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ENV-
This instrument prepared by:

Michael T. Traficante, Esq.
GRANT, FRIDKIN, PEARSON, ATHAN & CROWN, P.A.
5551 Ridgewood Drive, Suite 501
Naples, Florida 34108
(239) 514-1000

COPY
(space above line for official use only)
FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
LA TERRAZA I, A CONDOMINIUM
THIS AMENDMENT is made this 19th day of October 2006, by Crosswinds
at Palencia, LLC, a Florida limited liability company ("Developer").

RECITALS:

A. Developer has submitted certain real property to the condominium form of ownership as more particularly described in that certain Declaration of Condominium (the "Declaration") for **LA TERRAZA I, A CONDOMINIUM** (the "Condominium"), dated June 16, 2006, recorded at Official Records Book 2749, Page 226, *et seq.*; as re-recorded at Official Records Book 2803, Page 1717, *et seq.*; both of the Public Records of St. Johns County, Florida;

B. When the Declaration was originally recorded, the Condominium improvements had not been substantially completed; and

C. The Developer wishes to amend the Declaration pursuant to Florida Statutes, Section 718.104(4)(e) to record a Certificate of Substantial Completion for Units 201, 202, 203, 204, 205, 206, 207, 301, 302, 303, 304, 305, 306, 307, 401, 402, 403, 404 and 405 of Building B of the Condominium, together with the related common elements, and to record graphic descriptions and a plot plan consistent with said Certificate.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Developer hereby amends the Declaration as follows.

The Developer declares that Units 201, 202, 203, 204, 205, 206, 207, 301, 302, 303, 304, 305, 306, 307, 401, 402, 403, 404 and 405 of Building B are substantially completed as evidenced by (i) the Certificate of Substantial Completion attached hereto as Exhibit "A," and (ii) the plot plan and graphic descriptions attached hereto as Exhibit "B," and Developer hereby amends the Declaration to include such Certificate, plot plan and graphic descriptions.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK. SIGNATURE PAGE
TO FOLLOW.]**

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

[Signature]
Signature of Witness #1
Hora Camargo
Printed Name of Witness #1

CROSSWINDS AT PALENCIA, LLC, a Florida limited liability company

By: Bentley Management, LLC, a Michigan limited liability company, as Manager

[Signature]
Signature of Witness #2

By: *[Signature]*
Keith M. Kallen, as Manager

Mary Burke
Printed Name of Witness #2

STATE OF MICHIGAN
COUNTY OF OAKLAND

COPY

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 17th day of October 2006, by Keith M. Kallen, as Manager of Bentley Management, LLC, a Michigan limited liability company, as Manager of Crosswinds at Palencia, LLC, a Florida limited liability company, who ✓ is personally known to me OR produced as identification.

(Notary Seal)
COPY

[Signature]
Notary Public

Amy L. Weiss
Printed Name of Notary Public
My Commission Expires: 3-20-08

AMY L. WEISS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 20, 2008
ACTING IN COUNTY OF

Oakland

JOINDER AND CONSENT

The undersigned, being the owner and holder of a mortgage recorded at Official Records Book 2198, Page 0267, of the Public Records of St. Johns County, Florida, which encumbers the land described on Exhibit "A" of the Declaration of Condominium for La Terraza I, a Condominium, hereby joins in and consents to the First Amendment to Declaration of Condominium for La Terraza I, a Condominium, to which this instrument is attached.

Signed, Sealed and Delivered in the Presence of:

Witnesses:

Ohio Savings Bank, a Federal Savings Bank

Kathryn Gamble
Witness #1

Kathryn Gamble
Printed Name of Witness #1

Debra L. Wood
Witness #2

Debra L. Wood
Printed Name of Witness #2

By: [Signature]
Craig Ridinger, as Vice President

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 9th day of NOVEMBER, 2006, by Craig Ridinger, as Vice President of Ohio Savings Bank, a Federal Savings Bank, who is personally known to me or who produced as identification.



