Signature]
Maggie Tuttle, its Secretary

STATE OF FLORIDA
COUNTY OF DUVAL

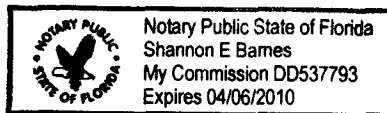
The foregoing instrument was acknowledged before me this 18th day of January, 2008, by Greg Tuttle, President of TUTTLE & TUTTLE, INC. Such person did take an oath and (Notary must check applicable box):

☐ is/are personally known to me.
☒ produced a current driver's license as identification, number T340292782500
☐ produced _____ as identification.

{Notary Seal must be affixed}

[Signature]
Signature of Notary
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF NEW YORK
COUNTY OF Kings



The foregoing instrument was acknowledged before me this 16 day of January, 2008, by Maggie Tuttle, Secretary of TUTTLE & TUTTLE, INC. Such person did take an oath and (Notary must check applicable box):

☐ is/are personally known to me.
☒ produced a current driver's license as identification, number T34055292664-0
☐ produced _____ as identification.

{Notary Seal must be affixed}

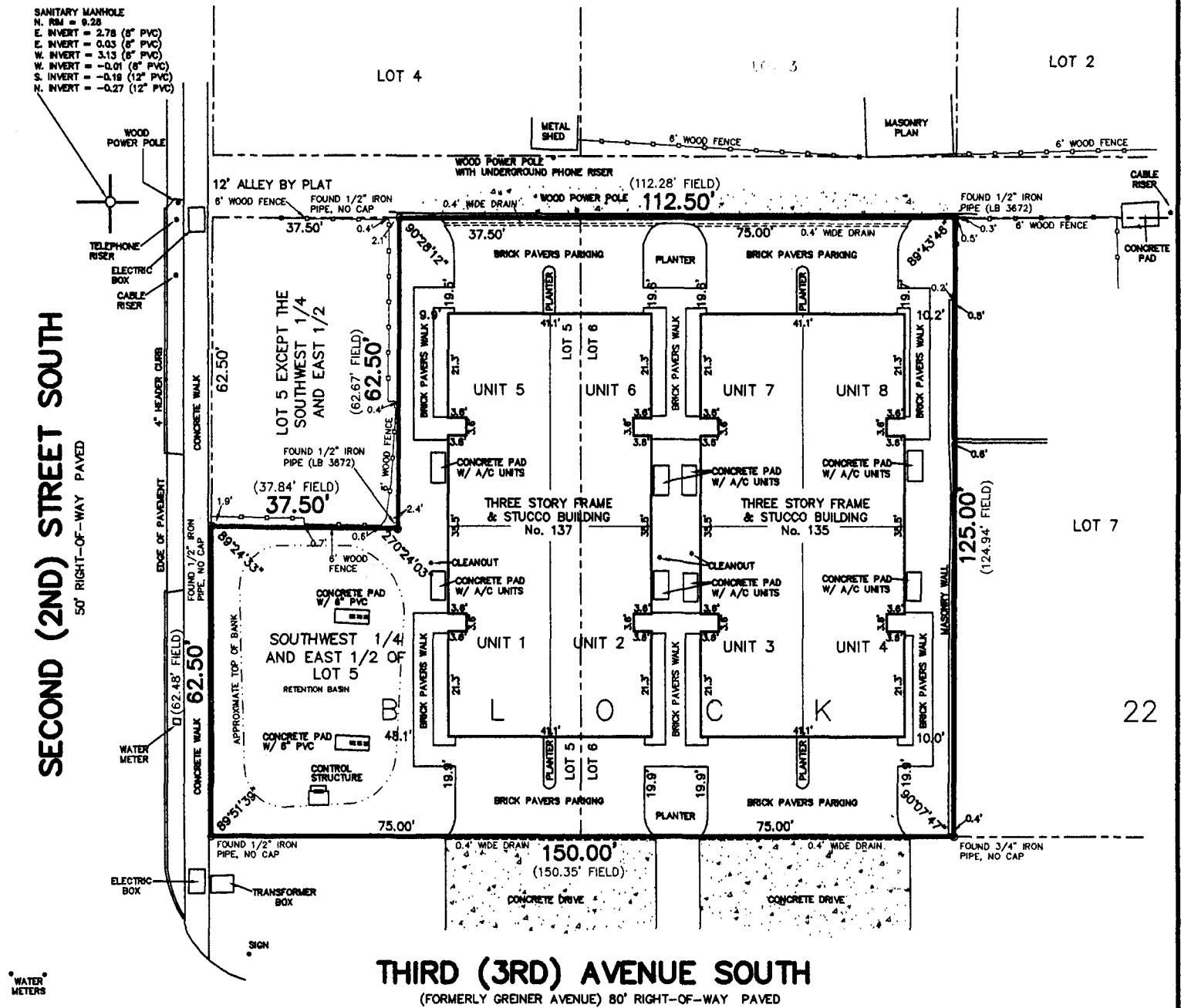
[Signature]
Signature of Notary
NOTARY PUBLIC, STATE OF NEW YORK

CARLENE R JACOB
Notary Public - State of New York
No. 01VA078925
Qualified In Kings County
My Commission Expires August 12, 2010

OCEAN TERRACE VILLAS II A CONDOMINIUM SURVEY OF

SOUTHWEST 1/4 AND EAST 1/2 OF LOT 5 AND ALL OF LOT 6, BLOCK 22, PABLO BEACH SOUTH, AS
RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SCALE 1" = 30'



ELECTRIC MANHOLE
ELECTRIC MANHOLE

NOTES:
1. THIS IS A BOUNDARY SURVEY.
2. ANGLES AS PER FIELD SURVEY.
3. NORTH PROTRACTED FROM PLAT.
4. NO BUILDING RESTRICTION LINES PER PLAT.
5. ALL AREAS OUTSIDE THE UNITS ARE COMMON AREAS, WITH LIMITED COMMON AREAS ON THE BALCONIES SHOWN ON SHEETS 5, 6 AND 11 THROUGH 18.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE 500 YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120078 0002 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF TUTTLE & TUTTLE, INC.; OCEAN SIDE BANK; BUSCHMAN, AHERN, PERSONS & BANKSTON; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

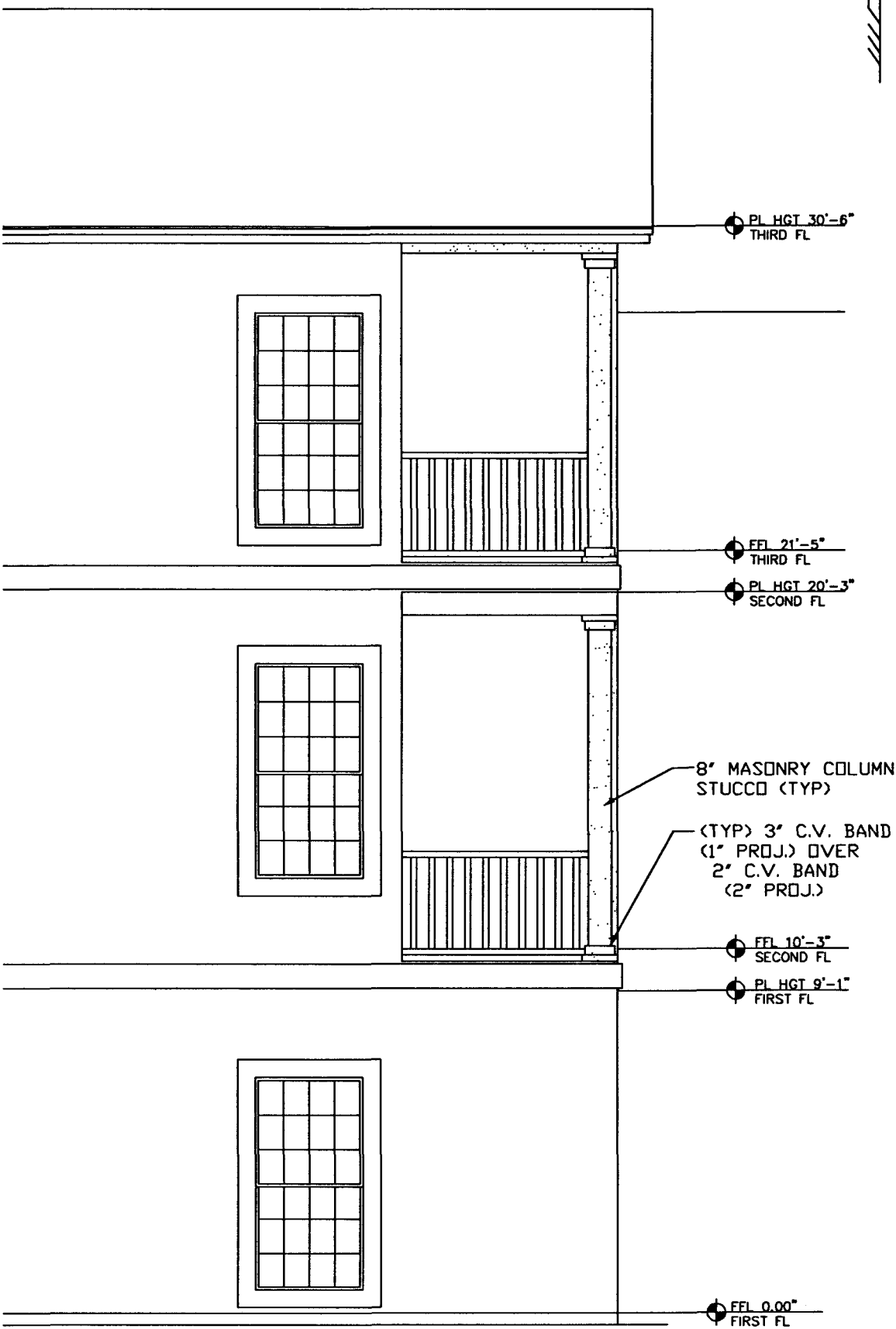
[Signature]
DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR AND MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

