

FIRST

AMENDMENT TO DECLARATION

OF

GOLF VILLAS, A CONDOMINIUM

Please return to: CH BX 76  
Treasure Coast Title  
NO TI File #

Johnnie Holman, Clerk of the Circuit Court - St. Lucie County  
File Number: 1493914 OR BOOK 1031 PAGE 1804  
Recorded: 08-21-96 03:52 P.M.

Pursuant to Section 27 of the Declaration of Condominium of Golf Villas, A Condominium, as recorded in Official Records Book 1011, page 1522, St. Lucie County, Florida public records, and pursuant to Section 718.104 and Section 718.110 of the Florida Statutes, the Developer does hereby amend the foregoing declaration of condominium as follows:

1. The exhibits to the foregoing declaration of condominium are hereby amended by adding the Survey of Lands attached hereto as amended pages 2, 4, 5, 9, and 11 of Exhibit B-1 and made a part hereof to include the location of Building C of the condominium, and to include the location and dimensions of each apartment in Building C together with the common elements and limited common elements.

2. The exhibits to the foregoing declaration of condominium are hereby amended by adding the Surveyor's Certificate for Building No. C attached hereto as Exhibit B-2 and made a part hereof.

3. In all other respects, the foregoing declaration of condominium is hereby confirmed and ratified and shall remain in full force and effect.

IN WITNESS WHEREOF, the developer has executed this Amendment to Declaration of Condominium on this 15 day of August, 1996.

Signed, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*

ML GOLF VILLAS, LTD., a Florida limited partnership.

BY: RESERVE BUILDERS, INC., a Florida corporation, Its General Partner

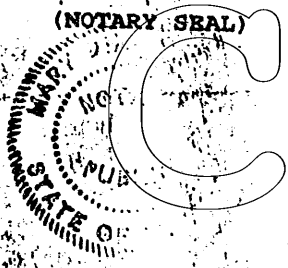
By: *[Signature]*  
MATTHEW A. WARD  
Its President

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 1996, by MATTHEW A. WARD, as President of

RESERVE BUILDERS, INC., a Florida corporation, on behalf of the corporation, as General Partner of ML BUILDERS GOLF VILLAS, LTD., a Florida limited partnership, who [✓] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification, this 15<sup>th</sup> day of August, 1996

OR BOOK 1031 PAGE 1805



COPY

Mary Diane Carey  
Name: MARY DIANE CAREY  
[Typed, printed or stamped]  
I am a Notary Public of the State of Florida having a commission number of \_\_\_\_\_ and my commission expires: \_\_\_\_\_



Mary Diane Carey  
MY COMMISSION # 00284444 EXPIRES  
March 28, 2000  
BONDED TRULY TRUST FARM INSURANCE, INC.

COPY

COPY

lb:condom:build:joinder.har

**JOINDER OF MORTGAGES**

HARBOR FEDERAL SAVINGS BANK, a corporation organized and existing under the laws of the United States of America, herein referred to as "Mortgagee," the owner and holder of that certain mortgage executed upon lands in St. Lucie County, Florida, executed by ML GOLF VILLAS, LTD., a Florida limited partnership, hereby joins in the execution of the foregoing Amendment to Declaration of Condominium for GOLF VILLAS, A CONDOMINIUM, to be recorded in the St. Lucie County, Florida, public records.

IN WITNESS WHEREOF, the Mortgagee has executed this Joinder of Mortgagee this 15<sup>th</sup> day of August, 1996.

Signed, sealed and delivered in the presence of:

HARBOR FEDERAL SAVINGS BANK, a corporation organized and existing under the laws of the United States of America


Daniel J. Holmes  
Witness Daniel J. Holmes

By: [Signature]  
Name: Donald E. Hughes  
Its Vice President

Witness Barbara H. Seftel  
STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 1996, by Donald E. Hughes, Vice President of HARBOR FEDERAL SAVINGS BANK, a corporation organized and existing under the laws of the United States of America, on behalf of the corporation, who [ ] is personally known to me, or [X] has produced Florida driver's license as identification, this 15<sup>th</sup> day of August, 1996.

(NOTARY SEAL)

 JUDITH H. MACOMBER  
MY COMMISSION & CREDENTIALS EXPIRES  
March 24, 1998  
BONDED THRU TROY FAIR INSURANCE, INC.

