

Amendment to the
Declaration of Condominium of Cottages of Miccosukee Hills Condominiums

[Addition of Phase II]
[Correcting typographical error in legal description]
[Correcting omission from Rules and Regulations]

Pursuant to the developer's right under Article I and under § 9.2 of the Declaration of Condominium of Cottages of Miccosukee Hills Condominiums, which is recorded at Official Records Book 3649, Page 750, in the Public Records of Leon County, Florida, the developer hereby amends the declaration to add Phase II to the Condominium, and further to correct typographical errors in the legal description and to correct an omission from the rules and regulations, and accordingly makes the following amendments:

ADDITION OF PHASE II:

1. The following described property is submitted to condominium ownership as an addition to Cottages of Miccosukee Hills Condominiums:

PHASE II – 8 UNITS, as described in the Declaration of Condominium of Cottages of Miccosukee Hills Condominiums

SEE ATTACHMENT "A" ATTACHED HERETO FOR THE CORRECT LEGAL DESCRIPTION FOR PHASE II*

* Although there are other legal descriptions contained within Attachment "A", only the property described as Phase II is being added to the Condominium by virtue of this Amendment.

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 3649, Page 750, 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 3649, Page 750, 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: $1/16$
5. The proportion or percentage of, and the manner of sharing, common expenses and owning common surplus is: $1/16$

CORRECTING TYPOGRAPHICAL ERROR IN LEGAL DESCRIPTION:

6. The developer desires to correct typographical errors contained as part of sheet 4 and sheet 5 of the Exhibit "A" of the declaration, which contains the legal description of the Condominium.

Accordingly, the developer hereby amends sheet 4 and sheet 5 of the Exhibit "A" of the declaration to be replaced by the new sheet 4 and sheet 5 which are attached hereto as Attachment "A" containing two (2) pages prepared by Cornerstone Land Surveying, Inc.

CORRECTING OMISSION FROM RULES AND REGULATIONS:

7. The developer desires to correct an inadvertent omission from the rules and regulations. The property upon which the Condominium is being developed is subject to a certain "Tri-Party Agreement" that is recorded in the Public Records of Leon County, Florida, at Official Records Book 3057, Page 1416. A reference to said "Tri-Party Agreement" should have been included in the Condominium Rules and Regulations, but was inadvertently omitted. Therefore, by this amendment, the terms and provisions of said "Tri-Party Agreement" are hereby included within the Rules and Regulations for the Cottages of Miccosukee Hills Condominiums as if it was originally attached as an Exhibit and made a part thereof by reference.



EXECUTION

IN WITNESS WHEREOF, the Developer has executed this document this 13th day of July, 2007.

WITNESSES:

Kelly J. Tucker

Signature

Kelly J. Tucker

Printed Name

Melody Register

Signature

Melody Register

Printed Name

DEVELOPER SIGNATURE:

NEW SOUTH, LLC,
A FLORIDA LIMITED LIABILITY
COMPANY

By: Dixie Russell
Dixie Russell

As: Managing Member

NOTARY

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared Dixie Russell, as Managing Member of NEW SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, and affiant acknowledged executing the foregoing instrument on behalf of the corporation pursuant to due authority therefrom. Said affiant is personally known to me or has produced sufficient identification and did take an oath or made appropriate affirmation.

WITNESS my hand and seal this 13th day of July, 2007.

Stamp or Seal:

Notary Signature



Notary Printed Name



UNOFFICIAL DOCUMENT

**CONDOMINIUM FOR THE COTTAGES AT MICCOSUKEE
PHASE I, PHASE II AND PHASE III LEGAL DESCRIPTIONS
SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA**

**LINE TABLE
PHASE II**

LINE TABLE		
LINE	LENGTH	BEARING
L94	29.92	S00°09'29"W
L95	73.50	S89°50'31"E
L96	1.08	S00°09'29"W
L97	29.50	S89°50'31"E
L98	261.83	S00°09'29"W
L176	33.75	S89°50'31"W
L177	1.08	S00°09'29"W
L178	73.50	N89°50'31"W
L122	30.17	N00°09'29"E
L123	2.00	N89°50'31"W
L124	75.00	N00°09'29"E
L125	2.00	N89°50'31"W
L126	30.00	N00°09'29"E
L127	14.97	N07°50'13"E
L128	30.17	N00°09'29"E
L129	2.00	N89°50'31"W
L130	30.00	N00°09'29"E
L131	15.36	N15°14'59"E
L132	30.17	N00°09'29"E
L133	2.00	N89°50'31"W
L134	30.00	N00°09'29"E