REVISED NOTES: SEPTEMBER 28, 2007
RECHECKED BOUNDARY: SEPTEMBER 18, 2007

OCEAN TERRACE VILLAS II
A CONDOMINIUM
ELEVATION

SCALE 1" = 50'



NOTES:

1. ALL AREAS NOT WITHIN A UNIT OR SHOWN AS A LIMITED COMMON AREA IS A COMMON AREA.
2. BOTH BUILDINGS ON THIS SITE ARE THE SAME, AND ALL DIMENSIONS HOLD FOR BOTH.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

CHECKED BY: _____
DRAWN BY: PHC
FILE #: 2005-0528

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

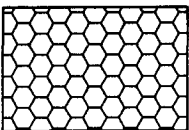
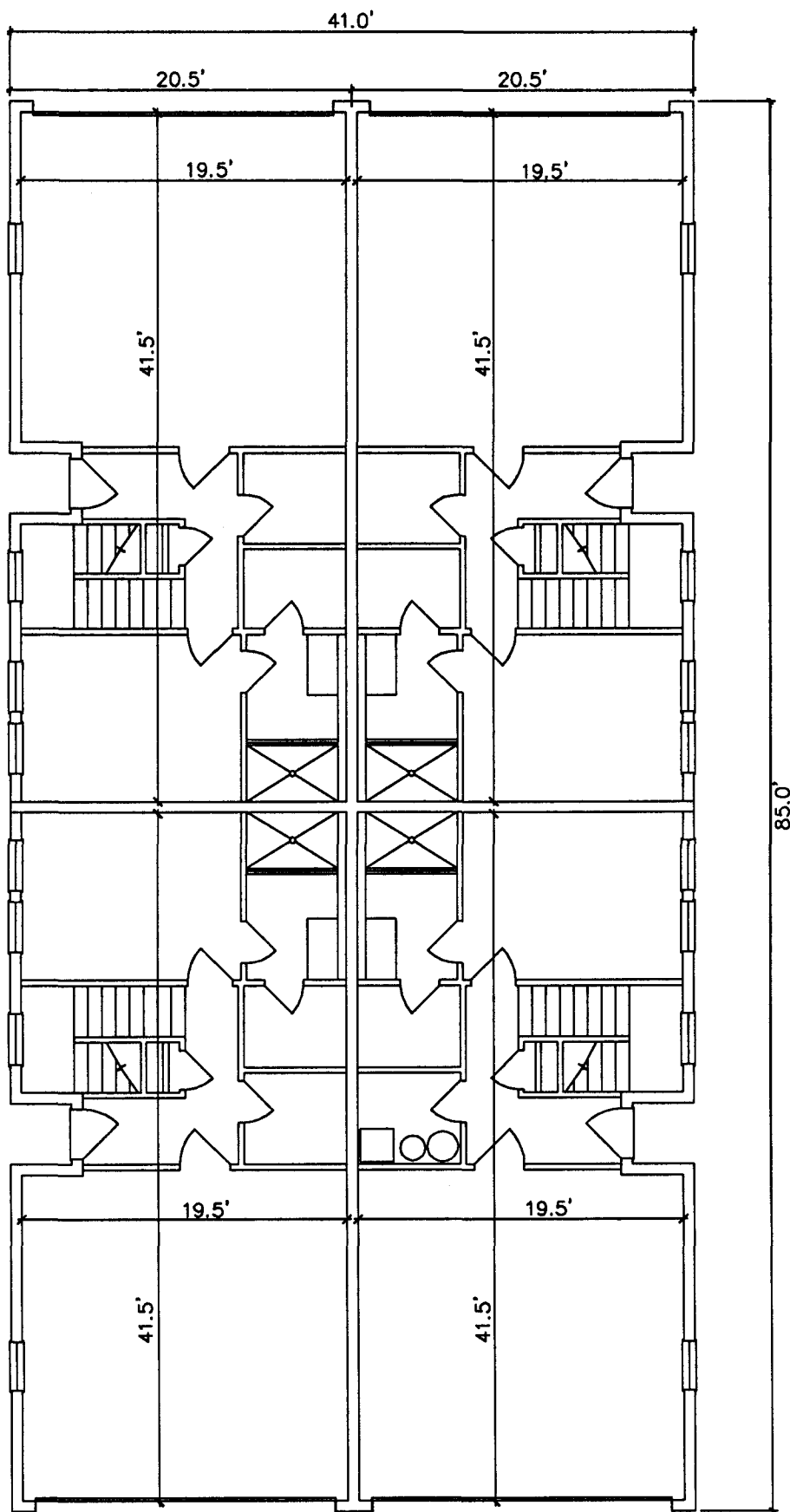
DATE: APRIL 1, 2005
SHEET 3 OF 18

OCEAN TERRACE VILLAS II A CONDOMINIUM


SCALE 1" = 100'

1st FLOOR

41.0' x 85.0'
3,485 SQUARE FEET



DENOTES LIMITED
COMMON AREA

NOTES:

1. ALL AREAS NOT WITHIN A UNIT OR SHOWN AS A LIMITED COMMON AREA IS A COMMON AREA.
2. BOTH BUILDINGS ON THIS SITE ARE THE SAME, AND ALL DIMENSIONS HOLD FOR BOTH.

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DRAWN BY: PHC
FILE #: 2005-0528

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

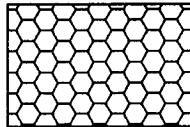
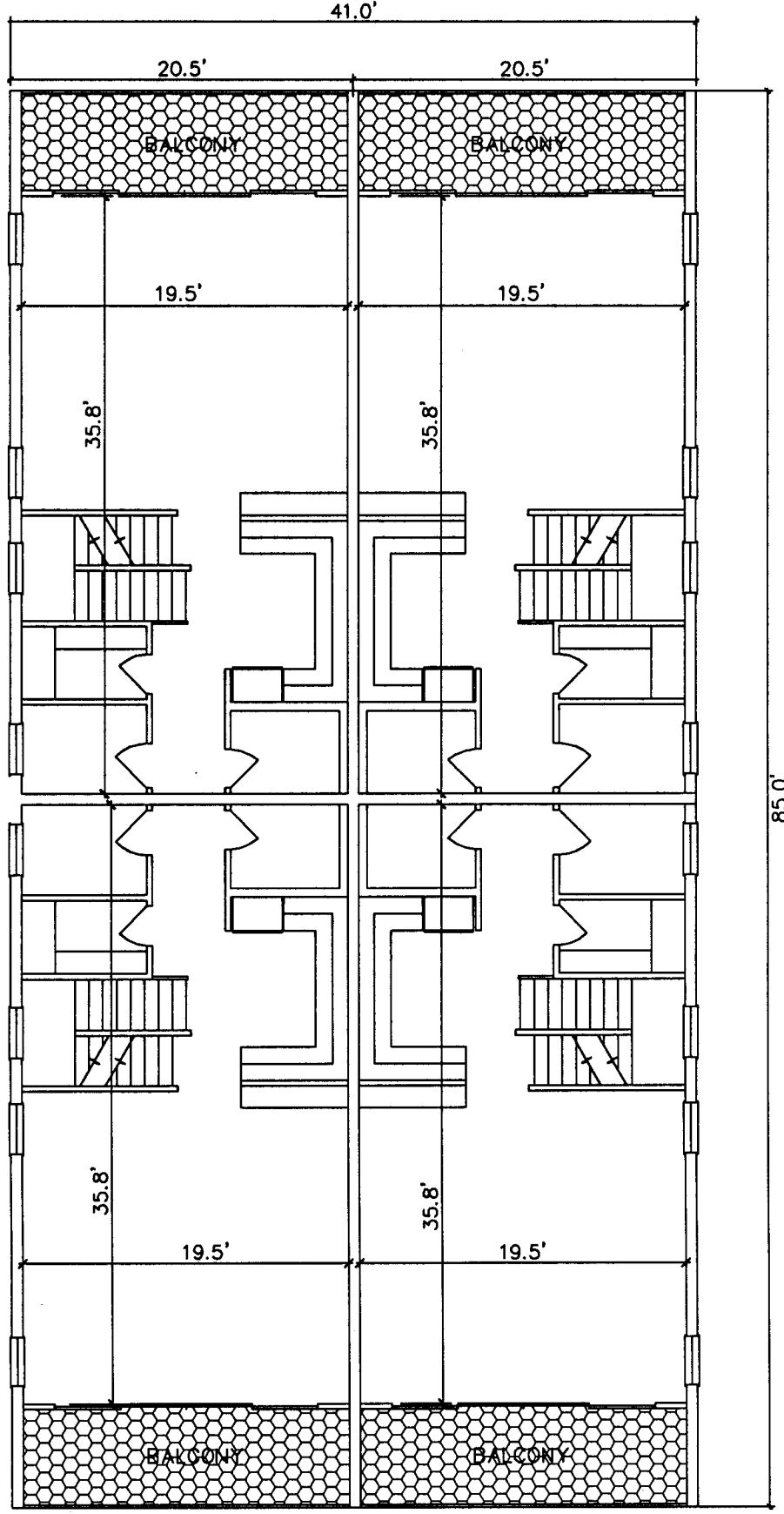
DATE: APRIL 1, 2005
SHEET 4 OF 18

OCEAN TERRACE VILLAS II A CONDOMINIUM


SCALE 1" = 100'

2nd FLOOR

41.0'x 85.0'
3,485 SQUARE FEET



DENOTES LIMITED
COMMON AREA

NOTES:
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LIMITED COMMON AREA IS A COMMON AREA.
2. BOTH BUILDINGS ON THIS SITE ARE THE SAME,
AND ALL DIMENSIONS HOLD FOR BOTH.