DEBRA L. WOOD
MY COMMISSION # DD 547480
EXPIRES: May 13, 2010
Bonded thru Budget Notary Services

[Signature]

Notary Public

Debra L. Wood
Printed Name of Notary

My Commission Expires: 5/13/10

COPY

PRIVETT-NILES & ASSOCIATES, INC.
SURVEYING & MAPPING CONSULTANTS
3000 N. PONCE DELEON BLVD., SUITE D
ST. AUGUSTINE, FL 32084
TELEPHONE: 904-829-2591
FACSIMILE: 904-829-5070

**LA TERRAZA I,
A CONDOMINIUM,
BUILDING B**

SURVEYOR'S CERTIFICATE OF SUBSTANTIAL COMPLETION

COPY

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS LA TERRAZA I, A CONDOMINIUM, BUILDING B, IS SUBSTANTIALLY COMPLETE SO THAT THE ATTACHED GRAPHIC DESCRIPTION OF THE IMPROVEMENTS TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO LANDSCAPING, UTILITIES SERVICES, ACCESS TO BUILDING B, AND CONDOMINIUM COMMON ELEMENT FACILITIES AS SET FORTH IN THE DECLARATION OF CONDOMINIUM HAVE BEEN SUBSTANTIALLY COMPLETED.

COPY


ALBERT D. BRADSHAW, STATE OF FLORIDA (L.S.#5257)
PRIVETT-NILES & ASSOCIATES, INC. (L.B.#6824)

EXHIBIT "A"

MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I

SHEET 1 OF 2

POINT OF REFERENCE

FOR BUILDINGS A & B
NELY CORNER OF
ORB 2006, PG 618

POINT OF BEGINNING

CONSERVATION
EASEMENT
"TRACT A"
PER ORB 1709,
PG 178

BALENCIA VILLAGE DRIVE
MB 41, PGS. 52-57
(R/W VARIES)

N5°10'29"E CH=471.50'
R=670.00' L=481.80'

S.L.Y R/W LINE

POND

UNPLATTED SECTION 4,
TOWNSHIP 6 SOUTH,
RANGE 29 EAST

**SEE SHEET 2 OF 2 FOR
GENERAL NOTES AND LEGEND**

PREPARED BY:

PRINETT-NILES & ASSOC., INC.
SURVEYORS, MAPPERS AND LAND PLANNERS
3000 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FLORIDA, 32084
(904) 829-2591 LB No.6824

