

THIRD AMENDMENT

TO THE DECLARATION OF CONDOMINIUM
BOOK 767 PAGE 118
OF
BAYBRIDGE, A CONDOMINIUM
SANTA ROSA COUNTY, FLA

Pursuant to the provisions of Chapter 718, Florida Statutes, known as The Condominium Act, BAYBRIDGE DEVELOPERS, INC., a Florida corporation, hereinafter called "Declarant", enters into this Amendment to the Declaration of Condominium for the purpose of expanding BAYBRIDGE, A CONDOMINIUM, located within the County of Santa Rosa, State of Florida, and extending the time for completion of construction in the expanded area.

WHEREAS, the Declarant executed a Declaration of Condominium providing for the submission of certain land, described in Exhibit B to that Declaration of Condominium, together with the buildings and improvements erected thereon, owned by the Declarant in fee simple absolute, to condominium ownership and use under the provisions of the Condominium Act, and thereby established the Condominium known as Phase I of Baybridge, A Condominium, said Declaration being recorded in Official Records Book 670 at Pages 660 through 777, inclusive, of the Public Records of Santa Rosa County, Florida; and

WHEREAS, the Declarant as provided in that Declaration, pursuant to Section 718.403, Florida Statutes, has reserved the sole and exclusive right to expand the Condominium by adding thereto the real property described in Exhibit D to that Declaration; and as amended in the Second Amendment to the Declaration of Condominium of Baybridge, a Condominium; and

WHEREAS, the Declarant is the owner, in fee simple absolute, of certain real property located in Santa Rosa County, Florida, and more particularly described by a metes and bounds description on Exhibit A attached hereto and made a part hereof, and previously described as Phase III in Exhibit D of the aforementioned Declaration as amended by the Second Amendment to the Declaration of Condominium of Baybridge, a Condominium, which it subjects by this Amendment to that Declaration to be Phase III of Baybridge, a Condominium; and

WHEREAS, the Declarant desires to exercise its option and right to expand the Condominium and amend the Declaration to provide for the expansion of the Condominium by the submission of the additional land and improvements erected thereon as hereinafter provided;

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SANTA ROSA COUNTY, FLORIDA

SANTA ROSA COUNTY, FLA

WHEREAS, the Declarant has hereby re-allocated the undivided interest in the common elements in accordance with the Declaration, and Second Amendment to said Declaration, and with the laws of this State, said interest being one-sixty-first (1/61) per unit; and

WHEREAS, the Declaration of Condominium establishing Baybridge, a Condominium in Paragraph 4 of same stated that completion of construction of Phase III shall not be later than the 31st day of December, 1985, and Declarant has found it necessary and appropriate to amend the completion date of construction of Phase III as submitted herein, said completion date now to be not later than the 31st day of December, 1987; and

WHEREAS, the Declarant has complied with all the provisions as set forth in the Declaration, all Amendments to the Declaration, and with all of the laws of the State of Florida;

NOW, THEREFORE, and for that purpose, BAYBRIDGE DEVELOPERS, INC., hereby amends the Declaration of Condominium of BAYBRIDGE, A CONDOMINIUM, as follows:

1. Phase III of Baybridge, a Condominium, described in the Declaration of Condominium of Baybridge, a Condominium, as amended by the Second Amendment thereto, which is recorded as hereinabove set forth, and which constitutes all land described in Exhibit A attached hereto, and all improvements thereon, is hereby submitted to condominium ownership and use to be known as Phase III of Baybridge, a Condominium.
2. A description of Phase III and the units and common elements thereon is contained in Exhibit C to the Declaration of Condominium, as amended in the Second Amendment to the Declaration of Condominium. For plot plans, see Exhibit C attached to the original Declaration as well as the Second Amendment to the Declaration.
3. All provisions in the Declaration of Condominium for Baybridge, a Condominium, and the Second Amendment to the Declaration of Condominium, which refer to Phase III, and the affect of Phase III, shall take effect immediately upon the execution and recording of this Amendment.

4. The construction of Phase III shall be completed not later than the 31st day of December, 1987.

Except as modified by this Amendment, the Declarant ratifies and confirms all of the terms and provisions of the aforementioned Condominium, and all prior Amendments thereto.

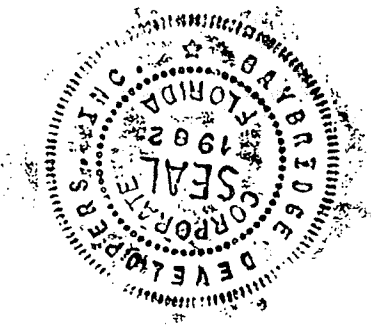
IN WITNESS WHEREOF, BAYBRIDGE DEVELOPERS, INC., has executed this Amendment to Declaration of Condominium this 6 day of September, 1985.

BAYBRIDGE DEVELOPERS, INC.

BY: [Signature]
Its President

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SANTA ROSA COUNTY, FLA

WITNESSES:
[Signature]
[Signature]



STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 6 day of September, 1985, by THOMAS S. UNDERWOOD, as President of BAYBRIDGE DEVELOPERS, INC., a Florida corporation, and on behalf of the corporation.

[Signature]
NOTARY PUBLIC, State of Florida
My commission expires: 2/28/88

