

Amendment to the  
Declaration of Condominium of Charleston Ridge Condominiums

[Addition of Phases 2, 3, 4, 5, 6, 7, 8, and 9]

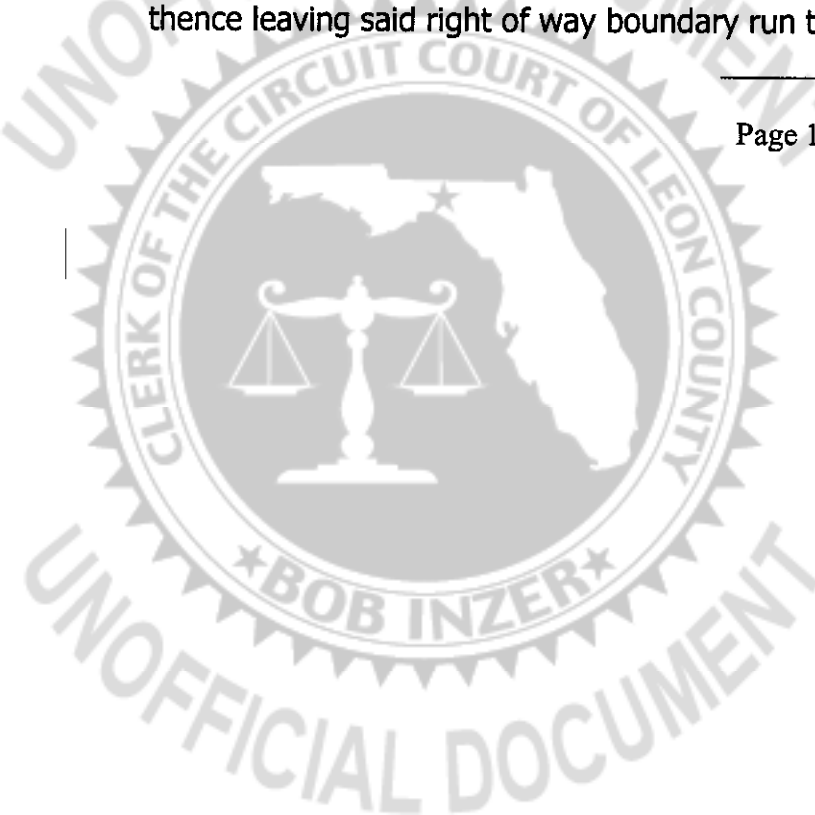
1. Pursuant to the developer's right under Article I of the Declaration of Condominium of Charleston Ridge Condominiums, which is recorded at Official Records Book 2942, Page 2383, in the Public Records of Leon County, Florida, the developer hereby amends the declaration to submit the following described property to condominium ownership as an addition to Charleston Ridge Condominiums:

**BUILDING NO. 2 – PHASE 2**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 161.43 feet; thence leaving said right of way boundary run thence North 73 degrees 40 minutes 47 seconds West, 16.46 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 16 degrees 19 minutes 13 seconds West, 62.00 feet; thence North 73 degrees 40 minutes 47 seconds West, 148.00 feet; thence North 16 degrees 19 minutes 13 seconds East, 62.00 feet; thence South 73 degrees 40 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**BUILDING NO. 3 – PHASE 3**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 2.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 161.43 feet; thence leaving said right of way boundary run thence North 73 degrees 40 minutes 47



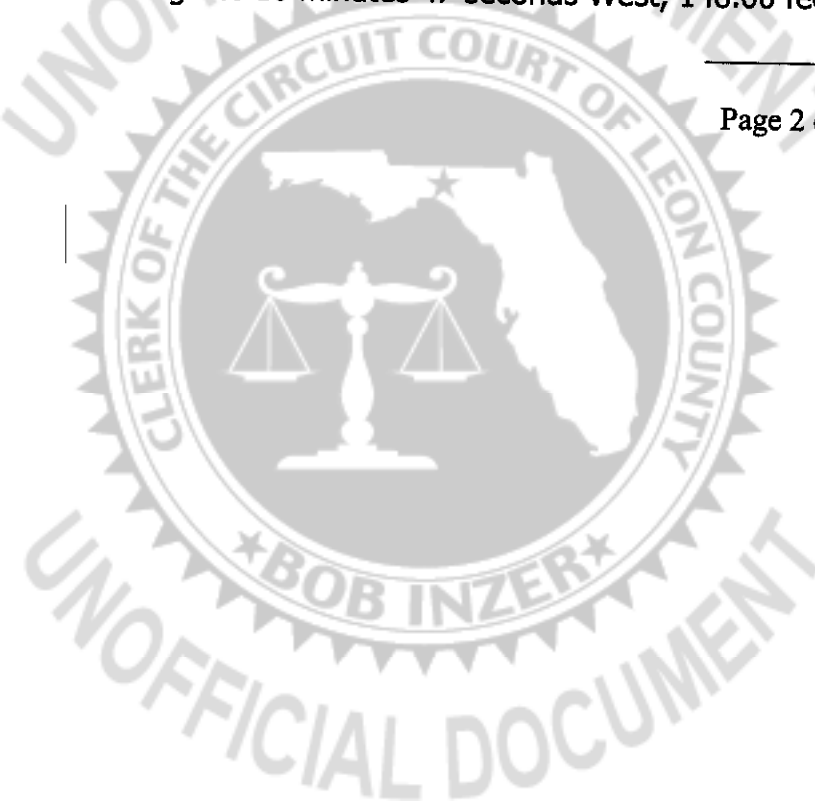
seconds West, 178.06 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 16 degrees 19 minutes 13 seconds West, 62.00 feet; thence North 73 degrees 40 minutes 47 seconds West, 148.00 feet; thence North 16 degrees 19 minutes 13 seconds East, 62.00 feet; thence South 73 degrees 40 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

#### **BUILDING NO. 4 – PHASE 4**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 38.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 16.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

#### **BUILDING NO. 5 – PHASE 5**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 38.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 178.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13



