

**Record and Return to,  
And this Instrument Prepared by:**  
Jose J. Leonardo, Esq  
500 S. Dixie Highway  
Suite 204  
Coral Gables, Florida 33146  
(305) 275-9177

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

**AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
VILLAS OF ESTANCIA CONDOMINIUM  
MODIFYING PHASE STRUCTURE AND  
ADDING PHASES VIII, IX AND X**

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF VILLAS OF ESTANCIA CONDOMINIUM, A CONDOMINIUM TO MODIFY THE PHASE STRUCTURE ADD NEW PHASES ("Amendment"), made this 4<sup>th</sup> day of November, 2016, by UNIFLORIDA III, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("Developer"), whose principal office is located at 295 Seloy Drive, St. Augustine, FL 32084.

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, as amended through the date of recordation of the "Declaration" (as hereinafter defined) ("Act"), Developer has established Villas of Estancia Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 14763, Page 478, of the Public Records of Duval County, Florida and any amendments thereto (including prior amendments which added phases II through VII prior to the date hereof); and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the "Initial Phase" (as defined in the Declaration) and also provides for submission to condominium ownership of Phases 1 through 6 as described in Declaration; and

WHEREAS, Developer modified the and amended the Declaration in order to reflect a modified Phase structure of the Condominium adding a revised Phase IV, Phase V, Phase VI, and adding Phase VII, Phase VIII, Phase IX and Phase X; and

WHEREAS, Developer having amended the Phase Structure in the Declaration desires to dedicate and add the new revised final Phases, i.e., Phase VIII, Phase IX, and Phase X as part of the Condominium.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase VIII, Phase IX, and Phase X Land", as hereinafter defined, hereby states and declares:

1. All terms used herein shall have their meaning as defined in the Declaration, as amended.
  
2. The real property more particularly described in Exhibit A for Phases VIII, IX, and X, and the improvements located thereon, and all easements intended for use in connection with the Condominium, are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Articles 5, 6, and 7 of the Declaration. The Phases VIII, IX, and X Land, together with improvements now or hereafter located thereon and all appurtenances thereto, all as set forth on the survey(s) for Phases VIII, IX, and X, shall constitute the final Phases VIII, IX and X and be a part of the Condominium.
  
3. This Amendment shall become effective upon recording amongst the Public Records of Duval County, Florida.
  
4. All of the Phases contemplated in the Declaration of Condominium, as previously amended Have been submitted to condominium ownership and phases I through X, inclusive, are added as part of the Condominium.

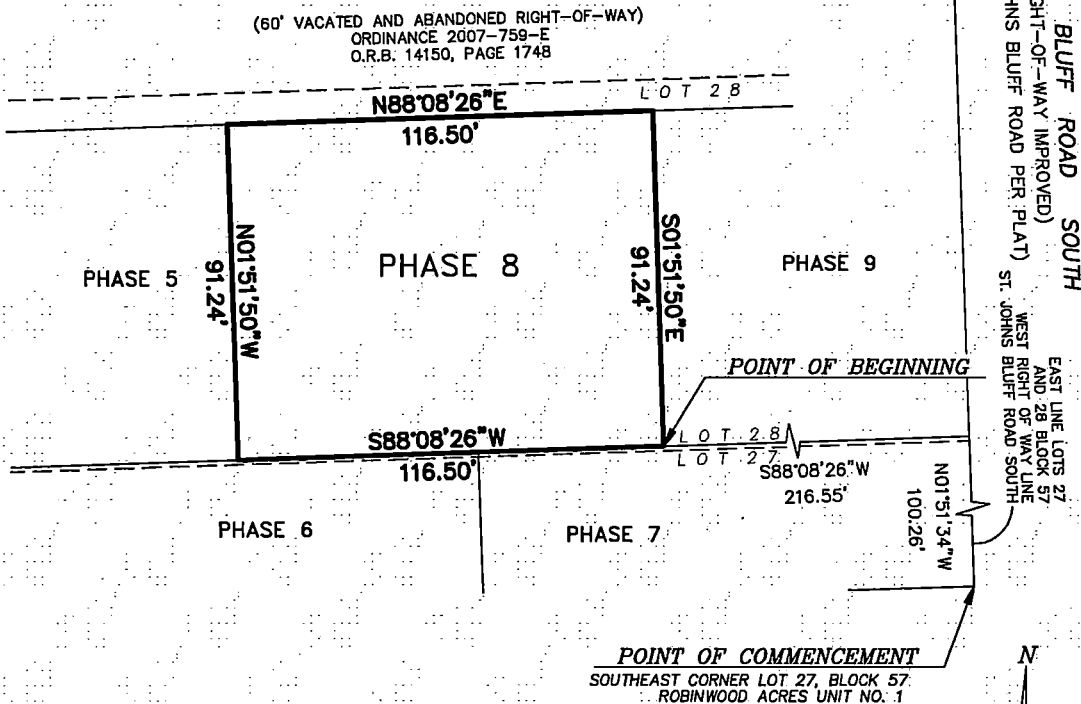
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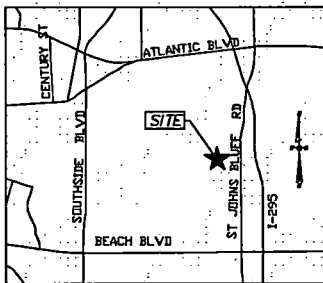
**COMPOSITE EXHIBIT "A"**  
**Legal Description and**  
**Survey/Legal Description, Map Showing Sketch of Villas of Estancia, Phase Key Map,**  
**For**  
**Phases VIII, IX, and X of Villas of Estancia Condominium**