SCALE: 1"=100'
DATE: 3-06-04

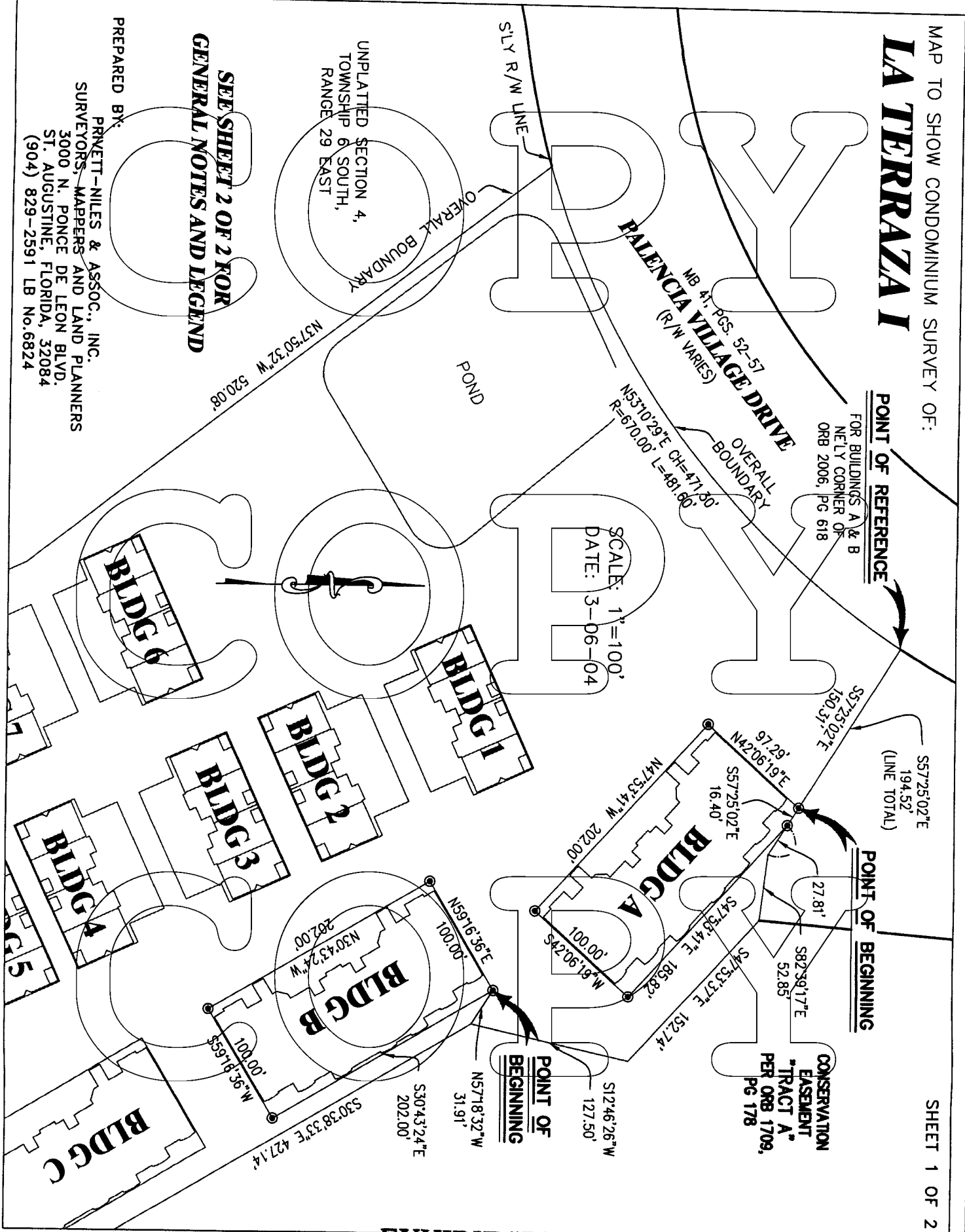