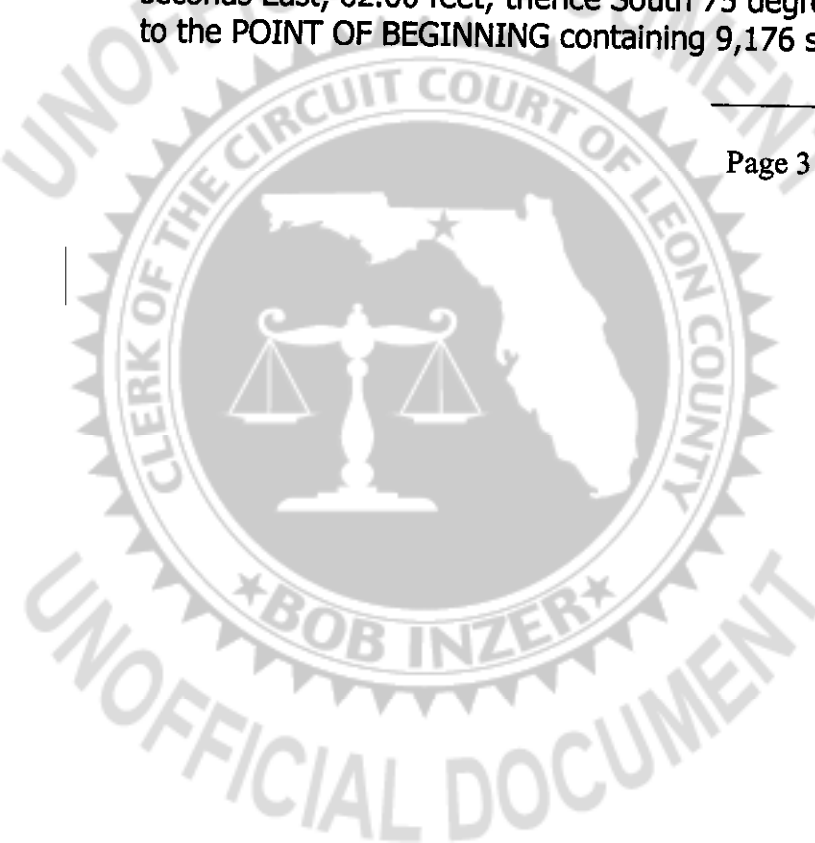
seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

#### **BUILDING NO. 6 – PHASE 6**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 176.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 16.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

#### **BUILDING NO. 7 – PHASE 7**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 176.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 178.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.



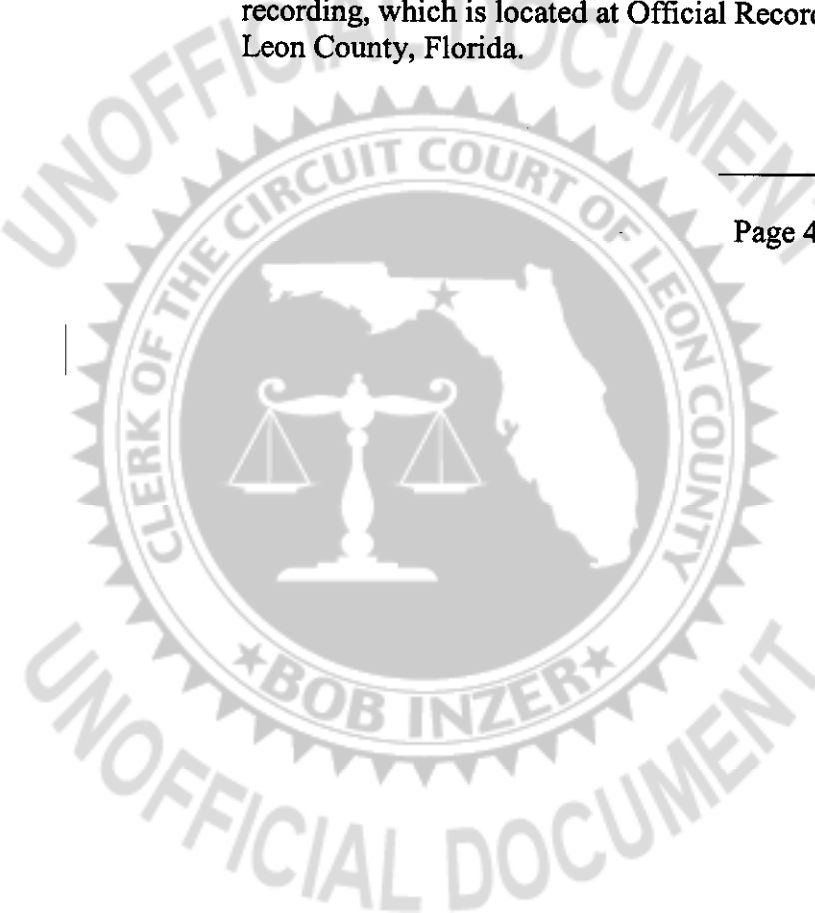
**BUILDING NO. 8 – PHASE 8**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 65 degrees 41 minutes 59 seconds West, 111.64 feet; thence South 05 degrees 48 minutes 43 seconds West, 57.18 feet; thence South 84 degrees 11 minutes 17 seconds East, 31.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence South 84 degrees 11 minutes 17 seconds East, 62.00 feet; thence South 05 degrees 48 minutes 43 seconds West, 148.00 feet; thence North 84 degrees 11 minutes 17 seconds West, 62.00 feet; thence North 05 degrees 48 minutes 43 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**BUILDING NO. 9 – PHASE 9**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 65 degrees 41 minutes 59 seconds West, 111.64 feet; thence South 05 degrees 48 minutes 43 seconds West, 222.33 feet; thence South 84 degrees 11 minutes 17 seconds East, 31.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence South 84 degrees 11 minutes 17 seconds East, 62.00 feet; thence South 05 degrees 48 minutes 43 seconds West, 112.00 feet; thence North 84 degrees 11 minutes 17 seconds West, 62.00 feet; thence North 05 degrees 48 minutes 43 seconds East, 112.00 feet to the POINT OF BEGINNING containing 6,944 square feet, more or less.

2. An identification of each unit within the land added to the condominium is included in the initial condominium filing and recording, which is located at Official Records Book 2942, Page 2383, of the Public Records of Leon County, Florida.
3. A survey of the additional land and a graphic description of the improvements in which any units are located and a plot plan thereof is included in the initial condominium filing and recording, which is located at Official Records Book 2942, Page 2383, of the Public Records of Leon County, Florida.



- 4. The undivided share in the common elements appurtenant to each unit in the condominium, stated as a percentage or fraction, is:  $\frac{1}{70}$
- 5. The proportion or percentage of, and the manner of sharing, common expenses and owning common surplus is:  $\frac{1}{70}$

IN WITNESS WHEREOF, the Developer has executed this Amendment this 23<sup>rd</sup> day of JUNE, 2004.