CHECKED BY: _____
DRAWN BY: PHC
FILE #: 2005-0528

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 5 OF 18

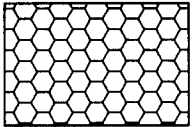
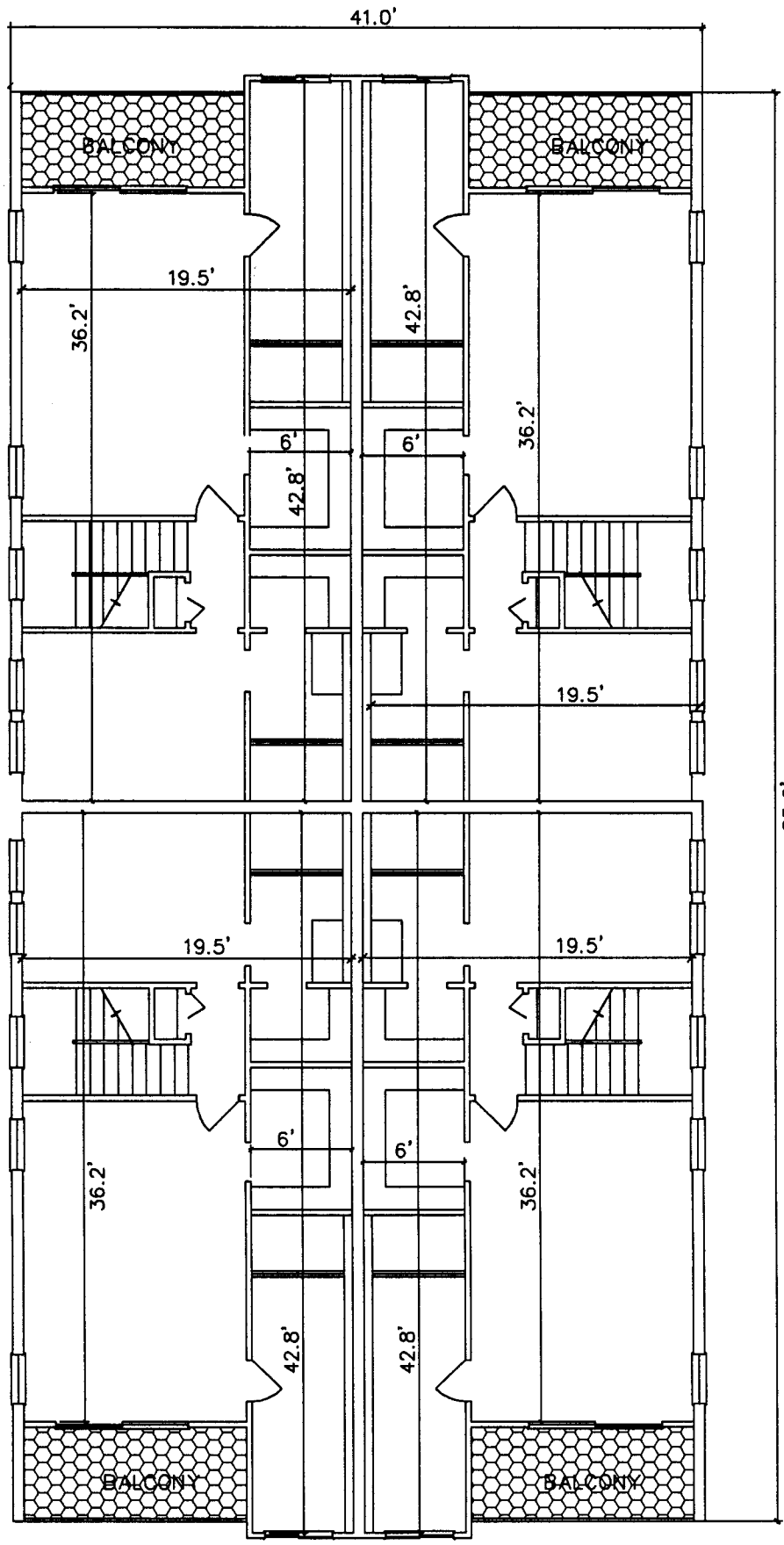
OCEAN TERRACE VILLAS II
A CONDOMINIUM

3rd FLOOR

41.0'x 85.0'
3,485 SQUARE FEET



SCALE 1" = 100'



DENOTES LIMITED
COMMON AREA

- NOTES:
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 - 2. BOTH BUILDINGS ON THIS SITE ARE THE SAME, AND ALL DIMENSIONS HOLD FOR BOTH.

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DRAWN BY: PHC
FILE #: 2005-0528

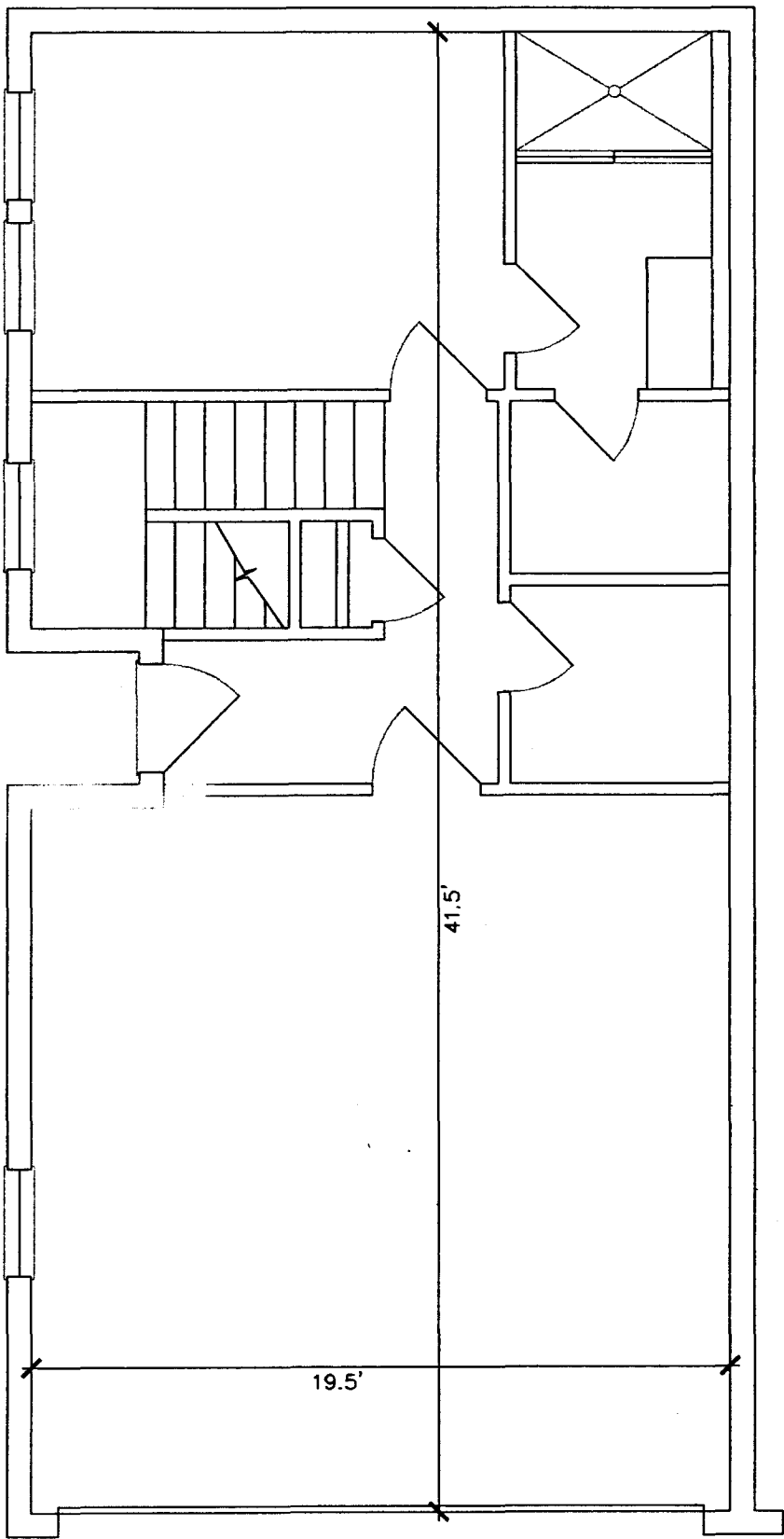
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 6 OF 18

OCEAN TERRACE VILLAS II A CONDOMINIUM

UNITS 1 & 3
1st FLOOR
19.5'x 41.5'
809 SQUARE FEET

SCALE 1" = 5'



NOTES:
1. ALL AREAS NOT WITHIN A UNIT OR SHOWN AS A LIMITED COMMON AREA IS A COMMON AREA.

