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JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 9.50
RECORDING \$ 73.00

Windsor Parke Professional Centre
[Handwritten signature]

Prepared by and return to:
Cecile Evans Rider, Esquire
Rogers, Towers, Bailey, Jones & Gay
1501 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF WINDSOR PARKE PROFESSIONAL CENTRE, A CONDOMINIUM

18

THIS FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM (the "Fourth Amendment") made as of this 4th day of April, 2001, by **Condo Ventures, LLC**, a Florida limited liability company (the "Declarant")

RECITALS

A. Declarant has executed and caused to be recorded that certain Declaration of Condominium of Windsor Parke Professional Centre, a Condominium, being dated May 4th, 2000 and recorded in Official Records Volume 9625, pages 1710 through 1810, as amended by First Amendment to Declaration of Condominium dated May 12, 2000 and recorded in Official Records Volume 9625, pages 1811 through 1824 and re-recorded in Official Records Volume 9628, pages 1772 through 1785, and by Second Amendment to Declaration dated January __, 2001 and recorded in Official Records Volume 9854, page 2122, and by Third Amendment to Declaration dated February 22, 2001 and recorded in Official Records Volume 9891, page 1529, all of the current public records of Duval County, Florida (the "Declaration").

B. Declarant now desires to amend the Declaration to add the surveyor's certificate as to Buildings 12 and 16 of the condominium as contemplated by Section 3.1 of the Declaration and to provide the "as built" graphic depiction of Buildings 12 and 16, which includes the combining of Units 1201, 1202 and 1203, inclusive located in Building 12 in accordance with the procedures set forth in Section 14.2 of the Declaration and the "as built" survey.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the undersigned have executed this instrument to be executed and amend the Declaration as follows:

1. Exhibit "B" of the Declaration is modified and amended to add thereto the pages attached hereto and labeled as Exhibit "B" which constitute a survey depicting Buildings 12 and 15 in their "as built" condition.

2. Exhibit "C" of the Declaration is modified and amended to add thereto the pages attached hereto and labeled as Exhibit "C" which depict the floor plan and elevations of Buildings 12 and 15 in their "as built" condition.

3. The surveyor's certificate attached hereto and labeled as Exhibit "C-1-Surveyor's Certificate" relating to Building 11, 12, 15 and 16 is hereby added to the Declaration as a part Exhibit "C-1".

4. Notwithstanding the fact that Units 1201, 1202 and 1203, inclusive located in Building 12 have each been combined as a single unit, the owner of combined Units 1201, 1202 and 1203 shall pay assessments, share in the common expense and common surplus, own its undivided share in the Common Elements and have its voting rights as if the unit were three units.

5. Except as modified herein the original Declaration shall remain in full force and effect.

(Balance of page intentionally left blank)

IN WITNESS WHEREOF, the has caused the foregoing Fourth Amendment to Declaration of Condominium to be executed by its duly authorized representative, on the date set forth above.

"Declarant"

Signed, sealed and delivered in the presence of:

CONDO VENTURES, LLC, a Florida limited liability company, by and through its managing member Realty Advisors, Inc.

Handwritten signatures and names: Cezila Evans Rider, Marsha Isham

By: James P. DelVecchio, Vice President

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of April, 2001 by James P. DelVecchio, the Vice President of Realty Advisors, Inc., a Florida corporation, the Managing Member of Condo Ventures, LLC, a Florida limited liability company, on behalf of the corporation and the company. He [CHECK ONE] is personally known to me or has proven to me on basis of satisfactory evidence to be the person who executed this instrument.

Handwritten signature of Marsha Isham, Notary Public, State of Florida, My Commission expires:



Marsha Isham MY COMMISSION # CC875773 EXPIRES November 30, 2003 BONDED THRU TROY FAIN INSURANCE, INC

CONSENT AND JOINDER OF MORTGAGEE

CNB National Bank ("Mortgagee") is the mortgagee under mortgage ("Mortgage") recorded in the public records of Duval County, Florida in Official Records Book 9466, at Page 1525. Mortgagee joins in this Fourth Amendment to Declaration of Condominium of Windsor Parke Professional Centre dated April 4th, 2001, to evidence its consent and joinder to the provisions hereof and its intent that its security interests be subordinated hereto. Mortgagee hereby agrees that such security interests are subordinate and inferior to this Fourth Amendment to Declaration of Condominium.

Signed, sealed and delivered
in the presence of:

Diane Yunkes
DIANE YUNKES

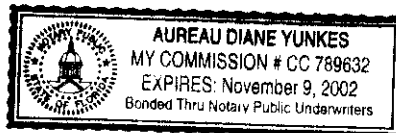
Debra G. Cain
Debra G. Cain

CNB NATIONAL BANK,
By John R. Lamb
John R. Lamb
Its Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of April, 2001, by John R. Lamb, the Vice President of CNB National Bank, a national banking association, on behalf of the bank. He [CHECK ONE] is personally known to me or has proven to me on basis of satisfactory evidence to be the person who executed this instrument.

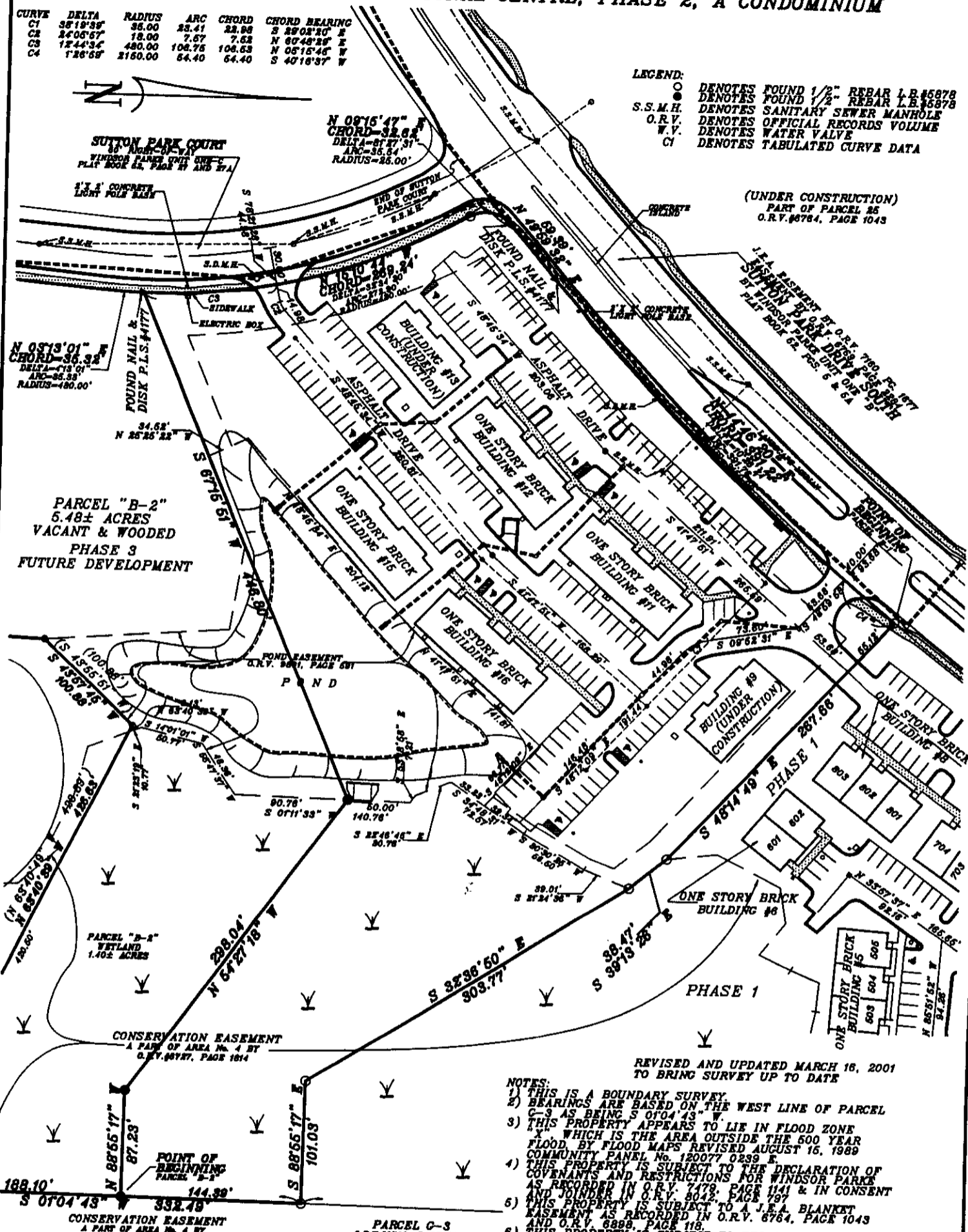
Aureau Diane Yunkes
(Print Name) AUREAU DIANE YUNKES
Notary Public, State of Florida
My Commission expires:



