

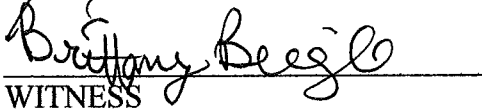
**CERTIFICATE OF AMENDMENT TO  
THE DECLARATION OF CONDOMINIUM OF VILLAGE PLACE  
CONDOMINIUMS, A CONDOMINIUM**


The undersigned officer of Village Place Condominiums Owners' Association, Inc., the corporation in charge of the operation and control of Village Place Condominiums, a Condominium according the Declaration of Condominium thereof as recorded in Official Records Book 2864, Page 3598 of the Public Records of Walton County, Florida hereby certify that the following amendments to the Declaration of Condominium were proposed and approved by a majority vote of the Board of Directors at a Board Meeting held on November 16, 2010 and approved by an affirmative vote of 80% of the total voting interest in Village Place Condominiums Owners' Association, Inc. on January 4, 2011. Further, an undersigned officer of Village Place Condominiums Owners' Association, Inc. and the undersigned members certify that the amendments were proposed and approved in accordance with the governing documents of Village Place Condominiums Owners' Association, Inc. and applicable Florida law, and a true and correct copy of the Amendment is attached hereto.

WITNESS WHEREOF:

Village Place Condominium Owners' Association, Inc. has caused this Certificate of Amendment to be executed in its name on January 4, 2011.

  
WITNESS


  
WITNESS

  
By: **Barbara Dean**  
Its: Secretary and Vice President

INSTR # 1143420  
OR BK 2857 Pages 3704 - 3722  
RECORDED 01/13/11 15:45:47  
MARTHA INGLE, WALTON COUNTY  
CLERK OF COURT  
DEPUTY CLERK V WELLS  
#1

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2011 by Barbara J. Dean as who are personally known to me or who have produced FL DL as identification.

  
Notary Public  
Print notary name: Joshua Haddock  
Notary seal



AMENDMENT TO DELCLARATION OF CONDOMINIUM FOR  
VILLAGE PLACE CONDOMINIUMS

The Declaration of Condominium for Village Place Condominiums, recorded in Official Records Book 2684, Page 3598, Walton County, Florida (hereinafter the "Declaration") is amended this 4<sup>th</sup> day of January, 2011, pursuant to Article 13 of the Declaration by the requisite number of unit owners as defined in Article 13, for themselves, successors, grantees, signees and transferees.

WITNESSETH:

WHEREAS, the Declaration provided for seventy-six (76) condominium units to be constructed on eight separate parcels of land;

WHEREAS, the Declarant constructed fifty-two (52) condominium units on five parcels of land; and

WHEREAS, the requisite number of unit owners (including the Declarant) are desirous of amending the Declaration of Condominium to provide that the Declaration covers Buildings four, five, six, seven and eight as shown on Exhibit "A" of the Declaration and reducing the number of units from seventy-six (76) to fifty-two (52) units as more fully set forth herein.

Now therefore, for good and valuable consideration, the Declaration is hereby amended as follows:

I. Article 3 entitled "THE DEVELOPMENT" is hereby amended to read as follows:

The Condominium will be within and a part of a project known as Blue Mountain Beach Development, located east of Destin, near the Gulf of Mexico, within Walton County, Florida. Village Place Condominiums, a Condominium, will ultimately consist of a residential condominium of 52 condominium units. The percentage of undivided ownership interest of each unit owner in the Common Elements, voting rights and each owner's share of Common Expenses are as set forth herein.

II. Article 6 entitled "DESCRIPTION OF CONDOMINIUM PROPERTY" is hereby amended as follows:

The improvements to be constructed on the Land consist of fifty two (52) condominium units intended and restricted to residential/rental use (the "Units") contained within five (5) buildings on the Land. The buildings have two (2) levels of residential units, with four (4) or six (6) units on each level, and each unit is identified by a numerical designation.

III. Article 7.1 entitled "UNITS" is hereby amended to read as follows:

The term "Units", as used herein, means the fifty-two (52) separate residential/rental dwellings in the Condominium which are located and shown on Exhibit "B" hereto, excluding, however;

IV. Exhibit "A" is hereby amended as follows:

The legal description for Buildings 1, 2 and 3 are hereby deleted in their entirety as shown on the attached Exhibit "A".

V. Exhibit "B" is hereby amended as follows:

The site plan shown on Exhibit "B" is amended to remove Buildings 1, 2 and 3 as more fully shown on the attached Exhibit "B".

VI. Exhibit "B" is hereby further amended as follows:

The floorplans shown on pages 43, 44, 45, 46, 47 and 48 are deleted in their entirety as more fully shown on the attached Exhibit "B".

VII. Exhibit "C" is hereby amended as follows:

a. Exhibit "C" on page 59 is amended to remove references to Units 113, 213, 313, 114, 214 and 314;

b. Exhibit "C" on page 60 is amended to remove references to Units 111, 211, 311, 112, 212 and 312;

c. Exhibit "C" on page 61 is amended to remove references to Units 123, 223, 323, 124, 224 and 324;

d. Exhibit "C" on page 62 is amended to remove references to Units 121, 221, 321, 122, 222 and 322;

e. Exhibit "C" on page 63 is amended to remove references to Units 122, 222, 322, 123, 223 and 323.

(See Exhibit "C" attached hereto)

VIII. Exhibit "D" located on page 69 is hereby amended to reflect the following:

**Schedule of Undivided Shares of Common Elements, Common Surplus and Common Expenses in Village Place Condominium, a Condominium**

<u>Unit Type</u>	<u>Number of Units</u>	<u>Unit share</u>
Garden Villas A	<u>12</u>	<u>11,220 / 60,594</u>
Garden Villas B	<u>8</u>	<u>7,808 / 60,594</u>
Garden Villas C	<u>12</u>	<u>19,068 / 60,594</u>
Garden Villas D	<u>8</u>	<u>7,808 / 60,594</u>
Leisure Villas A	4	4,076 / <u>60,594</u>
Leisure Villas B	2	2,077 / <u>60,594</u>
Leisure Villas C	2	2,158 / <u>60,594</u>
Leisure Villas D	4	6,412 <u>60,594</u>
Total Units	<u>52</u>	
Total Square Footage		<b>60,594</b>

(See attached Exhibit "D")

VILLAGE PLACE CONDOMINIUMS OWNERS' ASSOCIATION, INC. HEREBY AMENDS THE DECLARATION OF CONDOMINIUM OF VILLAGE PLACE CONDOMINIUMS, A CONDOMINIUM, FOR THE PURPOSE OF INTEGRATING ALL OF THE PROVISIONS OF THE DECLARATION WITH THE AMENDMENTS SET FORTH ABOVE, AND DOES RESUBMIT THE LANDS DESCRIBED HEREIN TO THE TERMS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF THE DECLARATION AND THE AMENDMENTS SET FORTH HEREIN, WHICH SHALL BE COVENANTS RUNNING WITH THE CONDOMINIUM PROPERTY AND BINDING ON ALL EXISTING AND FUTURE OWNERS AND ALL OTHERS HAVING AN INTEREST IN THE CONDOMINIUM LANDS OR OCCUPYING OR USING THE CONDOMINIUM PROPERTY.