WITNESSES:

DEVELOPER SIGNATURE:

Michelle Sobozak  
Signature

Michelle Sobozak  
Printed Name

[Signature]  
Signature

Shawn P. Goletz  
Printed Name

B & D Land and Property Company, LLC,  
A Florida Limited Liability Company

By: [Signature]  
CARLTON DEAN  
As its Managing Member

STATE OF FLORIDA  
COUNTY OF LEON

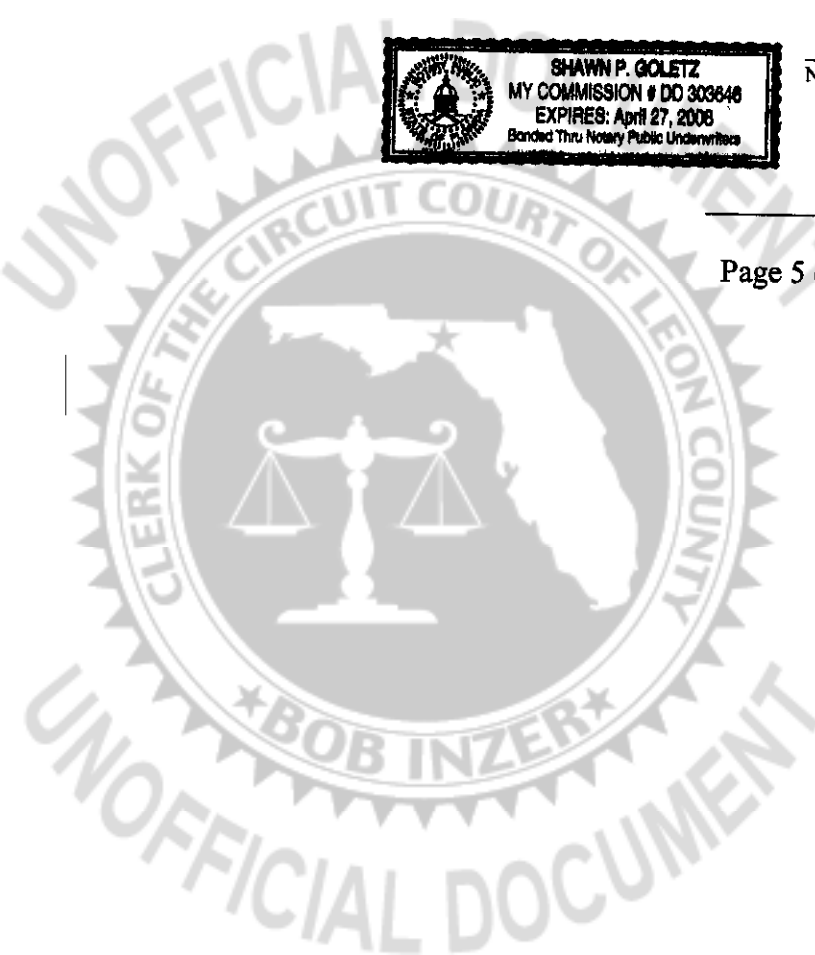
*BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared CARLTON DEAN, as the Managing Member of B & D LAND AND PROPERTY COMPANY, LLC, a Florida Limited Liability Company, and he acknowledged that he executed the foregoing instrument on behalf of the company pursuant to due authority. He is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment.*

WITNESS my hand and seal this 23<sup>rd</sup> day of June, 2004.

(Notary Seal)

[Signature]  
Notary Signature

Shawn P. Goletz  
Notary Printed Name



Amendment to the  
Declaration of Condominium of Charleston Ridge Condominiums  
(to correct a legal description error)

1. Pursuant to the developer's amendment power under Article IX of the Declaration of Condominium of Charleston Ridge Condominiums, (hereinafter the "declaration"), which is recorded at Official Records Book 2942, Page 2383, in the Public Records of Leon County, Florida, the developer desires to correct a wrong legal description attached and contained as part of Exhibit "A" of the declaration, which contains the legal description of the Condominium.

Accordingly, the developer hereby amends Exhibit "A" of the declaration to the following corrected legal descriptions:

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(see the attached 4 pages containing legal descriptions)



IN WITNESS WHEREOF, the Developer has executed this Amendment this 9<sup>th</sup> day of December, 2004.

WITNESSES:

[Signature]  
Signature

CHRISTOPHER MARINO  
Printed Name

[Signature]  
Signature

Michelle Sobczak  
Printed Name

DEVELOPER SIGNATURE:

B & D Land and Property Company, LLC,  
A Florida Limited Liability Company

By: [Signature]  
CARLTON DEAN  
As its Managing Member

STATE OF FLORIDA  
COUNTY OF LEON

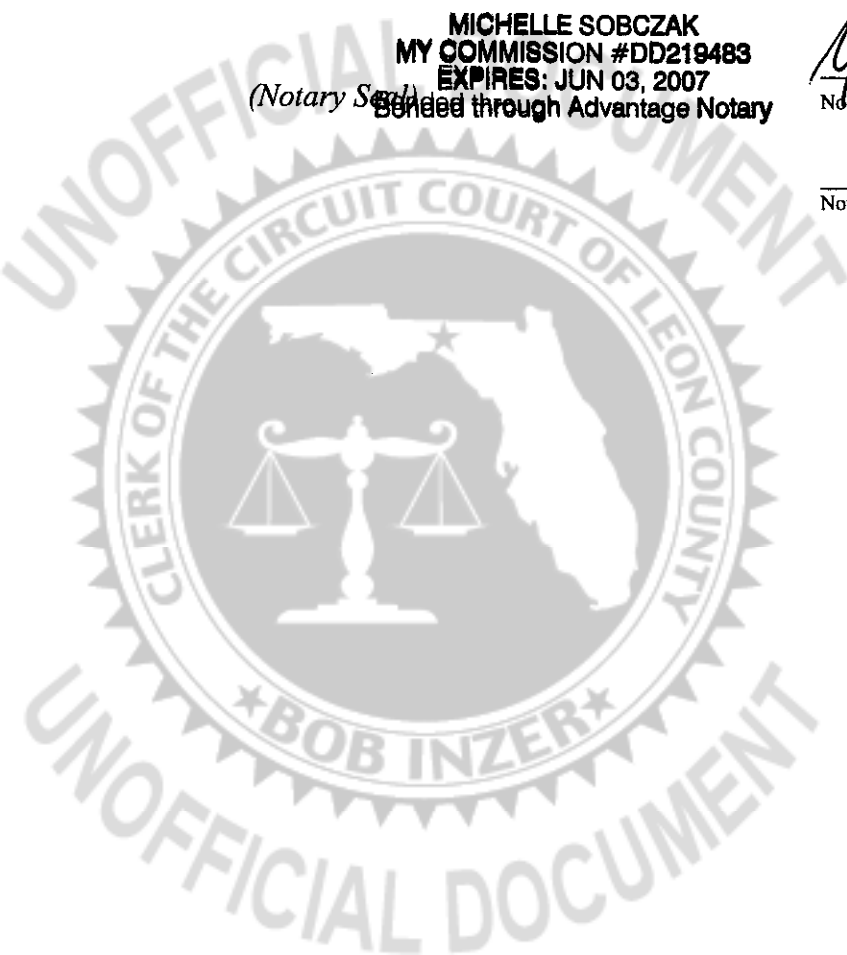
*BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared CARLTON DEAN, as the Managing Member of B & D LAND AND PROPERTY COMPANY, LLC, a Florida Limited Liability Company, and he acknowledged that he executed the foregoing instrument on behalf of the company pursuant to due authority. He is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment.*