MAP SHOWING SURVEY OF: WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	38°18'38"	35.00	23.41	23.95	S 29°02'20" E
C2	2°05'57"	18.00	7.57	7.63	N 60°45'28" E
C3	12°44'34"	480.00	104.75	106.63	N 05°15'45" W
C4	1°26'58"	2150.00	54.40	54.40	S 40°16'37" W

LEGEND:
 ○ DENOTES FOUND 1/2" REBAR I.R.#5878
 ● DENOTES FOUND 1/2" REBAR I.R.#5878
 S.S.M.H. DENOTES SANITARY SEWER MANHOLE
 O.R.V. DENOTES OFFICIAL RECORDS VOLUME
 W.V. DENOTES WATER VALVE
 CI DENOTES TABULATED CURVE DATA



- REVISED AND UPDATED MARCH 16, 2001 TO BRING SURVEY UP TO DATE
- NOTES:**
- 1) THIS IS A BOUNDARY SURVEY.
 - 2) BEARINGS ARE BASED ON THE WEST LINE OF PARCEL C-3 AS BEING S 0°04'43" W.
 - 3) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE X WHICH IS THE AREA OUTSIDE THE 500 YEAR FLOOD, BY FLOOD MAPS REVISED AUGUST 15, 1989 COMMUNITY PANEL No. 120077 0239 E.
 - 4) THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WINDSOR PARKE AS RECORDED IN O.R.V. 7478, PAGE 1141 & IN CONSENT AND JOINDER O.R.V. 8042, PAGE 797.
 - 5) THIS PROPERTY IS SUBJECT TO A J.E.A. BLANKET EASEMENT AS RECORDED IN O.R.V. 6764, PAGE 1043 AND O.R.V. 8888, PAGE 118.
 - 6) THIS PROPERTY IS SUBJECT TO RESOLUTION BY O.R.V. 6253 PAGE 828, AMENDED BY SETTLEMENT AGREEMENT IN O.R.V. 6253, PAGE 847, AND ASSIGNED IN O.R.V. 6288, PAGE 1182 AND IN O.R.V. 7478, PAGE 1136.
 - 7) BEARINGS & DISTANCES SHOWN THUS (S 1°46'53" E 877.97') ARE ACTUAL OR MEASURED. ALL OTHERS ARE BY PLAT OR DEED.
 - 8) THE EASEMENTS DESCRIBED IN OFFICIAL RECORDS VOLUME 6769, PAGE 2284 AND MODIFIED IN OFFICIAL RECORDS VOLUME 9071, PAGE 2408 DOES NOT AFFECT THE PROPERTY HEREON.
 - 9) ELEVATIONS SHOWN THUS: (27.0) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 10) SIDEWALK, CABLE AND TELEPHONE UTILITIES ENCRACH ALONG SUTTON PARK COURT, SEE SHEET 2, 3, & 5 FOR DETAILS.

I HEREBY CERTIFY TO: CNB NATIONAL BANK
FIRST AMERICAN TITLE INSURANCE COMPANY
CONDO VENTURES, LLC A FLORIDA LIMITED LIABILITY COMPANY
ROGERS, TOWERS, BAILEY, JONES & GAY

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATION CODE.

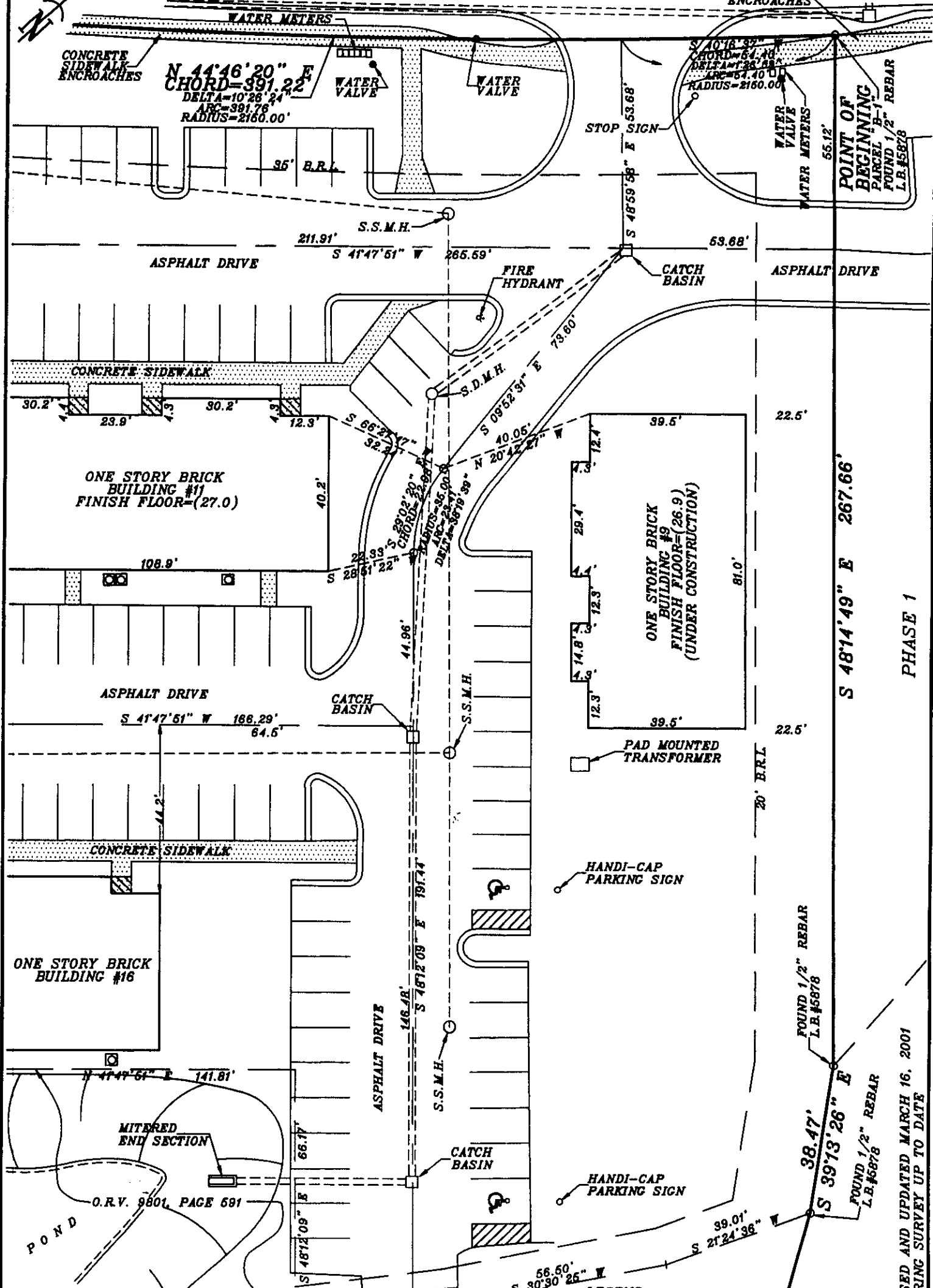
Jerry Sizemore
 FLORIDA REGISTERED SURVEYOR NO. 4177
 JERRY W. SIZEMORE
 SIGNED JANUARY 30, 2001
 SCALE: 1" = 100'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES AND IS NOT VALID

EXHIBIT B, SHEET 1
 SHEET 1 OF 5 SHEETS

SIZEMORE AND ASSOCIATES INC.
 SURVEYING & MAPPING
 LICENSED BUSINESS #5878
 5949 MACY AVENUE
 JACKSONVILLE, FLORIDA 32211
 (904) 744-8011

