

Ret To:

Best American Title, LLC
4300 Marsh Landing Blvd.
Suite #101
Jacksonville Bch, FL 32250

Book 11395 Page 1697

PREPARED BY ~~AND RETURN TO:~~

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CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 37.00
TRUST FUND \$ 5.00

**SIXTH AMENDMENT TO DECLARATION
OF CONDOMINIUM OF SOUTHERN GROVE CONDOMINIUMS**
(Building 600)

This SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF SOUTHERN GROVE CONDOMINIUMS, is made as of September 5, 2003, by SOUTHERN GROVE I OF JACKSONVILLE, LLC, a Florida limited liability company, whose address is 8601 Beach Boulevard, Suite 107, Jacksonville, Florida 32216 ("Declarant").

Preliminary Statement

By 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, and further amended by that Second Amendment to the Declaration of Condominium of Southern Grove Condominiums dated July 3, 2002 and recorded in Official Records Book 10618, page 262, and further amended by that Third Amendment to the Declaration of Condominium of Southern Grove Condominiums dated June 16, 2003 and recorded in Official Records Book 11197, page 180, and further amended by that Fourth Amendment to the Declaration of Condominium of Southern Grove Condominiums dated June 27, 2003 and recorded in Official Records Book 11243, page 736, and further amended by that Fifth Amendment to the Declaration of Condominium of Southern Grove Condominiums dated August 14, 2003 and recorded in Official Records Book 11325, page 1097, all of the Public Records of Duval County, Florida (hereinafter collectively referred to as the "Declaration"), Declarant has submitted certain lands to the condominium form of ownership as Southern Grove Condominiums. Under paragraph 20 of the Declaration, the Declarant reserved the right to develop in one or more additional phases and to submit to the condominium form of ownership under the terms and conditions of the Declaration all or a part of the real property more particularly described on Exhibit "B" to the Declaration and identified therein as the "Future Phases." Declarant desires to amend the Declaration to add the Future Phase described on Exhibit "A" to this Amendment to become a part of Southern Grove Condominiums (the "Condominium").

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NOW THEREFORE, in consideration of the foregoing premises, Declarant hereby amends the Declaration as follows:

1. Submission of Real Property to Condominium Ownership. Declarant is the owner of the real property described on Exhibit "A" attached hereto. Declarant hereby submits the real property described on Exhibit "A" hereto to the condominium form of ownership as a Future Phase of the Condominium in accordance with the Declaration and the provisions of Chapter 718, Florida Statutes.

2. Surveyor's Certificate of Substantial Completion. In accordance with Section 718.104, F.S., Declarant hereby amends the Declaration to include the Surveyor's Certificate attached hereto as Exhibit "C" for the purpose of evidencing substantial completion of the condominium building described in the Surveyor's Certificate.

3. Fractional Share. The fractional share in the Common Elements, Common Expenses and Common Surplus appurtenant to each Unit in the Condominium following the addition of the Future Phase described on Exhibit "A," is set forth on Exhibit "D" to this Amendment. Declarant hereby amends the Declaration to delete the Exhibit "D" attached to the Declaration and substitute in its place the Exhibit "D" attached hereto.

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

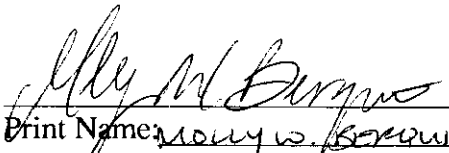
IN WITNESS WHEREOF, Declarant has executed this Sixth Amendment to Declaration of Condominium as of the date set forth above.

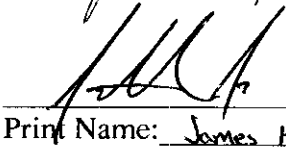
WITNESSES:

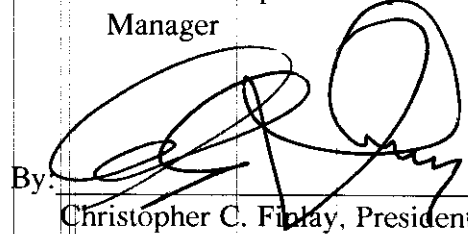
DECLARANT:

SOUTHERN GROVE I OF JACKSONVILLE, LLC, a Florida limited liability company

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


Print Name: M. W. BERQUIST


Print Name: James H. Wilk, Jr


By: Christopher C. Finlay, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14 day of September, 2003, by Christopher C. Finlay, the 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 the company. He is personally known to me; or provided a valid Florida Driver's License as identification [check one].

