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This instrument prepared by:
Dohson & Brown, P.A.
Ronald W. Brown, Esquire
66 Cana 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
Third Amendment to
The Declaration of Condominium
for
Anastasia Island Townhouses, a Condominium

Public Records of
St. Johns County, FL
Clerk# 04-027430
O.R. 2177 PG 912
12:04PM 04/15/2004
REC \$17.00 SUR \$2.50

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

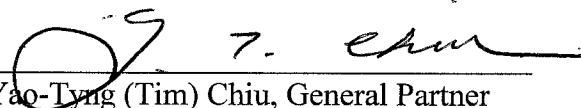
1. That the attached writing is a true copy
of the Third Amendment to the Declaration of
Condominium for Anastasia Island Townhouses,
a Condominium.

2. That the Third 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 third amendment is attached hereto and is unrevoked.

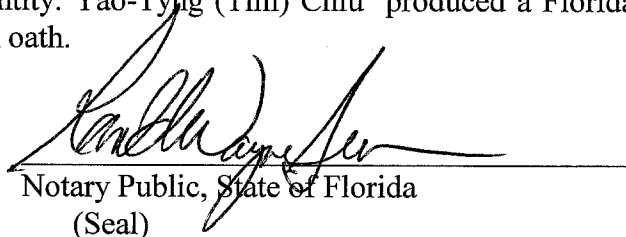
EXECUTED this 14 day of April, 2004 at St. Augustine, St. Johns County, Florida.

CHIU FAMILY MOTEL
LIMITED PARTNERSHIP

By: 
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 14 day of April, 2004, by Yao-Tyng (Tim) Chiu, as General Partner of the Chiu Family
Motel Limited Partnership, on behalf of said entity. Yao-Tyng (Tim) Chiu produced a Florida
Driver's license as identification and did take an oath.


Notary Public, State of Florida
(Seal)

RONALD WAYNE BROWN
Notary Public, State of Florida
My Comm. expires Aug. 28, 2004
Comm. No. CC 944849

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

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

THIS AMENDMENT is dated this 14 day of April, 2004 and made 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. The Second Amendment to the Declaration is recorded at Official Records Book 1995, Page 1419 of the Public Records of St. Johns County, Florida.

WHEREAS, the Developer wishes to amend said Declaration for the purpose of correcting the Plot Plan for the Condominium Property to reflect the drainage system installed on the Property as required by the regulatory agencies exercising jurisdiction over the Property;

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 "B" of the Amended Declaration is hereby amended to add to Exhibit "B" the Grading and Drainage Plan attached hereto.

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

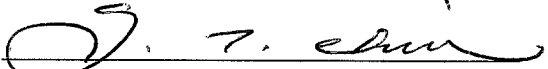
[SIGNATURES ON THE FOLLOWING PAGE]

Signed, sealed and delivered
in the presence of:

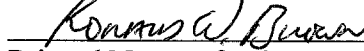
CHIU FAMILY MOTEL
LIMITED PARTNERSHIP



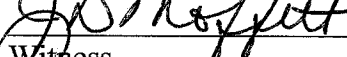
Witness

By: 