Judith H. Macomber  
Name: JUDITH H. MACOMBER  
(Typed, Printed or Stamped)  
I am a Notary Public of the State of Florida having a commission number of \_\_\_\_\_ and my commission expires: \_\_\_\_\_

1brocdernulbldrjoinder.rns

**JOINDER OF MORTGAGE**

RESERVE INVESTMENT GROUP, a Florida corporation, herein referred to as "Mortgagee," the owner and holder of that certain mortgage executed upon lands in St. Lucie County, Florida, executed by ML GOLF VILLAS, LTD., a Florida limited partnership, hereby joins in the execution of the foregoing Amendment to Declaration of Condominium for GOLF VILLAS, A CONDOMINIUM, to be recorded in the St. Lucie County, Florida, public records.

IN WITNESS WHEREOF, the Mortgagee has executed this Joinder of Mortgage this 15 day of August, 1996.

Signed, sealed and delivered in the presence of:

Nancy Cavell  
[Signature]

RESERVE INVESTMENT GROUP, INC., a Florida corporation

By: [Signature]  
Name: Robert Thuse  
Its \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 15 day of August, 1996, by Robert Thuse, President of RESERVE INVESTMENT GROUP, a Florida corporation, on behalf of the corporation, who [] is personally known to me, or [] has produced \_\_\_\_\_ as identification, this 15 day of August, 1996.

(NOTARY SEAL)

Nancy Cavell  
Name: Nancy Cavell  
[Typed, Printed or Stamped]  
I am a Notary Public of the State of Florida having a commission number of \_\_\_\_\_ and my commission expires: \_\_\_\_\_

**COPY**



NANCY CAVELL  
My Commission CC344882  
Expires Jan. 27, 1998  
Bonded by HAI  
800-422-1555

1b-condo:albuild:joinder.toy

**JOINDER OF MORTGAGE**

ROYAL FLAGG JONAS, as Trustee, herein referred to as "Mortgagee," the owner and holder of that certain mortgage executed upon lands in St. Lucie County, Florida, executed by ML GOLF VILLAS, LTD., a Florida limited partnership, hereby joins in the execution of the foregoing Amendment to Declaration of Condominium for GOLF VILLAS, A CONDOMINIUM, to be recorded in the St. Lucie County, Florida, public records.

IN WITNESS WHEREOF, the Mortgagee has executed this Joinder of Mortgage this 17<sup>th</sup> day of August, 1996.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Donna J. Martche

*[Signature]*  
ROYAL FLAGG JONAS, as Trustee

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 1996, by ROYAL FLAGG JONAS, Trustee, who  is personally known to me, or  has produced \_\_\_\_\_ as identification, this 17<sup>th</sup> day of August, 1996.

(NOTARY SEAL)  JOHN A DARLSON  
My Commission 00488048  
Expires May 17, 1998  
Bonded by HAI  
800-422-1556

Name: *John A. Darlson*  
(Typed, Printed or Stamped)  
I am a Notary Public of the State of Florida having a commission number of \_\_\_\_\_ and my commission expires: \_\_\_\_\_