THE BOARD OF DIRECTORS HEREBY CERTIFIES THE ACCURACIES OF THE RECITALS SET FORTH ABOVE AND EXECUTES THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR VILLAGE PLACE CONDOMINIUMS ON

January 11, 2011.

VILLAGE PLACE CONDOMINIUMS  
OWNERS' ASSOCIATION, INC.

Joshua Haddock  
WITNESS:

Amanda Roberts  
WITNESS:

BY: Barbara Dean  
NAME: BARBARA DEAN  
ITS: VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January, 2011 by Barbara Dean as Vice President of Village Place Owners' Association, Inc. is personally known to me or has produced FDL as identification.

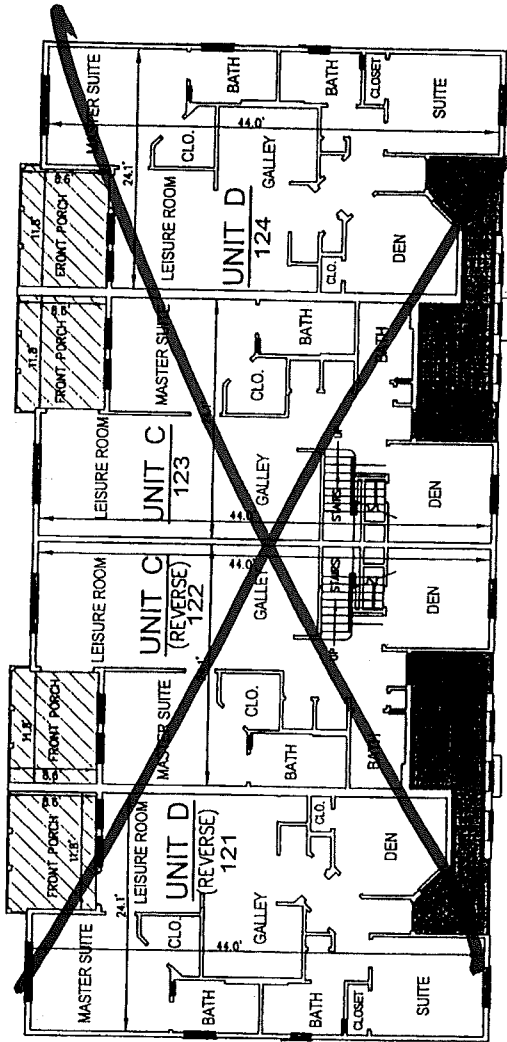
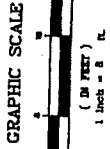
Joshua Haddock  
Notary Public  
Print notary name: Joshua Haddock  
Seal







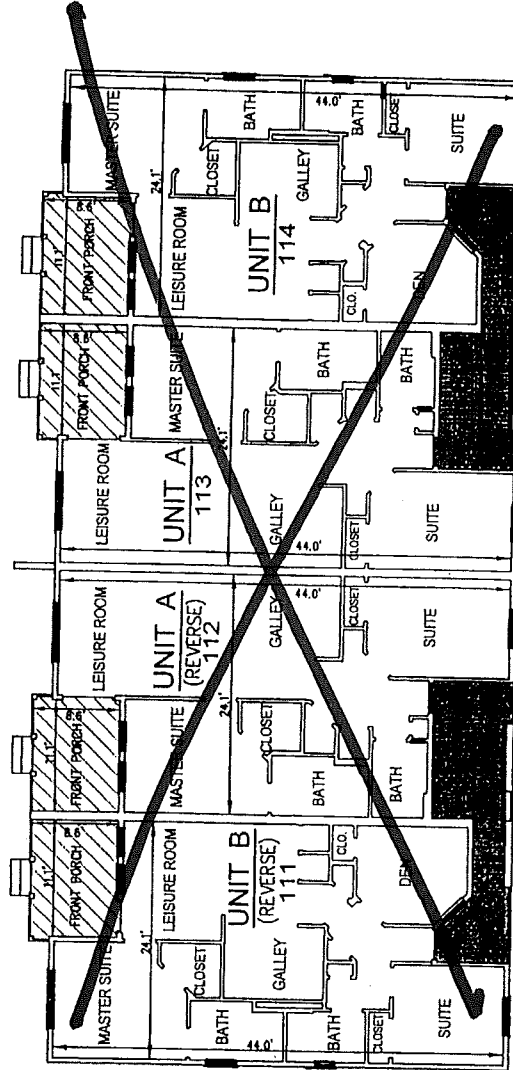
**VILLAGE PLACE CONDOMINIUMS**  
**A CONDOMINIUM**  
 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
 WALTON COUNTY, FLORIDA.



**LEGEND:**  
 = LIMITED COMMON ELEMENT  
 = COMMON ELEMENT  
 CLO. = CLOSET

**SECOND FLOOR PLAN**  
**(BUILDING 1)**

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.



**FIRST FLOOR PLAN**  
**(BUILDING 1)**

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.