# MAP SHOWING SKETCH OF VILLAS OF ESTANCIA, PHASE 8 A CONDOMINIUM

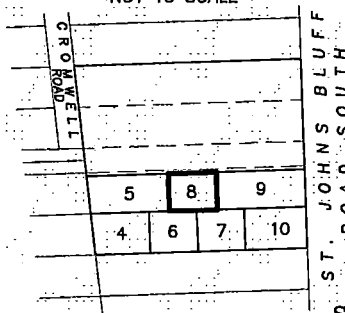
A PART OF LOT 28, BLOCK 57, ROBINWOOD ACRES UNIT NO. 1, ACCORDING  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 6, 6A, AND 6B, OF  
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
(SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION)



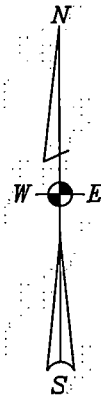
VICINITY MAP  
N.T.S.



PHASE KEY MAP  
NOT TO SCALE



**LEGEND:**  
N.T.S. = NOT TO SCALE



SKETCH OF DESCRIPTION  
SHEET 1 OF 3

STANDARD NOTES:  
BEARING STRUCTURE BASED ON THE \_\_\_\_\_ PLAT \_\_\_\_\_ BEARING OF \_\_\_\_\_ N01°51'34"W  
ALONG THE \_\_\_\_\_ WEST RIGHT OF WAY LINE OF ST. JOHNS BLUFF ROAD SOUTH

BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE " X " AS SHOWN ON THE NATIONAL FLOOD  
INSURANCE MAP DATED 6-3-2013 FOR THE CITY OF JACKSONVILLE, COMMUNITY NO. 120077, PANEL NO. 0392H



**LANDMARK SURVEYORS, INC.**  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4665

**CONSTRUCTION LAYOUT \* AS BUILT**  
**SURVEYING AND MAPPING \* GPS SERVICES**

CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SKETCH: 6/9/2014

WO # 2860.31

THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

F.B. N/A PG. N/A

FILE # 82/D-2

SCALE: 1" = 40'