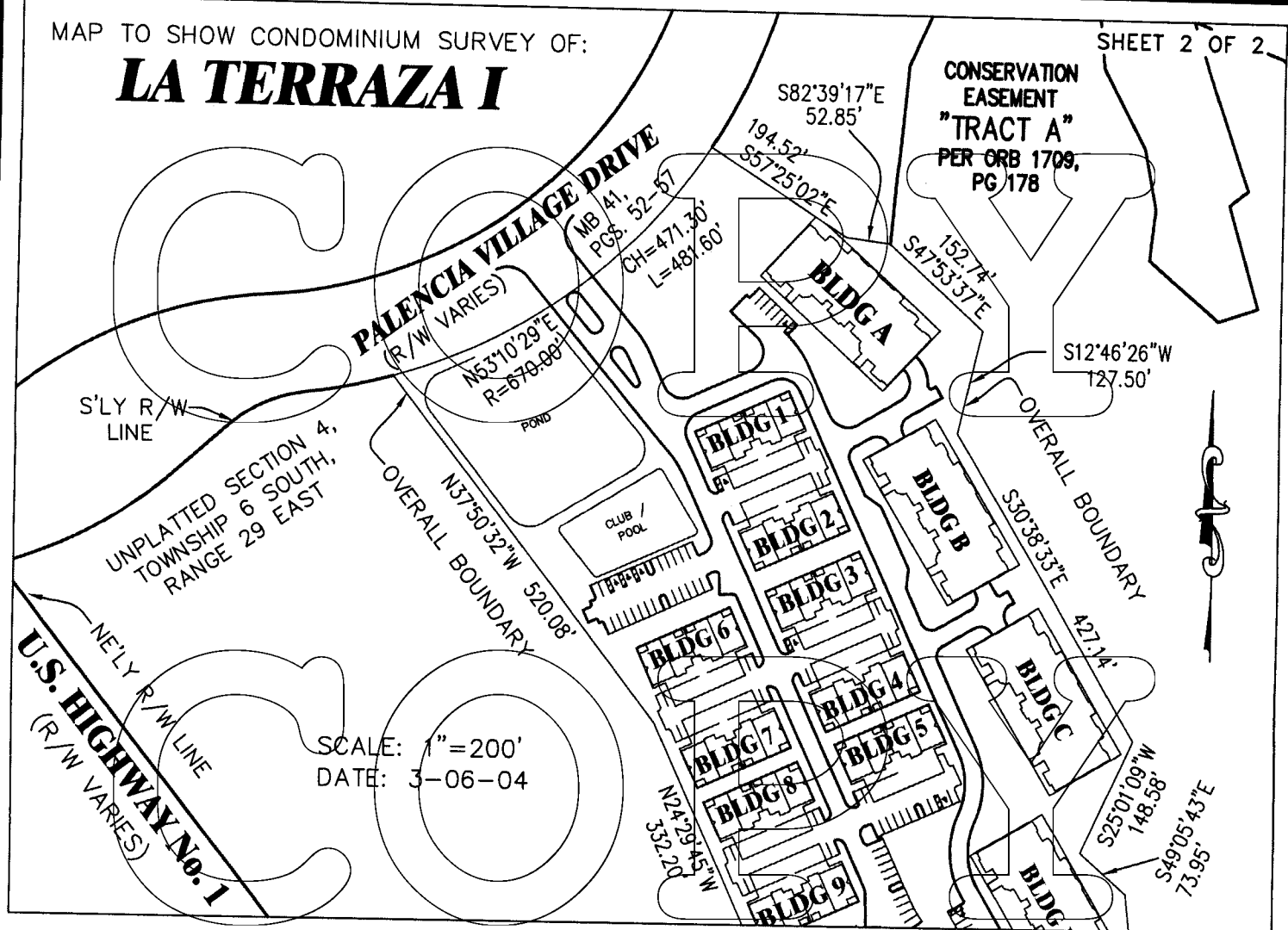