MAP SHOWING SURVEY OF: WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM SUTTON PARK DRIVE SOUTH



SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #5878
5949 MACY AVENUE
JACKSONVILLE, FLORIDA 32211
(904) 744-8011

LEGEND:
 □ DENOTES A/C PAD= LIMITED COMMON AREA
 ▨ DENOTES PORCH= LIMITED COMMON AREA
 S.S.M.H. DENOTES SANITARY SEWER MANHOLE
 EXHIBIT B SHEET 2
 SHEET 2 OF 5 SHEETS
 SEE SHEET 1 FOR NOTES AND LEGEND
 DATE: JANUARY 30, 2001
 SCALE: 1" = 30'

REVISED AND UPDATED MARCH 16, 2001
TO BRING SURVEY UP TO DATE

PHASE 1

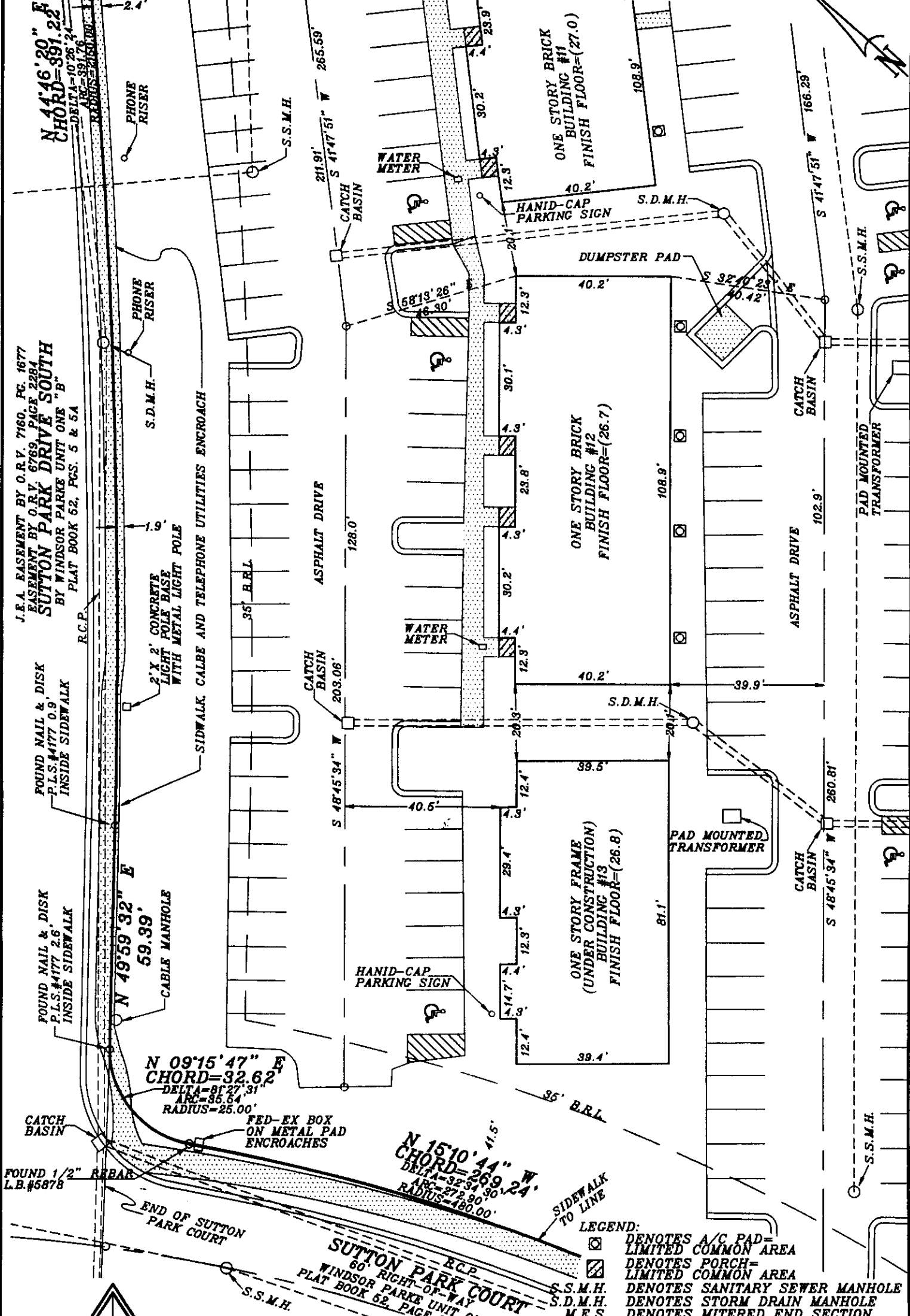
POINT OF BEGINNING
PARCEL "B-1"
FOUND 1/2" REBAR
L.B.#5878

FOUND 1/2" REBAR
L.B.#5878

FOUND 1/2" REBAR
L.B.#5878

MAP SHOWING SURVEY OF:

WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM

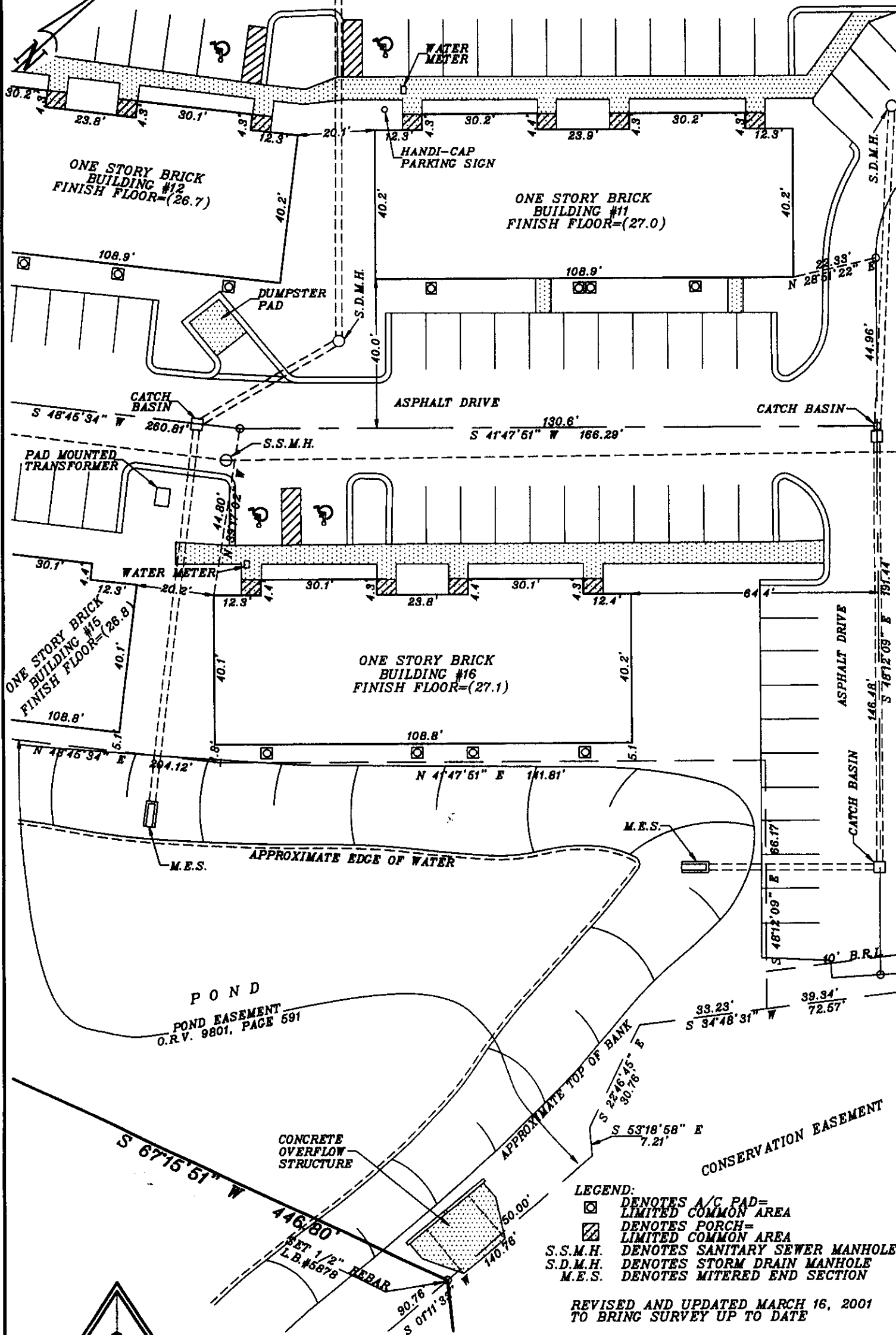


J.E.A. EASEMENT BY O.R.V. 7160, PG. 1677
 EASEMENT BY O.R.V. 6769, PAGE 2284
SUTTON PARK DRIVE SOUTH
 BY WINDSOR PARKE UNIT ONE "B"
 PLAT BOOK 52, PGS. 5 & 5A