REVISED AREA - MAY 9, 2006

CHECKED BY: _____
DRAWN BY: PHC
FILE #: 2005-0528

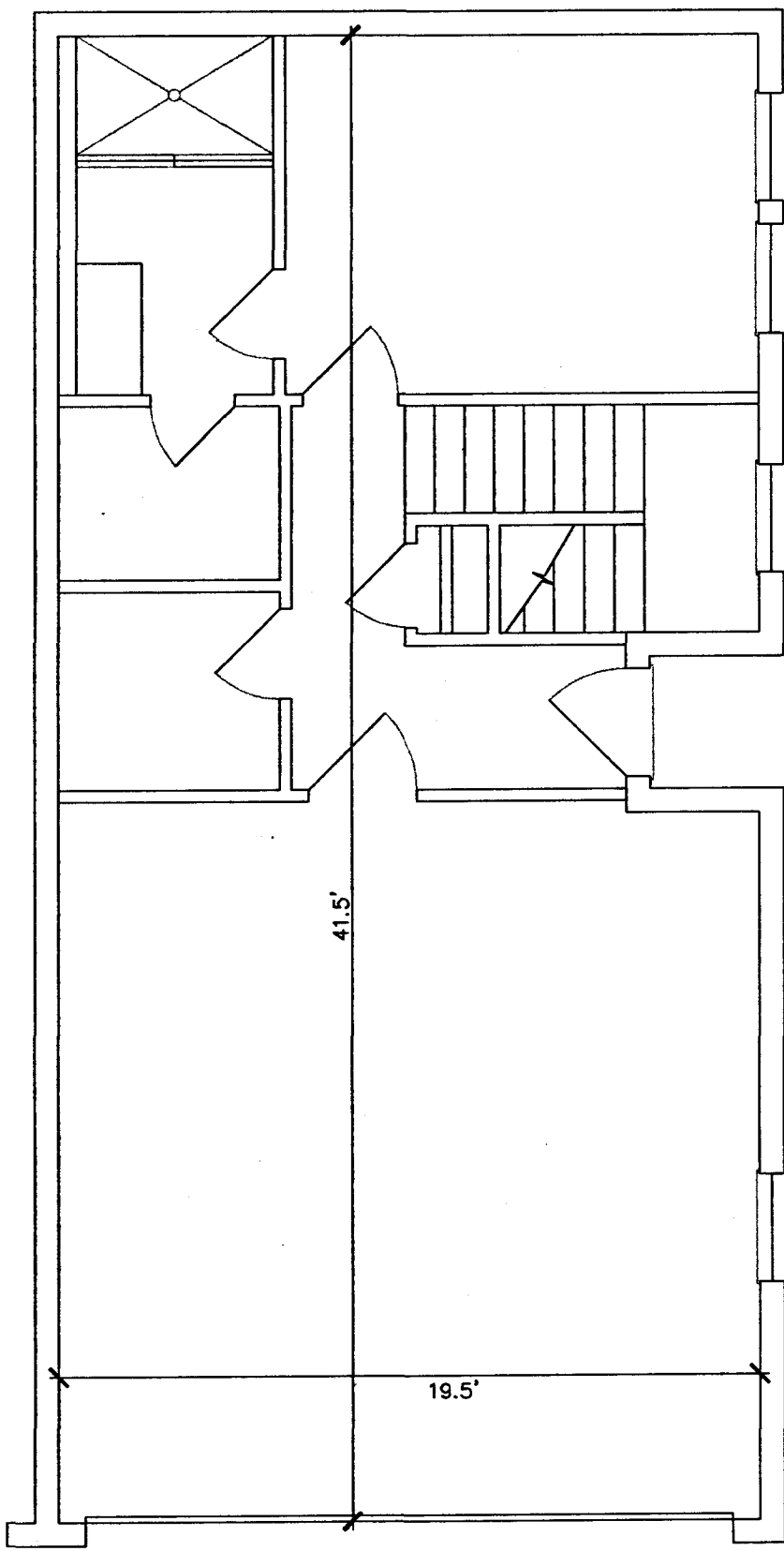
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 7 OF 18

OCEAN TERRACE VILLAS II
A CONDOMINIUM

UNITS 2 & 4
1st FLOOR
19.5'x 41.5'
809 SQUARE FEET

SCALE 1" = 5'



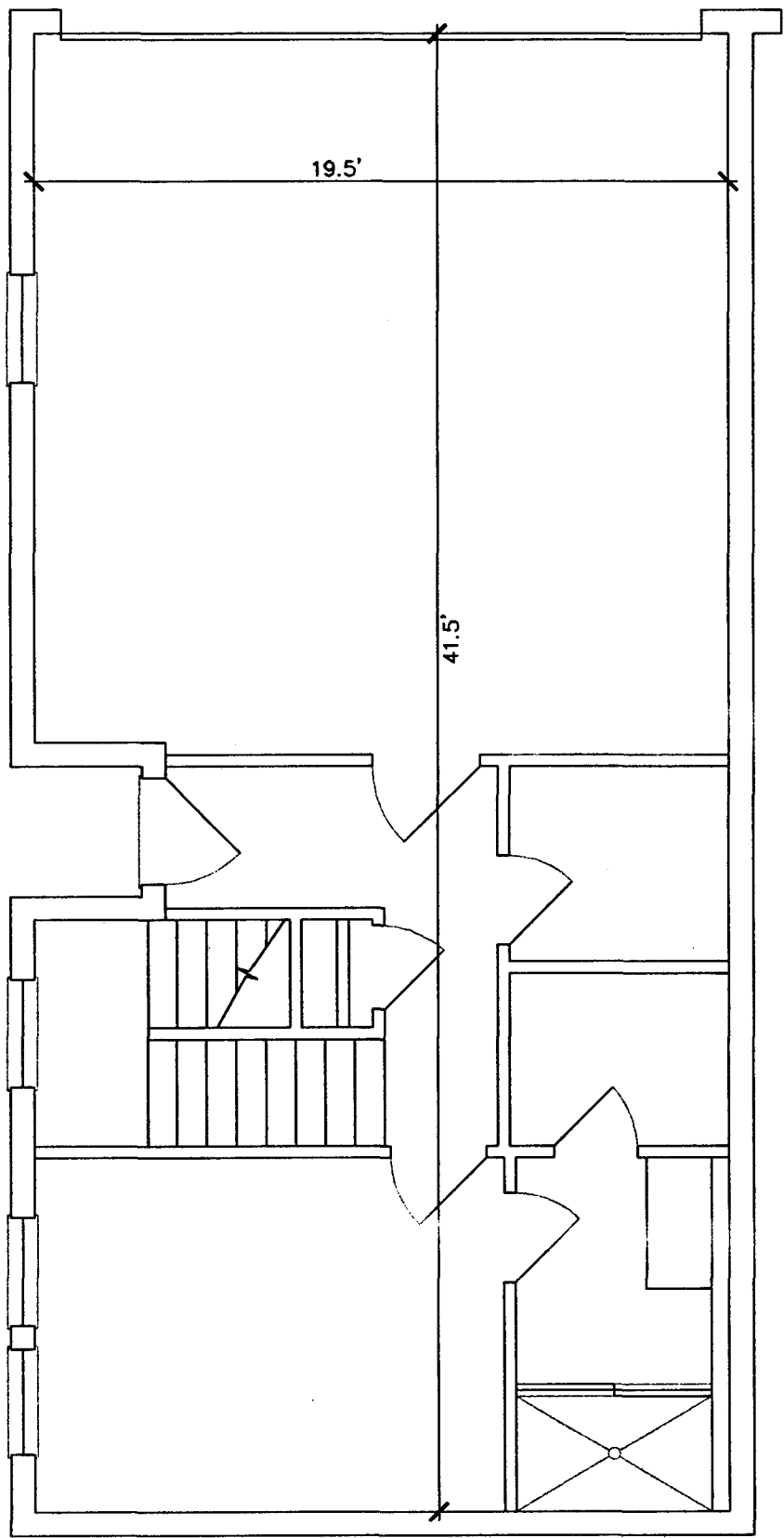
NOTES:
1. ALL AREAS NOT WITHIN A UNIT OR SHOWN AS A LIMITED COMMON AREA IS A COMMON AREA.