WITNESS my hand and seal this 9<sup>th</sup> day of December, 2004.

MICHELLE SOBCZAK  
MY COMMISSION #DD219483  
EXPIRES: JUN 03, 2007  
(Notary Seal) Notary Signature  
Served through Advantage Notary

[Signature]  
Notary Signature

\_\_\_\_\_  
Notary Printed Name



# **POOLE ENGINEERING & SURVEYING, Inc.**

## **CHARLESTON RIDGE, A CONDOMINIUM**

1320 Hendrix Road, Tallahassee, FL 32301

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,

RANGE 1 EAST, LEON COUNTY, FLORIDA

**AMMENDED 11/09/04**

### **PHASE 1**

A parcel of land located in Section 4, Township 1 South, Range 1 East, Leon County, Florida being more particularly described as follows:

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way 281.98 feet; thence North 69 degrees 16 minutes 13 seconds West 211.52 feet; thence South 14 degrees 22 minutes 04 seconds West, 206.64 feet; thence North 69 degrees 50 minutes 04 seconds West, 102.90 feet; thence North 08 degrees 56 minutes 39 seconds East, 81.37 feet; thence North 84 degrees 41 minutes 56 seconds West, 141.07 feet; thence North 05 degrees 48 minutes 43 seconds East, 572.16 feet; thence North 65 degrees 41 minutes 59 seconds East, 111.64 feet to the POINT OF BEGINNING containing 6.78 acres, more or less.

**LESS AND EXCEPT** Phase 2 as follows:

### **BUILDING NO. 2 – PHASE 2**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 161.43 feet; thence leaving said right of way boundary run thence North 73 degrees 40 minutes 47 seconds West, 16.46 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 16 degrees 19 minutes 13 seconds West, 62.00 feet; thence North 73 degrees 40 minutes 47 seconds West, 148.00 feet; thence North 16 degrees 19 minutes 13 seconds East, 62.00 feet; thence South 73 degrees 40 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

2145 Delta Boulevard • Suite 100 • Tallahassee, FL 32303 • (850) 386-5117 • Fax: (850) 385-0633



\*BOB INZER\*

UNOFFICIAL DOCUMENT



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**LESS AND EXCEPT** Phase 3 as follows:

**BUILDING NO. 3 – PHASE 3**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 2.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 161.43 feet; thence leaving said right of way boundary run thence North 73 degrees 40 minutes 47 seconds West, 178.06 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 16 degrees 19 minutes 13 seconds West, 62.00 feet; thence North 73 degrees 40 minutes 47 seconds West, 148.00 feet; thence North 16 degrees 19 minutes 13 seconds East, 62.00 feet; thence South 73 degrees 40 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 4 as follows:

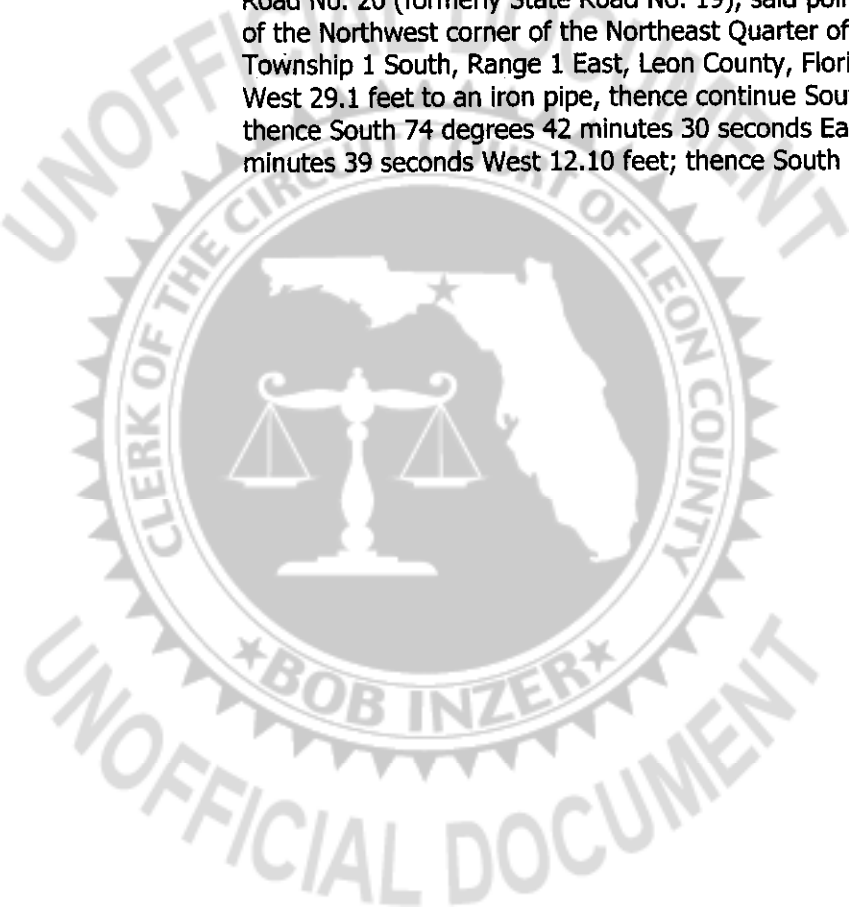
**BUILDING NO. 4 – PHASE 4**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 38.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 16.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 5 as follows:

**BUILDING NO. 5 – PHASE 5**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East



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226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 38.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 178.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 6 as follows:

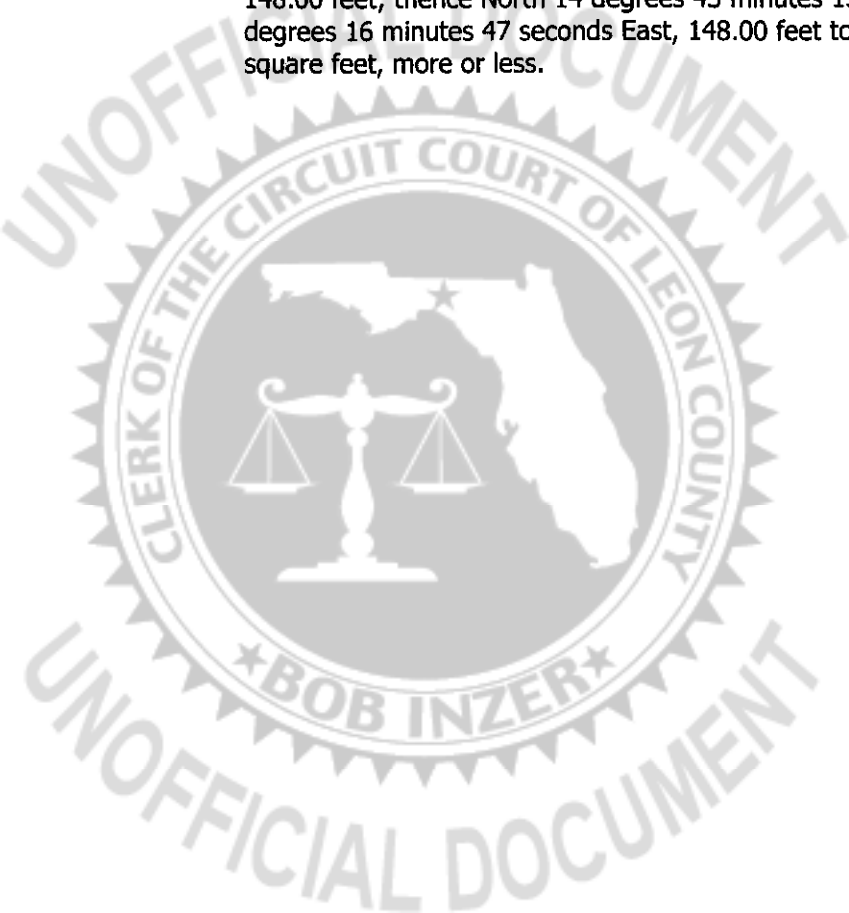
**BUILDING NO. 6 – PHASE 6**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 176.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 16.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 7 as follows:

**BUILDING NO. 7 – PHASE 7**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 176.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 178.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.



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**LESS AND EXCEPT** Phase 8 as follows:

**BUILDING NO. 8 – PHASE 8**

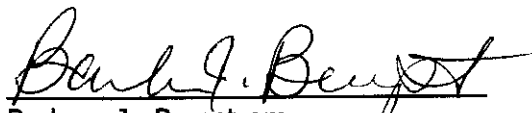
Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 65 degrees 41 minutes 59 seconds West, 111.64 feet; thence South 05 degrees 48 minutes 43 seconds West, 222.33 feet; thence South 84 degrees 11 minutes 17 seconds East, 35.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence South 84 degrees 11 minutes 17 seconds East, 62.00 feet; thence South 05 degrees 48 minutes 43 seconds West, 148.00 feet; thence North 84 degrees 11 minutes 17 seconds West, 62.00 feet; thence North 05 degrees 48 minutes 43 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 9 as follows:

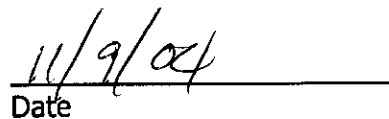
**BUILDING NO. 9 – PHASE 9**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 65 degrees 41 minutes 59 seconds West, 111.64 feet; thence South 05 degrees 48 minutes 43 seconds West, 57.18 feet; thence South 84 degrees 11 minutes 17 seconds East, 35.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence South 84 degrees 11 minutes 17 seconds East, 62.00 feet; thence South 05 degrees 48 minutes 43 seconds West, 112.00 feet; thence North 84 degrees 11 minutes 17 seconds West, 62.00 feet; thence North 05 degrees 48 minutes 43 seconds East, 112.00 feet to the POINT OF BEGINNING containing 6,944 square feet, more or less.

I hereby certify that the above descriptions are based on an overall Boundary Survey of the Proposed Charleston Ridge Condominiums, Phase 1 performed by this firm dated Oct. 08, 2002 under my direct supervision. All Phase boundaries based on proposed building locations as shown on the Site Plan and Construction Plans for this project as prepared this firm.



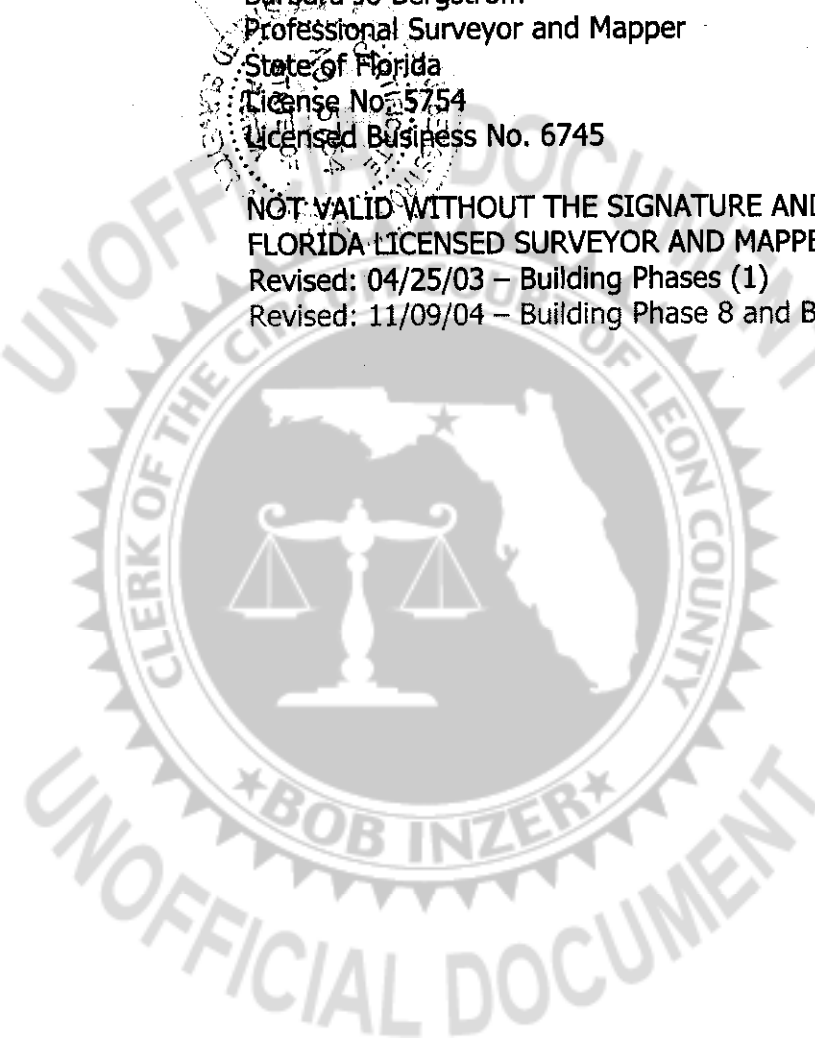
Barbara Jo Bergstrom  
Professional Surveyor and Mapper  
State of Florida  
License No. 5754  
Licensed Business No. 6745