SIZEMORE AND ASSOCIATES INC.
 SURVEYING & MAPPING
 6949 MACY AVENUE
 JACKSONVILLE, FLORIDA 32211
 (904) 744-8011

REVISED AND UPDATED MARCH 16, 2001
 TO BRING SURVEY UP TO DATE
 EXHIBIT B, SHEET 3
 SHEET 3 OF 5 SHEETS
 SEE SHEET 1 FOR NOTES AND LEGEND
 DATE: JANUARY 30, 2001
 SCALE: 1" = 30'

MAP SHOWING SURVEY OF: WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM



LEGEND:
 □ DENOTES A/C PAD = LIMITED COMMON AREA
 ▨ DENOTES PORCH = LIMITED COMMON AREA
 S.S.M.H. DENOTES SANITARY SEWER MANHOLE
 S.D.M.H. DENOTES STORM DRAIN MANHOLE
 M.E.S. DENOTES MITERED END SECTION

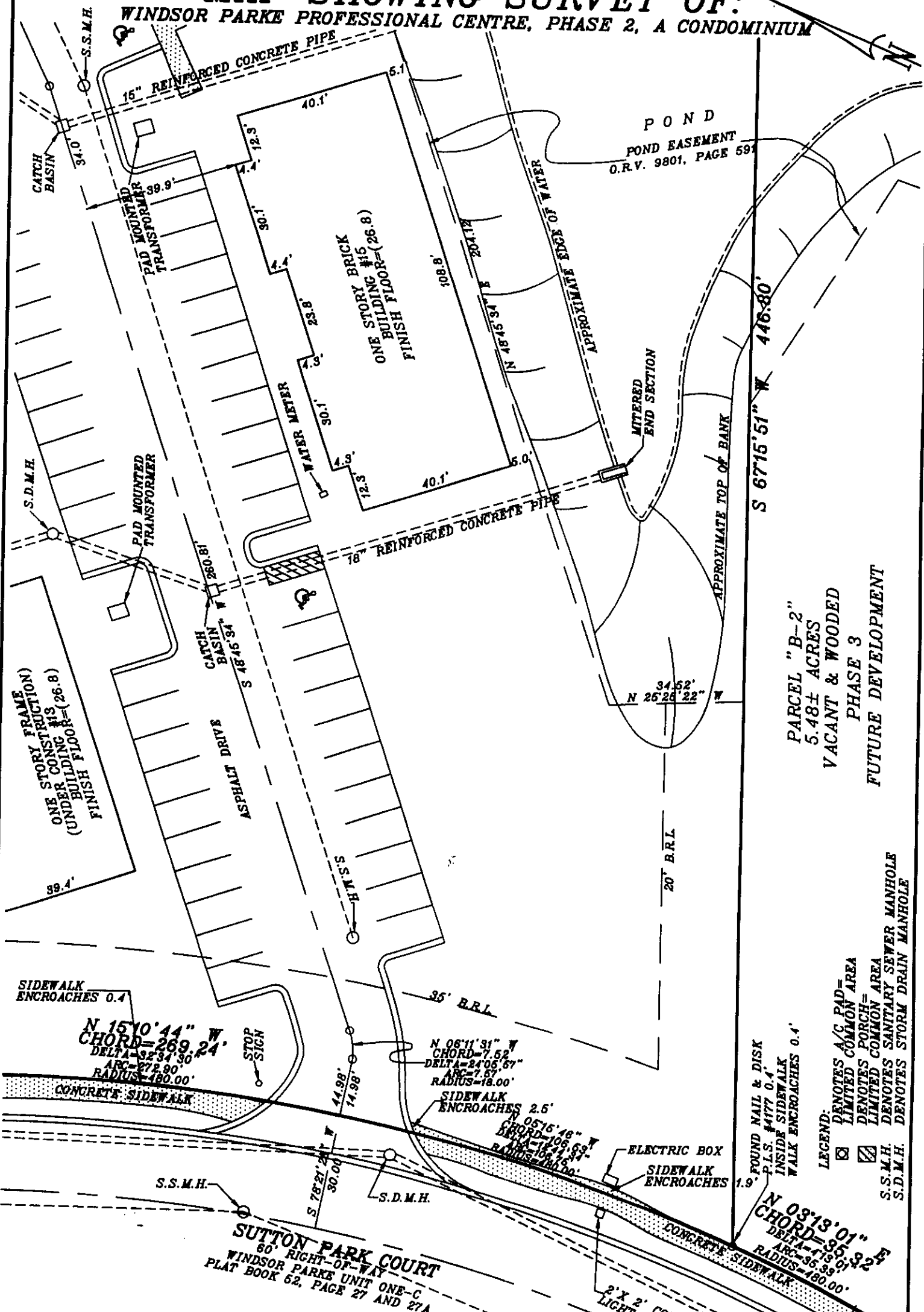
REVISED AND UPDATED MARCH 16, 2001
TO BRING SURVEY UP TO DATE

EXHIBIT B, SHEET 4
 SHEET 4 OF 5 SHEETS
 SEE SHEET 1 FOR NOTES AND LEGEND
 DATE: JANUARY 30, 2001
 SCALE: 1" = 30'

IZEMORE AND ASSOCIATES INC.
 SURVEYING & MAPPING
 5949 MACY AVENUE
 JACKSONVILLE, FLORIDA 32211
 (904) 744-8011
 LICENSED BUSINESS #5878

MAP SHOWING SURVEY OF:

WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM



PARCEL "B-2"
5.48± ACRES
PHASE 3
VACANT & WOODED
FUTURE DEVELOPMENT

LEGEND:
 □ DENOTES A/C PAD=
 □ LIMITED COMMON AREA
 □ DENOTES PORCH=
 □ LIMITED COMMON AREA
 S.S.M.H. DENOTES SANITARY SEWER MANHOLE
 S.D.M.H. DENOTES STORM DRAIN MANHOLE