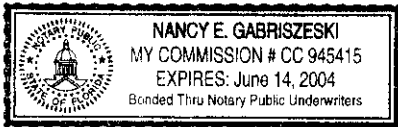
Nancy E. Gabriszeski

Notary Public
State of Florida at Large

Print Name: Nancy E. Gabriszeski
Commission No: _____

[NOTARIAL SEAL]

My Commission expires:



LIST OF EXHIBITS

- A - Legal description of Future Phase added to the Condominium
- B - Intentionally Omitted
- C - Surveyor's Certificate
- D - Fractional Share of Common Elements, Common Expenses and Common Surplus

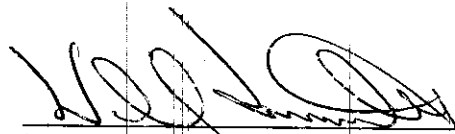
PART OF LOTS 1 AND 5A, COMMISSIONER'S SUBDIVISION OF THE BARTLEY ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 24 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 5, AZALEA TERRACE, AS RECORDED IN PLAT BOOK 24, PAGES 36 AND 36A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 05°-35'-20" EAST, 733.10 FEET, ALONG THE WEST LINE OF SAID BLOCK 5; THENCE NORTH 83°-26'-30" WEST, 950.91 FEET; THENCE NORTH 06°-33'-30" EAST, 53.00 FEET; THENCE NORTH 25°-04'-59" EAST, 75.04 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 66°-12'-02" WEST, 156.87 FEET; THENCE DUE NORTH, 90.50 FEET; THENCE DUE EAST, 27.52 FEET; TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 44.50 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°-11'-47", AN ARC DISTANCE OF 16.46 FEET (CHORD BEARING AND DISTANCE OF SOUTH 79°-24'-06" EAST, 16.37 FEET), TO ITS POINT OF TANGENCY; THENCE SOUTH 68°-48'-13" EAST, 146.44 FEET; THENCE SOUTH 20°-30'-55" WEST, 107.47 FEET, TO THE POINT OF BEGINNING.

EXHIBIT "C"

SURVEYOR'S CERTIFICATE

I, **Harlo G. Everett, Jr.**, a land surveyor authorized to practice in the State of Florida, hereby certify with respect to Building 600 of Southern Grove Condominiums according to the Declaration of Condominium thereof recorded in Official Records Book 10129, page 14, of the public records of Duval County, Florida, that the construction of all planned improvements, including landscaping, utility services and access to Units, and Common Elements facilities servicing Building 600, as depicted in Official Records Book 10129, page 53, are substantially complete so that the material contained in the survey and graphic description of the improvements, together with the provisions of said Declaration of Condominium describing the Condominium property, are an accurate representation of the location and dimensions of the improvements; and that the identification, location and dimensions of the common elements, limited common elements, and each Unit can be determined from that material.



HARLO G. EVERETT, JR.
P.L.S. No. 3287
State of Florida

Dated: September 10, 2003

EXHIBIT "D"

SOUTHERN GROVE CONDOMINIUMS

FRACTIONAL UNDIVIDED SHARES OF COMMON ELEMENTS & COMMON EXPENSE

<u>Unit Number</u>	<u>Building Type</u>	<u>Unit Type</u>	<u>Fractional Share</u>
<u>BUILDING 100</u>			
	Two		
101		B	1/108
102		B	1/108
103		B	1/108
104		B	1/108
105		B	1/108
106		B	1/108
107		B	1/108
108		B	1/108
109		B	1/108
110		B	1/108
111		B	1/108
112		B	1/108
<u>BUILDING 200</u>			
	Two		
201		B	1/108
202		B	1/108
203		B	1/108
204		B	1/108
205		B	1/108
206		B	1/108
207		B	1/108
208		B	1/108
209		B	1/108
210		B	1/108
211		B	1/108
212		B	1/108
<u>BUILDING 300</u>			
	One		
301		B1	1/108
302		A	1/108
303		A	1/108
304		B1	1/108
305		B1	1/108
306		A	1/108
307		A	1/108
308		B1	1/108