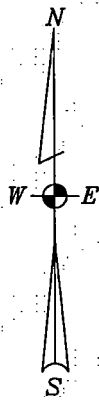
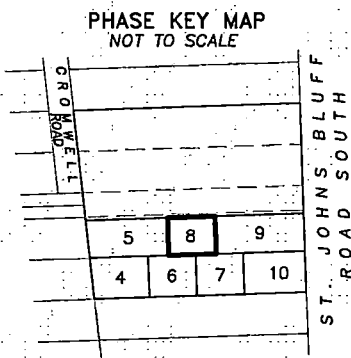
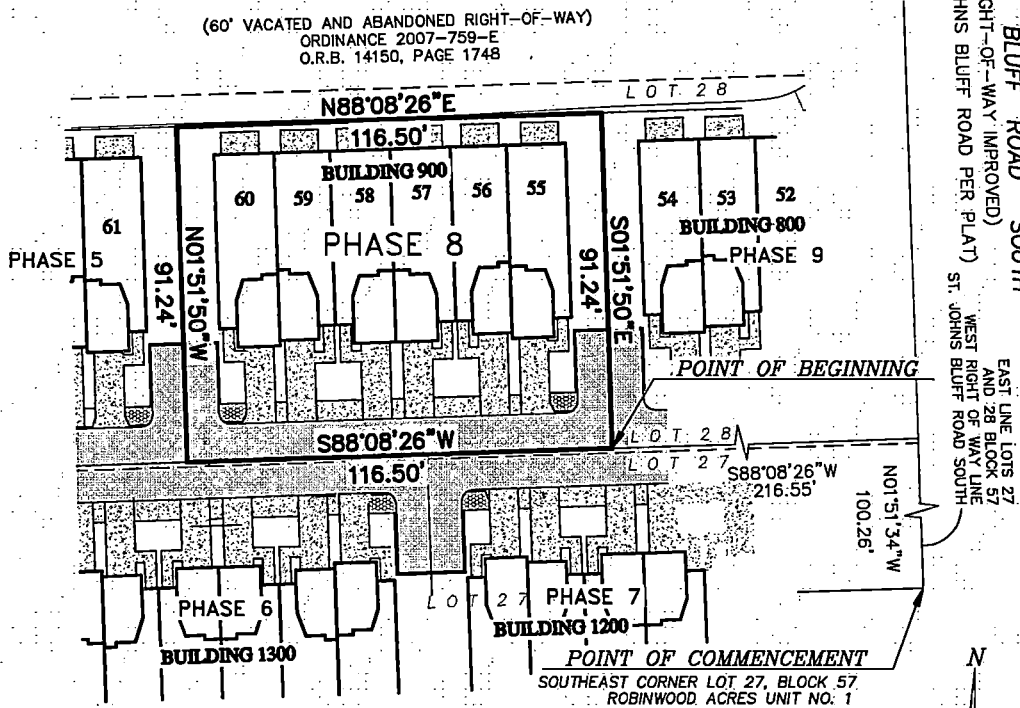
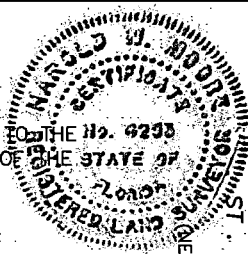
REVISION	DATE	DESCRIPTION

*Harold W. Moore*

HAROLD W. MOORE  
FLORIDA REGISTRATION NUMBER 4253

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**LEGEND:**

N.T.S. = NOT TO SCALE

**SITE PLAN  
SHEET 2 OF 3**

STANDARD NOTES:  
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BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED 6-3-2013 FOR THE CITY OF JACKSONVILLE, COMMUNITY NO. 120077, PANEL NO. 0392H



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F.B. N/A PG. N/A

FILE # 82/D-2

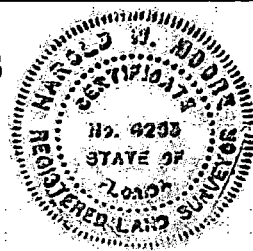
SCALE: 1" = 40'

REVISION	DATE	DESCRIPTION

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**MAP SHOWING SKETCH OF  
VILLAS OF ESTANCIA, PHASE 8  
A CONDOMINIUM  
DUVAL COUNTY, FLORIDA**



PREPARED FOR:  
Villas of Estancia,  
A Condominium

**LEGAL DESCRIPTION:**

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**SURVEYOR'S NOTE:**

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**LEGAL DESCRIPTION  
SHEET 3 OF 3**