SUTTON PARK COURT
80' RIGHT-OF-WAY
WINDSOR PARKE UNIT ONE-C
PLAT BOOK 52, PAGE 27 AND 27A

REVISED AND UPDATED MARCH 16, 2001
TO BRING SURVEY UP TO DATE

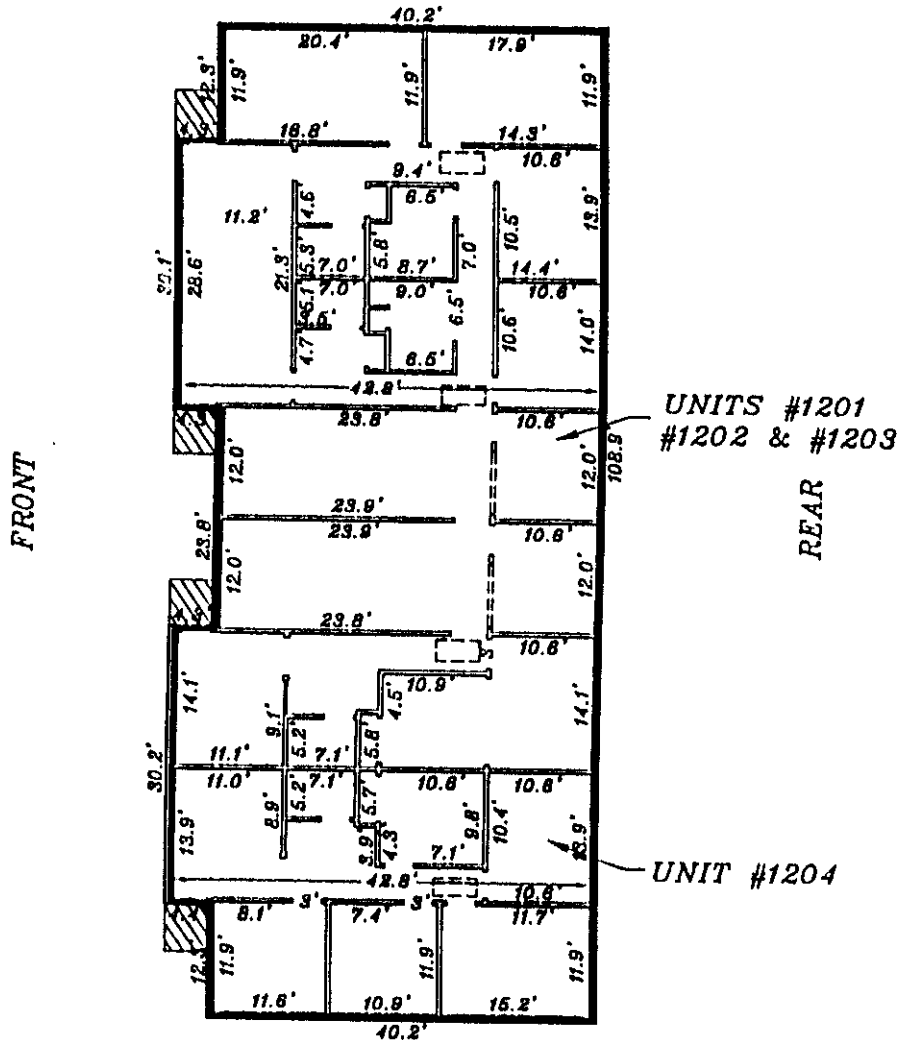
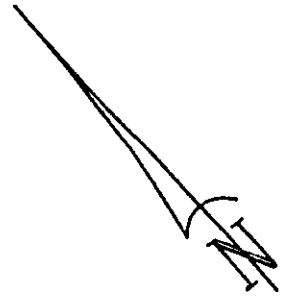
SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING

LICENSED BUSINESS #6878
5949 MACY AVENUE
JACKSONVILLE, FLORIDA 32211
(904) 744-8011

EXHIBIT B, SHEET 5
SHEET 5 OF 5 SHEETS
SEE SHEET 1 FOR NOTES AND LEGEND
DATE: JANUARY 30, 2001
SCALE: 1" = 30'

MAP SHOWING SURVEY OF: WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM

BUILDING #12
FIRST FLOOR LEVEL
ONE STORY BRICK
FINISH FLOOR=(26.7)



NOTE:

1) UNIT BOUNDARIES EXTEND FROM THE INSIDE SURFACE OF EXTERIOR WALLS TO THE INSIDE OF UNIT SEPERATION WALLS, AND FROM THE TOP OF THE FINISHED GROUND FLOOR SLAB TO THE BOTTOM OF THE ROOF RAFTERS. ALL OTHER AREAS NOT DEFINED AS LIMITED COMMON ARE COMMON AREAS OF THE CONDOMINIUM.

LEGEND:

- DENOTES A/C PAD= LIMITED COMMON AREA
- DENOTES PORCH= LIMITED COMMON AREA

UNIT BOUNDARIES ARE DEFINED BY DARK LINES

EXHIBIT C, SHEET 1

SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #5878
6949 MACY AVENUE
JACKSONVILLE, FLORIDA 32211
(904) 744-8011

DATE: MARCH 16, 2001
SCALE: 1" = 20'

MAP SHOWING SURVEY OF: WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM

BUILDING #12 ATTIC ACCESS

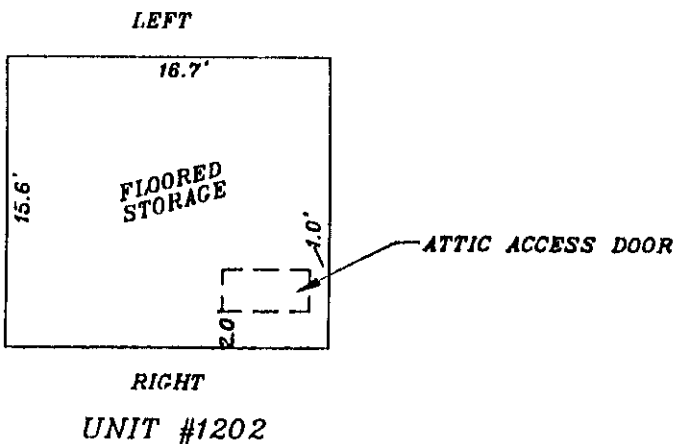
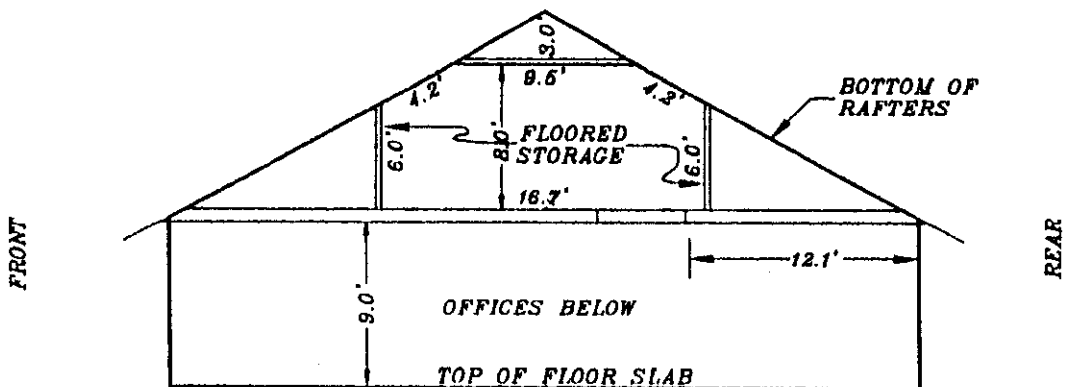
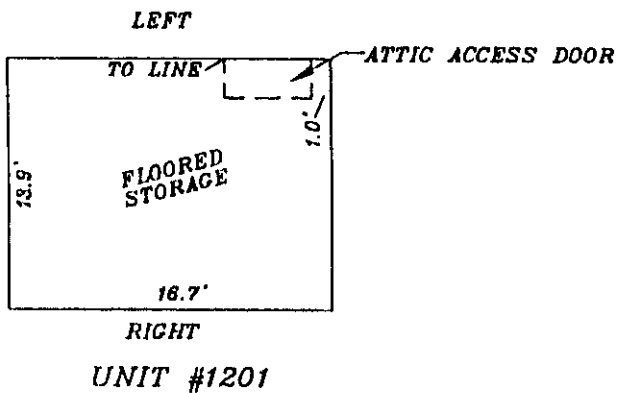
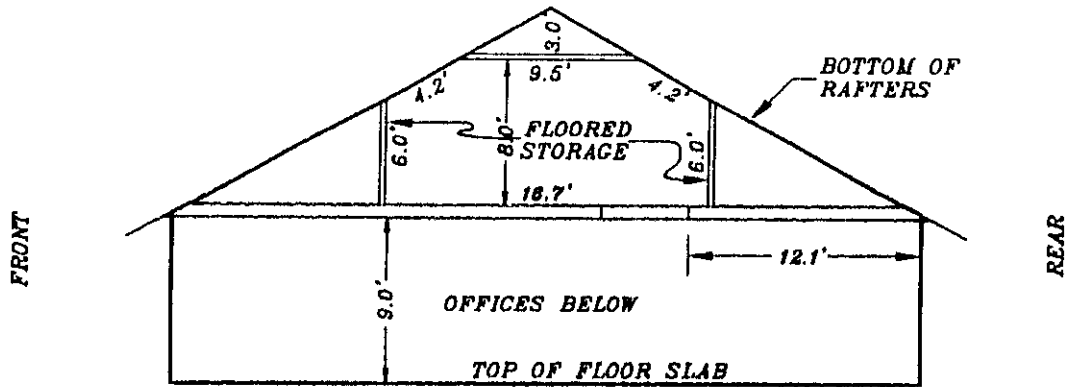


