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JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 7.00
RECORDING \$ 53.00

**SECOND AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
SOUTHERN GROVE CONDOMINIUMS**

This Second Amendment to Declaration of Condominium is made as of JULY 3, 2002 by **Southern Grove I of Jacksonville, LLC**, a Florida limited liability company ("Declarant") whose address is 8601 Beach Boulevard, Jacksonville, Florida 32216.

Declarant is the Declarant under that Declaration of Condominium of Southern Grove Condominiums dated August 27, 2001 and recorded in Official Records Book 10129, page 14, as amended by that First Amendment to the Declaration of Condominium of Southern Grove Condominiums dated September 28, 2001 and recorded in Official Records Book 10179, page 95, both of the Public Records of Duval County, Florida (the "Declaration"). Pages 2 through 7 of Exhibit B identify the numbering system for the Condominium Units in each type of Building, and Exhibit D to the Declaration identifies the specific Unit number of each Condominium Unit. Declarant desires to amend Exhibits B and D to change the Condominium Unit numbers to correspond to the street address numbers assigned to each Condominium Unit by the United States Postal Service. Paragraph 13.2 of the Declaration authorizes the Declarant to unilaterally amend the Declaration to comply with governmental regulations applicable to the Condominium and to correct any errors or inconsistencies.

Now, therefore, Declarant makes the following amendment to the Declaration:

1. Amendment. Declarant hereby amends the Declaration by deleting pages 2 through 7 of Exhibit B as originally recorded and by adding to Exhibit B the building floor plans for Buildings 100, 200 and 300 attached hereto on which the revised Unit numbers for each Unit are identified. Declarant also hereby amends the Declaration by deleting Exhibit D to the Declaration as originally recorded and substituting the Exhibit D attached to the Second Amendment.

2. Ratification of Prior Conveyances. This Second Amendment shall be effective upon recordation in the Public Records of Duval County, Florida. All deeds, mortgages or other instruments referring to the original Unit numbers that have been recorded in the Public Records of Duval County, Florida, prior to the recording of this Second Amendment are hereby ratified and confirmed. All deeds, mortgages or other instruments recorded subsequent to this Second Amendment shall refer to the revised Unit numbers.

3. Limitation. Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect.

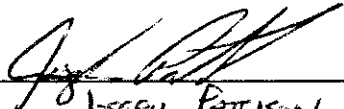
(13)

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to the Declaration of Condominium of Southern Grove Condominiums to be executed by its duly authorized representatives.

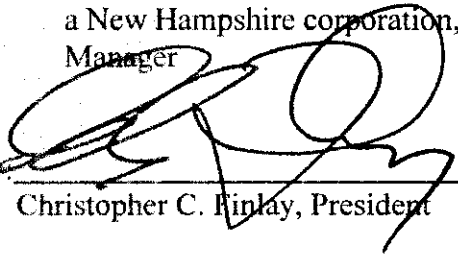
Signed, sealed and delivered in our presence:

Southern Grove I of Jacksonville, LLC,
a Florida limited liability company

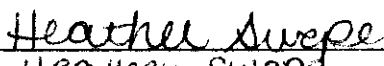
By: Finlay Properties, Inc.,
a New Hampshire corporation,
Manager



JOSEPH PATISON
Print Name

By: 

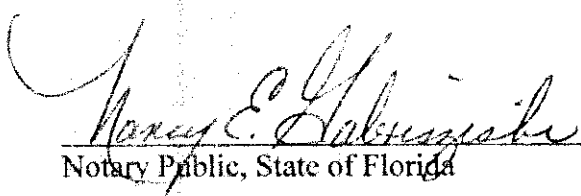
Christopher C. Finlay, President



Heather Swope
Print Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of July, 2002 by Christopher C. Finlay, President of Finlay Properties, Inc., a New Hampshire corporation, the Manager of Southern Grove I of Jacksonville, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me or has produced _____ as identification.



Notary Public, State of Florida
Print Name
My Commission Expires:

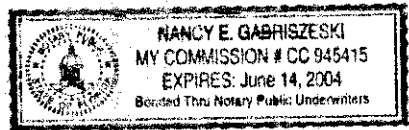
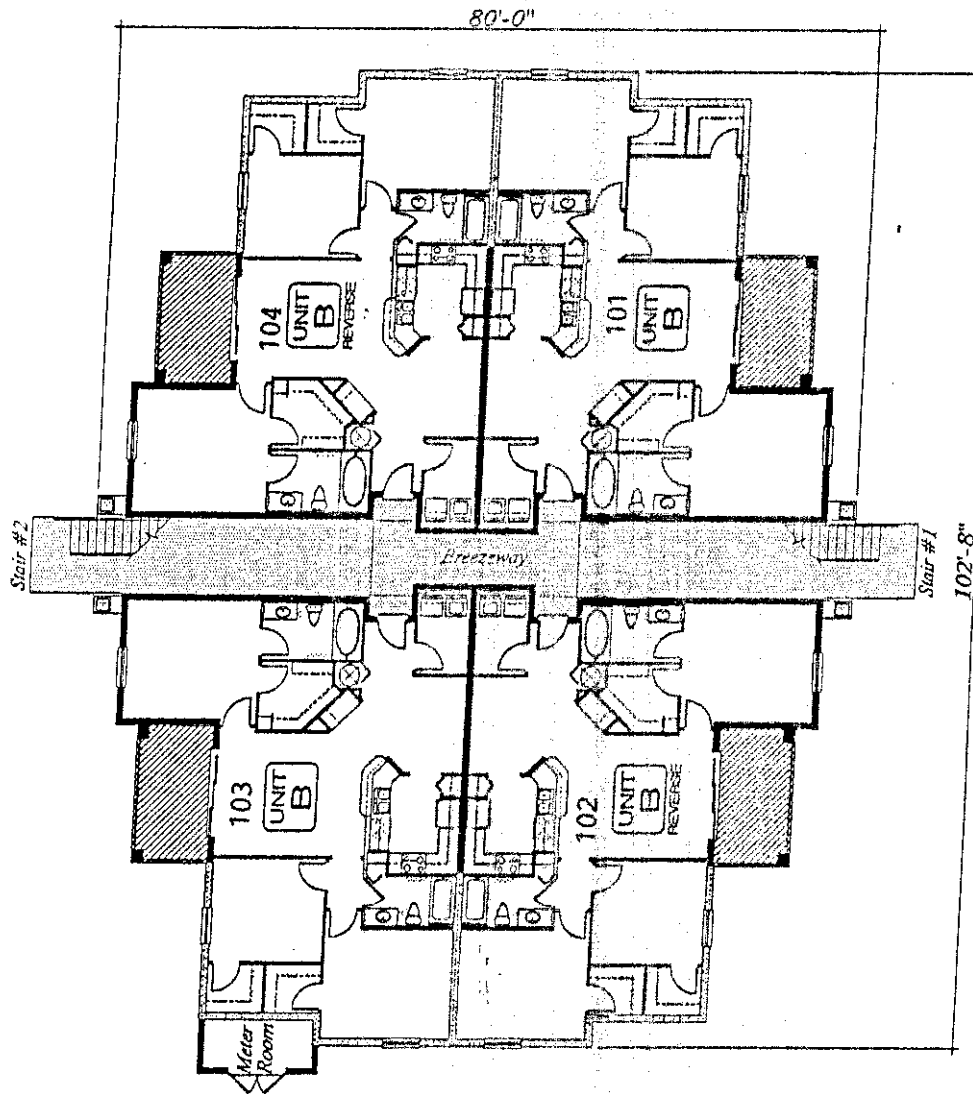


EXHIBIT "B"

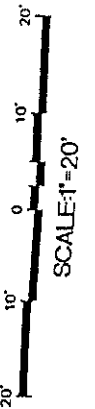
Southern Grove Condominiums
Mar. 7, 2001



