

After Recording Return to:
Davis Graham & Stubbs LLP
Attn: J. Christopher Kinsman, Esq.
1550 17th Street, Suite 500
Denver, Colorado 80202

**SEVENTH AMENDMENT
TO
MASTER DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND
RESTRICTIONS FOR OLD SAN JOSE ON THE RIVER**

This Seventh Amendment to Master Declaration of Charter, Easements, Covenants and Restrictions for Old San Jose on the River ("**Amendment**") is made this 15th day of September, 2014, by CCS – Old San Jose, LLC, a Colorado limited liability company, the "**Founder**" under the Master Declaration of Charter, Easements, Covenants and Restrictions for Old San Jose on the River recorded in the Public Records of Duval County, Florida, on May 16, 2011, Book 15602, Page 978, as Document No. 2011108523, as amended from time to time ("**Master Declaration**"). Except as otherwise defined herein, capitalized terms shall have the meaning given them in the Master Declaration.

WHEREAS, Founder reserved the right to withdraw as Common Areas from time to time those portions of the Community described on the Master Plat as "Future Old San Jose on the River Coach House Condominium Phase 3" without the consent of the Master Association, any condominium association, any mortgagee (including First Mortgagees), any Owner or any other person, and to subject said withdrawn property to the Old San Jose on the River Coach House Condominium regime; and

WHEREAS, Founder wishes to withdraw as Common Areas those portions of said "Future Old San Jose on the River Coach House Condominium Phase 3" described as Phase 3 in that certain Fifth Amendment to Declaration of Condominium for Old San Jose on the River Coach House Condominium recorded coincident herewith ("**Coach House Amendment**"), and to subject said property to the Old San Jose on the River Coach House Condominium regime.

NOW, THEREFORE, Founder hereby amends the Master Declaration as follows:

1. Founder hereby withdraws as Common Areas from the Community the property described as "Phase 3" in the Coach House Amendment ("**Coach House Property**"). The Coach House Property shall no longer be Common Areas within the Master Association, but instead shall be units and common elements within the Old San Jose on the River Coach House Condominium regime, which is a Sub-Association within the Community.
2. Pursuant to the attached Exhibit 1, the Master Plat is hereby amended to show the location of the withdrawn Coach House Property.
3. The Owners of the Units created by the Coach House Amendment shall be bound by the provisions of the Master Declaration and shall have the right to vote in Master Association

matters and the obligation to pay Assessments to the Master Association as further described in the Master Declaration.

As a result of the creation of three new Units pursuant to the Coach House Amendment, the Community now consists of a total of seventy-eight Units.