**LINE TABLE
PHASE III**

LINE TABLE		
LINE	LENGTH	BEARING
L175	7.63	N89°50'31"W
L174	28.34	S34°13'24"W
L173	1.08	N55°46'36"W
L121	73.50	S34°13'24"E
L120	30.00	S35°46'36"E
L119	2.00	N34°13'24"E
L118	30.17	S55°46'36"E
L117	58.54	S71°59'01"E
L116	30.00	S89°50'31"E
L115	2.00	N00°09'29"E
L114	45.00	S89°50'31"E
L113	2.00	S00°09'29"W
L112	30.00	S89°50'31"E
L111	2.00	N00°09'29"E
L110	30.17	S89°50'31"E
L109	59.00	N74°55'36"E
L108	30.00	N56°47'25"E
L107	2.00	N33°12'35"W
L106	30.17	N56°47'25"E
L105	75.00	N33°12'35"W
L104	1.08	S56°47'25"W
L103	19.30	N33°12'35"W
L102	24.89	S76°01'37"W
L101	5.77	S56°47'25"W
L100	104.98	N89°50'31"W
L99	16.83	N55°46'36"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	22.38	39.00	32°52'54"	S16°16'58"E	22.08'
C2	23.19	39.00	34°03'55"	N72°48'34"W	22.85'
C3	51.83	89.00	33°22'04"	S73°28'27"W	51.10'
C4	15.69	39.00	23°03'12"	N44°15'01"W	15.59'

**LINE TABLE
PHASE IV- "EAST"**

LINE	LENGTH	BEARING
L135	38.40	N00°11'20"E
L136	17.30	N76°09'16"W
L137	30.17	S13°50'44"W
L138	2.00	S76°09'16"E
L139	30.00	S13°50'44"W
L140	40.59	S40°13'09"W
L141	30.17	S33°16'42"W
L142	2.00	S56°43'18"E
L143	75.00	S33°39'37"W
L144	2.00	S56°43'18"E
L145	75.01	S34°25'26"W
L146	2.00	S56°43'18"E
L147	75.00	S33°39'37"W
L148	2.00	S56°43'18"E
L149	30.00	S33°16'42"W
L150	75.00	N56°43'18"W
L151	1.08	N33°16'42"E
L152	31.50	N56°43'18"W
L153	310.46	N33°16'42"E
L154	36.97	N13°50'44"E
L155	27.50	S76°09'16"E
L156	1.08	N13°50'44"E
L157	75.00	S76°09'16"E

LINE TABLE PHASE IV- "WEST"

LINE	LENGTH	BEARING
L158	15.22	S33°16'42"W
L159	73.50	S56°43'18"E
L160	1.08	S33°16'42"W
L161	23.50	S56°43'18"E
L162	133.00	S33°16'42"W
L163	21.50	N56°43'18"W
L164	1.08	S33°16'42"W
L165	73.50	N56°43'18"W
L166	30.17	N33°16'42"E
L167	2.00	N56°43'18"W
L168	30.00	N33°16'42"E
L169	14.97	N40°57'26"E
L170	30.17	N33°16'42"E
L171	2.00	N56°43'18"W
L172	30.00	N33°16'42"E

JOB NO.; NAP04461	SCALE; N/A	DRAWN BY; GGW	FIELD BOOK/PAGE; 76/38	SHEET 4 OF 13
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CORNERSTONE
LAND SURVEYING, INC.

CERTIFICATE OF AUTHORIZATION LB 6808
715 N.CALHOUN ST.,STE.100 PHONE: 850-668-7330
TALLAHASSEE, FLORIDA 32303 FAX: 850-894-9693

LEGEND	
F.C.M.	FOUND CONCRETE MONUMENT
S.C.M.	SET CONCRETE MONUMENT
F.I.R.	FOUND IRON ROD
SIR	SET IRON ROD 5/8"
# 5557	
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
OR	OFFICIAL RECORD BOOK
(S)	SURVEY MEASUREMENT
PG	PAGE OF OFFICIAL RECORD BOOK
(C)	CALCULATED
(D)	DEED CALL
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CH	CHORD BEARING
CL	CHORD LENGTH
PP	POWER POLE
~	LINE BREAK
(PS)	PREVIOUS SURVEY

**CONDOMINIUM FOR THE COTTAGES AT MICCOSUKEE
PHASE I, PHASE II AND PHASE III LEGAL DESCRIPTIONS
SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA**