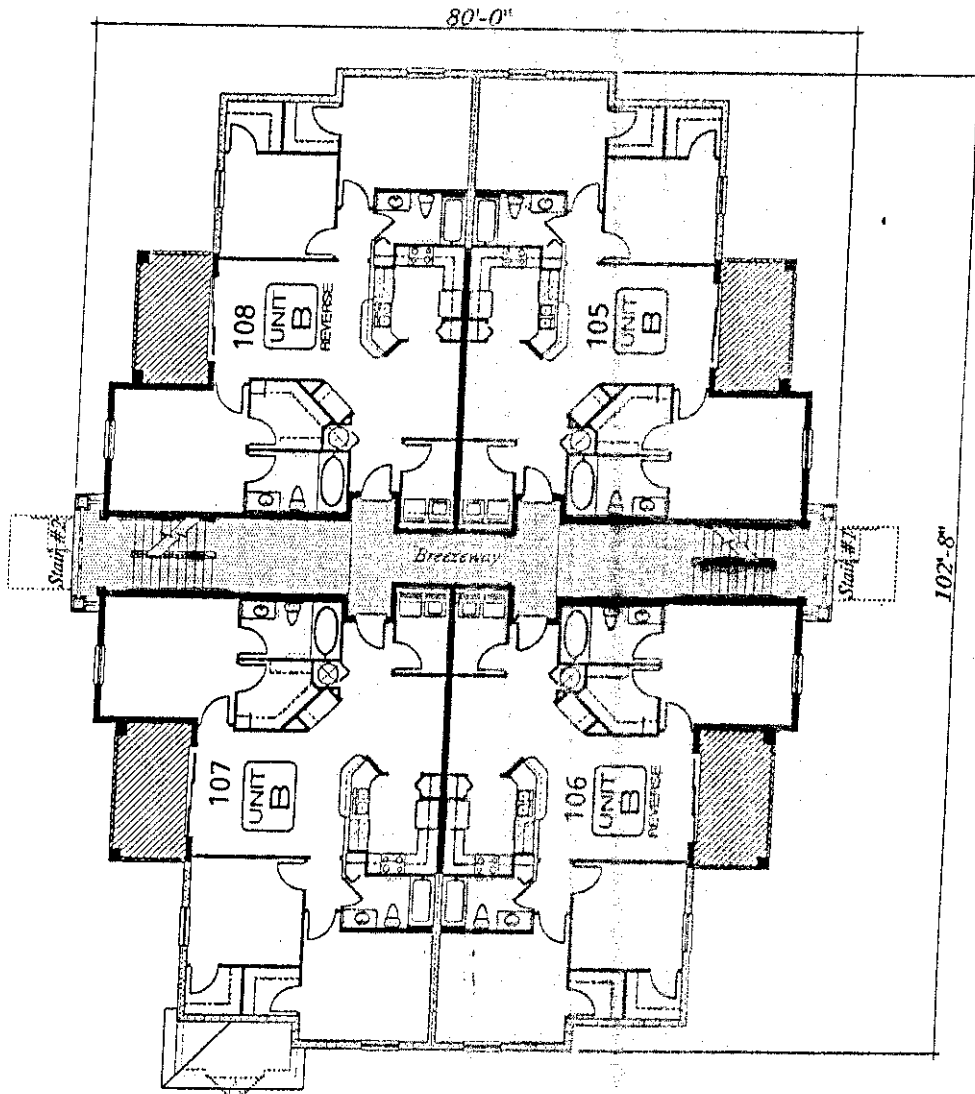
COMMON ELEMENT

 LIMITED COMMON ELEMENT

Building 100 - First Floor Plan



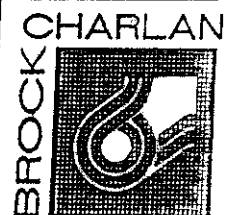
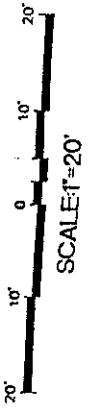
Southern Grove Condominiums
Mar. 7, 2001



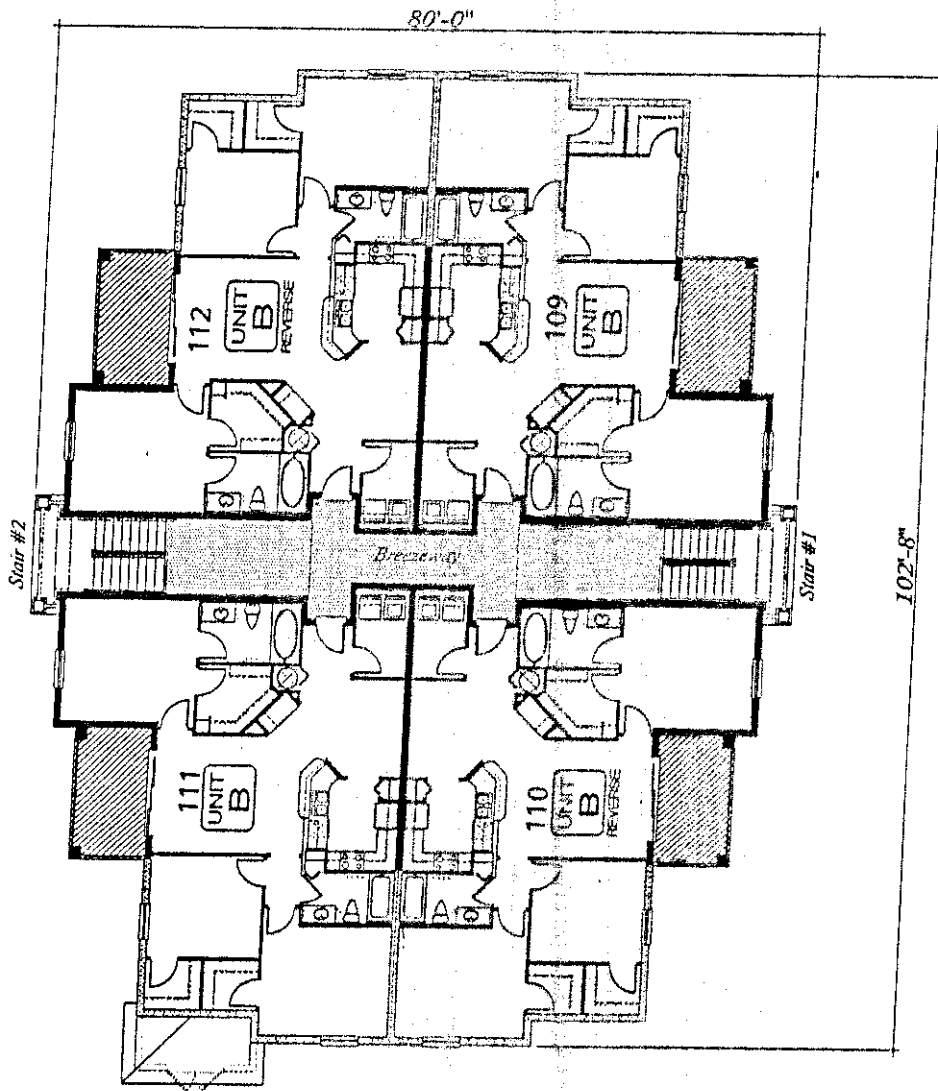
COMMON ELEMENT

LIMITED COMMON ELEMENT

Building 100 - Second Floor Plan



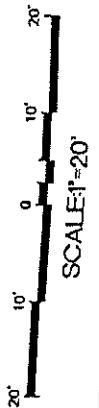
Southern Grove Condominiums
Mar. 7, 2001