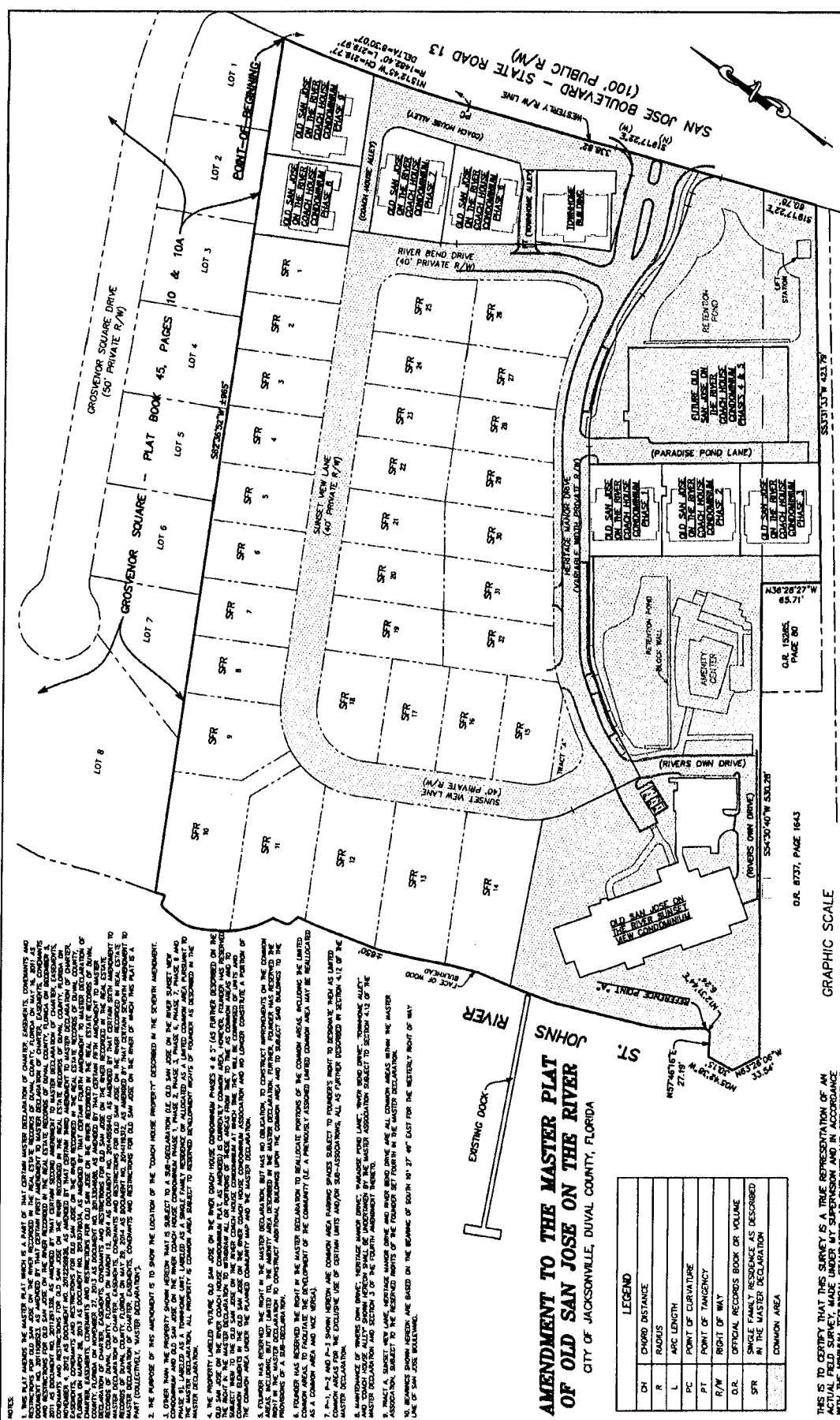
4. Except as amended by the terms of this Amendment, all terms and conditions of the Master Declaration remain in full force and effect.

[SIGNATURES FOLLOW]

Exhibit 1

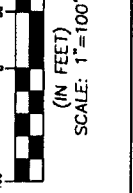
(Master Plat Amendment)

[SEE ATTACHED]



DATE: AUGUST 29, 2014
 SCALE: 1"=100'
 PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS
 143 MADDOX AVE JACKSONVILLE, FL 32207
 (904) 366-2623 LB NO. 1794

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NOTES:

1. THE MASTER PLAT SHOWS A PART OF THE CERTAIN MASTER DECLARATION OF CHARTER, INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, WHICH IS A LIMITED COMMON AREA RESIDENCE DEVELOPMENT. THE MASTER PLAT SHOWS THE LOCATION OF THE COMMON AREAS AND THE LOCATION OF THE COMMON AREAS. THE MASTER PLAT SHOWS THE LOCATION OF THE COMMON AREAS AND THE LOCATION OF THE COMMON AREAS.
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AMENDMENT TO THE MASTER PLAT OF OLD SAN JOSE ON THE RIVER
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

JOHNS ST.
 RIVER
 EXISTING DOCK

LEGEND	
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
D/E	OFFICIAL RECORDS BOOK OR VOLUME
SFR	SINGLE FAMILY RESIDENCE AS DESCRIBED IN THE MASTER DECLARATION
	COMMON AREA

THIS IS TO CERTIFY THAT THE SURVEY IS A TRUE REPRESENTATION OF THE ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 61G7-60 (FORMERLY CHAPTER 21H-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: *Jose A. Villalba*
 REGISTERED LAND SURVEYOR NO. 4487
 IN THE STATE OF FLORIDA