  
Date

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Revised: 04/25/03 – Building Phases (1)

Revised: 11/09/04 – Building Phase 8 and Building Phase 9



Second Amendment to the  
Declaration of Condominium of Charleston Ridge Condominiums  
(to correct a legal description error)

1. Pursuant to the developer's amendment power under Article IX of the Declaration of Condominium of Charleston Ridge Condominiums, (hereinafter the "declaration"), which is recorded at Official Records Book 2942, Page 2383, in the Public Records of Leon County, Florida, the developer desires to correct a wrong legal description attached and contained as part of Exhibit "A" of the declaration, which contains the legal description of the Condominium.

Accordingly, the developer hereby amends Exhibit "A" of the declaration to the following corrected legal descriptions:

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(see the attached 5 pages containing legal descriptions)



IN WITNESS WHEREOF, the Developer has executed this Amendment this 2nd day of February, 2005.

WITNESSES:

Michelle Sobczak  
Signature

Michelle Sobczak  
Printed Name

Christopher Marino  
Signature

CHRISTOPHER MARINO  
Printed Name

DEVELOPER SIGNATURE:

B & D Land and Property Company, LLC,  
A Florida Limited Liability Company

By: Carlton Dean  
CARLTON DEAN  
As its Managing Member

STATE OF FLORIDA  
COUNTY OF LEON

*BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared CARLTON DEAN, as the Managing Member of B & D LAND AND PROPERTY COMPANY, LLC, a Florida Limited Liability Company, and he acknowledged that he executed the foregoing instrument on behalf of the company pursuant to due authority. He is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment.*

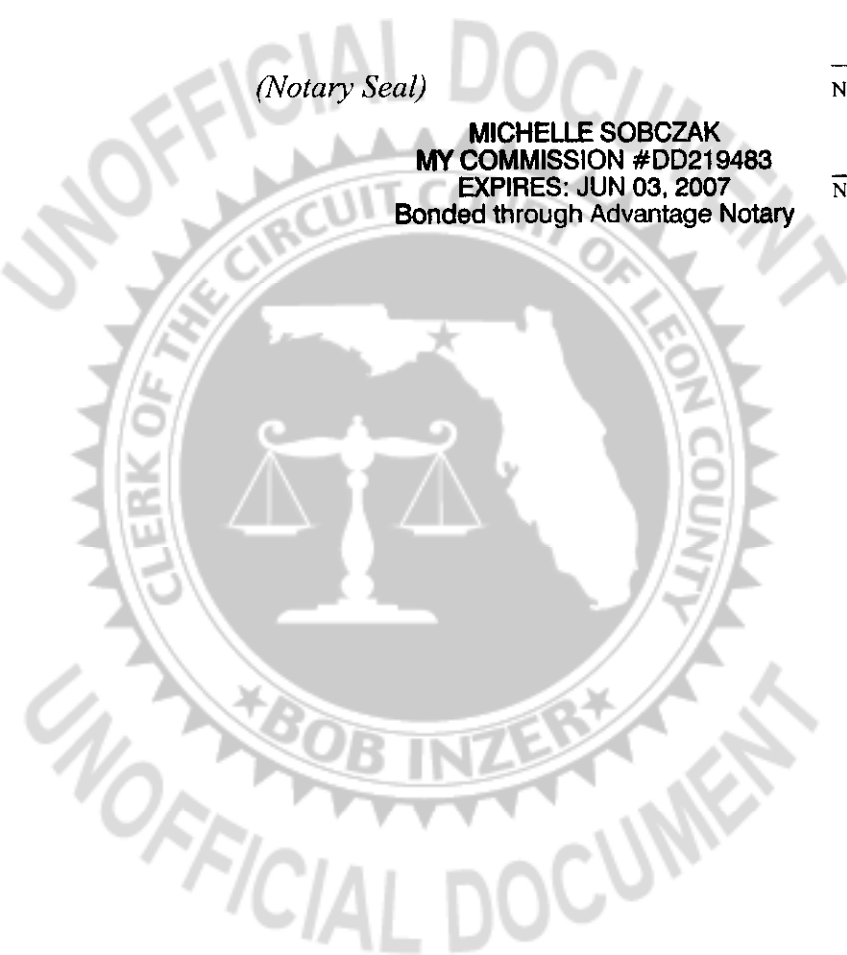
WITNESS my hand and seal this 2nd day of February, 2005.

(Notary Seal)

MICHELLE SOBCZAK  
MY COMMISSION #DD219483  
EXPIRES: JUN 03, 2007  
Bonded through Advantage Notary

Michelle Sobczak  
Notary Signature

Notary Printed Name



**POOLE****ENGINEERING &  
SURVEYING, Inc.****CHARLESTON RIDGE, A CONDOMINIUM**

1320 Hendrix Road, Tallahassee, FL 32301

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,

RANGE 1 EAST, LEON COUNTY, FLORIDA

**AMENDED 11/09/04****AMENDED 01/28/05****PHASE 1**

A parcel of land located in Section 4, Township 1 South, Range 1 East, Leon County, Florida being more particularly described as follows:

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way 281.98 feet; thence North 69 degrees 16 minutes 13 seconds West 211.52 feet; thence South 14 degrees 22 minutes 04 seconds West, 206.64 feet; thence North 69 degrees 50 minutes 04 seconds West, 102.90 feet; thence North 08 degrees 56 minutes 39 seconds East, 81.37 feet; thence North 84 degrees 41 minutes 56 seconds West, 141.07 feet; thence North 05 degrees 48 minutes 43 seconds East, 572.16 feet; thence North 65 degrees 41 minutes 59 seconds East, 111.64 feet to the POINT OF BEGINNING containing 6.78 acres, more or less.