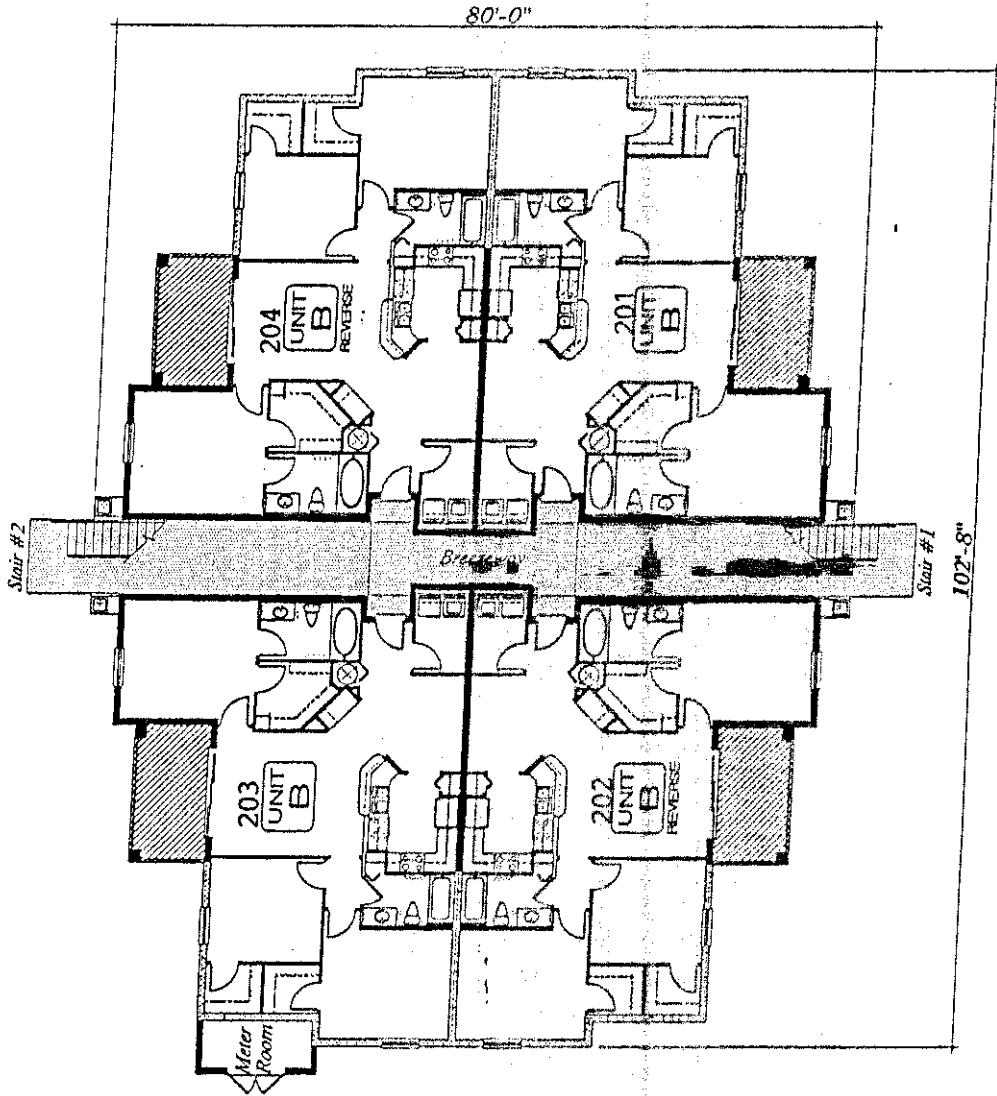
COMMON ELEMENT



LIMITED COMMON ELEMENT

Building 100 - Third Floor Plan

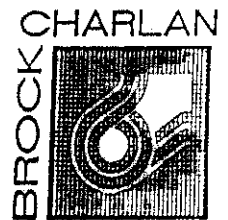
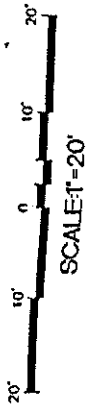