REVISED AREA - MAY 9, 2006

OCEAN TERRACE VILLAS II
A CONDOMINIUM

UNITS 5 & 7
1st FLOOR
19.5'x 41.5'
809 SQUARE FEET

SCALE 1" = 5'



NOTES:
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REVISED AREA - MAY 9, 2006

CHECKED BY: _____
DRAWN BY: PHC
FILE #: 2005-0528

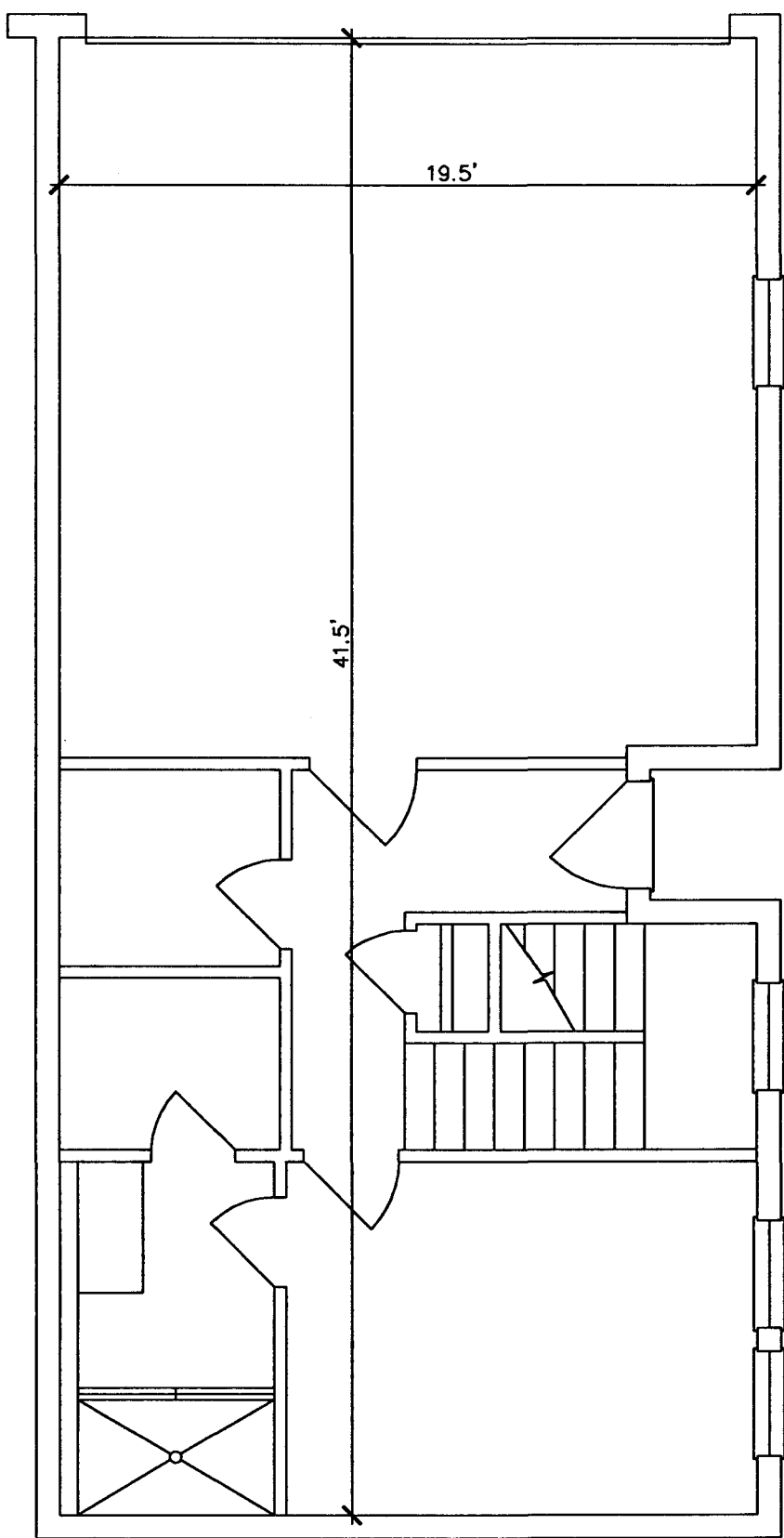
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 9 OF 18

OCEAN TERRACE VILLAS II
A CONDOMINIUM

UNITS 6 & 8
1st FLOOR
19.5'x 41.5'
809 SQUARE FEET

SCALE 1" = 5'



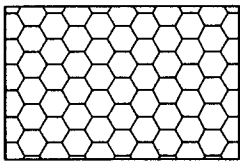
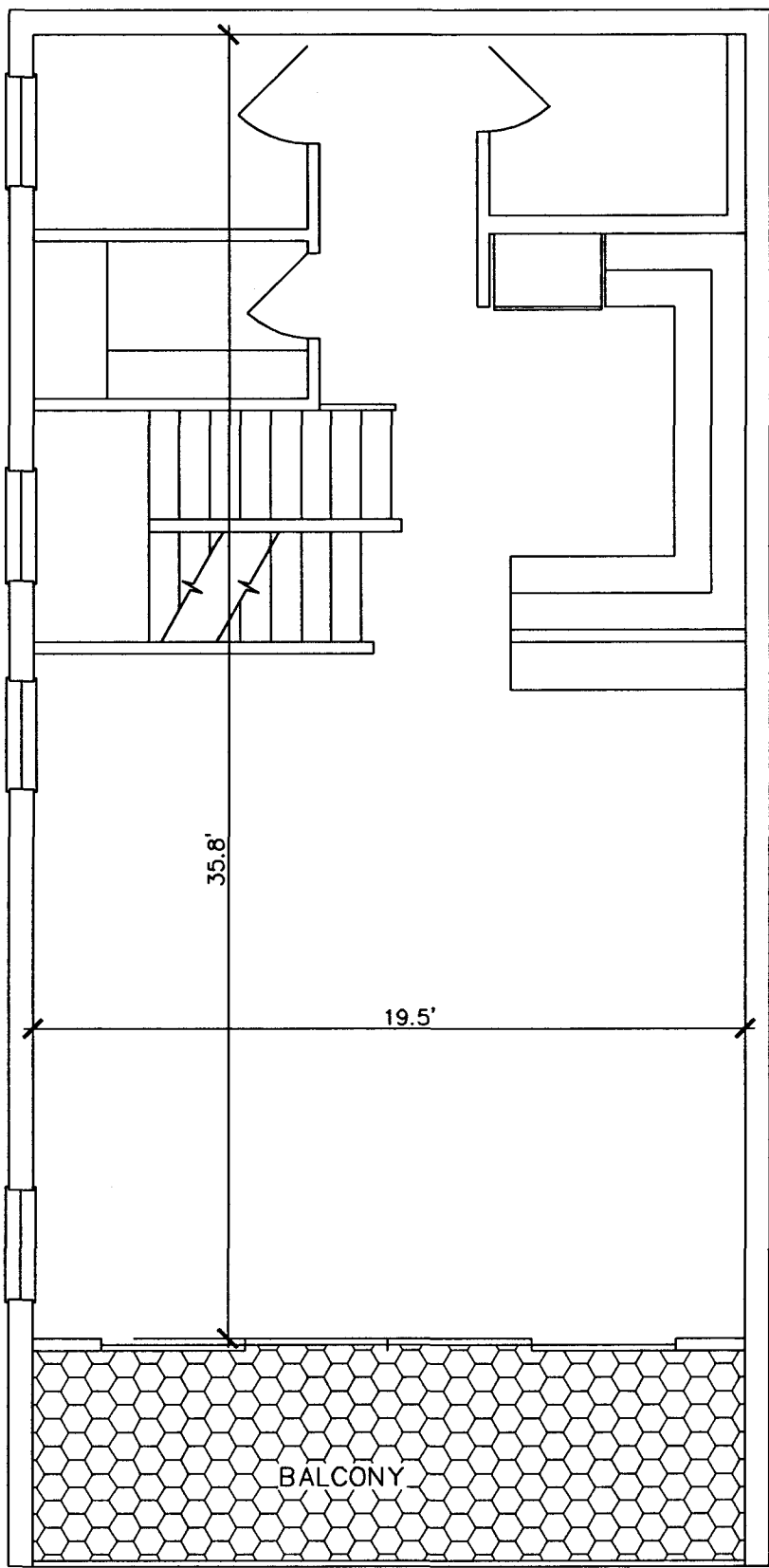
NOTES:
1. ALL AREAS NOT WITHIN A UNIT OR SHOWN AS A
LIMITED COMMON AREA IS A COMMON AREA.

OCEAN TERRACE VILLAS II

A CONDOMINIUM

UNITS 1 & 3
2nd FLOOR
19.5'x 35.8'
698 SQUARE FEET

SCALE 1" = 5'



DENOTES LIMITED
COMMON AREA

NOTES:
1. ALL AREAS NOT WITHIN A UNIT OR SHOWN AS A
LIMITED COMMON AREA IS A COMMON AREA.

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DRAWN BY: PHC
FILE #: 2005-0528