EXHIBIT C, SHEET 2

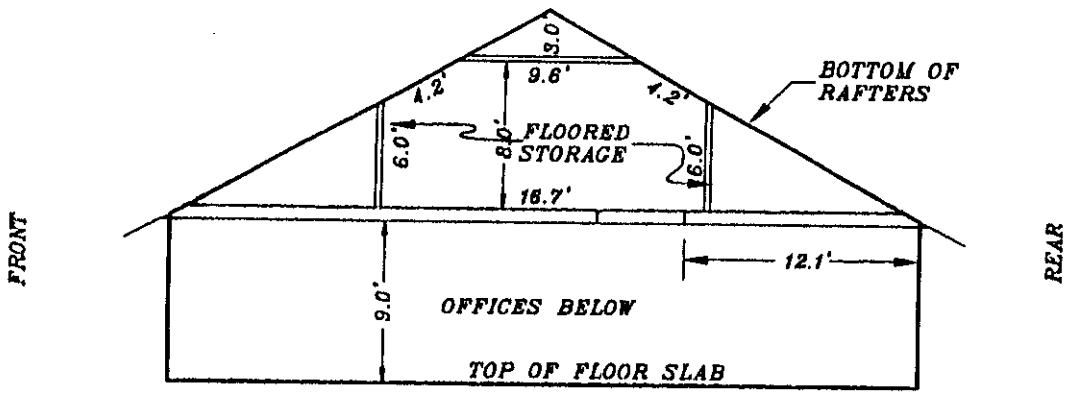
SEE SHEET 1 OF 4 FOR NOTES

SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #6878
6949 MACY AVENUE
JACKSONVILLE, FLORIDA 32211
(904) 744-8011

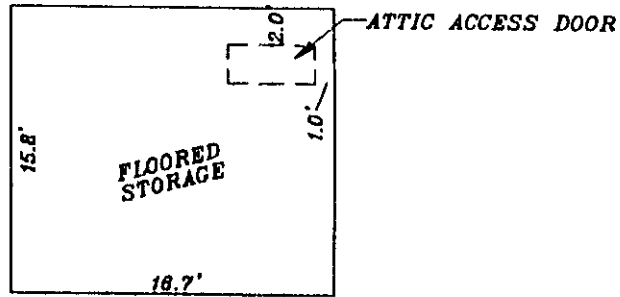
DATE: MARCH 16, 2001
SCALE: 1" = 10'

MAP SHOWING SURVEY OF: WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM

BUILDING #12 ATTIC ACCESS

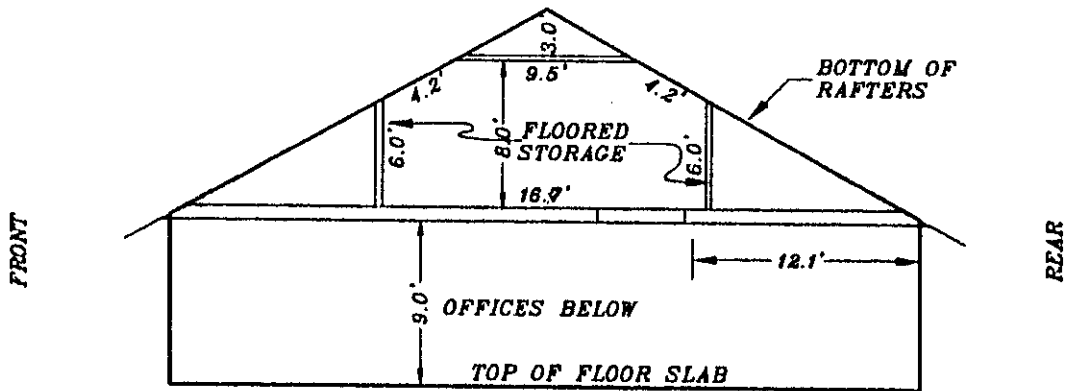


LEFT

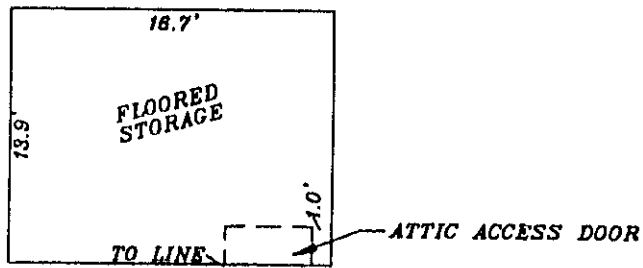


RIGHT

UNIT #1203



LEFT



RIGHT

UNIT #1204

EXHIBIT C, SHEET 3

SEE SHEET 1 OF 4 FOR NOTES

DATE: MARCH 16, 2001

SCALE: 1" = 10'

SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #6878
6949 MACY AVENUE
JACKSONVILLE, FLORIDA 32211
(904) 744-8011

MAP SHOWING SURVEY OF:

WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM

BUILDING #12 ELEVATIONS

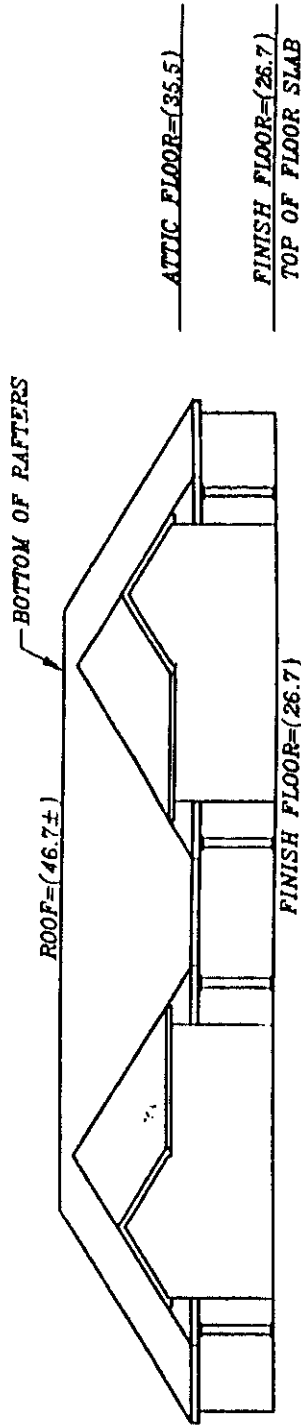


EXHIBIT C, SHEET 4

SEE SHEET 1 OF 4 FOR NOTES

DATE: MARCH 16, 2001

SCALE: 1" = 20'

NOTES:
1) ELEVATIONS SHOWN THUS: (25.00) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