Southern Grove Condominiums
Mar. 7, 2001



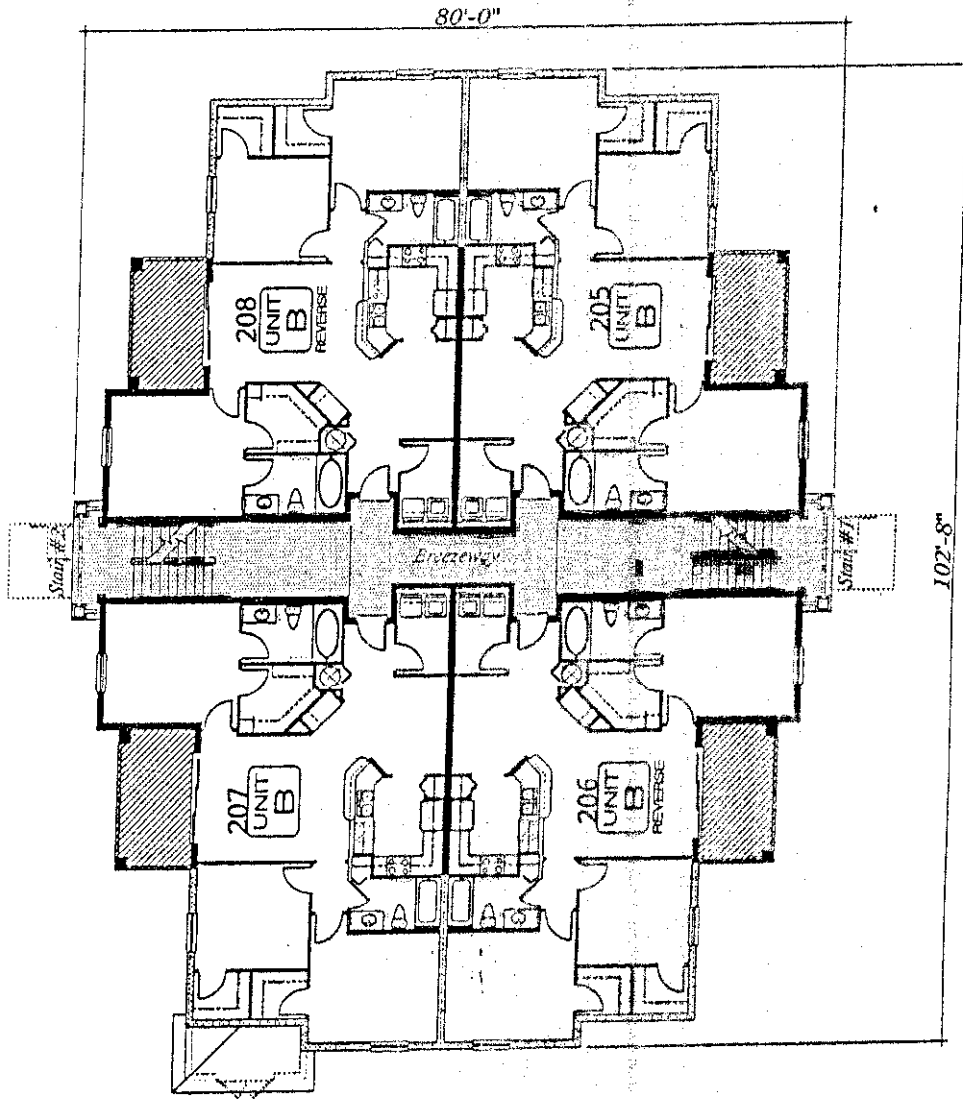
 COMMON ELEMENT
 LIMITED COMMON ELEMENT

Building 200 - First Floor Plan



Southern Grove Condominiums

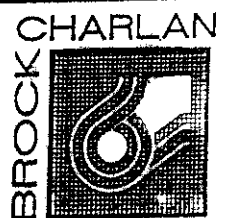
Mar. 7, 2001