THE COTTAGES AT MICCOSUKEE BOUNDARY LEGAL DESCRIPTION

LEGAL DESCRIPTION: THE WESTERN HALF OF THAT CERTAIN TRACT OF LAND AS RECORDED IN O.R. BOOK 2700, PG. 531, AND ALL OF THE 4.61 ACRES RECORDED IN O.R. BOOK 922, PG. 1892 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT "J" IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AS PER MAP OR PLAT OF BERNARD'S SURVEY OF CLIFFORD HILL PLACE, RECORDED IN DEED BOOK "B", PAGE 590 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 34 MINUTES 44 SECONDS WEST 652.46 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 185.00 FEET, THENCE NORTH 33 DEGREES 35 MINUTES 28 SECONDS EAST 299.72 FEET, THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS EAST 75.44 FEET, THENCE NORTH 89 DEGREES 50 MINUTES 31 SECONDS 31.77 FEET, THENCE SOUTH 00 DEGREES 21 MINUTES 05 SECONDS EAST 325.54 FEET, THENCE SOUTH 00 DEGREES 41 MINUTES 16 SECONDS WEST 156.25 FEET TO SOUTH BOUNDARY LINE OF THAT TRACT OF LAND RECORDED O.R. BOOK 2700, PG. 531, THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 89 DEGREES 41 MINUTES 58 SECONDS EAST 700.08 FEET, THENCE LEAVING SAID SOUTH BOUNDARY LINE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST 157.93 FEET TO THE POINT OF BEGINNING. CONTAINING 7.13 ACRES, MORE OR LESS.

PHASE II (LESS & EXCEPTED)

LEGAL DESCRIPTION: PHASE II OF THE COTTAGES AT MICCOSUKEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT "J" IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AS PER MAP OR PLAT OF BERNARD'S SURVEY OF CLIFFORD HILL PLACE, RECORDED IN DEED BOOK "B", PAGE 590 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 34 MINUTES 44 SECONDS WEST 652.46 FEET, THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 185.00 FEET, THENCE NORTH 33 DEGREES 35 MINUTES 28 SECONDS EAST 299.72 FEET, THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS EAST 75.44 FEET, THENCE NORTH 89 DEGREES 50 MINUTES 31 SECONDS 31.77 FEET, THENCE SOUTH 00 DEGREES 21 MINUTES 05 SECONDS EAST 325.54 FEET, THENCE SOUTH 00 DEGREES 41 MINUTES 16 SECONDS WEST 156.25 FEET TO SOUTH BOUNDARY LINE OF THAT TRACT OF LAND RECORDED O.R. BOOK 2700, PG. 531, THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 89 DEGREES 41 MINUTES 58 SECONDS EAST 700.08 FEET, THENCE LEAVING SAID SOUTH BOUNDARY LINE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST 157.93 FEET TO THE POINT OF BEGINNING. CONTAINING 7.13 ACRES, MORE OR LESS.

PHASE III (LESS & EXCEPTED)

LEGAL DESCRIPTION: PHASE III OF THE COTTAGES AT MICCOSUKEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT "J" IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AS PER MAP OR PLAT OF BERNARD'S SURVEY OF CLIFFORD HILL PLACE, RECORDED IN DEED BOOK "B", PAGE 590 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 34 MINUTES 44 SECONDS WEST 652.46 FEET, THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 185.00 FEET, THENCE NORTH 33 DEGREES 35 MINUTES 28 SECONDS EAST 299.72 FEET, THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS EAST 75.44 FEET, THENCE NORTH 89 DEGREES 50 MINUTES 31 SECONDS 31.77 FEET, THENCE SOUTH 00 DEGREES 21 MINUTES 05 SECONDS EAST 325.54 FEET, THENCE SOUTH 00 DEGREES 41 MINUTES 16 SECONDS WEST 156.25 FEET TO SOUTH BOUNDARY LINE OF THAT TRACT OF LAND RECORDED O.R. BOOK 2700, PG. 531, THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 89 DEGREES 41 MINUTES 58 SECONDS EAST 700.08 FEET, THENCE LEAVING SAID SOUTH BOUNDARY LINE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST 157.93 FEET TO THE POINT OF BEGINNING. CONTAINING 7.13 ACRES, MORE OR LESS.

JOB NO.: NAP04461	SCALE: N/A	DRAWN BY: GGW	FIELD BOOK/PAGE: 76/38	SHEET 5 OF 13
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CERTIFICATE OF AUTHORIZATION LB 6808
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LEGEND

F.C.M.	FOUND CONCRETE MONUMENT	PG	PAGE OF OFFICIAL RECORD BOOK
S.C.M.	SET CONCRETE MONUMENT	(C)	CALCULATED
F.I.R.	FOUND IRON ROD	△	CENTRAL ANGLE
SIR	SET IRON ROD 5/8"	R	RADIUS
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OR	OFFICIAL RECORD BOOK	PP	POWER POLE
(S)	SURVEY MEASUREMENT	~	LINE BREAK
		(PS)	PREVIOUS SURVEY