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IN RET →

This instrument prepared by:
Dobson & Brown, P.A.
Ronald W. Brown, Esquire
66 Cuna Street, Suite A
St. Augustine, Florida 32084

Space reserved for Clerk pursuant to Sec. 695.26, F.S., and/or Rule
2.055(c), Florida Rules of Judicial Administration

Certificate of Amendment
Second Amendment to
The Declaration of Condominium
for
Anastasia Island Townhouses, a Condominium

Public Records of
St. Johns County, FL
Clerk# 03-048968
O.R. 1995 PG 1419
12:07PM 07/15/2003
REC \$21.00 SUR \$3.00

COMES NOW the undersigned General
Partner of the Chiu Family Motel Limited
Partnership, and hereby certifies the following:

1. That the attached writing is a true copy
of the Second Amendment to the Declaration of
Condominium for Anastasia Island Townhouses,
a Condominium.

2. That the Second Amendment was approved in accordance with the requirements of the
Declaration of Condominium for Anastasia Island Townhouses, a Condominium, and in accordance
with the Articles of Incorporation and By-Laws for the Anastasia Island Townhouses Condominium
Association, Inc. and the provisions of Chapter 718, Florida Statutes.

3. The adopted first amendment is attached hereto and is unrevoked.

EXECUTED this 10th day of July, 2003 at St. Augustine, St. Johns
County, Florida.

CHIU FAMILY MOTEL
LIMITED PARTNERSHIP

By: [Signature]
Yao-Tyng (Tim) Chiu, General Partner

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Certificate of Amendment was sworn to, subscribed and acknowledged before
me this 10th day of July, 2003, by Yao-Tyng (Tim) Chiu, as General Partner of the
Chiu Family Motel Limited Partnership, on behalf of said corporation. Yao-Tyng (Tim) Chiu
produced a Florida Driver's license as identification and did take an oath.



JILL E. CRETER
Notary Public, State of Florida
My comm. expires Nov. 30, 2005
Comm. No. DD 070326

[Signature]
Notary Public, State of Florida
(Seal)

This instrument was prepared by
and after recording return to:
Ronald W. Brown, Esquire
Dobson & Brown, P.A.
6 Cuna Street, Suite A
St. Augustine, Florida 32084

**SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF
ANASTASIA ISLAND TOWNHOUSES, A CONDOMINIUM**

THIS AMENDMENT is dated this 10th day of July, 2003 by YAO-TYNG (TIM) CHIU as the general partner of the CHIU FAMILY MOTEL LIMITED PARTNERSHIP (the "Developer").

WHEREAS, the Developer recorded a Declaration of Condominium for Anastasia Island Townhouses, a Condominium (the "Condominium"), in Official Records Book 1855, Pages 1457 through 1516, inclusive, of the Public Records of St. Johns County, Florida, as amended (the "Declaration"). The First Amendment to the Declaration is recorded at Official Records Book 1809, Page 1548 of the Public Records of St. Johns County, Florida.

WHEREAS, the Declaration reserves to the Developer, the right to amend the Declaration to correct errors and omissions which do not materially affect the property rights of the Unit owners.

WHEREAS, the Developer wishes to amend said Declaration for the purpose of correcting certain omissions and errors.

NOW THEREFORE, pursuant to Chapter 718, Florida Statutes, and the rights reserved in the Declaration, the Developer hereby amends the Declaration as follows:

1. Exhibit "A" to the Amended Declaration is hereby amended to replace the Exhibit "A" as originally recorded with the Exhibit "A" attached hereto.
2. Exhibit "C" to the Amended Declaration is hereby amended to replace the Exhibit "C" as originally recorded with the Exhibit "C" attached hereto.

IN WITNESS WHEREOF, the Developer has executed this Amendment as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