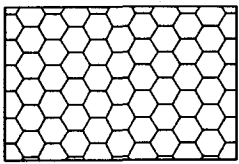
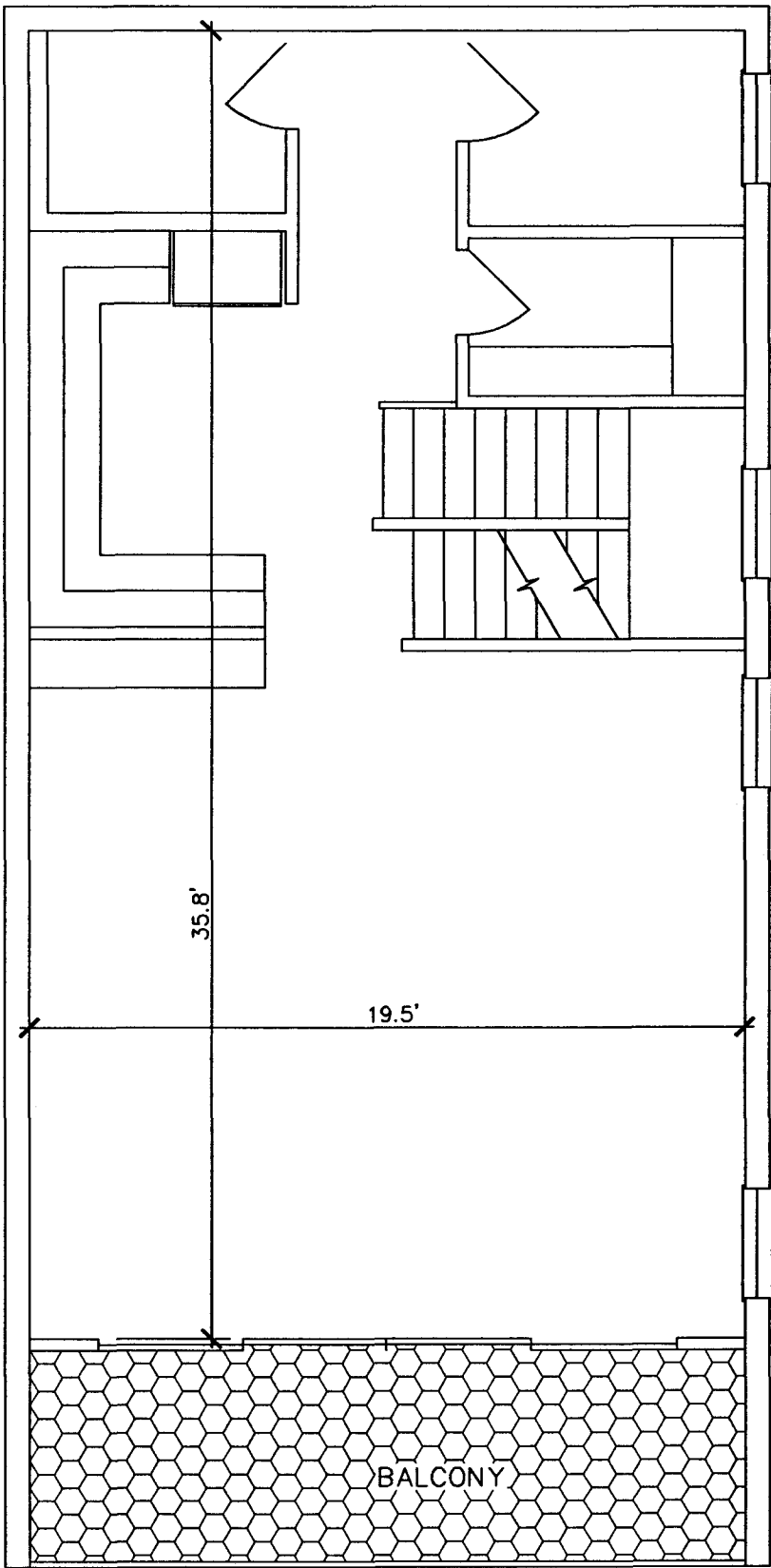
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 11 OF 18

OCEAN TERRACE VILLAS II
A CONDOMINIUM

UNITS 2 & 4
2nd FLOOR
19.5'x 35.8'
698 SQUARE FEET

SCALE 1" = 5'



DENOTES LIMITED
COMMON AREA

NOTES:
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FILE #: 2005-0528

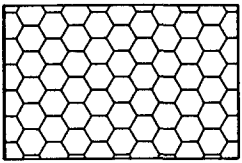
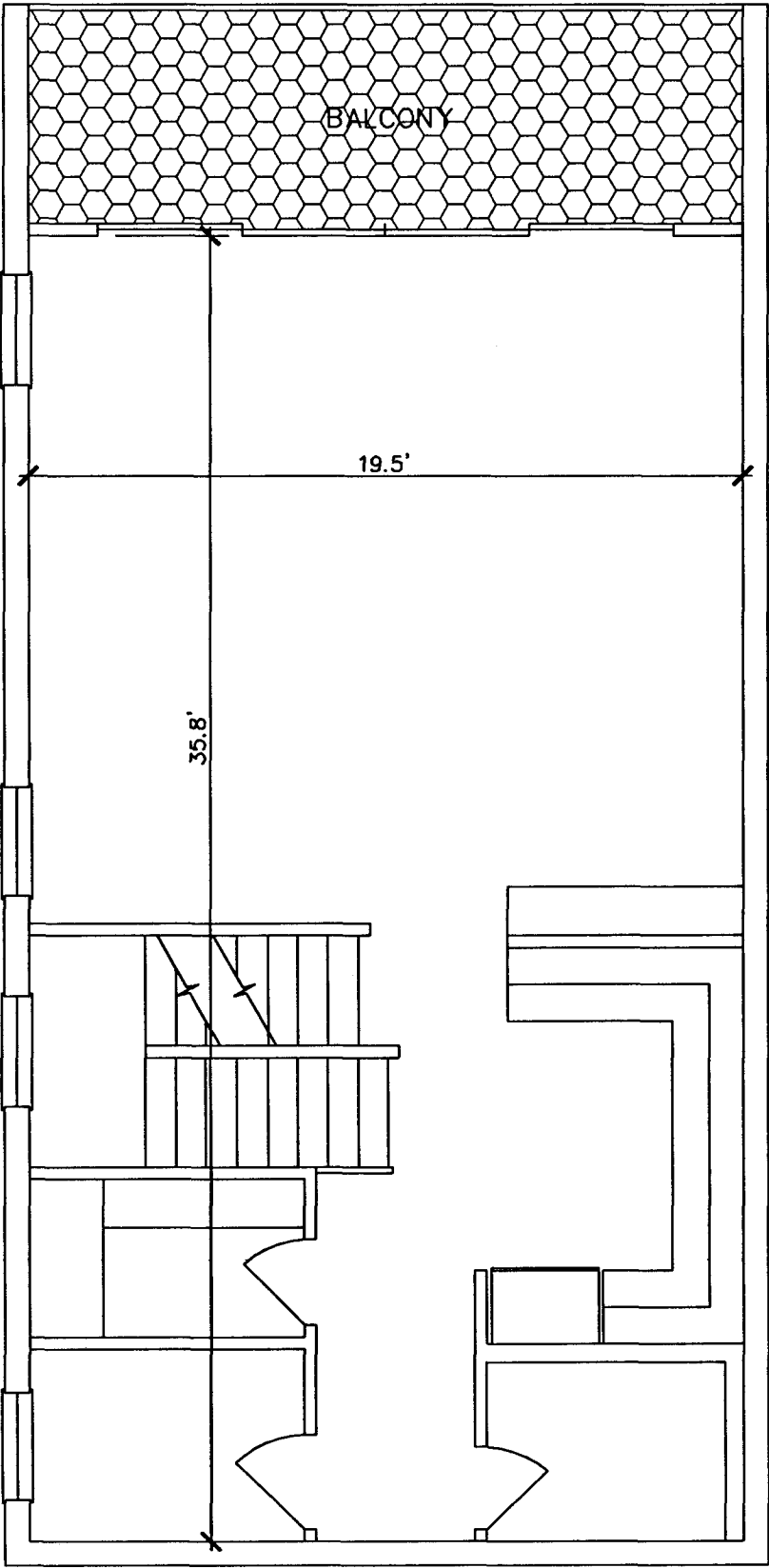
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 12 OF 18

OCEAN TERRACE VILLAS II
A CONDOMINIUM

UNITS 5 & 7
2nd FLOOR
19.5'x 35.8'
698 SQUARE FEET

SCALE 1" = 5'



DENOTES LIMITED
COMMON AREA

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FILE #: 2005-0528

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

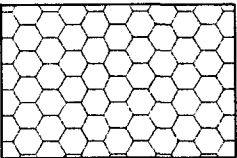
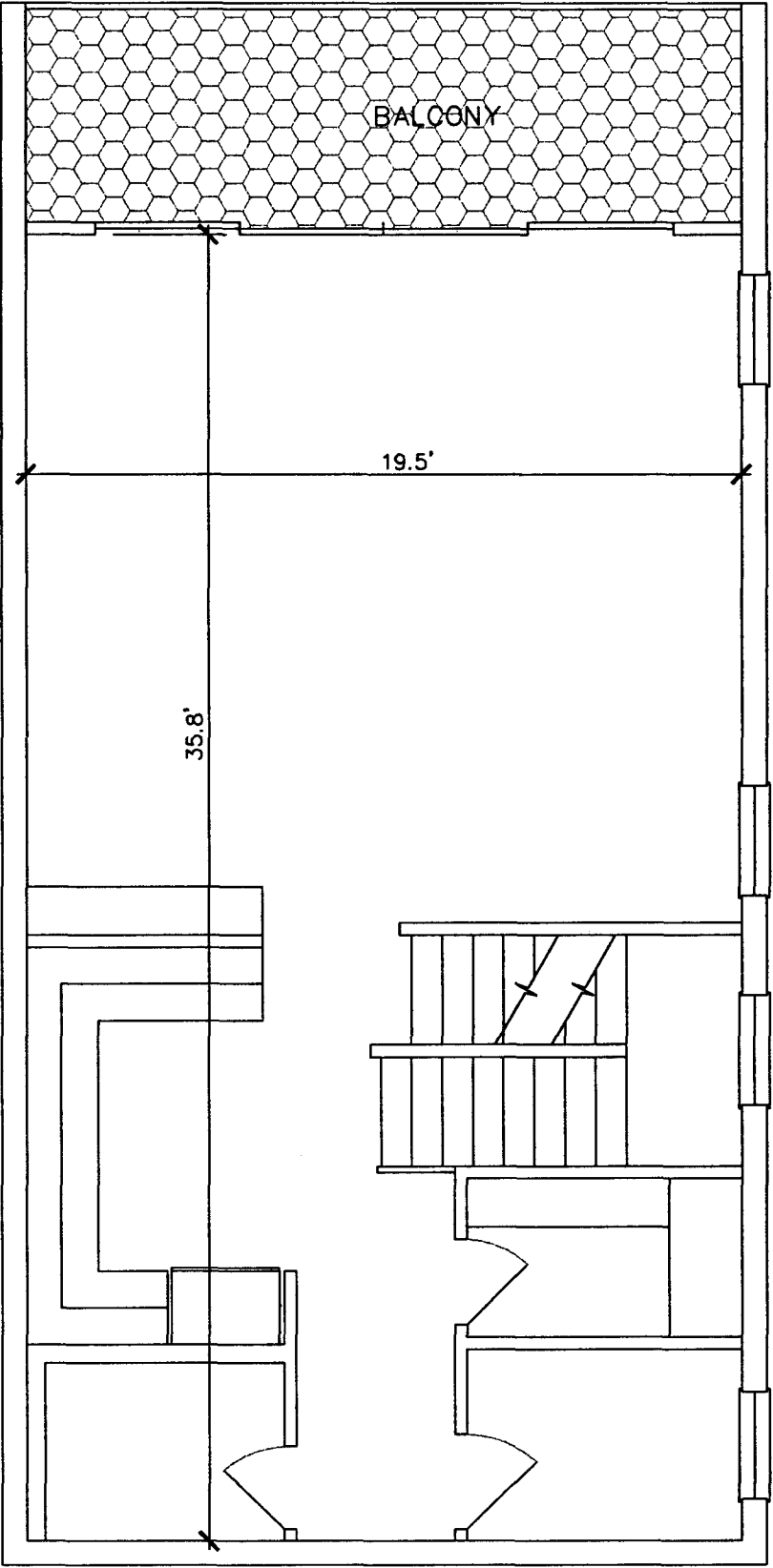
DATE: APRIL 1, 2005
SHEET 13 OF 18