**LESS AND EXCEPT** Phase 2 as follows:

BUILDING NO. 2 – PHASE 2

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds

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\*BOB INZER\*

UNOFFICIAL DOCUMENT

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East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 161.43 feet; thence leaving said right of way boundary run thence North 73 degrees 40 minutes 47 seconds West, 16.46 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 16 degrees 19 minutes 13 seconds West, 62.00 feet; thence North 73 degrees 40 minutes 47 seconds West, 148.00 feet; thence North 16 degrees 19 minutes 13 seconds East, 62.00 feet; thence South 73 degrees 40 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 3 as follows:

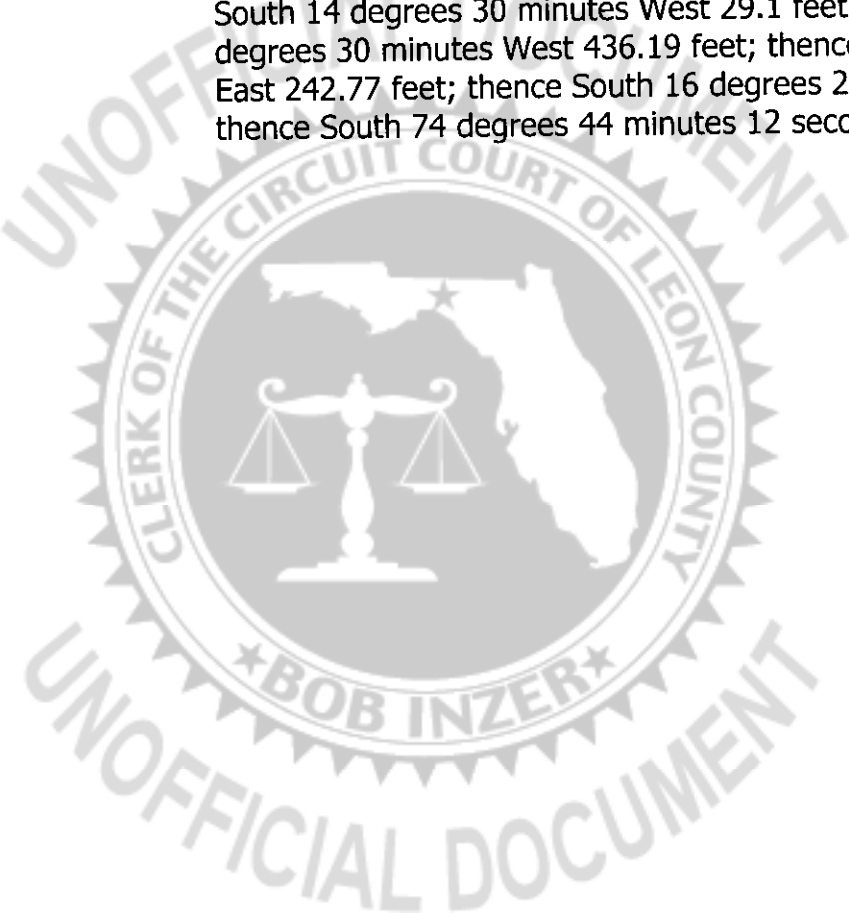
**BUILDING NO. 3 – PHASE 3**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 2.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 161.43 feet; thence leaving said right of way boundary run thence North 73 degrees 40 minutes 47 seconds West, 178.06 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 16 degrees 19 minutes 13 seconds West, 62.00 feet; thence North 73 degrees 40 minutes 47 seconds West, 148.00 feet; thence North 16 degrees 19 minutes 13 seconds East, 62.00 feet; thence South 73 degrees 40 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 4 as follows:

**BUILDING NO. 4 – PHASE 4**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the



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Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 38.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 16.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 5 as follows:

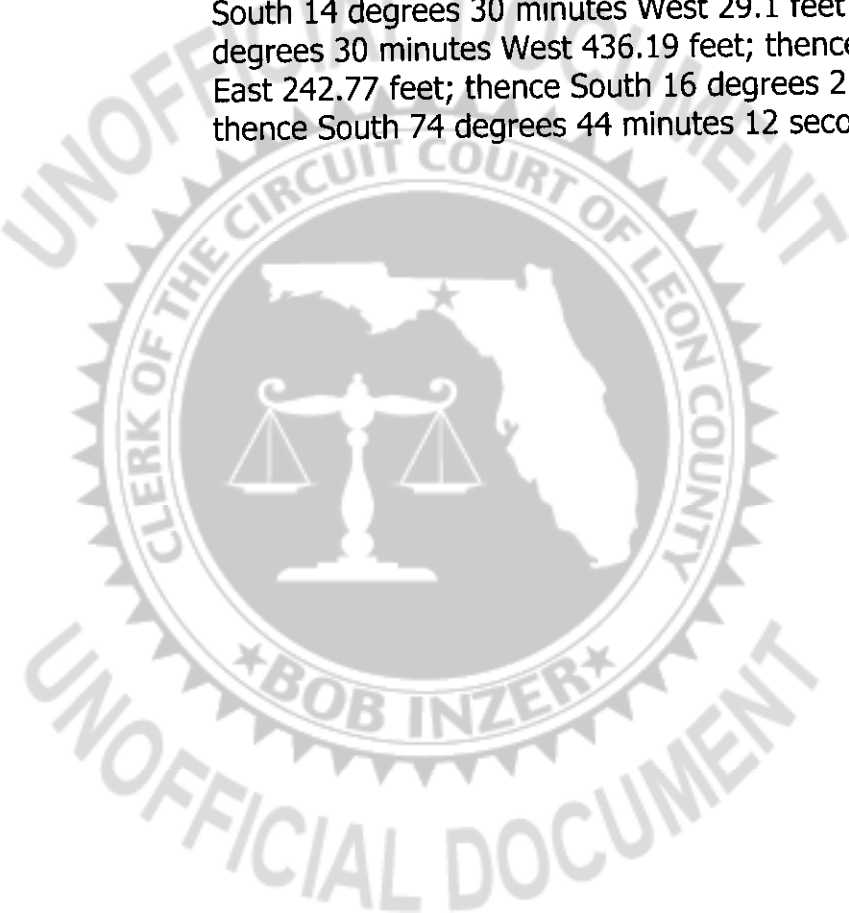
**BUILDING NO. 5 – PHASE 5**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 38.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 178.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 6 as follows:

**BUILDING NO. 6 – PHASE 6**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the





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Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 176.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 16.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 7 as follows:

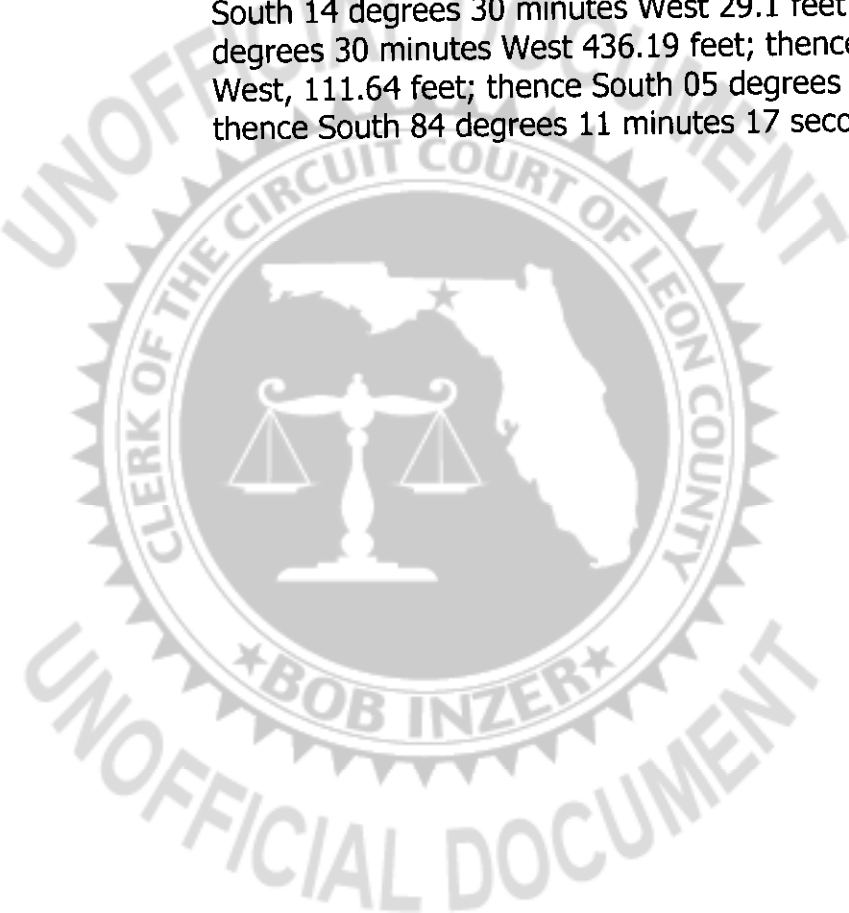
**BUILDING NO. 7 – PHASE 7**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 74 degrees 42 minutes 30 seconds East 242.77 feet; thence South 16 degrees 25 minutes 39 seconds West 12.10 feet; thence South 74 degrees 44 minutes 12 seconds East 226.20 feet to a point on the Westerly right of way boundary of Hendrix Road; thence South 16 degrees 45 minutes 30 seconds West along said right of way, 220.19 feet; thence South 14 degrees 43 minutes 13 seconds West along said right of way, 176.65 feet; thence leaving said right of way boundary run thence North 75 degrees 16 minutes 47 seconds West, 178.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 14 degrees 43 minutes 13 seconds West, 62.00 feet; thence North 75 degrees 16 minutes 47 seconds West, 148.00 feet; thence North 14 degrees 43 minutes 13 seconds East, 62.00 feet; thence South 75 degrees 16 minutes 47 seconds East, 148.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 8 as follows:

**BUILDING NO. 8 – PHASE 8**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 65 degrees 41 minutes 59 seconds West, 111.64 feet; thence South 05 degrees 48 minutes 43 seconds West, 222.33 feet; thence South 84 degrees 11 minutes 17 seconds East, 35.00 feet to the POINT OF



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BEGINNING. From said POINT OF BEGINNING continue thence South 84 degrees 11 minutes 17 seconds East, 62.00 feet; thence South 05 degrees 48 minutes 43 seconds West, 112.00 feet; thence North 84 degrees 11 minutes 17 seconds West, 62.00 feet; thence North 05 degrees 48 minutes 43 seconds East, 112.00 feet to the POINT OF BEGINNING containing 9,176 square feet, more or less.

**LESS AND EXCEPT** Phase 9 as follows:

**BUILDING NO. 9 – PHASE 9**

Commence at a point on the South boundary line of the original 66 foot right-of-way of State Road No. 20 (formerly State Road No. 19), said point being 198.7 feet North and 418.2 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run South 14 degrees 30 minutes West 29.1 feet to an iron pipe, thence continue South 14 degrees 30 minutes West 436.19 feet; thence South 65 degrees 41 minutes 59 seconds West, 111.64 feet; thence South 05 degrees 48 minutes 43 seconds West, 57.18 feet; thence South 84 degrees 11 minutes 17 seconds East, 35.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence South 84 degrees 11 minutes 17 seconds East, 62.00 feet; thence South 05 degrees 48 minutes 43 seconds West, 148.00 feet; thence North 84 degrees 11 minutes 17 seconds West, 62.00 feet; thence North 05 degrees 48 minutes 43 seconds East, 148.00 feet to the POINT OF BEGINNING containing 6,944 square feet, more or less.

I hereby certify that the above descriptions are based on an overall Boundary Survey of the Proposed Charleston Ridge Condominiums, Phase 1 performed by this firm dated Oct. 08, 2002 under my direct supervision. All Phase boundaries based on proposed building locations as shown on the Site Plan and Construction Plans for this project as prepared this firm.

*Barbara J. Bergstrom*

1/28/05  
Date

Barbara J. Bergstrom  
Professional Surveyor and Mapper  
State of Florida  
License No. 5754  
Licensed Business No. 6745

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.**

Revised: 04/25/03 – Building Phases (1)  
Revised: 11/09/04 – Building Phase 8 and Building Phase 9  
Revised: 01/28/05 – Building Phase 8 and Building Phase 9