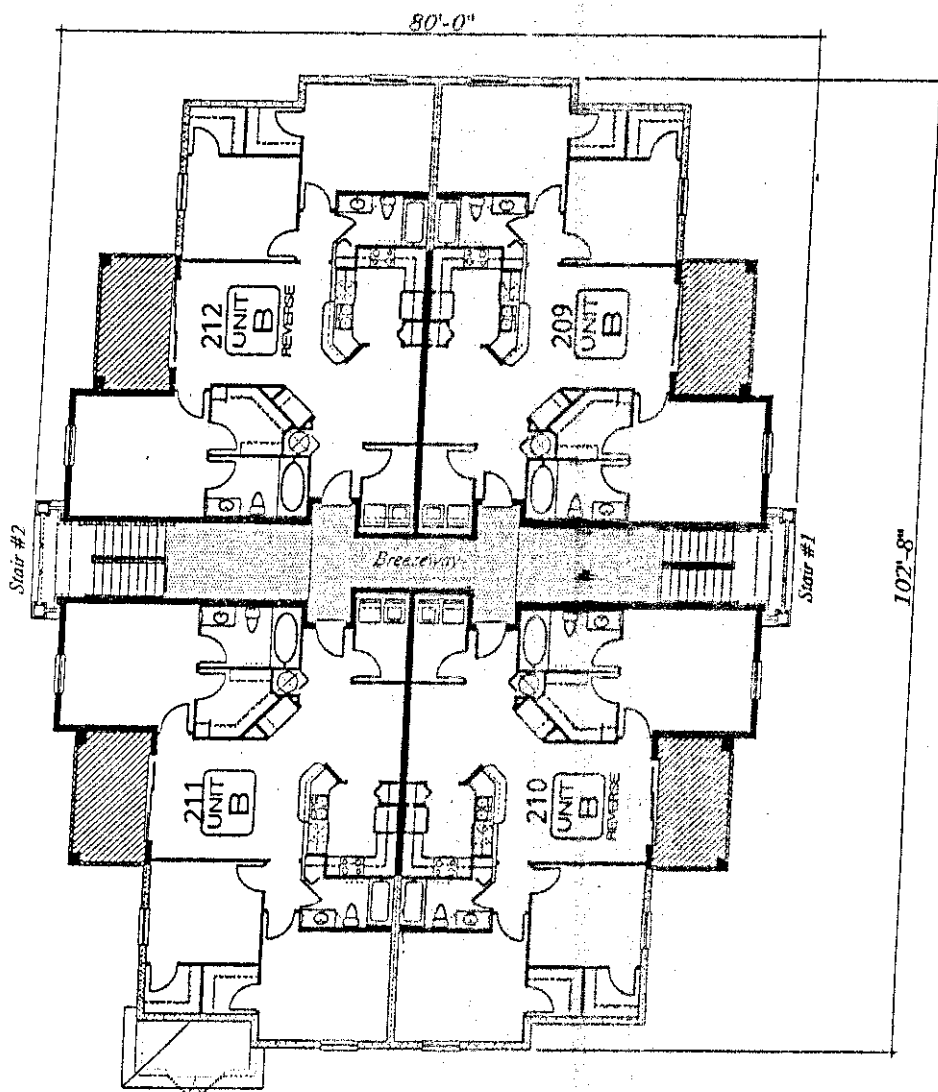
COMMON ELEMENT

 LIMITED COMMON ELEMENT

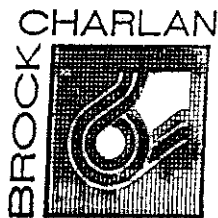
Building 200 - Second Floor Plan



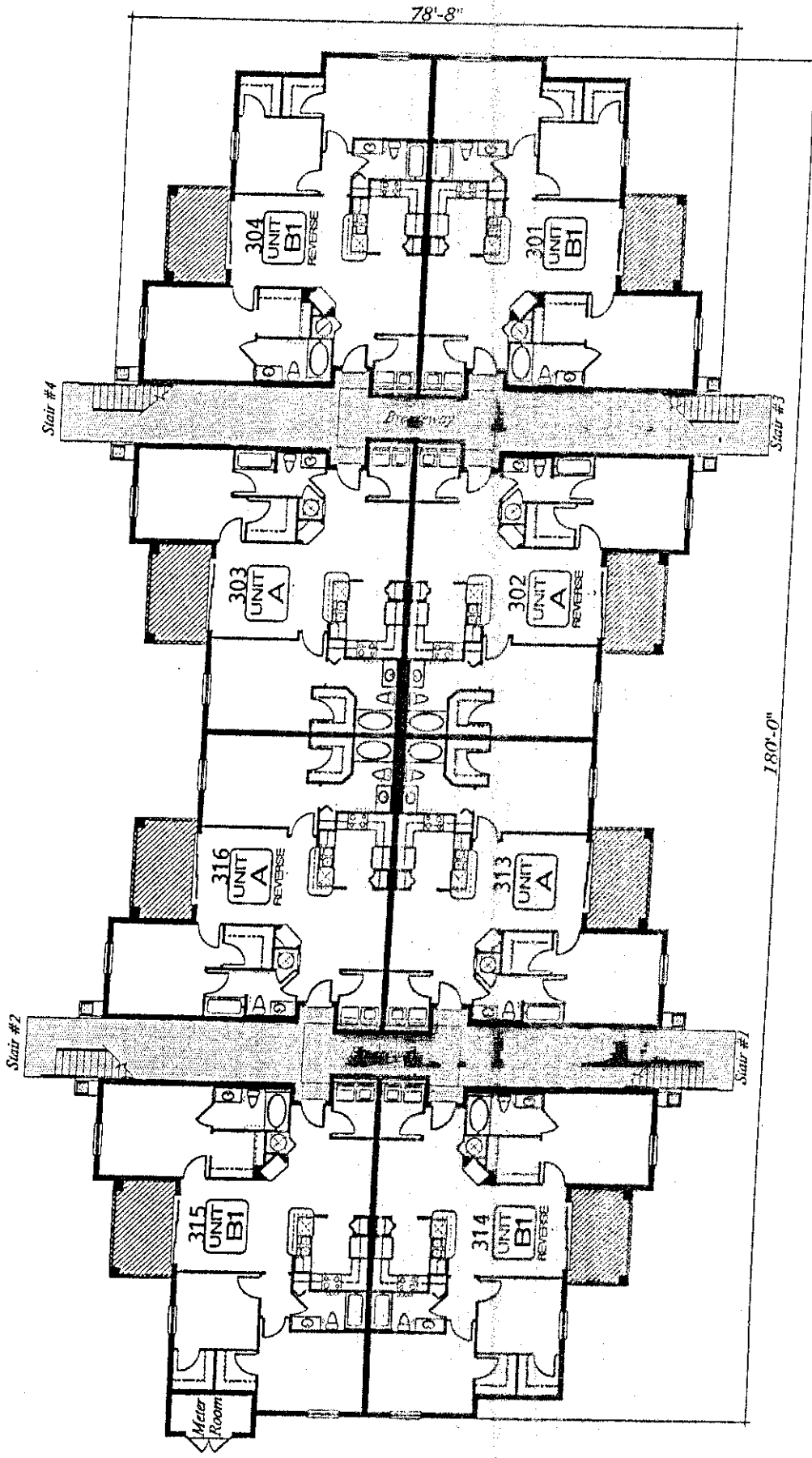
Southern Grove Condominiums
Mar. 7, 2001