EXHIBIT "B"

MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I

SHEET 2 OF 2

**LEGEND:**

R/W=RIGHT-OF-WAY

MB=MAP BOOK

ORB=OFFICIAL RECORDS BOOK

PG=PAGE

BLDG=BUILDING

●=SET 1/2" IRON PIPE

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (FLORIDA EAST ZONE).

2) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5) THIS PROPERTY IS LOCATED IN FLOOD ZONE C, HAVING NO BASE FLOOD ELEVATION, PER F.I.R.M. #125147 0175 D, MAP REVISED SEPTEMBER 18, 1985.

6) ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING, UNLESS OTHERWISE SHOWN.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS CONDOMINIUM SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 07/11/06 THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FAC PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

ALBERT D. BRADSHAW, P.S.M.
FLORIDA CERTIFICATION No. 6824

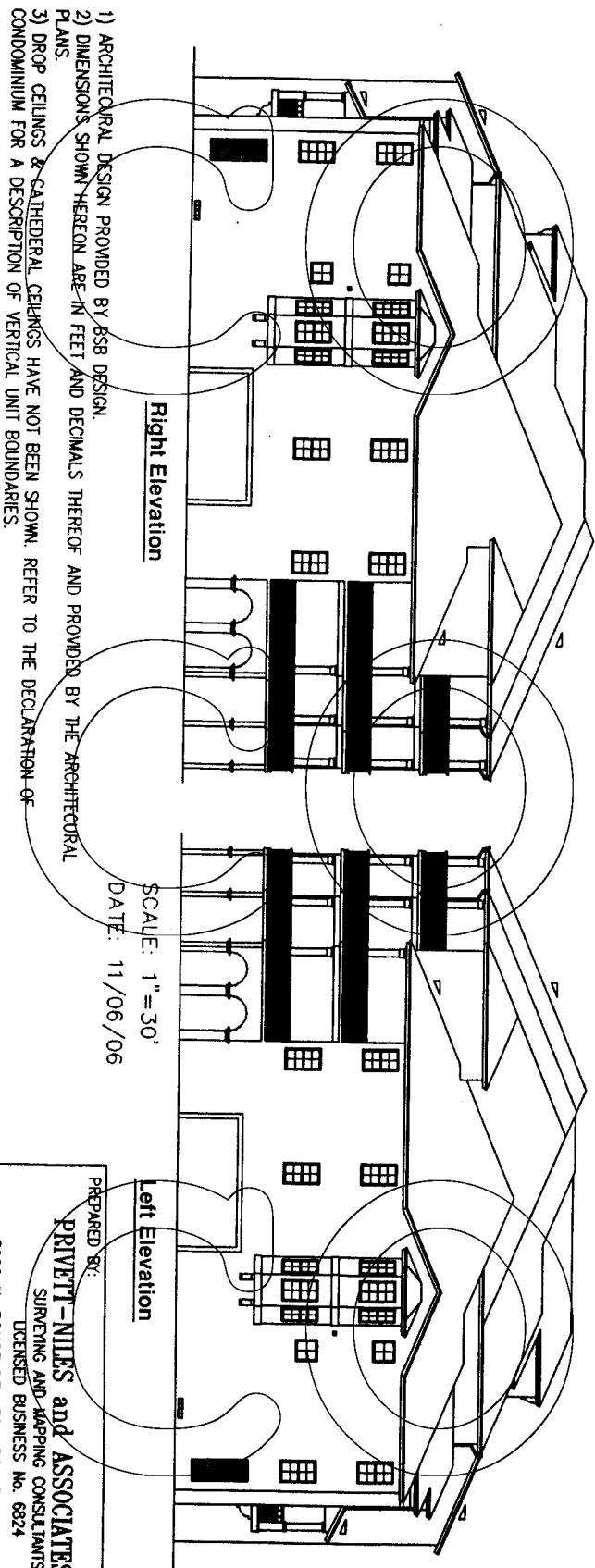
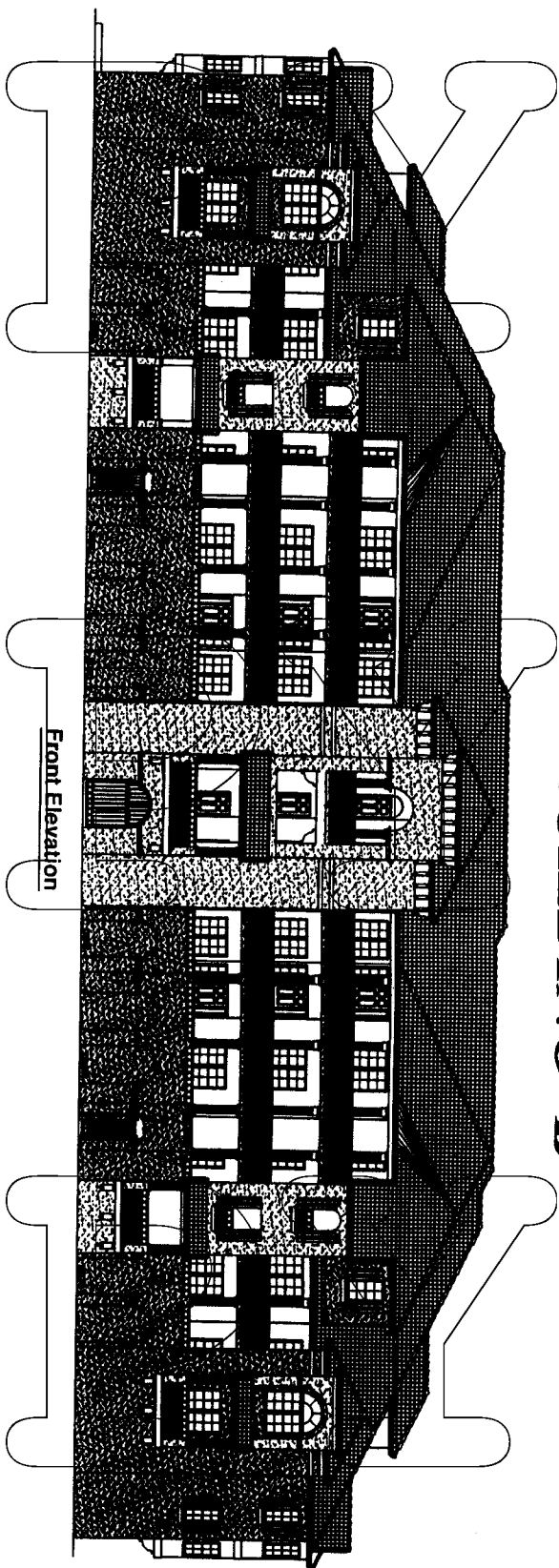
PREPARED BY:

PRIVETT-NILES & ASSOC., INC.
SURVEYORS, MAPPERS AND LAND PLANNERS
3000 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FLORIDA, 32084
(904) 829-2591 LB No.6824

EXHIBIT "B"

MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I-BUILDING "B"



- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
- 3) DROP CEILINGS & CATHEDRAL CEILINGS HAVE NOT BEEN SHOWN. REFER TO THE DECLARATION OF CONDOMINIUM FOR A DESCRIPTION OF VERTICAL UNIT BOUNDARIES.