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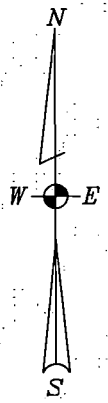
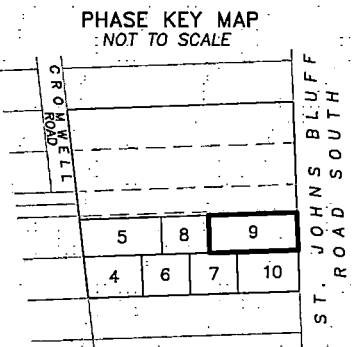
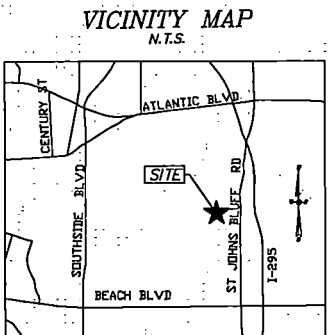
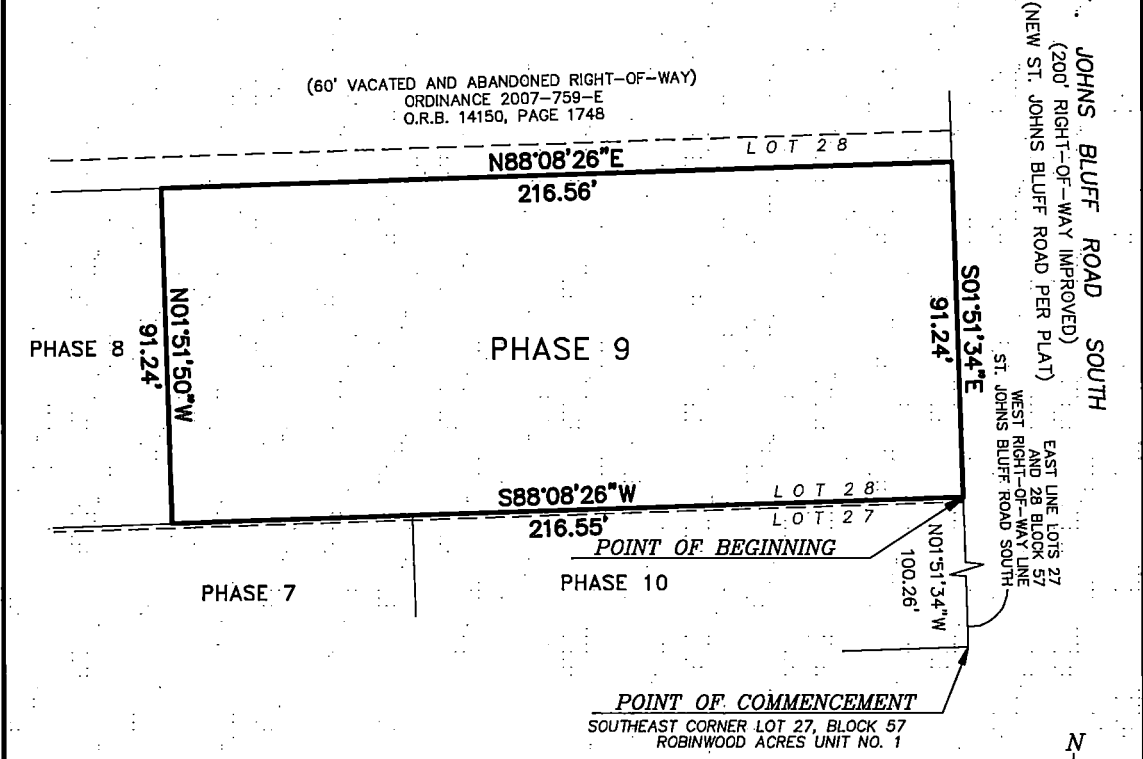
WO # 2860.31  
F.B. N/A PG. N/A  
FILE # 82/D-2  
SCALE: 1"= N/A

REVISION	DATE	DESCRIPTION

  
 HAROLD W. MOORE  
 FLORIDA: REGISTRATION: NUMBER 4253

# MAP SHOWING SKETCH OF VILLAS OF ESTANCIA, PHASE 9 A CONDOMINIUM

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(SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION)



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**SKETCH OF DESCRIPTION  
SHEET 1 OF 3**

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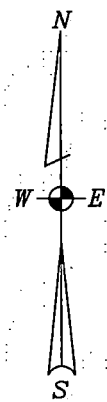
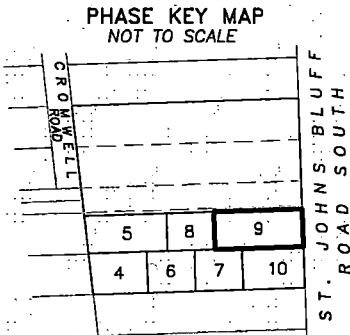
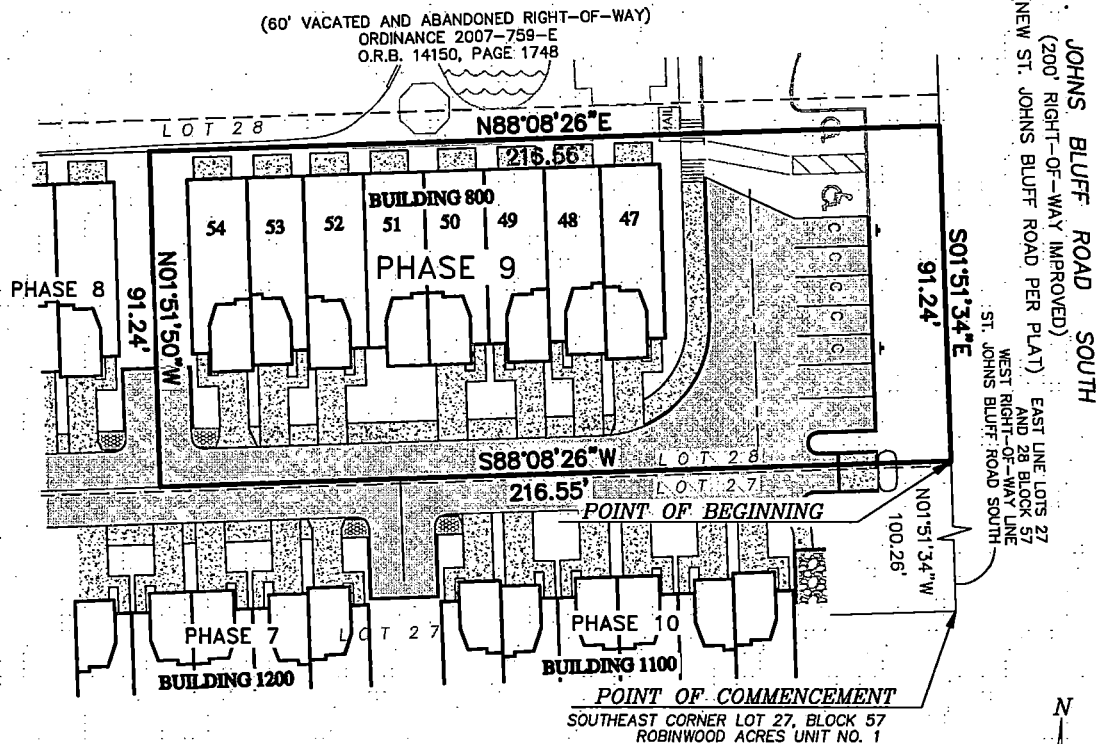
F.B. N/A PG. N/A  
FILE # 82/D-2  
SCALE: 1" = 40'