**NOTE:**  
 SEE SHEETS 21-24 OF 30  
 FOR TYPICAL UNIT DIMENSIONS.

**EMERALD COAST ASSOCIATES, INC.**  
 4535 GAUFSMIR DRIVE  
 JACKSONVILLE, FLORIDA 32241  
 PROJECT: 00-162-32541  
 FILE: C:\PLAT\00-162\00-162\_PRELIM.DWG



# VILLAGE PLACE CONDOMINIUMS

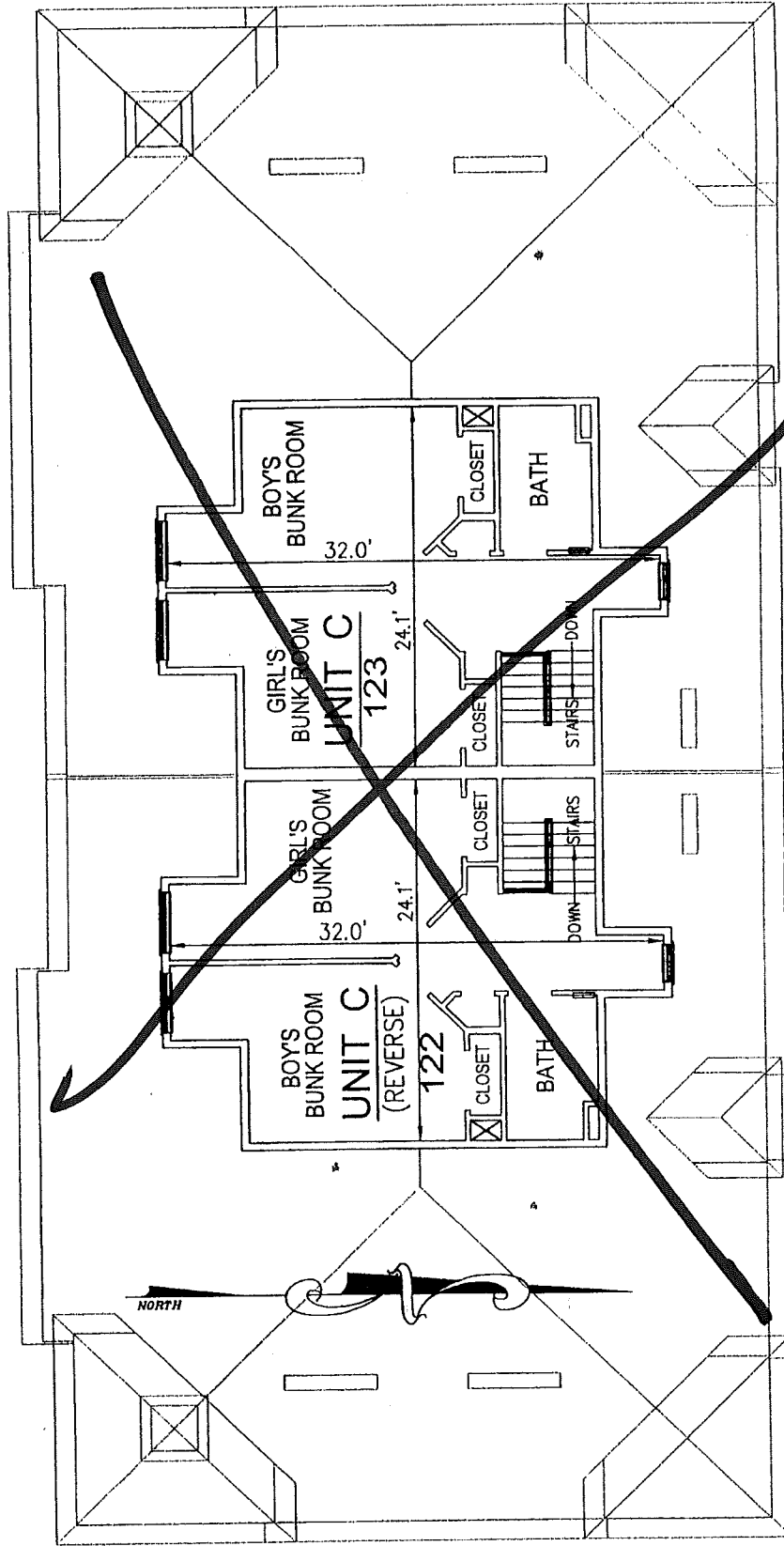
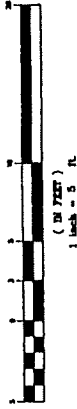
## A CONDOMINIUM

IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
WALTON COUNTY, FLORIDA.

### NOTE:

SEE SHEET 25 OF 30  
FOR TYPICAL UNIT DIMENSIONS.

GRAPHIC SCALE



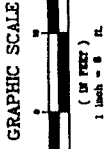
# THIRD FLOOR PLAN (BUILDING 1)

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.

EMERALD COAST ASSOCIATES, INC.  
4336 GULFSTREAM DRIVE  
PROJECT: 00-112  
FILE: C:\PLAT00-112\00-112\_PRELIM.DWG

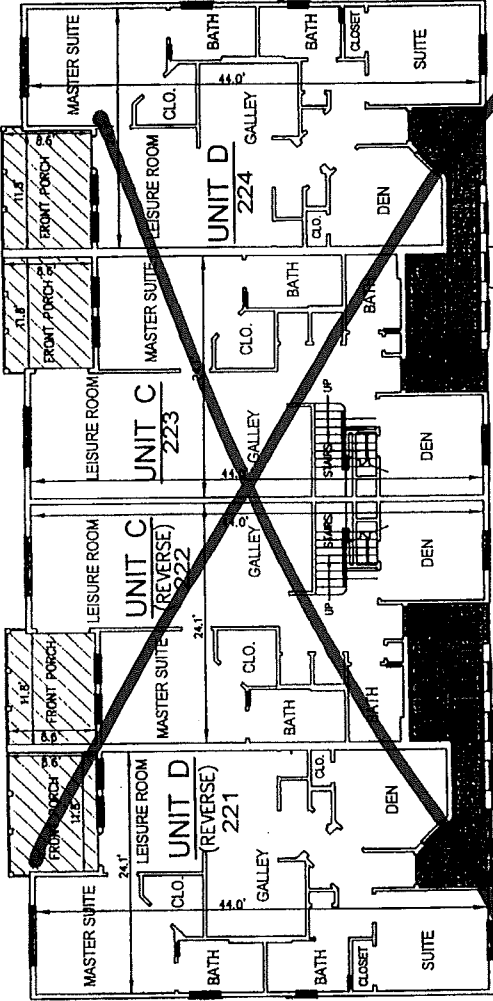
VILLAGE PLACE CONDOMINIUMS  
SHEET 6 OF 30

**VILLAGE PLACE CONDOMINIUMS**  
**A CONDOMINIUM**  
 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
 WALTON COUNTY, FLORIDA.