PREPARED BY:

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS

LICENSED BUSINESS NO. 6824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

EXHIBIT "B"

96.3
EXHIBIT "B"

MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I - BUILDING "B"

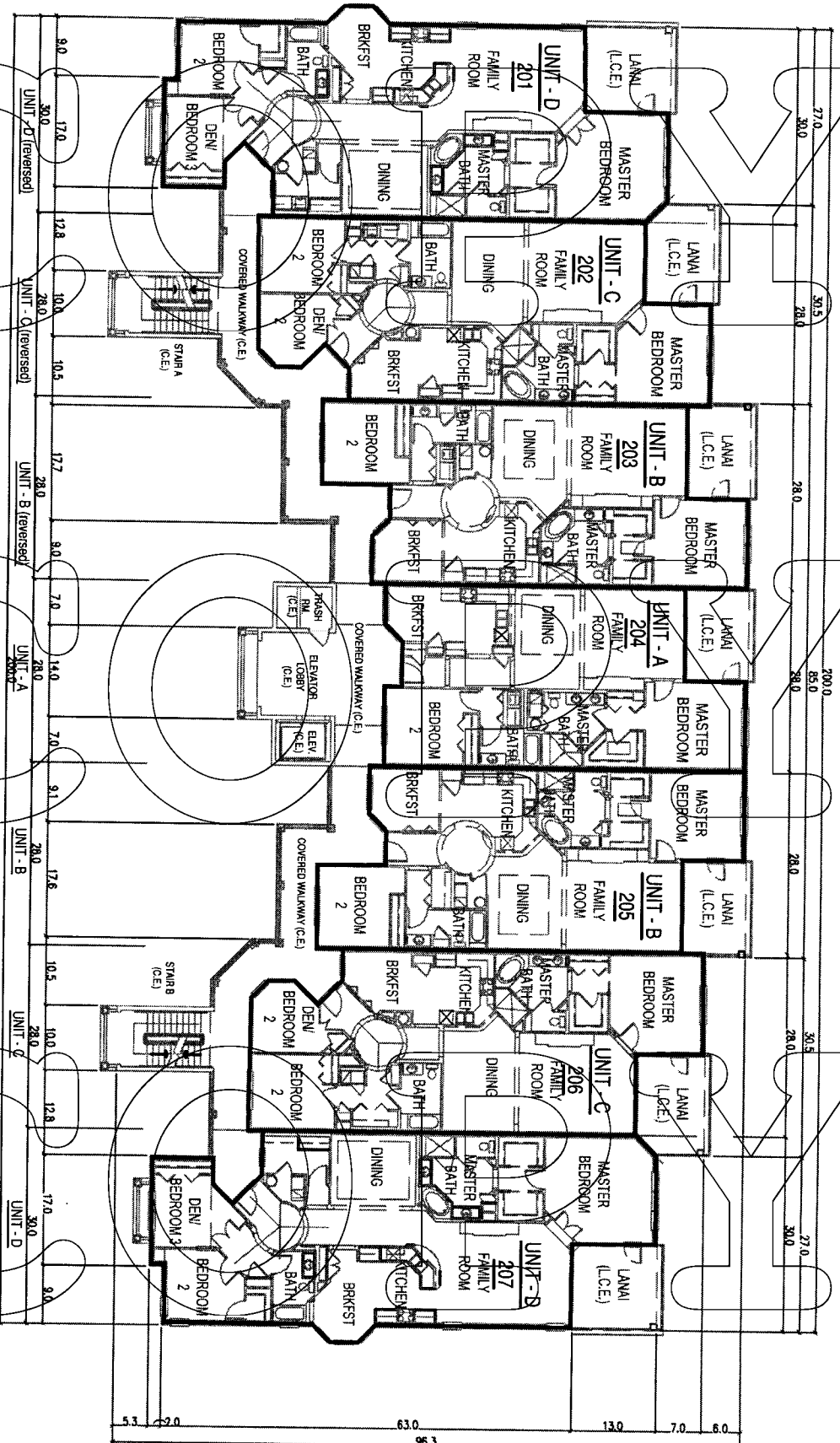


EXHIBIT "B"

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
- 3) DROP CEILINGS & CATHEDRAL CEILINGS HAVE NOT BEEN SHOWN. REFER TO THE DECLARATION OF CONDOMINIUM FOR A DESCRIPTION OF VERTICAL UNIT BOUNDARIES.

SECOND FLOOR PLAN

SCALE: 1"=30'

PREPARED BY:

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS NO. 6824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

DATE: 11/06/06

MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I - BUILDING "B"

- 1) ARCHITECTURAL DESIGN PROVIDED BY B88 DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
- 3) DROP CEILINGS & CATHEDRAL CEILINGS HAVE NOT BEEN SHOWN. REFER TO THE DECLARATION OF CONDOMINIUM FOR A DESCRIPTION OF VERTICAL UNIT BOUNDARIES.