REVISION	DATE	DESCRIPTION

*Harold W. Moore*  
**HAROLD W. MOORE**  
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# MAP SHOWING SKETCH OF VILLAS OF ESTANCIA, PHASE 9 A CONDOMINIUM

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**SITE PLAN  
SHEET 2 OF 3**

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REVISION	DATE	DESCRIPTION

**MAP SHOWING SKETCH OF  
VILLAS OF ESTANCIA, PHASE 9  
A CONDOMINIUM  
DUVAL COUNTY, FLORIDA**



PREPARED FOR:  
Villas of Estancia,  
A Condominium

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**LEGAL DESCRIPTION  
SHEET 3 OF 3**

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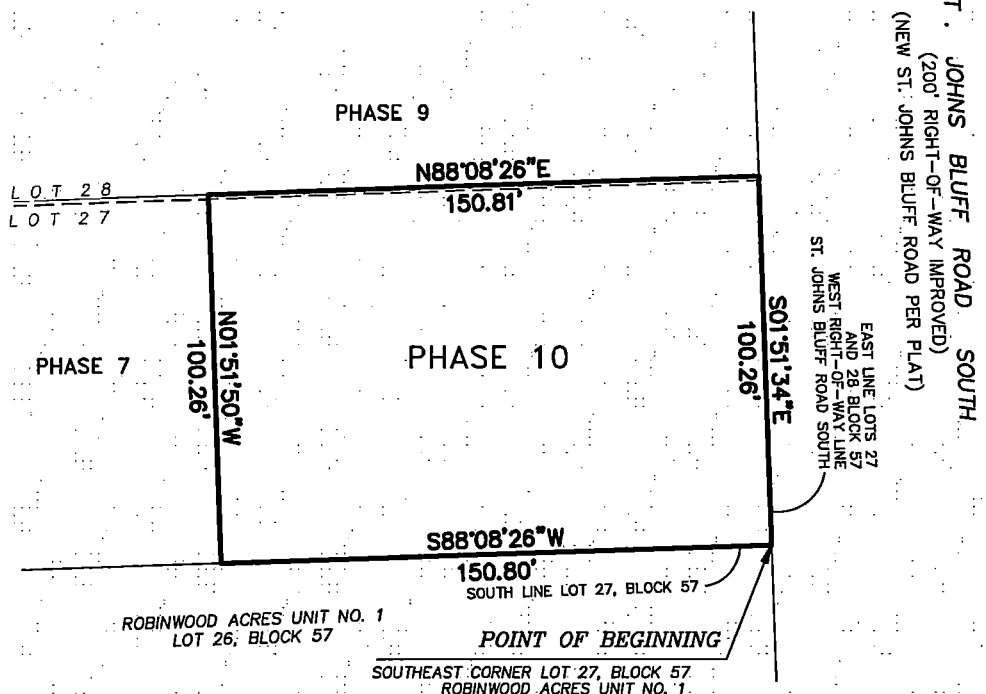
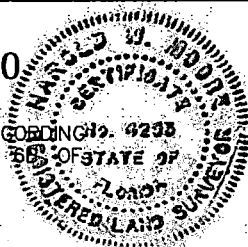
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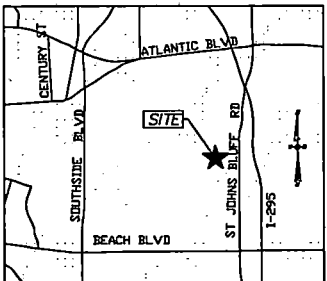
REVISION	DATE	DESCRIPTION