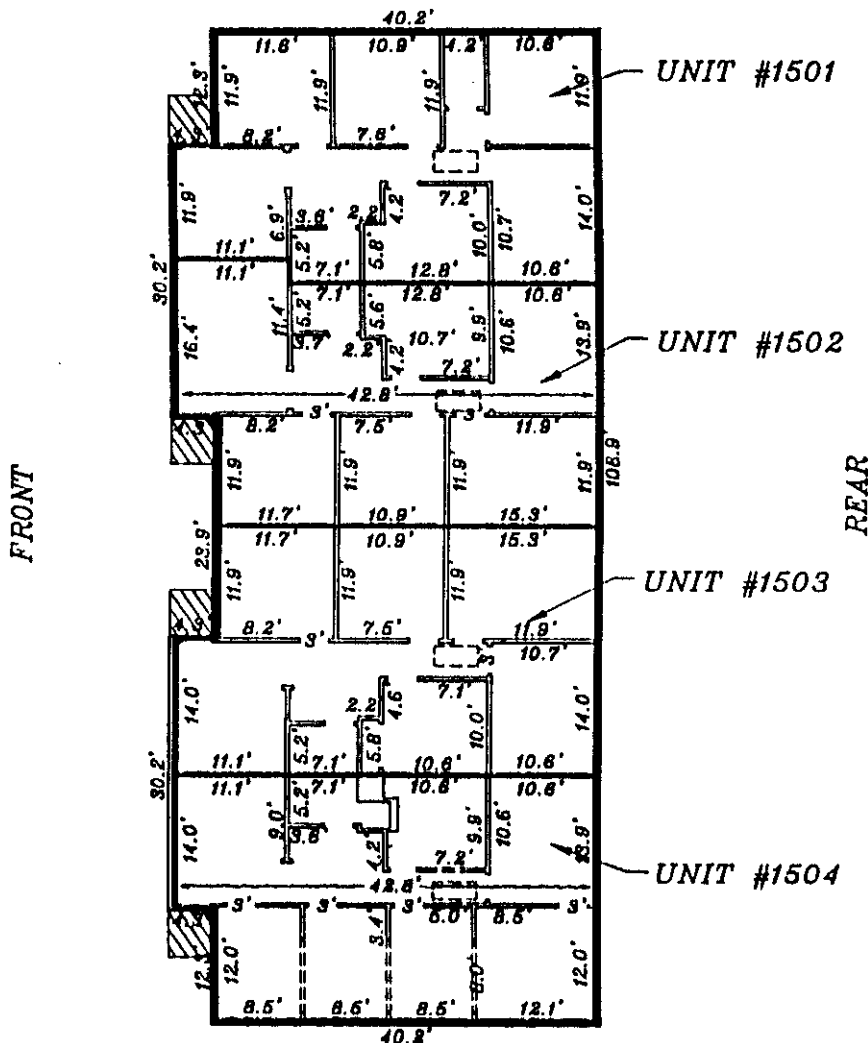
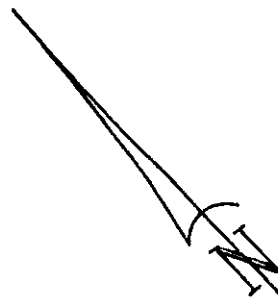
SIZEMORE AND ASSOCIATES INC.

SURVEYING & MAPPING

LICENSED BUSINESS #5878
5949 MACY AVENUE
JACKSONVILLE, FLORIDA 32211
(904) 744-8011

MAP SHOWING SURVEY OF: WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM

BUILDING #15
FIRST FLOOR LEVEL
ONE STORY BRICK
FINISH FLOOR=(26.8)



NOTE:

1) UNIT BOUNDARIES EXTEND FROM THE INSIDE SURFACE OF EXTERIOR WALLS TO THE INSIDE OF UNIT SEPERATION WALLS, AND FROM THE TOP OF THE FINISHED GROUND FLOOR SLAB TO THE BOTTOM OF THE ROOF RAFTERS. ALL OTHER AREAS NOT DEFINED AS LIMITED COMMON ARE COMMON AREAS OF THE CONDOMINIUM.

LEGEND:

- DENOTES A/C PAD- LIMITED COMMON AREA
- DENOTES PORCH- LIMITED COMMON AREA

UNIT BOUNDARIES ARE DEFINED BY DARK LINES

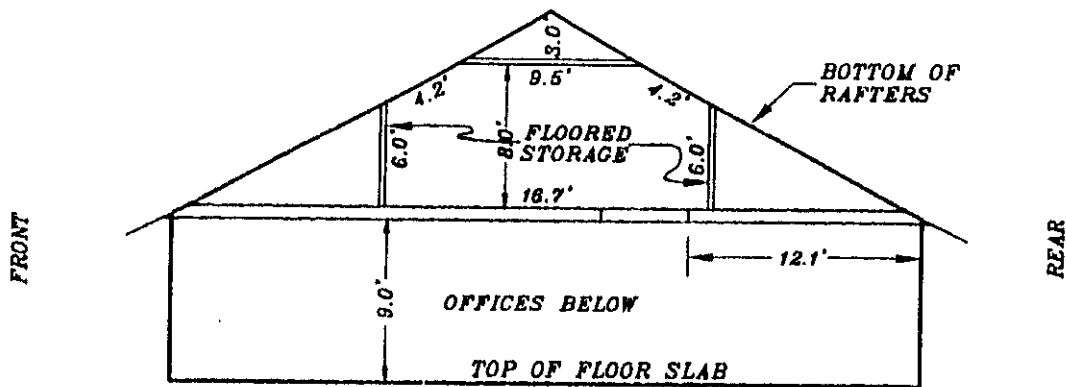
EXHIBIT C, SHEET 5

SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #8878
6949 MACY AVENUE
JACKSONVILLE, FLORIDA 32211
(904) 744-8011

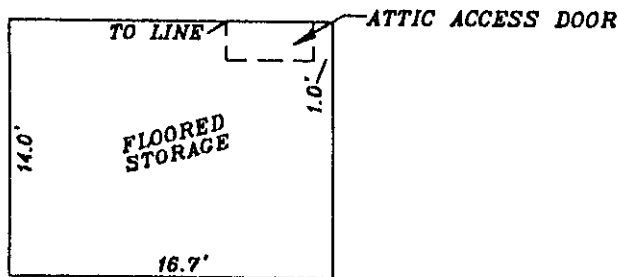
DATE: MARCH 16, 2001
SCALE: 1" = 20'

MAP SHOWING SURVEY OF: WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM

BUILDING #15
ATTIC ACCESS

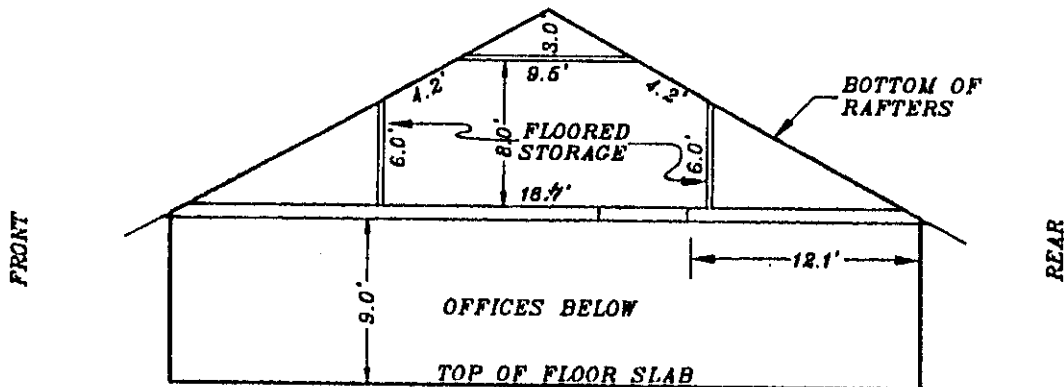


LEFT

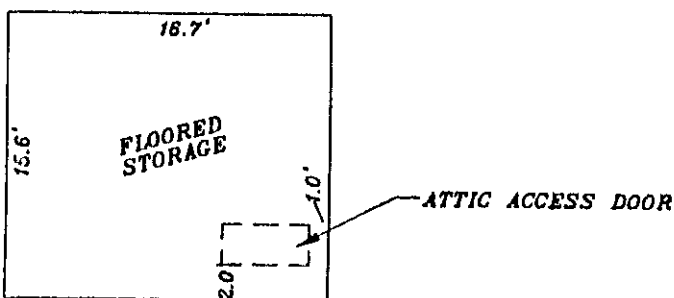


RIGHT

UNIT #1501



LEFT



RIGHT

UNIT #1502

EXHIBIT C SHEET 6

SEE SHEET 1 OF 4 FOR NOTES

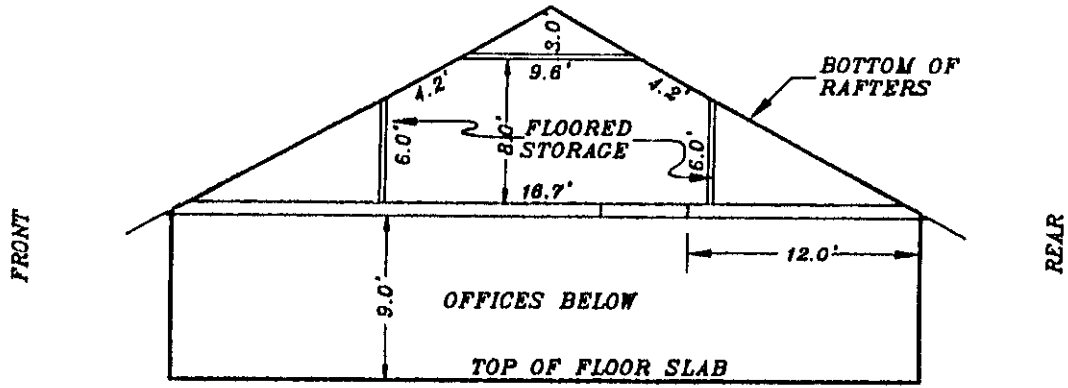
DATE: MARCH 16, 2001

SCALE: 1" = 10'