**LEGEND:**

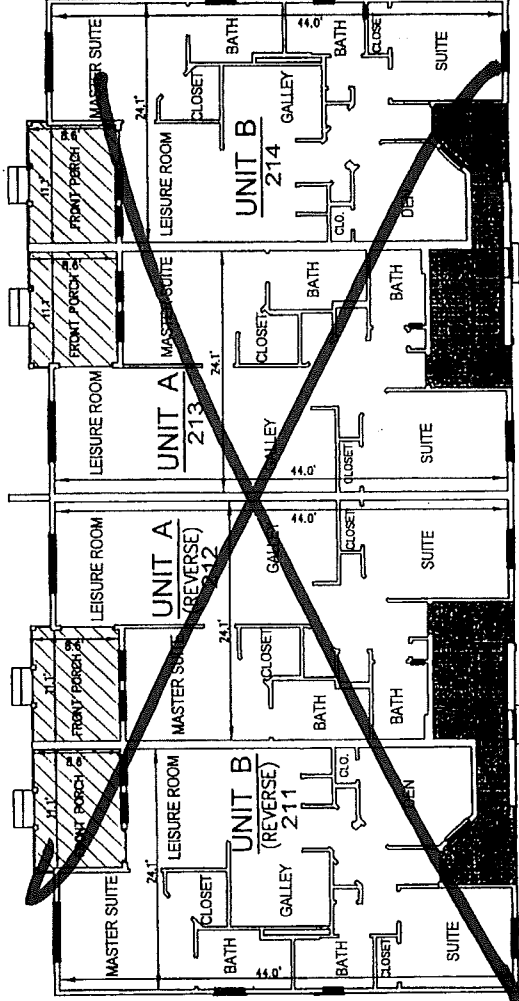
- = LIMITED COMMON ELEMENT
- = COMMON ELEMENT
- CLO. = CLOSET



**SECOND FLOOR PLAN**

(BUILDING 2)

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.



**FIRST FLOOR PLAN**

(BUILDING 2)

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.

**NOTE:**  
 SEE SHEETS 21-24 OF 30  
 FOR TYPICAL UNIT DIMENSIONS.

**EMERALD COAST ASSOCIATES, INC.**  
 4636 GULFSTREAM DRIVE  
 DESTIN, FLORIDA 32541  
 FILE: C:\P\1\100-162\_PRELIM.DWG

**VILLAGE PLACE CONDOMINIUMS**

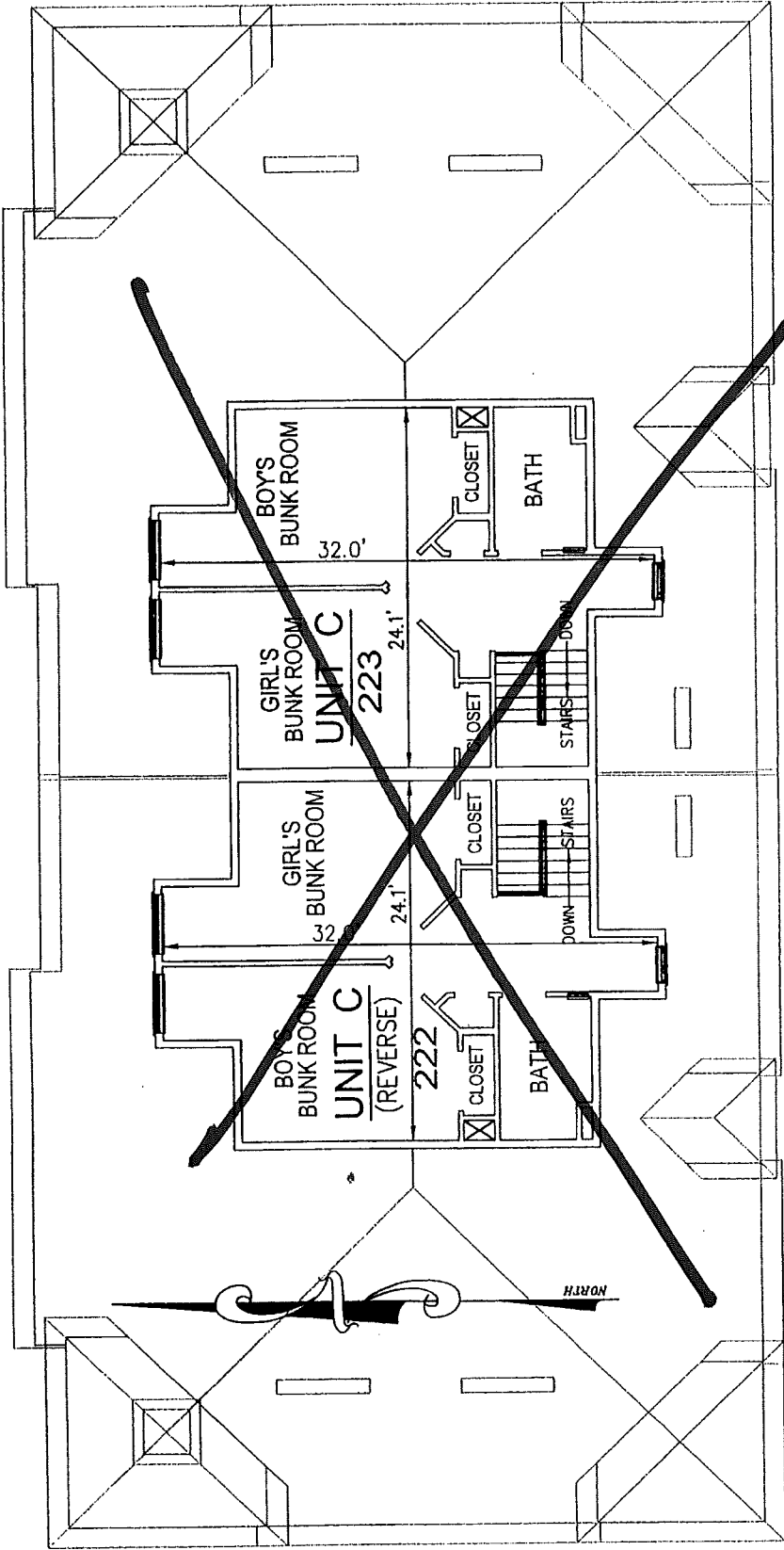
A CONDOMINIUM

IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
WALTON COUNTY, FLORIDA.

**NOTE:**

SEE SHEET 25 OF 30  
FOR TYPICAL UNIT DIMENSIONS.

GRAPHIC SCALE



**THIRD FLOOR PLAN**

(BUILDING 2)

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.