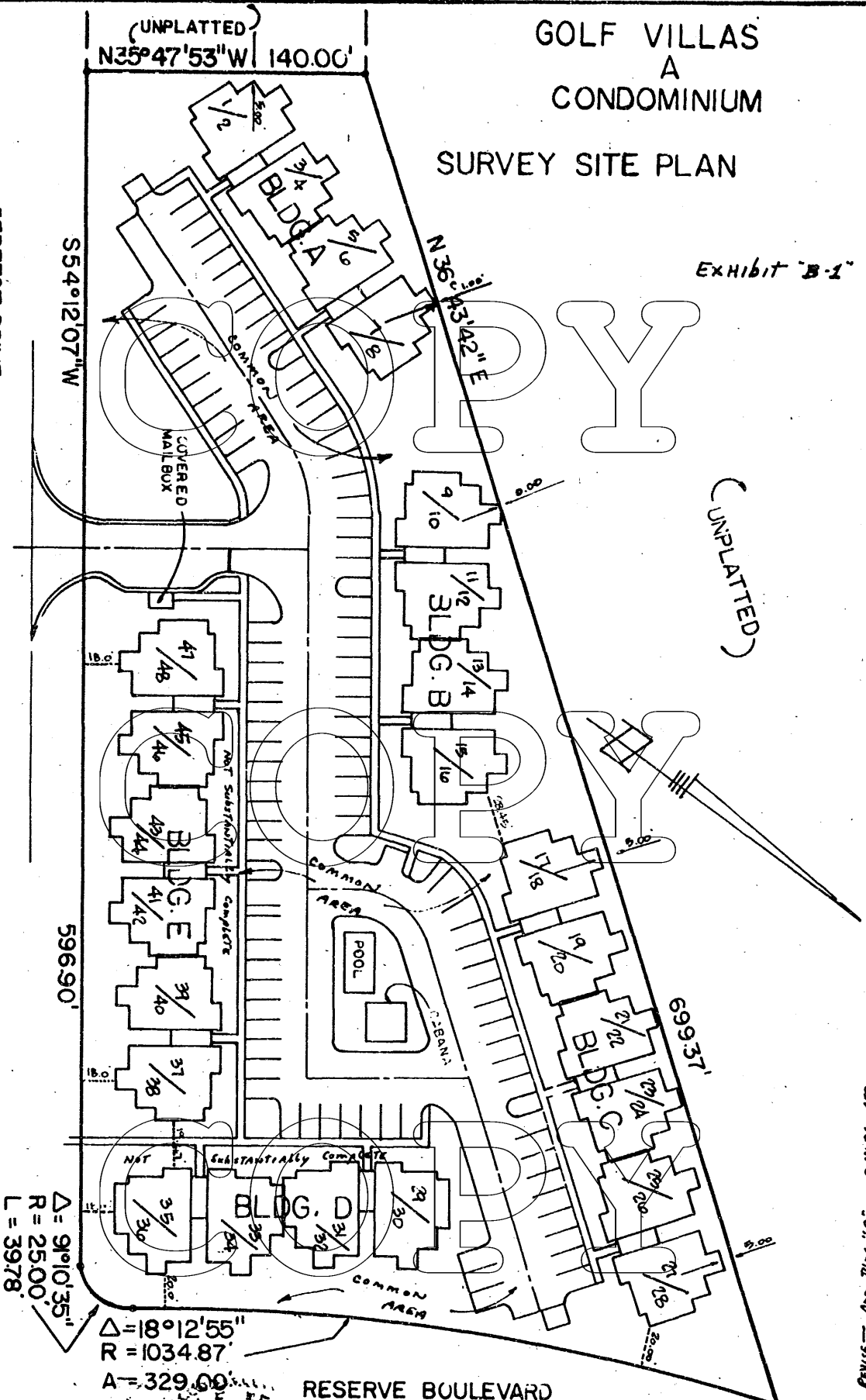
COPY

GOLF VILLAS  
A  
CONDOMINIUM

SURVEY SITE PLAN

EXHIBIT "B-1"

PERFECT DRIVE



OR BOOK PAGE 1 E 0 1

$\Delta = 91^{\circ}10'35''$   
R = 25.00'  
L = 39.78'

$\Delta = 18^{\circ}12'55''$   
R = 1034.87'  
A = 329.00'

RESERVE BOULEVARD

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY TO THE BEST OF MY BELIEF THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING AS PER CHAPTER 610.00 OF THE F.S. SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.  
*Allen E. Beck* 3-29-96  
ALLEN E. BECK P.L.S. #06590 DATE

**ALLEN E. BECK**  
PROFESSIONAL LAND SURVEYOR  
608 S.W. BAYSHORE BLVD - PT. ST. LUCIE, FL.  
(407) 340-1432 34900  
SCALE 1" = 60' JOB NO 95-2450  
SHEET 2 OF 11