# MAP SHOWING SKETCH OF VILLAS OF ESTANCIA, PHASE 10 A CONDOMINIUM

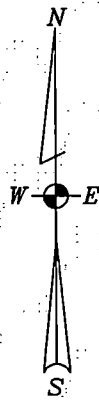
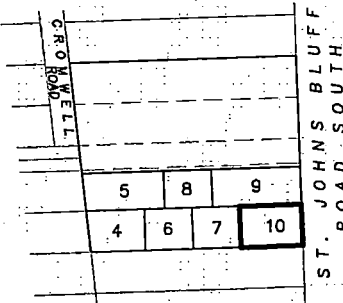
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(SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION)



**VICINITY MAP**  
N.T.S.



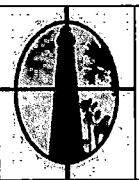
**PHASE KEY MAP**  
NOT TO SCALE



**LEGEND:**  
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**SKETCH OF DESCRIPTION**  
SHEET 1 OF 3

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BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED 6-3-2013 FOR THE CITY OF JACKSONVILLE, COMMUNITY NO. 120077, PANEL NO. 0392H



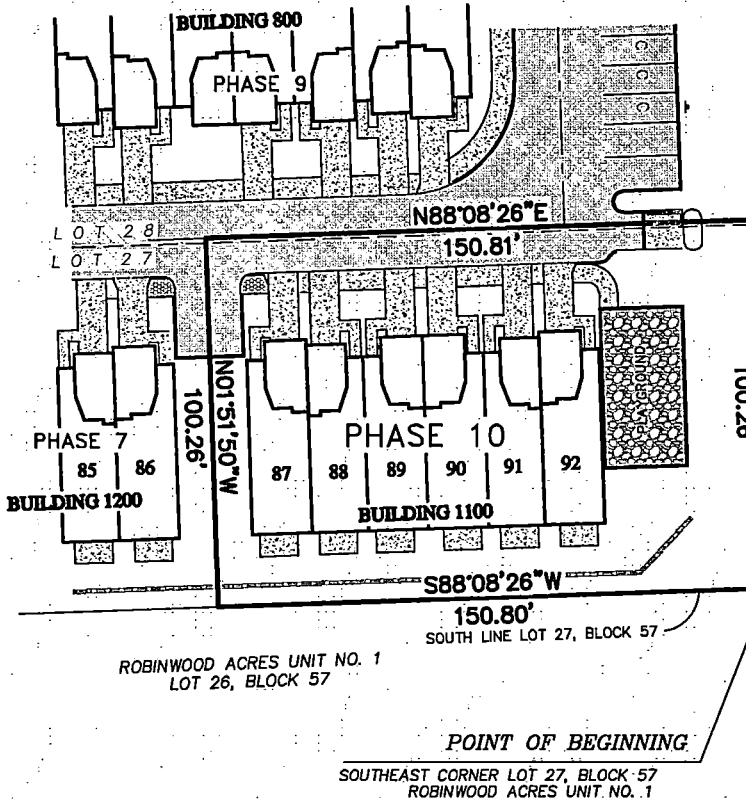
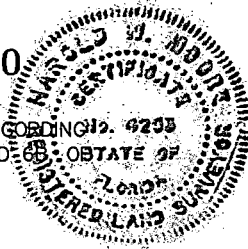
**LANDMARK SURVEYORS, INC.**  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4665  
**CONSTRUCTION LAYOUT \* AS BUILT**  
**SURVEYING AND MAPPING \* GPS SERVICES**

**CERTIFICATION:** I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 54-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WO # 2860.31 THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
F.B. N/A PG. N/A  
FILE # 82/D-2  
SCALE: 1" = 40'  
REVISION DATE DESCRIPTION  
DATE OF SKETCH: 6/9/2014  
*Harold W. Moore*  
HAROLD W. MOORE  
FLORIDA REGISTRATION NUMBER 4253