OCEAN TERRACE VILLAS II

A CONDOMINIUM

UNITS 6 & 8
2nd FLOOR
19.5'x 35.8'
698 SQUARE FEET


SCALE 1" = 5'



DENOTES LIMITED
COMMON AREA

REVISED UNIT No.s - MAY 9, 2006

NOTES:
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FILE #: 2005-0528

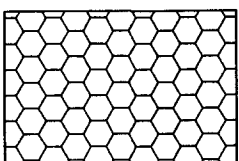
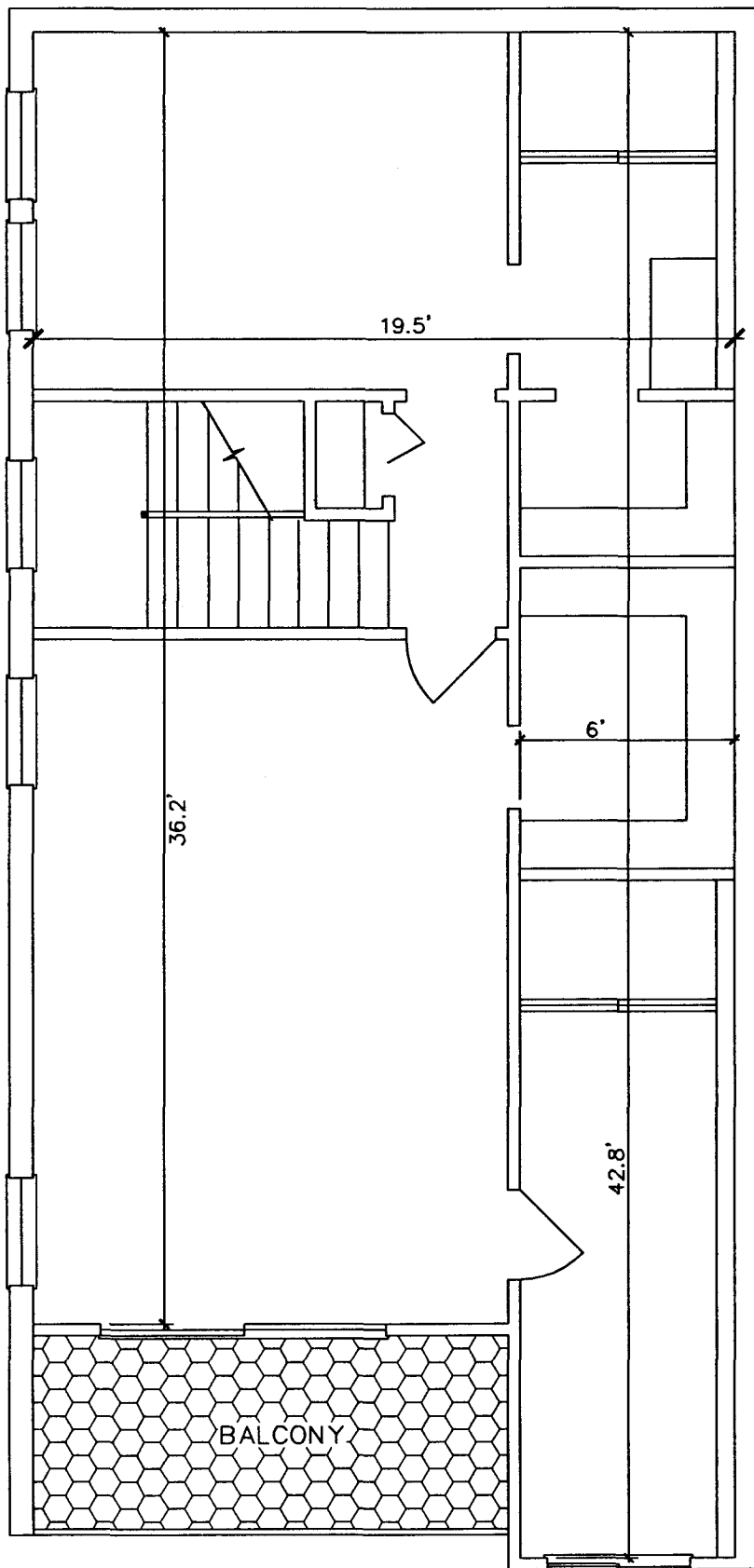
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 14 OF 18

OCEAN TERRACE VILLAS II A CONDOMINIUM

UNITS 1 & 3
3rd FLOOR
19.5' x 42.8'
745 SQUARE FEET


SCALE 1" = 5'



DENOTES LIMITED
COMMON AREA

NOTES:

1. ALL AREAS NOT WITHIN A UNIT OR SHOWN AS A
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DRAWN BY: PHC
FILE #: 2005-0528

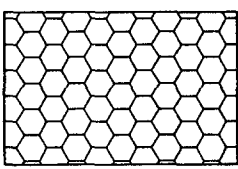
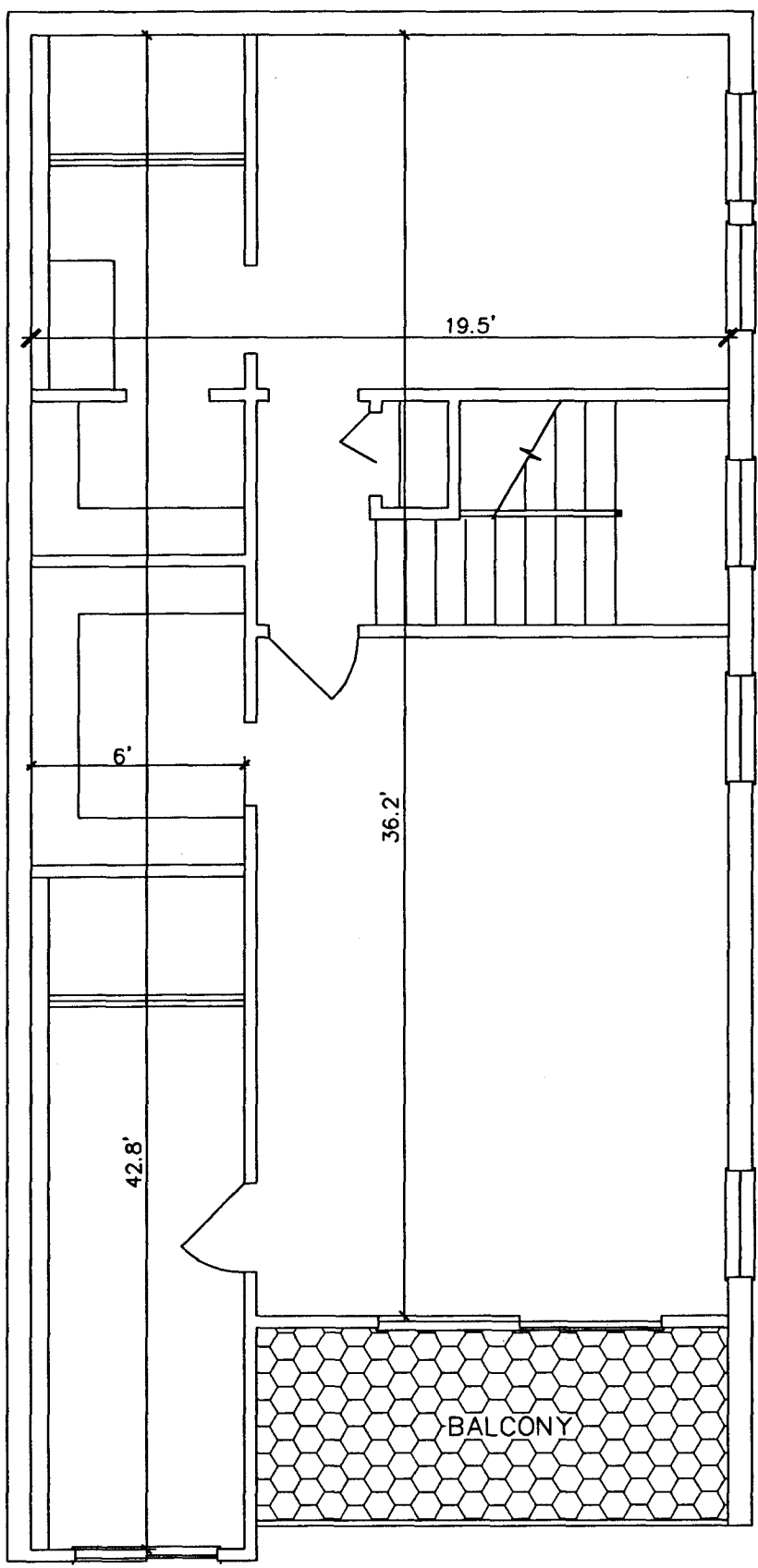
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 15 OF 18