EMERALD COAST ASSOCIATES, INC.  
4635 GULFSTREAM DRIVE  
PENSACOLA, FLORIDA 32504  
PROJECT: 00-162  
FILE: C:\PLAT\00-162\00-162\_PREL.DWG



VILLAGE PLACE CONDOMINIUMS  
SHEET 8 OF 30

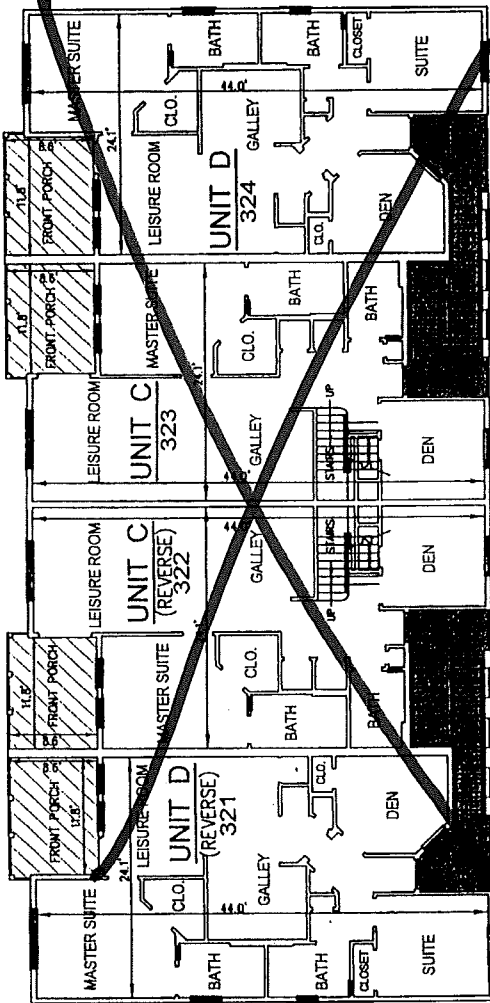
# VILLAGE PLACE CONDOMINIUMS A CONDOMINIUM

IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
WALTON COUNTY, FLORIDA.



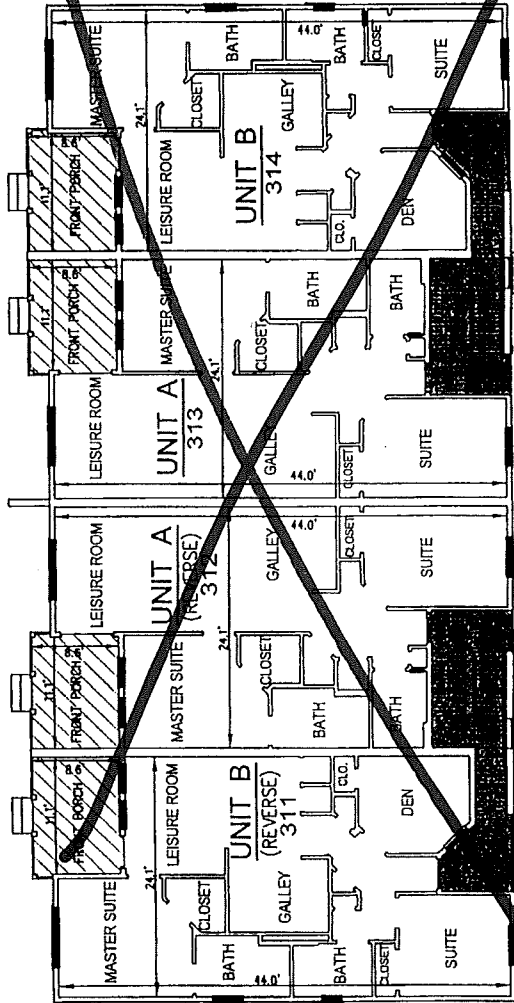
### LEGEND:

-  = LIMITED COMMON ELEMENT
-  = COMMON ELEMENT
- CLO. = CLOSET



## SECOND FLOOR PLAN (BUILDING 3)

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'+.



## FIRST FLOOR PLAN (BUILDING 3)

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'+.

**NOTE:**  
SEE SHEETS 21-24 OF 30  
FOR TYPICAL UNIT DIMENSIONS.

EMERALD COAST ASSOCIATES, INC.  
4536 GULFSTREAM DRIVE  
SUITE 100  
PROJECT: 00-102  
FILE: 01/PLAT/00-102/PRELIM.DWG

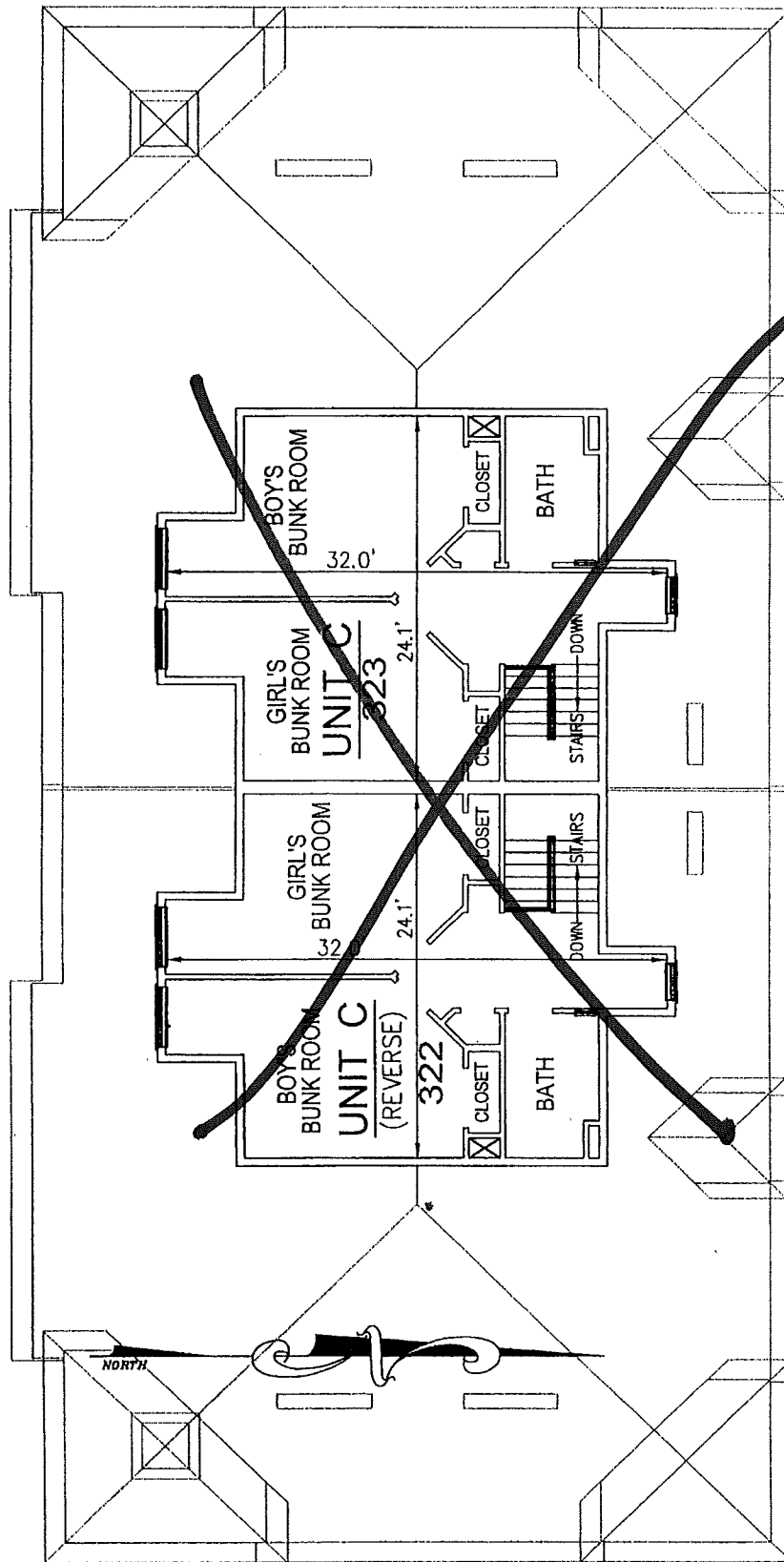
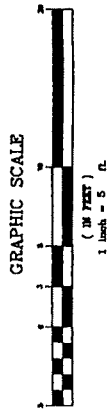
# VILLAGE PLACE CONDOMINIUMS