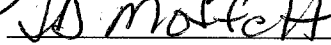
Its General Partner



Printed Name of Witness



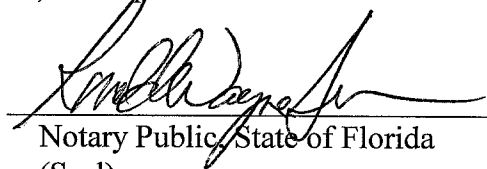
Witness



Printed Name of Witness

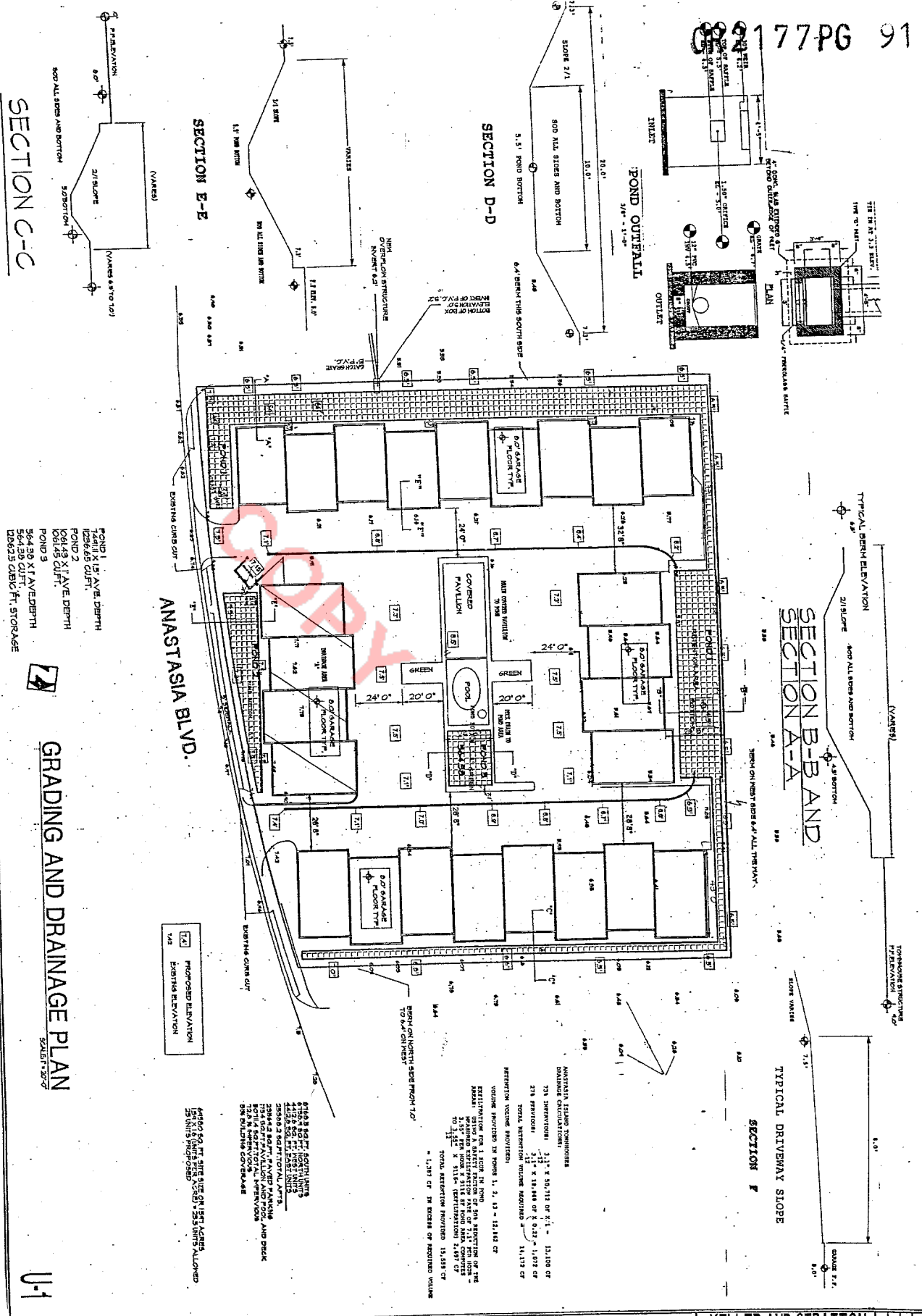
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Amendment was sworn to, subscribed and acknowledged before me this 14th day of April, 2004, by Yao-Tyng (Tim) Chiu, as General Partner of Chiu Family Motel Limited Partnership, on behalf of said entity. Yao-Tyng (Tim) Chiu produced a Florida Driver's license as identification and did take an oath.



Notary Public, State of Florida
(Seal)

RONALD WAYNE BROWN
Notary Public, State of Florida
My Comm. expires Aug. 28, 2004
Comm. No. CC 944849



POND 1: 1' AVE. DEPTH
 1256.65 CU FT
 POND 2: 1' AVE. DEPTH
 1681.45 CU FT
 POND 3: 1' AVE. DEPTH
 564.39 CU FT
 12862.5 CIRC. FT. STORAGE

ANASTASIA ISLAND TOWNHOUSES
 DOMINATE CORP. PROJECT
 278 IMPROVEMENTS
 3.17' X 50.71' OF 2.1' - 11,100 CF
 376 IMPROVEMENTS
 3.17' X 18.48' OF 0.52' - 1,872 CF
 TOTAL IMPROVEMENT VOLUME REQUIRED = 13,972 CF
 RETENTION VOLUME PROVIDED:
 VOLUME PROVIDED IN POND 1, 2, 3 - 12,182 CF
 EXISTING VOLUME PROVIDED IN POND 4 - 1,790 CF
 TOTAL VOLUME PROVIDED = 13,972 CF
 EXISTING VOLUME PROVIDED IN POND 5 - 1,790 CF
 TOTAL VOLUME PROVIDED = 13,972 CF
 TOTAL IMPROVEMENT VOLUME REQUIRED = 13,972 CF
 TOTAL VOLUME PROVIDED = 13,972 CF

REVISIONS
 NO. DATE DESCRIPTION
 1/10/10
 2/10/10

KELLER AND STRATTON
 CIVIL AND CONSULTING ENGINEERS
 DESIGN AND LAND PLANNING
 441 OCEAN VISTA AVE
 SAINT AUGUSTINE, FLORIDA 32080

ANASTASIA ISLAND TOWNHOUSES
 FOR DR. AND MRS. TIM CHIU

SEAL
 DRAWN BY
 DATE REVISION