CHIU FAMILY MOTEL
LIMITED PARTNERSHIP

J. D. Mallett
Witness

Printed Name of Witness

Jill E. Creter
Witness

Printed Name of Witness

By: T. Chiu
Its General Partner

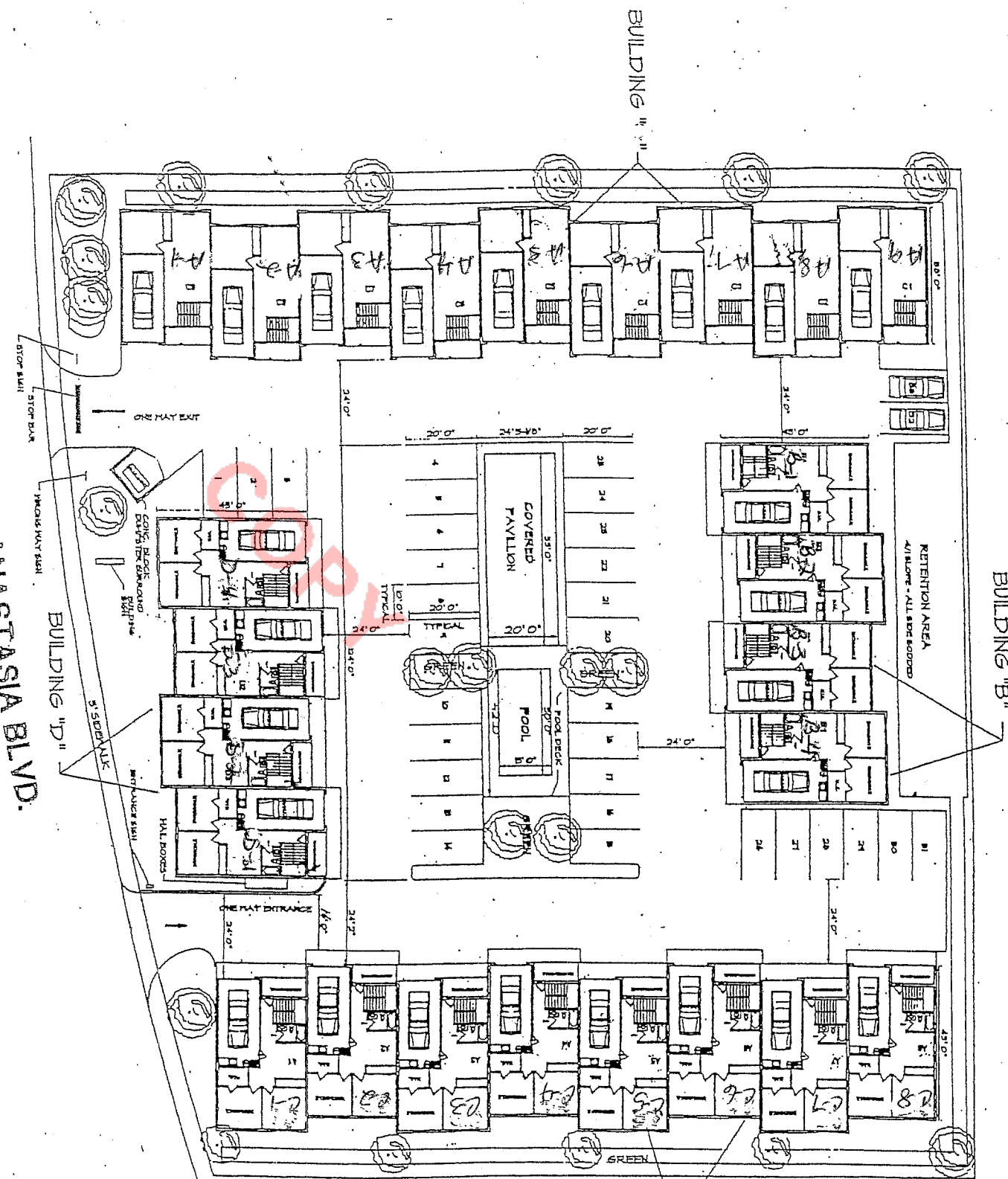
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Amendment was sworn to, subscribed and acknowledged before me this 10th day of July, 2003, by Yao-Tyng (Tim) Chiu, as General Partner of Chiu Family Motel Limited Partnership, on behalf of said corporation. Yao-Tyng (Tim) Chiu produced a Florida Driver's license as identification and did take an oath.

Jill E. Creter
Notary Public, State of Florida
(Seal)



JILL E. CRETER
Notary Public, State of Florida
My comm. expires Nov. 30, 2005
Comm. No. DD 070326



SITE PLAN

ANASTASIA BLVD.

SCALE 1" = 20'-0"

64500 SQ. FT. SITE SI
 154 X 16 UNITS PER A
 25 UNITS PROPOSED
 4 - 2 BEDROOM APTS.
 16 - 3 BEDROOM APTI
 PARKING:
 4 TWO BEDROOM APT
 16 - 3 BEDROOM APT'S
 TOTAL REQUIRED = 5
 PARKING PROVIDED
 PARKING PROVIDED
 TOTAL PROVIDED = 2

9165.5 SQ.FT. SOUTH IN
 8800.0 SQ.FT. NORTH
 4420.0 SQ. FT. WEST
 4420.0 SQ. FT. EAST
 34400.5 SQ.FT. TOTAL
 2550 SQ.FT. PAVED P.
 102 SQ.FT. PAVILLON
 1045 SQ.FT. POOL AND
 59814.5 SQ.FT. TOTAL
 71.4% IMPERVIOUS
 91.4% BLENDING COVER

AIA HANDS
 1730 AIA S
 St. August
 Tel: (904

Exhibit A

IDENTIFICATION OF UNITS

<u>BUILDING A</u>	<u>BUILDING B</u>	<u>BUILDING C</u>	<u>BUILDING D</u>
A-1	B-1	C-1	D-1
A-2	B-2	C-2	D-2
A-3	B-3	C-3	D-3
A-4	B-4	C-4	D-4
A-5		C-5	
A-6		C-6	
A-7		C-7	
A-8		C-8	
A-9			

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