OCEAN TERRACE VILLAS II A CONDOMINIUM

UNITS 2 & 4
3rd FLOOR
19.5"x 42.8'
745 SQUARE FEET


SCALE 1" = 5'



DENOTES LIMITED
COMMON AREA

NOTES:
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FILE #: 2005-0528

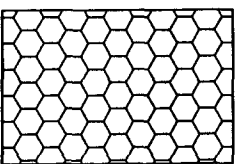
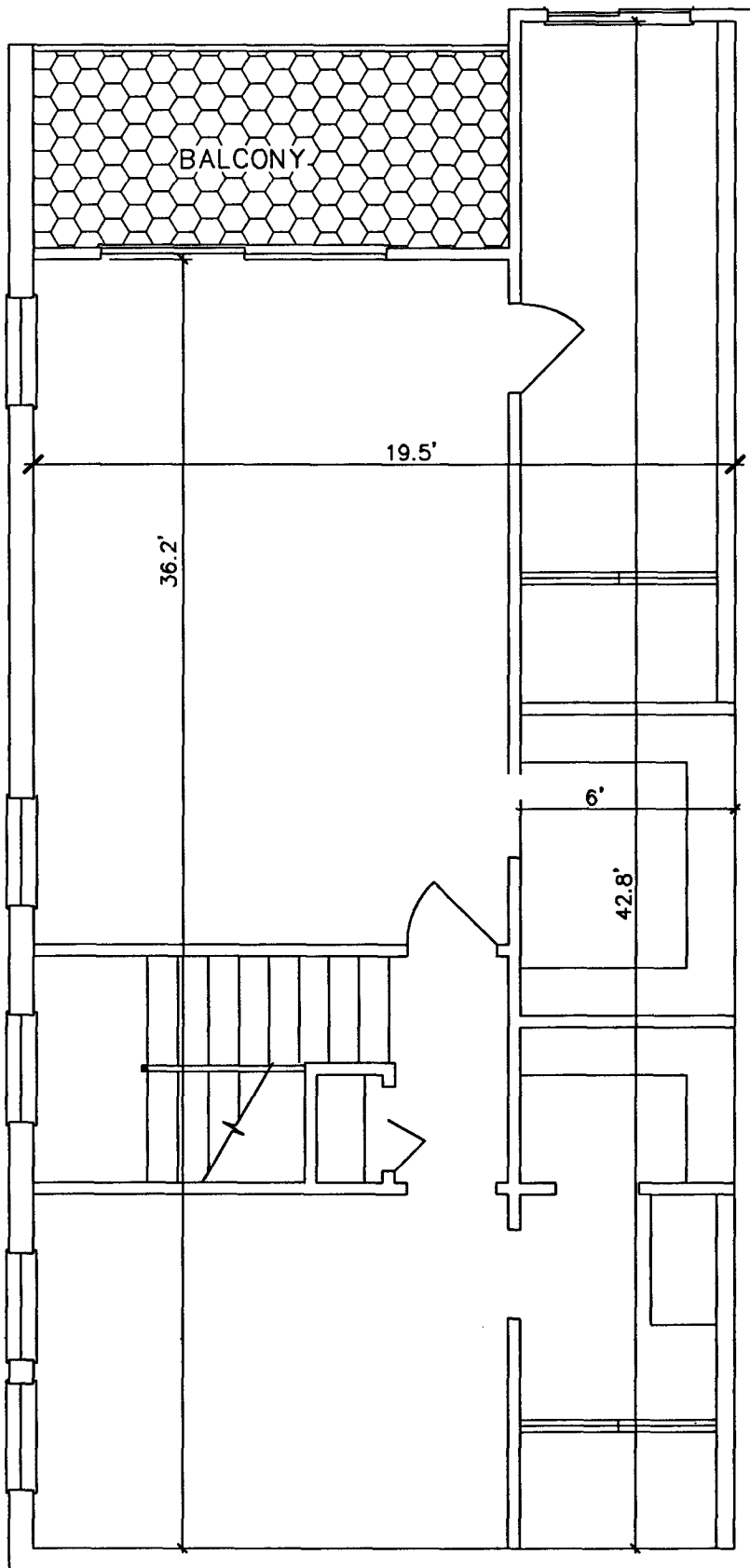
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 16 OF 18

OCEAN TERRACE VILLAS II A CONDOMINIUM

UNITS 5 & 7
3rd FLOOR
19.5"x 42.8'
745 SQUARE FEET


SCALE 1" = 5'



DENOTES LIMITED
COMMON AREA

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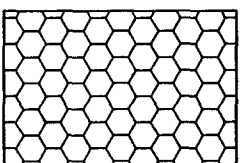
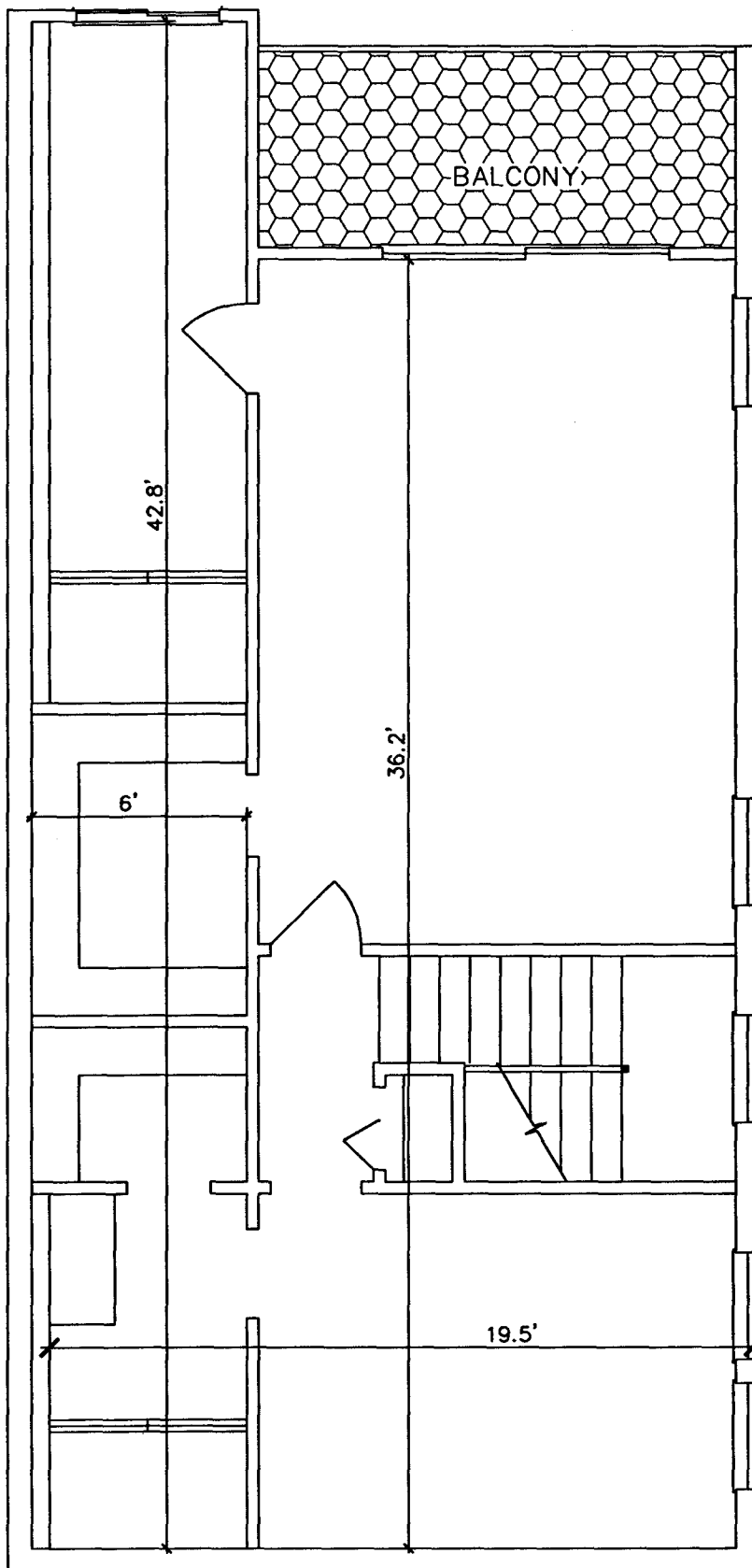
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 17 OF 18

OCEAN TERRACE VILLAS II A CONDOMINIUM

UNITS 6 & 8
3rd FLOOR
19.5'x 42.8'
745 SQUARE FEET


SCALE 1" = 5'



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FILE #: 2005-0528

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 1, 2005
SHEET 18 OF 18