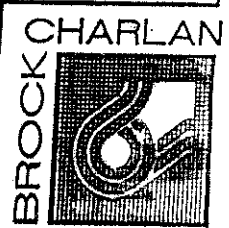
Building 200 - Third Floor Plan



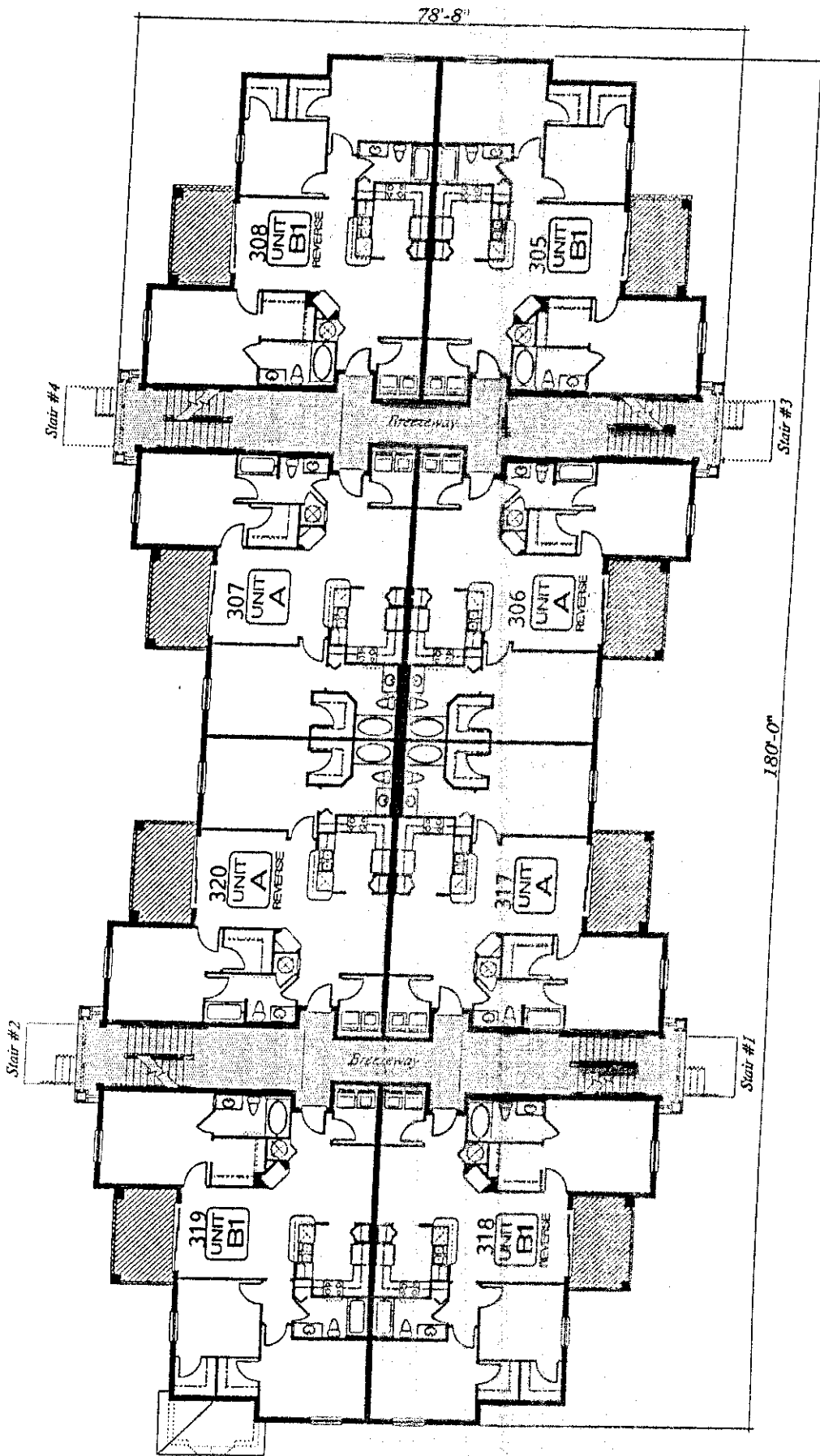
Southern Grove Condominiums
Mar. 7, 2001