# MAP SHOWING SKETCH OF VILLAS OF ESTANCIA, PHASE 10 A CONDOMINIUM

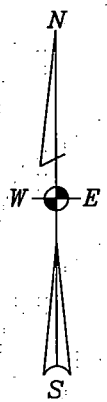
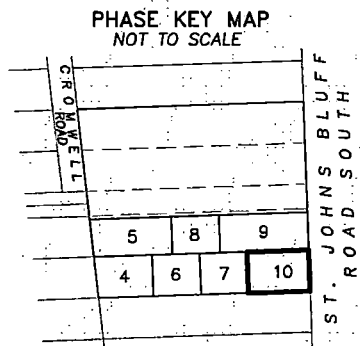
A PART OF LOTS 27 AND 28, BLOCK 57, ROBINWOOD ACRES UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 6, 6A, AND 6B, THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
(SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION)



ST. JOHNS BLUFF ROAD SOUTH  
(200' RIGHT-OF-WAY IMPROVED)  
(NEW ST. JOHNS BLUFF ROAD PER PLAT)

EAST LINE LOTS 27 AND 28, BLOCK 57  
WEST RIGHT-OF-WAY LINE  
ST. JOHNS BLUFF ROAD SOUTH

**POINT OF BEGINNING**  
SOUTHEAST CORNER LOT 27, BLOCK 57  
ROBINWOOD ACRES UNIT NO. 1



**SITE PLAN**  
SHEET 2 OF 3

**LEGEND:**  
N.T.S. = NOT TO SCALE

STANDARD NOTES:  
BEARING STRUCTURE BASED ON THE \_\_\_\_\_ PLAT BEARING OF \_\_\_\_\_ N01°51'34"W  
ALONG THE WEST RIGHT OF WAY LINE OF ST. JOHNS BLUFF ROAD SOUTH

BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE " X " AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED 6-3-2013 FOR THE CITY OF JACKSONVILLE, COMMUNITY NO. 120077, PANEL NO. 0392H



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DATE OF SKETCH: 6/9/2014

WO # 2860.31  
F.B. N/A PG. N/A  
FILE # 82/D-2  
SCALE: 1" = 40'

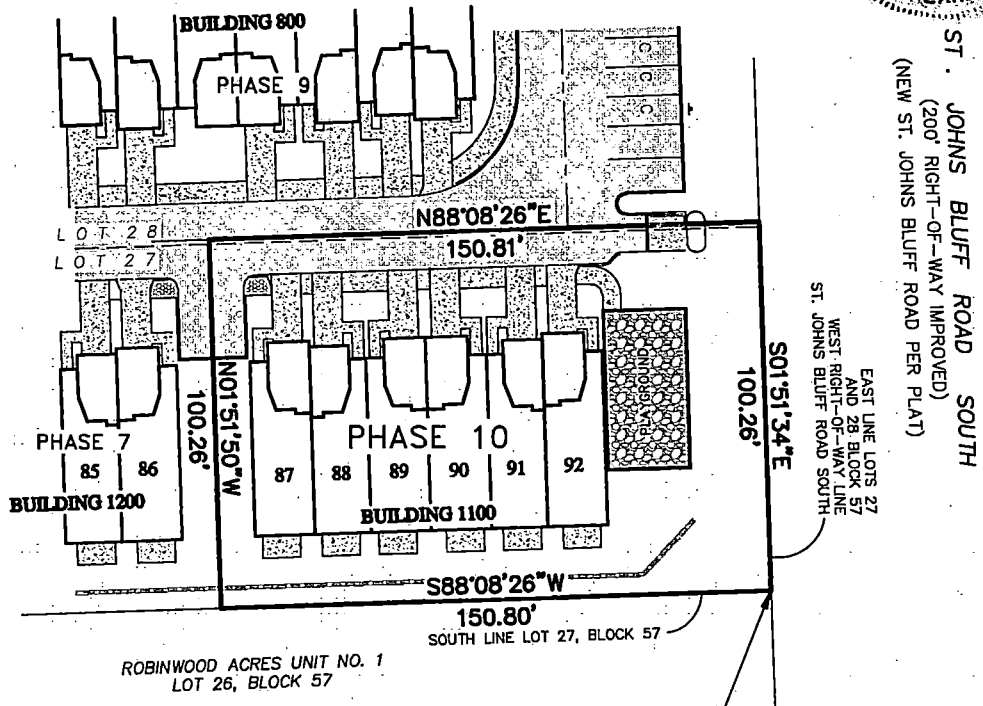
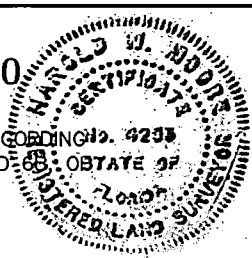
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REVISION	DATE	DESCRIPTION

