

FIRST AMENDMENT

TO THE DECLARATION OF CONDOMINIUM

OF

BAYBRIDGE, A CONDOMINIUM

ADDING PHASE II

OF  
BOOK 702 PAGE 692

SANTA ROSA COUNTY, FLA.

Pursuant to the provisions of Florida Statute 718.403, 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.

WHEREAS, the Declarant executed a Declaration of Condominium providing for the submission of certain land, described in Exhibit B to the 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 Record Book 670 at Pages 660 through 770, 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 its sole and exclusive right to expand the Condominium by adding thereto the real property described in Exhibit C to that Declaration; and

WHEREAS, the Declarant is the owner, in fee simple absolute, of certain real property located in the County of Santa Rosa, State of 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 II in Exhibit C of the aforementioned Declaration, which it subjects by this Amendment to that Declaration to be Phase II of Baybridge, a Condominium; and

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

WHEREAS, the Declarant has hereby reallocated the undivided interests in the common elements in accordance with the Declaration, and with the laws of this State, said interest being one-thirtieth (1/30) per unit; and

WHEREAS, the Declarant has complied with all of the provisions as set forth in the Declaration, and in 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 II of Baybridge, a Condominium, described in the Declaration of Condominium of Baybridge, a Condominium, 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 II of Baybridge, a Condominium.

2. A description of Phase II and the units and common elements thereon is contained in Exhibit C to the Declaration of Condominium. For Plot Plan, see Exhibit C attached to the original Declaration.

3. All provisions in the Declaration of Condominium for Baybridge, A Condominium, which refer to Phase II, and the affect of Phase II, shall take effect immediately upon the execution and recording of this Amendment.

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

WITNESSESS WHEEFOF, BAYPRIDGE DEVELOPERS, INC. has executed this Amendment to Declaration of Condominium, this 14 day of August, 1984.

BAYBRIDGE DEVELOPERS, INC.

By [Signature]  
Its President

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SANTA ROSA COUNTY, FLA.

WITNESSES:  
[Signature]  
[Signature]

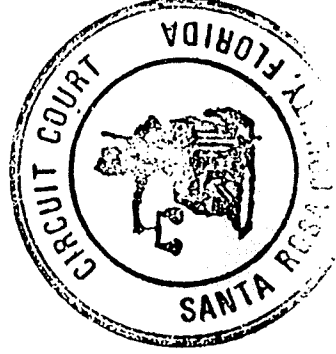
STATE OF FLORIDA  
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 14 day of August, 1984, by THOMAS S. UNDERWOOD, as President of BAYBRIDGE DEVELOPERS, INC., a Florida corporation, on behalf of the corporation.

[Signature]  
Notary Public, State of Florida at Large

My commission expires: 2/23/87

Commence at the Southeast corner of U.S. Government Lot 1 of Section 5, Township 3 South, Range 29 West, Santa Rosa County, Florida. Thence go North 6°07'40" West along the East line of Lot 1, a distance of 1393.11 feet; thence go North 87°07'40" West a distance of 464.11 feet; thence go North 6°07'40" West a distance of 35.73 feet; thence go North 77°22'00" West a distance of 117.00 feet; thence go North 88°42'00" West a distance of 228.00 feet; thence go North 66°27'00" West a distance of 113.02 feet to the point of beginning; thence contine North 75°12'00" West a distance of 106.98 feet; thence go North 55°22'00" West a distance of 84.00 feet to a point of curvature; thence go along a curve to the left having a radius of 25.00 feet, an arc distance of 49.09 feet, (CH.=41.57',CH.BRG.=S68°23'00"W) to the point of tangency; thence go South 12°08'00" West a distance of 90.18 feet to a point on the curved right of way line of State Road No. 30, (U.S. 98 R/W varies), being concave northeasterly and having a radius of 2088.79 feet; thence no Northwesterly along the aforesaid curved right of way line, an arc distance 20.16 feet (CH.=20.16',CH.BRG.=N55°15'24"W); thence go northwesterly along a curve being concave Northeasterly and having a radius of 2772.09 feet, an arc distance of 78.77 feet (CH.=78.77', CH.BRG.=N50°42'32"W); thence go South 75°04'07" East a distance of 32.22 feet; thence go North 1°29'16" East a distance of 77.03 feet; thence go North 90°00'00" West a distance of 20.00 feet; thence go North 5°45'30" West a distance of 119.60 feet; thence go North 32°00'19" East a distance of 140.41 feet to a point on a curve being concave Northeasterly and having a radius of 1798.79 feet; thence go Southeasterly along the aforesaid curve, an arc distance of 332.48 feet (CH.=332.01', CH.BRG.=S54°05'13"E); thence go South 14°13'53" West a distance of 149.58 feet to the Point of Beginning. The above described parcel being in Section 5, Township 3 South, Range 29 West, Santa Rosa County, Florida and contains 1.62 acres, including 0.2 acres, more or less, submerged lands in Pensacola Bay.



FILED  
SANTA ROSA COUNTY  
CLERK OF COURT

AUG 15 10 12 AM '24

SEAL  
CLERK OF COURT

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EXHIBIT "A"