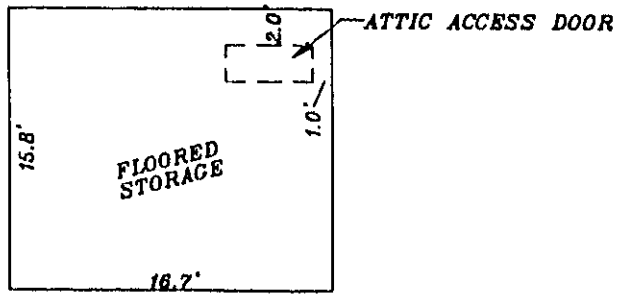
SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #5878
6949 MACY AVENUE
JACKSONVILLE, FLORIDA 32211
(904) 744-8011

MAP SHOWING SURVEY OF: WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM

BUILDING #15
ATTIC ACCESS

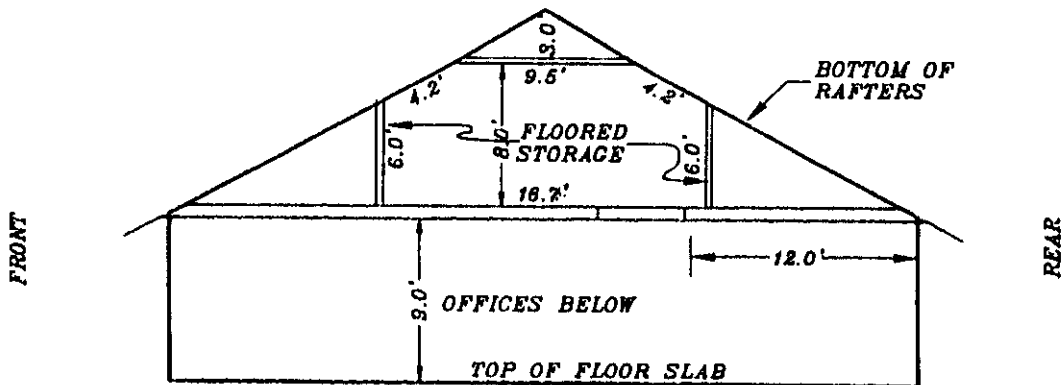


LEFT

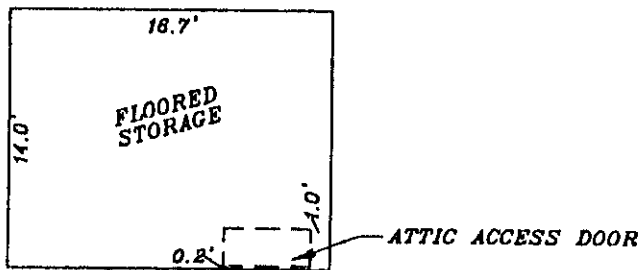


RIGHT

UNIT #1503



LEFT



RIGHT

UNIT #1504

SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #5878
6949 MACY AVENUE
JACKSONVILLE, FLORIDA 32211
(904) 744-8011

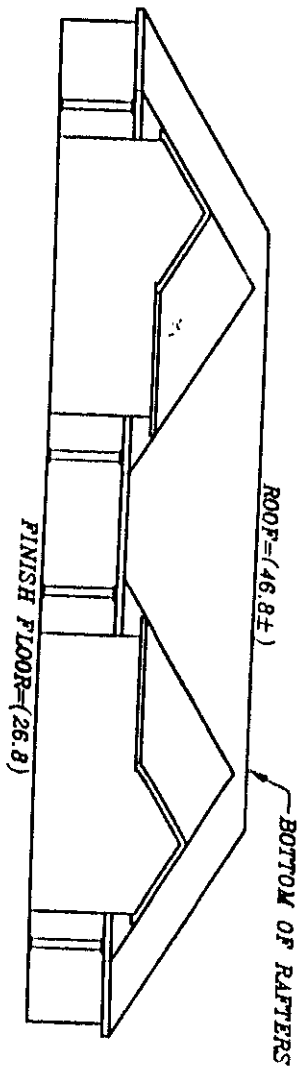
EXHIBIT C SHEET 7

SEE SHEET 1 OF 4 FOR NOTES

DATE: MARCH 16, 2001
SCALE: 1" = 10'

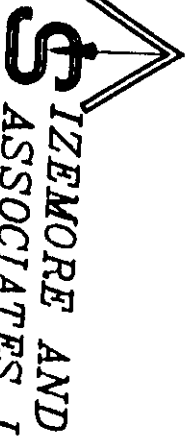
MAP SHOWING SURVEY OF:
WINDSOR PARKE PROFESSIONAL CENTRE, PHASE 2, A CONDOMINIUM

BUILDING #15
ELEVATIONS



ATTIC FLOOR=(35.6)

FINISH FLOOR=(26.8)
TOP OF FLOOR SLAB



SIZEMORE AND
ASSOCIATES INC.

SURVEYING & MAPPING

5948 MACY AVENUE

JACKSONVILLE, FLORIDA 32211

(904) 744-8011

NOTES:
1) ELEVATIONS SHOWN HERE: (25.00) REFER TO THE
NATIONAL GEODETIC VERTICAL DATUM OF 1929.

EXHIBIT C, SHEET 8

SEE SHEET 1 OF 4 FOR NOTES

DATE: MARCH 16, 2001
SCALE: 1" = 20'

LICENSED BUSINESS #6878

WINDSOR PARKE PROFESSIONAL CENTRE, A CONDOMINIUM

PHASE 2

EXHIBIT " C-1 "
TO
DECLARATION OF CONDOMINIUM

WINDSOR PARKE PROFESSIONAL CENTRE, A CONDOMINIUM

CERTIFICATION

This is to certify that the construction of the improvements in Building #11, #12, #15 and #16 Phase 2, and Common Elements of Windsor Parke Profesional Centre, A Condominium are substantially complete so that this material, together with the provisions of the Declaration describing the Condominium Property and Exhibits A, B, B-1, C and C-1 are an accurate representation of the location and dimensions of the improvements so that the Common Elements and each unit can be determined from these materials.

Jerry Sizemore

JERRY M. SIZEMORE
REGISTERED SURVEYOR No. 4177
STATE OF FLORIDA

SIGNED: JANUARY 30, 2001

REVISED AND UPDATED MARCH 16, 2001
TO BRING SURVEY UP TO DATE

EXHIBIT C-1, PAGE 1
SHEET 1 OF 1 SHEETS

I HEREBY CERTIFY TO: CNB NATIONAL BANK;
FIRST AMERICAN TITLE INSURANCE COMPANY;
CONDO VENTURES, LLC A FLORIDA LIMITED
LIABILITY COMPANY; ROGERS, TOWERS, BAILEY,
JONES & GAY

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL
STANDARDS AS SET FORTH BY THE FLORIDA BOARD
OF SURVEYORS AND MAPPERS, PURSANT TO SECTION
472.027 FLORIDA STATUTES AND CHAPTER 61G17-6
FLORIDA ADMINISTRATION CODE.

Jerry Sizemore
FLORIDA REGISTERED SURVEYOR NO. 4177
JERRY M. SIZEMORE

SIGNED: JANUARY 30, 2001

SCALE: 1" = 1'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES
ONLY AND IS NOT VALID

Logo for Sizemore and Associates Inc. featuring a triangle with a dollar sign and the text: SIZEMORE AND ASSOCIATES INC. SURVEYING & MAPPING. LICENSED BUSINESS #5878. 6949 MACY AVENUE JACKSONVILLE, FLORIDA 32211 (904) 744-8011

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