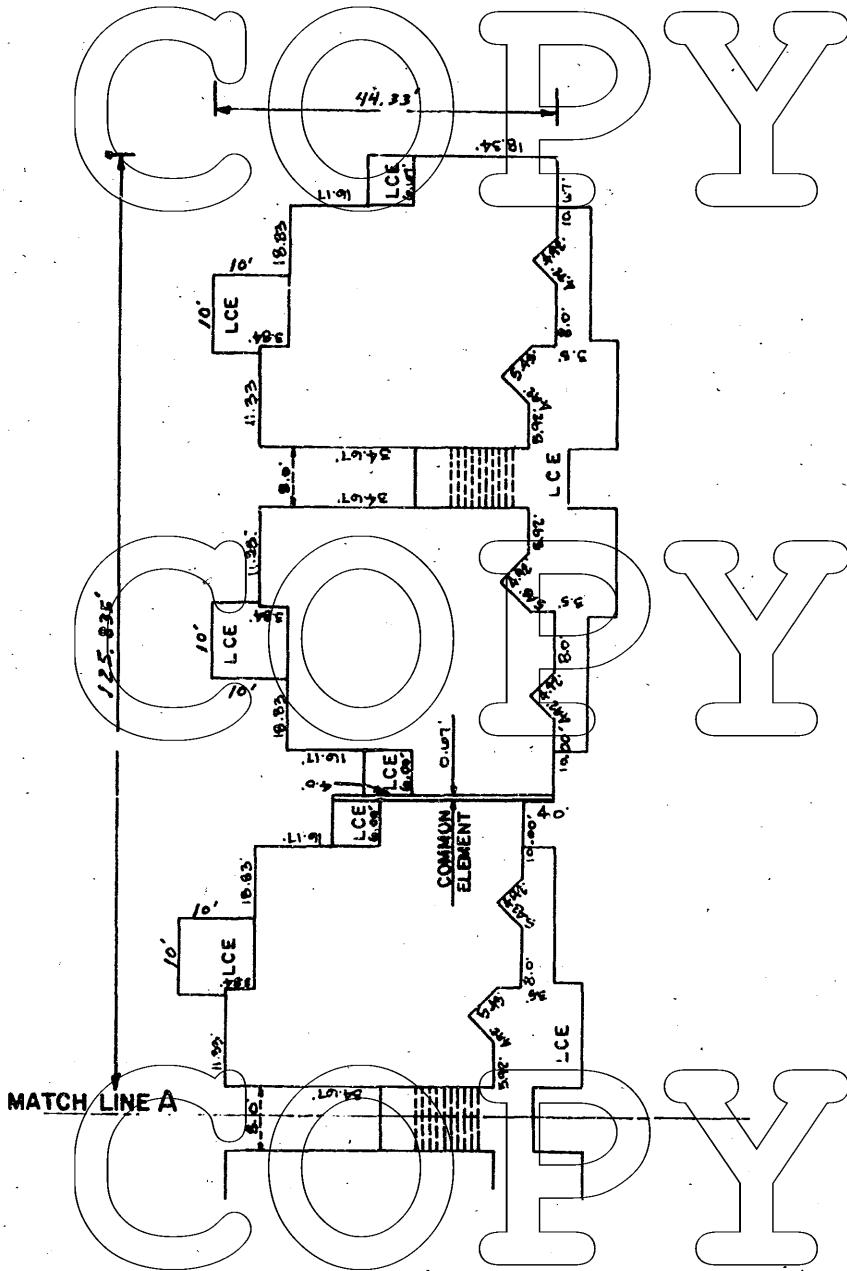
REVISE - Add Zone "C" R-1494 AD



GOLF VILLAS  
A  
CONDOMINIUM  
BUILDINGS 'C' & 'E' RIGHT

Exhibit "B-1"

BLDG. "C" Complete 8-14-96 ACE  
BLDG. "E" Proposed



OR BOOK 1031 PAGE 1811

C.E. = COMMON ELEMENT  
L.C.E. = LIMITED COMMON ELEMENT

<p><b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY TO THE BEST OF MY BELIEF THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING AS PER CHAPTER 61A, F.S. THIS PLAN IS SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.</p> <p><i>Allen E. Beck</i> ALLEN E. BECK P.L.S. 34900 DATE 8-29-96</p>	<p><b>ALLEN E. BECK</b> PROFESSIONAL LAND SURVEYOR 608 S.W. BAYSHORE BLVD - PT. ST. LUCIE, FL. (407) 340-1432 34900</p> <p>SCALE 1"=20' JOB NO 95-2450 SHEET 5 OF 11</p>
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# GOLF VILLAS A CONDOMINIUM

EXHIBIT "B-1"