## A CONDOMINIUM

IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
WALTON COUNTY, FLORIDA.

### NOTE:

SEE SHEET 25 OF 30  
FOR TYPICAL UNIT DIMENSIONS.





# THIRD FLOOR PLAN (BUILDING 3)

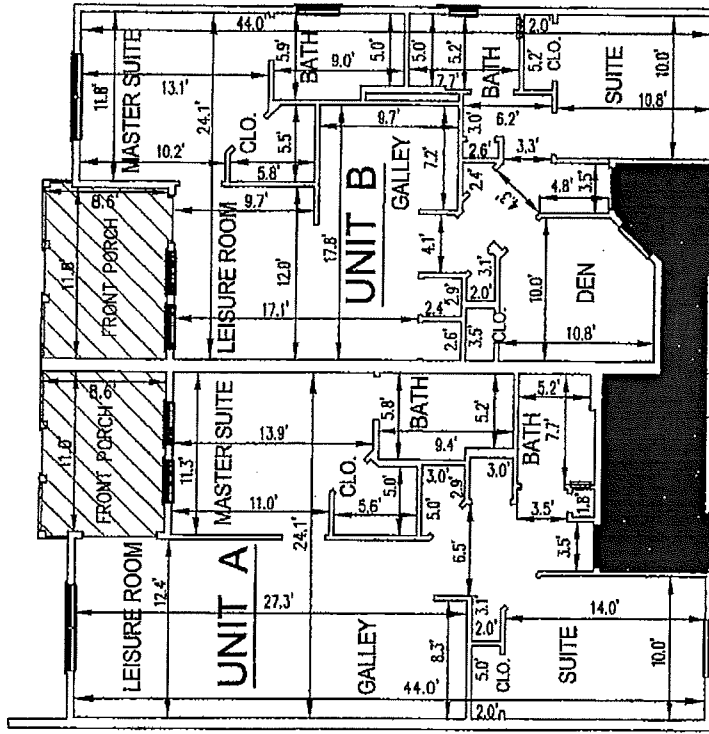
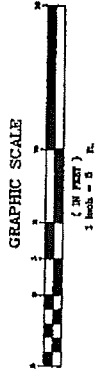
NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.

EMERALD COAST ASSOCIATES, INC.  
4636 GULFSTAR DRIVE  
DESTIN, FLORIDA 32541  
PROJECT: 00-102  
FILE: C:\PLAN\00-102\00-102\_PREL.DWG

VILLAGE PLACE CONDOMINIUMS  
SHEET 10 OF 30

VILLAGE PLACE CONDOMINIUMS  
 A CONDOMINIUM  
 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
 WALTON COUNTY, FLORIDA.

LEGEND:  
 = LIMITED COMMON ELEMENT  
 = COMMON ELEMENT  
 CLO. = CLOSET



TYPE A UNITS:  
 442  
 443  
 444  
 413  
 513  
 515  
 613  
 615  
 713


TYPE B UNITS:  
 444  
 445  
 244  
 414  
 516  
 616  
 714

(BUILDINGS #4-7)  
 TYPICAL "A" AND "B" UNIT PLAN  
 FIRST FLOOR PLAN

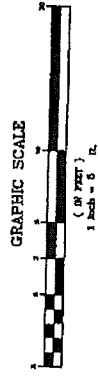
NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.

WILD COAST ASSOCIATES, INC.  
 10000  
 FLORIDA 32541  
 1-904-626-1234  
 1-904-626-1234

VILLAGE PLACE CONDOMINIUMS  
 SHEET 21 OF 30

Bimberg No. 5208  
 EXHIBIT  


VILLAGE PLACE CONDOMINIUMS  
 A CONDOMINIUM  
 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
 WALTON COUNTY, FLORIDA.



LEGEND:

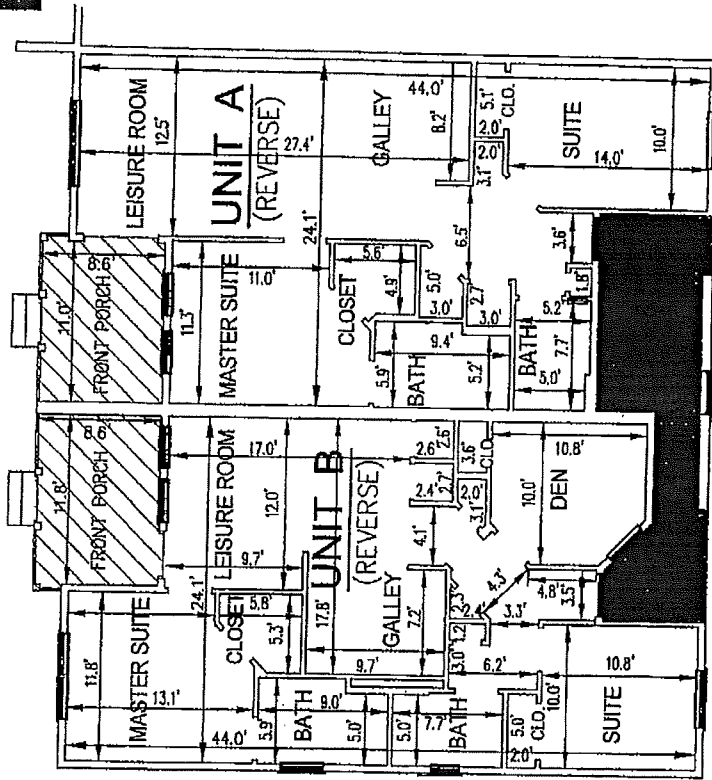
- = LIMITED COMMON ELEMENT
- = COMMON ELEMENT
- C.L.O. = CLOSET

TYPE B UNITS:  
 (REVERSE)