DATE: 11/06/06

THIRD FLOOR PLAN

SCALE: 1"=30'

PREPARED BY:

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND TAPPING CONSULTANTS
LICENSED BUSINESS NO. 6824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 828-2591 FAX: (904) 828-5070

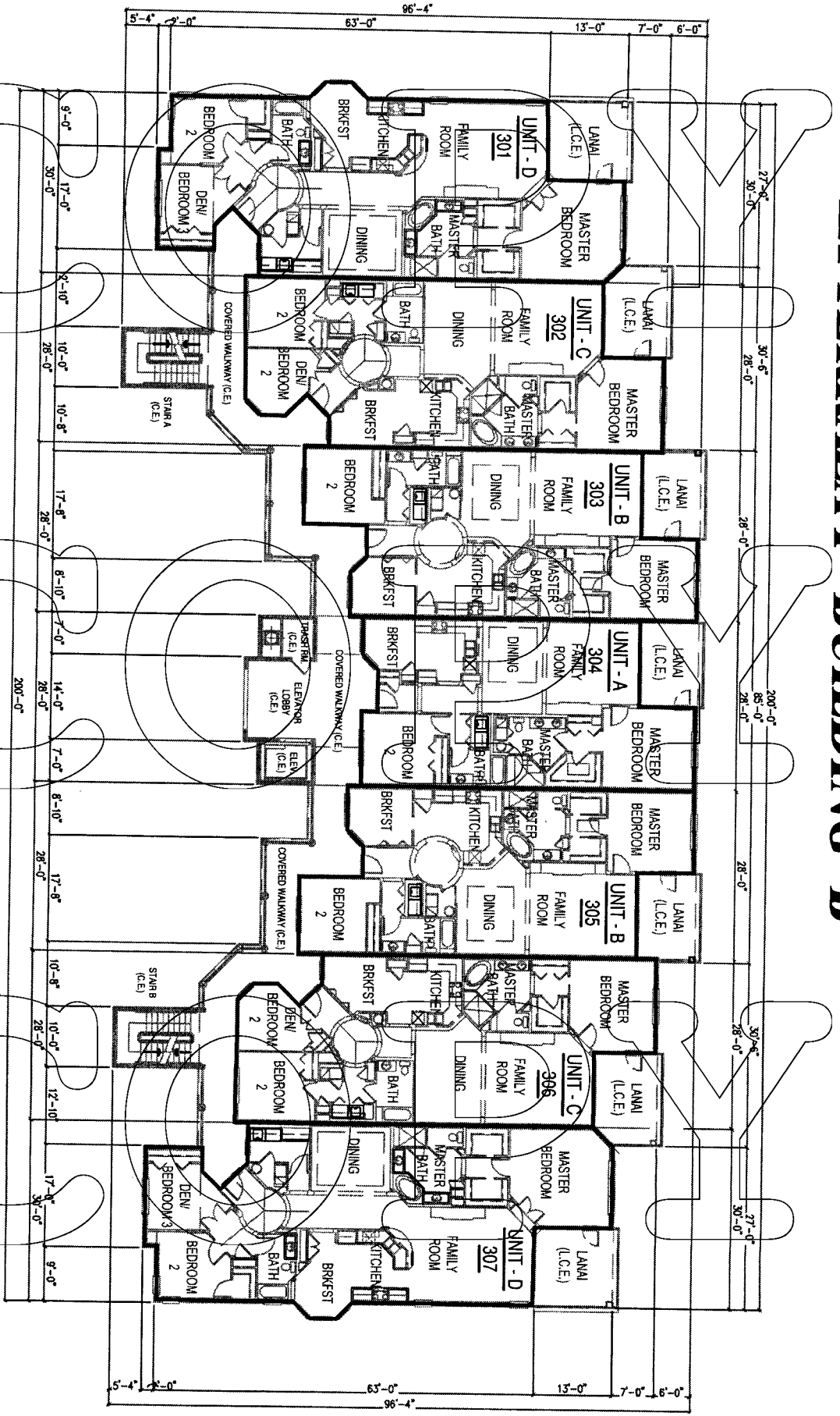
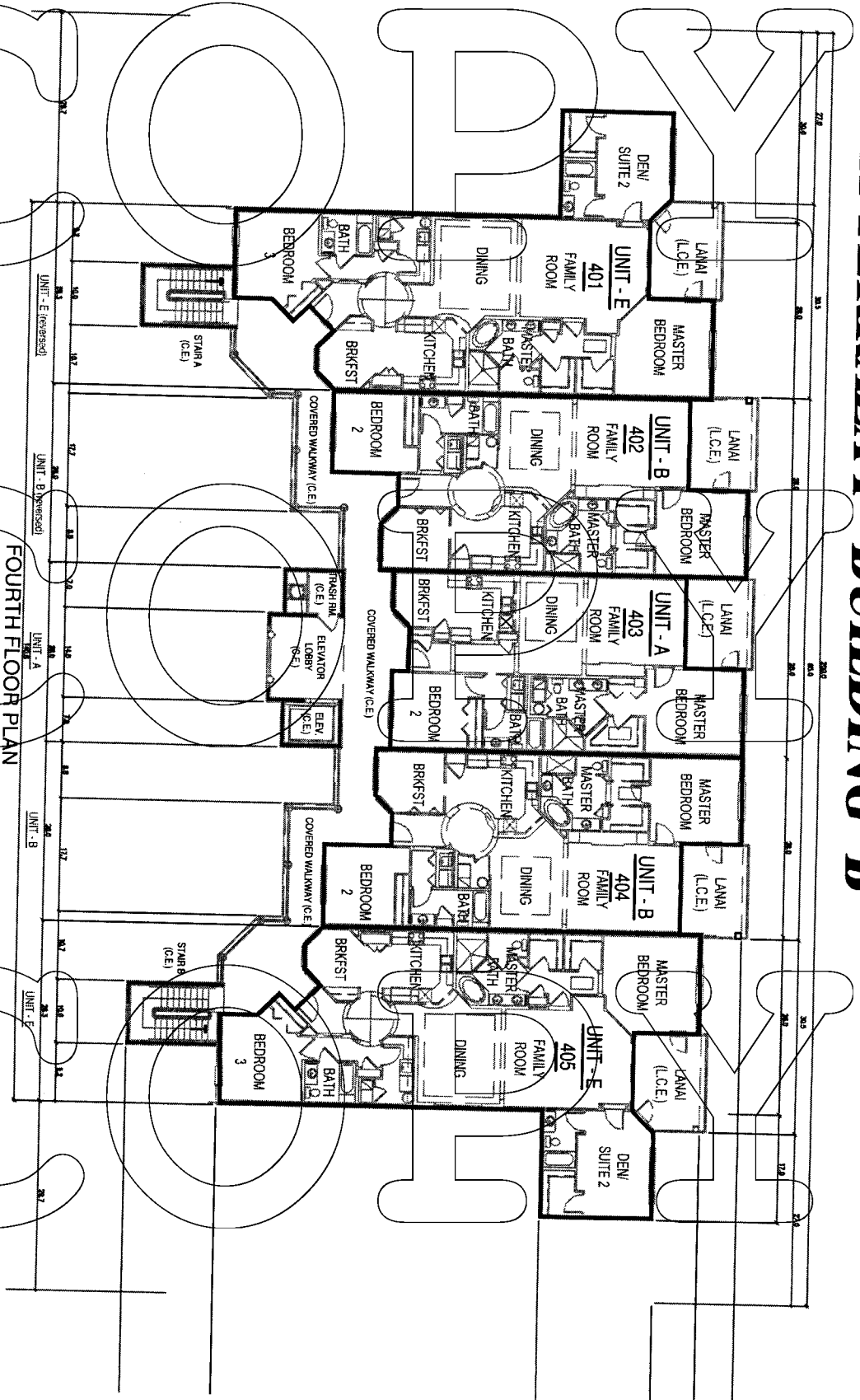


EXHIBIT "B"

MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I - BUILDING "B"

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
- 3) DROP CEILINGS & CATHEDRAL CEILINGS HAVE NOT BEEN SHOWN. REFER TO THE DECLARATION OF CONDOMINIUM FOR A DESCRIPTION OF VERTICAL UNIT BOUNDARIES.



FOURTH FLOOR PLAN

SCALE: 1"=30'

PREPARED BY:

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824

3000 N. Ponce de Leon Boulevard, Suite "D"
St. Augustine, Florida 32084
(904) 829-2591 FAX: (904) 829-5070

DATE: 11/06/06