OR BOOK 1031 PAGE 1813

## 'UPPER AND LOWER BOUNDARIES'


BUILDING	LOWER BOUNDARY ELEVATION	PERIMETER UPPER BOUNDARY ELEVATION	PEAK BOUNDARY ELEVATION	BUILDING	LOWER BOUNDARY ELEVATION	PERIMETER UPPER BOUNDARY ELEVATION	PEAK BOUNDARY ELEVATION			
<b>"A"</b>				<b>"C"</b>						
UNIT 1	28.83	37.83	N/A	UNIT 17	28.83	37.83	N/A			
UNIT 2	39.68	48.68	53.08	UNIT 18	39.68	48.68	53.08			
UNIT 3	28.83	37.83	N/A	UNIT 19	28.83	37.83	N/A			
UNIT 4	39.68	48.68	53.08	UNIT 20	39.68	48.68	53.08			
UNIT 5	28.83	37.83	N/A	UNIT 21	28.83	37.83	N/A			
UNIT 6	39.68	48.68	53.08	UNIT 22	39.68	48.68	53.08			
UNIT 7	28.83	37.83	N/A	UNIT 23	28.83	37.83	N/A			
UNIT 8	39.68	48.68	53.08	UNIT 24	39.68	48.68	53.08			
<b>"B"</b>				UNIT 25				28.83	37.83	N/A
UNIT 9	28.83	37.83	N/A	UNIT 26	39.68	48.68	53.08			
UNIT 10	39.68	48.68	53.08	UNIT 27	28.83	37.83	N/A			
UNIT 11	28.83	37.83	N/A	UNIT 28	39.68	48.68	53.08			
UNIT 12	39.68	48.68	53.08	<b>"E" - (Proposed)</b>						
UNIT 13	28.83	37.83	N/A	UNIT 37	28.83	37.83	N/A			
UNIT 14	39.68	48.68	53.08	UNIT 38	39.68	48.68	53.08			
UNIT 15	28.83	37.83	N/A	UNIT 39	28.83	37.83	N/A			
UNIT 16	39.68	48.68	53.08	UNIT 40	39.68	48.68	53.08			
<b>"D" - (Proposed)</b>				UNIT 41	28.83	37.83	N/A			
UNIT 29	28.83	37.83	N/A	UNIT 42	39.68	48.68	53.08			
UNIT 30	39.68	48.68	53.08	UNIT 43	28.83	37.83	N/A			
UNIT 31	28.83	37.83	N/A	UNIT 44	39.68	48.68	53.08			
UNIT 32	39.68	48.68	53.08	UNIT 45	28.83	37.83	N/A			
UNIT 33	28.83	37.83	N/A	UNIT 46	39.68	48.68	53.08			
UNIT 34	39.68	48.68	53.08	UNIT 47	28.83	37.83	N/A			
UNIT 35	28.83	37.83	N/A	UNIT 48	39.68	48.68	53.08			
UNIT 36	39.68	48.68	53.08							

# COPY

REVISED - ADD BLDG. "C" 8-14-96 AEB

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY BELIEF THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING AS PER CHAPTER 91G, F.S., THE F.A.C. SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

  
 ALLEN E. BECK, P.L.S. #3690      DATE 8-29-96


**ALLEN E. BECK**
  
 PROFESSIONAL LAND SURVEYOR  
 608 S.W. BAYSHORE BLVD - PT. ST. LUCIE, FL.  
 (407) 340-1432      34923

SCALE \_\_\_\_\_ JOB NO 95-2450  
 SHEET 11 OF 11

GOLF VILLAS  
A  
CONDOMINIUM

EXHIBIT "B-2"

OR BOOK 1031 PAGE 1814

COPY

SURVEYORS CERTIFICATE  
as to Building "C"

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN  
HEREIN ARE SUBSTANTIALLY COMPLETE SO THAT THIS MATERIAL, TOGETHER  
WITH THE PROVISIONS OF THE DECLARATION 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.

*Allen E. Beck*  
Allen E. Beck  
Professional Land Surveyor  
Florida Certificate No. 3690

8-14-96 - Bldg. "C"  
3-29-96

COPY

<p><b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY TO THE BEST OF MY BELIEF THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING AS PER CHAPTER 61G17-90F OF THE F.S.C. SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.</p>	<p><b>ALLEN E. BECK</b> PROFESSIONAL LAND SURVEYOR 608 S.W. BAYSHORE BLVD - PT. ST. LUCIE, FL. (407) 340-1432 34903</p>
<p><i>Allen E. Beck</i> ALLEN E. BECK P.L.S. #3690</p>	<p>SCALE _____ JOB NO <u>95-2450</u> DATE <u>3-29-96</u> SHEET <u>1</u> OF <u>1</u></p>