- 
- 
- 
- 
- 
- 
- 

TYPE A UNITS:  
 (REVERSE)

- 
- 
- 
- 
- 
- 
- 



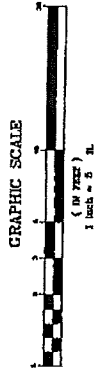
(BUILDINGS #4-7)  
**TYPICAL "A" AND "B" REVERSE UNIT PLAN**  
 FIRST FLOOR PLAN

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.

EMERALD COAST ASSOCIATES, INC.  
 4035 BAYSHORE DRIVE  
 JACKSONVILLE, FLORIDA 32244  
 PROJECT: 100-183  
 FILE: 25-PLAT100-183-V00-183\_PFD1.DWG

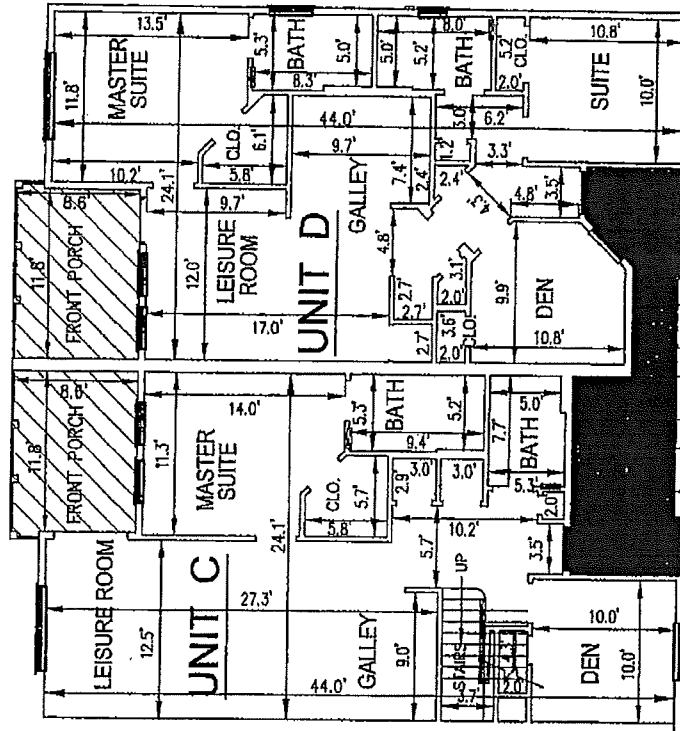
VILLAGE PLACE CONDOMINIUMS  
 SHEET 22 OF 30

VILLAGE PLACE CONDOMINIUMS  
 A CONDOMINIUM  
 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
 WALTON COUNTY, FLORIDA.



LEGEND:  
 = LIMITED COMMON ELEMENT  
 = COMMON ELEMENT  
 CLO. = CLOSET

TYPE C UNITS:  
~~420~~  
~~421~~  
~~422~~  
 423  
 523  
 525  
 623  
 625  
 723



TYPE D UNITS:  
~~424~~  
~~425~~  
~~426~~  
 424  
 526  
 626  
 724

(BUILDINGS #1-7)  
**TYPICAL "C" AND "D" UNIT PLAN**  
 SECOND FLOOR PLAN

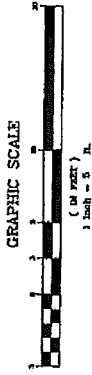
NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.

EMERALD COAST ASSOCIATES, INC.  
 4535 CHESTNUT DRIVE  
 PENSACOLA, FLORIDA 32541  
 PHONE: (904) 487-1100  
 FAX: (904) 487-1102  
 FILE # PLAT 00-182700-162, PRELIMING

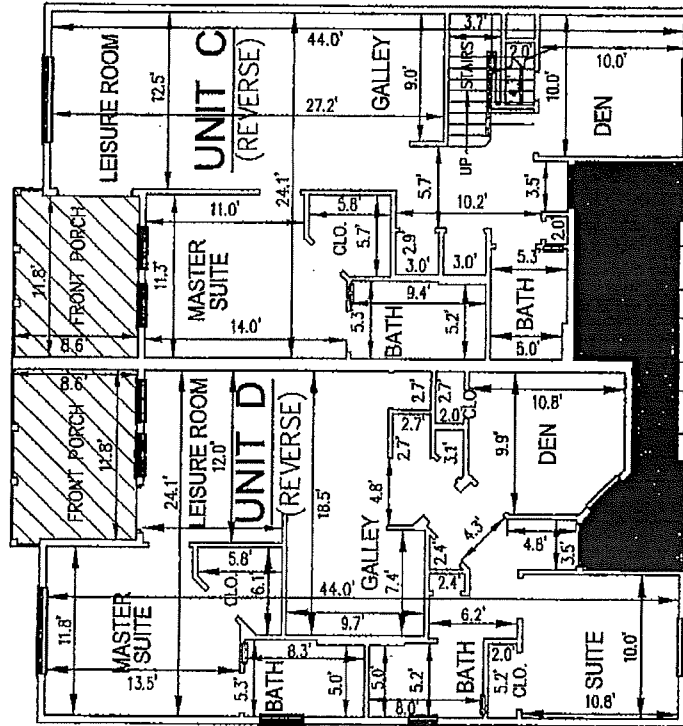
VILLAGE PLACE CONDOMINIUMS  
 SHEET 23 OF 30



VILLAGE PLACE CONDOMINIUMS  
 A CONDOMINIUM  
 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
 WALTON COUNTY, FLORIDA.