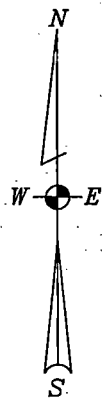
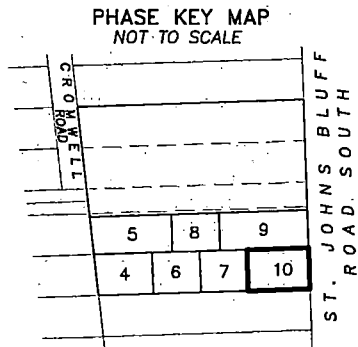
*Harold W. Moore*  
HAROLD W. MOORE  
FLORIDA REGISTRATION NUMBER 4253

# MAP SHOWING SKETCH OF VILLAS OF ESTANCIA, PHASE 10 A CONDOMINIUM

A PART OF LOTS 27 AND 28, BLOCK 57, ROBINWOOD ACRES UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 6, 6A, AND 6B, OBTAINABLE IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
(SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION)



**POINT OF BEGINNING**  
SOUTHEAST CORNER LOT 27, BLOCK 57  
ROBINWOOD ACRES UNIT NO. 1



**SITE PLAN**  
**SHEET 2 OF 3**

**LEGEND:**  
N.T.S. = NOT TO SCALE

**STANDARD NOTES:**  
BEARING STRUCTURE BASED ON THE \_\_\_\_\_ PLAT \_\_\_\_\_ BEARING OF \_\_\_\_\_ N01°51'34"W  
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DATE OF SKETCH: 6/9/2014

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WO # 2860.31

F.B. N/A PG. N/A

FILE # 82/D-2

SCALE: 1" = 40'

REVISION	DATE	DESCRIPTION

*Harold W. Moore*  
**HAROLD W. MOORE**  
FLORIDA REGISTRATION NUMBER 4253

**MAP SHOWING SKETCH OF  
VILLAS OF ESTANCIA, PHASE 10  
A CONDOMINIUM  
DUVAL COUNTY, FLORIDA**



PREPARED FOR:  
Villas of Estancia,  
A Condominium

**LEGAL DESCRIPTION:**

That certain piece, parcel or tract of land, lying in and being a part of Lots 27 and 28, Block 57, Robinwood Acres Unit No. 1, as recorded in Plat Book 21, Pages 6, 6A, and 6B of the Public Records of Duval County, Florida, being more particularly described as follows:

Begin at the southeast corner of said Lot 27, Block 57, Robinwood Acres Unit No. 1; thence South 88 degrees 08 minutes 26 seconds West, along the South line of said Lot 27, a distance of 150.80 feet; thence North 01 degree 51 minutes 50 seconds West, departing said South line, a distance of 100.26 feet; thence North 88 degrees 08 minutes 26 seconds East, a distance of 150.81 feet to a point on the East line of said Lot 28, said East line also being the West right-of-way line of St. Johns Bluff Road South, a 200 foot right-of-way as now established; thence South 01 degree 51 minutes 50 seconds East, along the East line of said Lots 28 and 27, a distance of 100.26 feet to the POINT OF BEGINNING.

**SURVEYOR'S NOTE:**

- 1) THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:
  - A) PROVIDED IN ITS ENTIRETY CONSISTING OF 3 SHEETS.
  - B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

**LEGAL DESCRIPTION  
SHEET 3 OF 3**

STANDARD NOTES:  
BEARING STRUCTURE BASED ON THE \_\_\_\_\_ PLAT \_\_\_\_\_ BEARING OF \_\_\_\_\_ N01°51'34"W  
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	<p align="center"><b>LANDMARK SURVEYORS, INC.</b> SURVEYING BUSINESS NUMBER 7775 4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254 (904) 384-7855 FAX 384-4685</p> <p align="center"><b>CONSTRUCTION LAYOUT * AS BUILT SURVEYING AND MAPPING * GPS SERVICES</b></p>	<p><small>CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</small></p> <p align="right">DATE OF SKETCH: <u>6/9/2014</u></p> <p align="right">                   HAROLD W. MOORE                  FLORIDA REGISTRATION NUMBER 4253             </p>									
WO # <u>2860.31</u> F.B. <u>N/A</u> PG. <u>N/A</u> FILE # <u>82/D-2</u> SCALE: 1" = <u>N/A</u>	THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.										
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