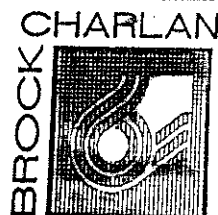
Building 300 - First Floor Plan



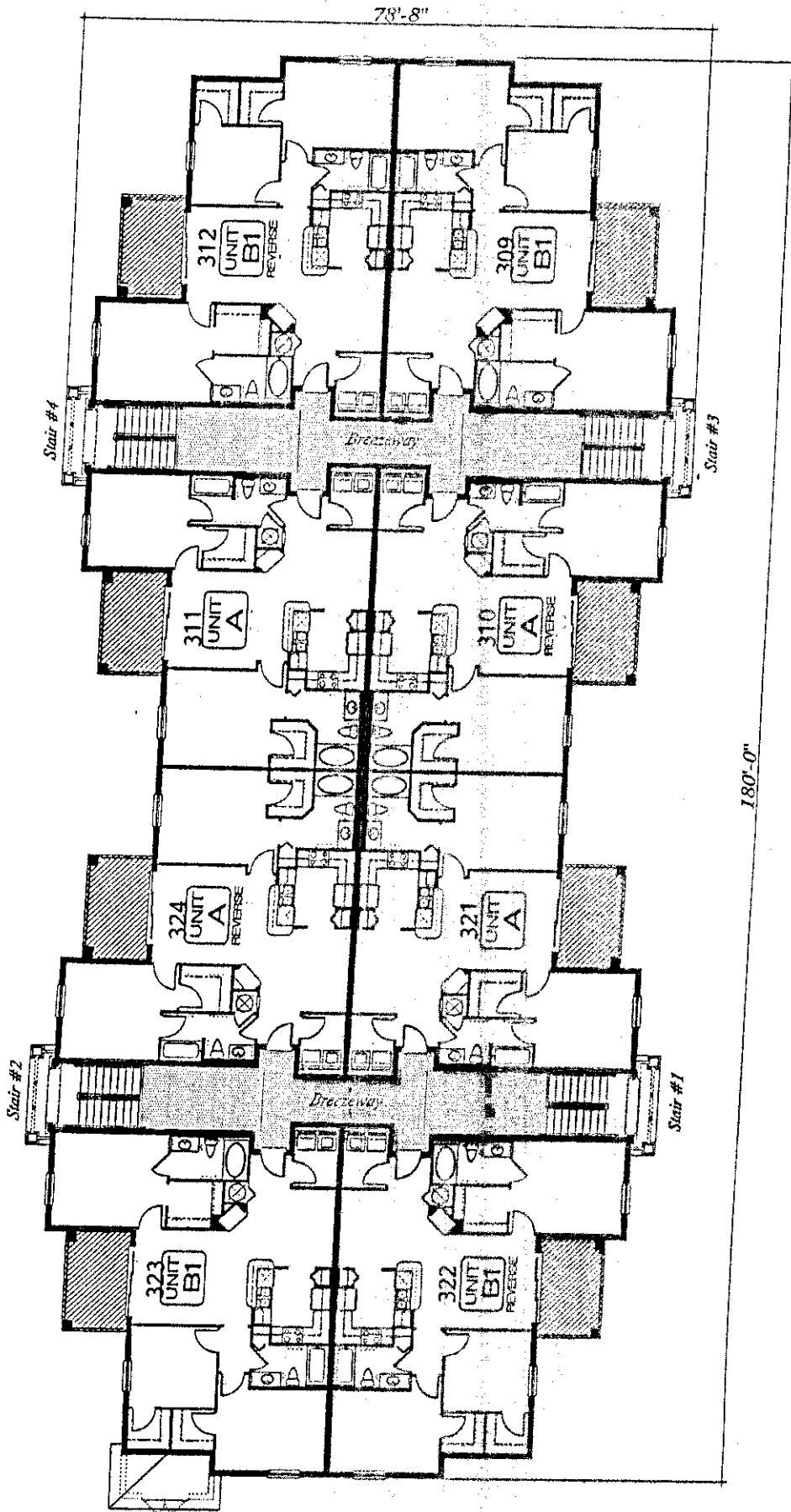
Southern Grove Condominiums
Mar. 7, 2001



Building 300 - Second Floor Plan



Southern Grove Condominiums
Mar. 7, 2001



Building 300 - Third Floor Plan

EXHIBIT "D"

SOUTHERN GROVE CONDOMINIUMS

FRACTIONAL UNDIVIDED SHARES OF COMMON ELEMENTS & COMMON EXPENSESPHASE 1

<u>Original Unit Number</u>	<u>Revised Unit Number</u>	<u>Building Type</u>	<u>Unit Type</u>	<u>Fractional Share</u>
<u>BUILDING 100</u>				
		Two		
100 - 101	102		B	1/48
100 - 102	103		B	1/48
100 - 103	101		B	1/48
100 - 104	104		B	1/48
100 - 201	106		B	1/48
100 - 202	107		B	1/48
100 - 203	105		B	1/48
100 - 204	108		B	1/48
100 - 301	110		B	1/48
100 - 302	111		B	1/48
100 - 303	109		B	1/48
100 - 304	112		B	1/48

PHASE 2

<u>BUILDING 200</u>				
		Two		
200 - 101	202		B	1/48
200 - 102	203		B	1/48
200 - 103	201		B	1/48
200 - 104	204		B	1/48
200 - 201	206		B	1/48
200 - 202	207		B	1/48
200 - 203	205		B	1/48
200 - 204	208		B	1/48
200 - 301	210		B	1/48
200 - 302	211		B	1/48
200 - 303	209		B	1/48
200 - 304	212		B	1/48

PHASE 3

<u>BUILDING 300</u>				
		One		
300 - 101	314		B1	1/48
300 - 102	315		B1	1/48
300 - 103	313		A	1/48
300 - 104	316		A	1/48
300 - 105	302		A	1/48
300 - 106	303		A	1/48
300 - 107	301		B1	1/48
300 - 108	304		B1	1/48
300 - 201	318		B1	1/48
300 - 202	319		B1	1/48
300 - 203	317		A	1/48
300 - 204	320		A	1/48
300 - 205	306		A	1/48
300 - 206	307		A	1/48

<u>Original Unit Number</u>	<u>Revised Unit Number</u>	<u>Building Type</u>	<u>Unit Type</u>	<u>Fractional Share</u>
300 - 207	305		B1	1/48
300 - 208	308		B1	1/48
300 - 301	322		B1	1/48
300 - 302	323		B1	1/48
300 - 303	321		A	1/48
300 - 304	324		A	1/48
300 - 305	310		A	1/48
300 - 306	311		A	1/48
300 - 307	309		B1	1/48
300 - 308	312		B1	1/48