LEGEND:  
 = LIMITED COMMON ELEMENT  
 = COMMON ELEMENT  
 CLO. = CLOSET



TYPE D UNITS:  
 (REVERSE)  
 400  
 401  
 421  
 521  
 621  
 721

TYPE C UNITS:  
 (REVERSE)  
 400  
 401  
 422  
 522  
 524  
 622  
 624  
 722

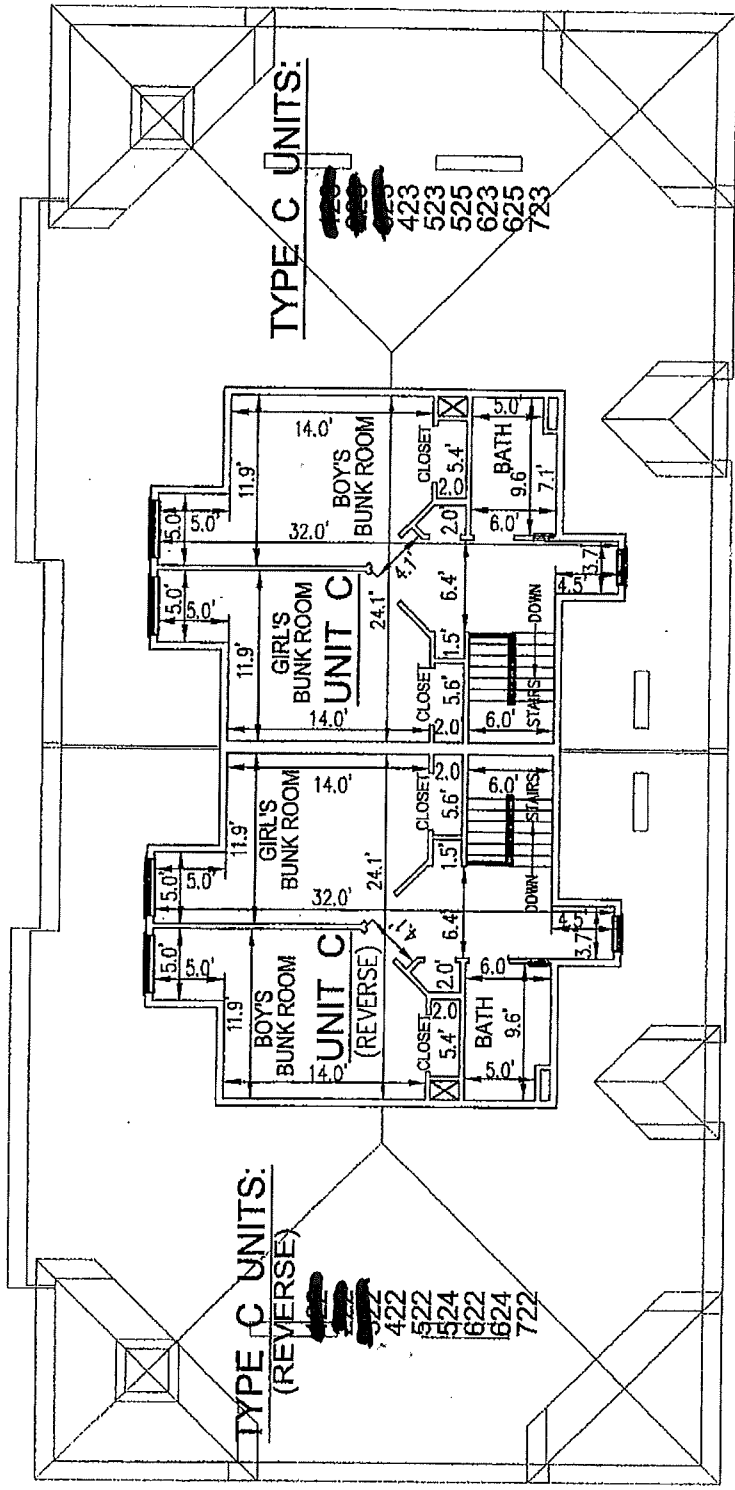
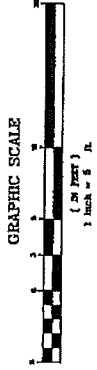
(BUILDINGS # 7)  
 TYPICAL "C" AND "D" REVERSE UNIT PLAN  
 SECOND FLOOR PLAN

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.

EMERALD COAST ASSOCIATES, INC.  
 4000 CENTRAL BLVD.  
 DEERBELL, FLORIDA 32541  
 PROJECT: 001162  
 PLAN: 101-100-102-PRBLM-01C

VILLAGE PLACE CONDOMINIUMS  
 SHEET 24 OF 30

VILLAGE PLACE CONDOMINIUMS  
 A CONDOMINIUM  
 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 WEST,  
 WALTON COUNTY, FLORIDA.



TYPE C UNITS:  
 (REVERSE)  
 422  
 522  
 622  
 722

TYPE C UNITS:  
 423  
 523  
 623  
 723

(BUILDINGS 4 & 7)  
**TYPICAL "C" UNIT PLAN**  
 THIRD FLOOR PLAN

NOTE: DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.

EMERALD COAST ASSOCIATES, INC.  
 1000 W. GULF BLVD.  
 SUITE 100  
 TAMPA, FL 33604  
 PROJECT: 00-162  
 FILE: 5-VL-100-REV-UP-REL-FLOORING

VILLAGE PLACE CONDOMINIUMS  
 SHEET 25 OF 30

**Exhibit "D" to Declaration of Condominium For  
Village Place Condominium, a Condominium**

Schedule of Undivided Shares of Common Elements, Common Surplus and  
Common Expenses in Village Place Condominium, a Condominium

<u>Unit Type</u>	<u>Number of Units</u>	<u>Unit share</u>
Garden Villas A	<del>14</del> / <u>12</u>	<del>13,090 / 87,614</del> <u>11,220 / 60,594</u>
Garden Villas B	<del>18</del> / <u>8</u>	<del>17,568 / 87,614</del> <u>7,808 / 60,594</u>
Garden Villas C	<del>18</del> / <u>12</u>	<del>28,602 / 87,614</del> <u>19,068 / 60,594</u>
Garden Villas D	<del>14</del> / <u>8</u>	<del>13,664 / 97,614</del> <u>7,808 / 60,594</u>
Leisure Villas A	4	4,076 / <del>87,614</del> <u>60,594</u>
Leisure Villas B	2	2,044 / <del>87,614</del> <u>60,594</u>
Leisure Villas C	2	2,158 / <del>87,614</del> <u>60,594</u>
Leisure Villas D	4	6,412 / <del>87,614</del> <u>60,594</u>
Total Units	<del>76</del> <u>52</u>	
Total Square Footage		<del>87,614</del> 60,594

