

Return to: (enclose self-addressed stamped envelope)

Name: Sandra E. Krumbein, Esq.

Address: Ruden, McClosky, Smith, Schuster & Russell, P.A.
200 East Broward Boulevard, 15th Floor
Fort Lauderdale, Florida 33301

This Instrument Prepared by:
Sandra E. Krumbein, Esq.
Ruden, McClosky, Smith, Schuster & Russell, P.A.
200 East Broward Boulevard, 15th Floor
Fort Lauderdale, Florida 33301

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**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
HERON'S LANDING, A CONDOMINIUM
TO ADD PHASE 15**

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF HERON'S LANDING,
A CONDOMINIUM TO ADD PHASE 15 ("Amendment"), made this 17th day of January,
2007, by D.R. HORTON, INC.-JACKSONVILLE, a Delaware corporation ("Developer"), whose
principal office is located at 9456 Philips Highway, Suite 1, Jacksonville, Florida 32256.

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, as amended
through the date of recordation of the "Declaration" (as hereinafter defined) ("Act"), Developer has
established Heron's Landing, a Condominium ("Condominium"), according to the Declaration of
Condominium ("Declaration") thereof recorded in Official Records Book 13424, Page 1773, of the
Public Records of Duval County, Florida and any amendments thereto [including amendments which
added phases prior to the date hereof]; and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403
of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the "Initial Phase" (as defined in the Declaration) and also provides for submission to condominium ownership of Phases 1 through 17 and Phases 19 through 21 as described in the Declaration; and

WHEREAS, Developer desires to add Phase 15 as part of the Condominium.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase 15 Land," as hereinafter defined, hereby states and declares:

1. All terms used herein shall have their meaning as defined in the Declaration.
2. The real property more particularly described on the legal description and the Survey, Plot Plan and Graphic Description of Improvements for Phase 15 ("Phase 15 Survey") attached hereto as Exhibit A ("Phase 15 Land") and the improvements located thereon and all easements intended for use in connection with the Condominium are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Articles 5, 6 and 7 of the Declaration. The Phase 15 Land, together with improvements now or hereafter located thereon and all appurtenances thereto, all as set forth on the Phase 15 Survey, shall constitute Phase 15.
3. The share in the Common Elements of each Home, including Homes in the prior phase(s) of the Condominium, shall be a one eighty-fourth (1/84) share with respect to each Home. Notwithstanding the foregoing, in the event an additional phase or phases are added to the Condominium, the fractional share of each Home shall change as stated in the Declaration.
4. This Amendment shall become effective upon recording amongst the Public Records of Duval County, Florida. The effect of this Amendment shall be that Phase 15, together with previously submitted phase(s), shall be, and the same shall constitute, the Condominium.

IN WITNESS WHEREOF, Developer has hereunto set its hand and official seal on the day and year first above written.

WITNESSES:

D.R. HORTON, INC.-JACKSONVILLE, a Delaware corporation

Bethany A. Prior
Signature

Bethany A. Prior
Printed Name

William F. McDermott
Signature

WILLIAM F. McDERMOTT
Printed Name

By: *Philip A. Fremento*

Printed Name: Philip A. Fremento

Its: Vice President, Jacksonville Division

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of January, 2007, by Philip A. Fremento, the Vice President of D.R. HORTON, INC.-Jacksonville, a Delaware corporation on behalf of the corporation, who is personally known to me. He affixed thereto the seal of the corporation.

My Commission Expires:

March 6, 2007

Amber Maria Lehman
Notary Public

Amber Maria Lehman
Printed Name of Notary Public

AMBER MARIA LEHMAN
Notary Public, State of Florida
My comm. exp. Mar. 6, 2007
Comm. No. DD 189811

EXHIBIT A

Legal Description
and
Survey, Plot Plan and Graphic Description of Improvements
for
Phase 15 of Heron's Landing, a Condominium

HERON'S LANDING, A CONDOMINIUM - PHASE 15
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
MAP SHOWING SURVEY OF PHASE 15

SURVEYOR'S CERTIFICATE

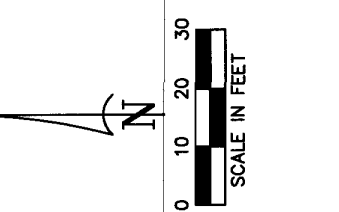
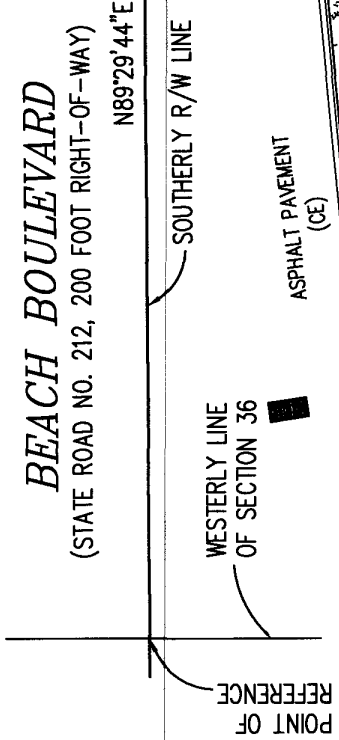
THIS CERTIFICATION MADE THIS 29TH DAY OF NOVEMBER, 2006, BY THE UNDERSIGNED FIRM IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718.104 (4)(E) OF THE FLORIDA STATUTES, AS AMENDED, AND IS A CERTIFICATION THAT THE FOLLOWING 21 SHEETS ARE AN ACCURATE REPRESENTATION OF THE LAND AND IMPROVEMENTS DESCRIBED THEREON; AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF HERON'S LANDING, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH HOME CAN BE DETERMINED FROM THESE MATERIALS.



KEITH J. BOUFFARD, PLS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION # LS 5172

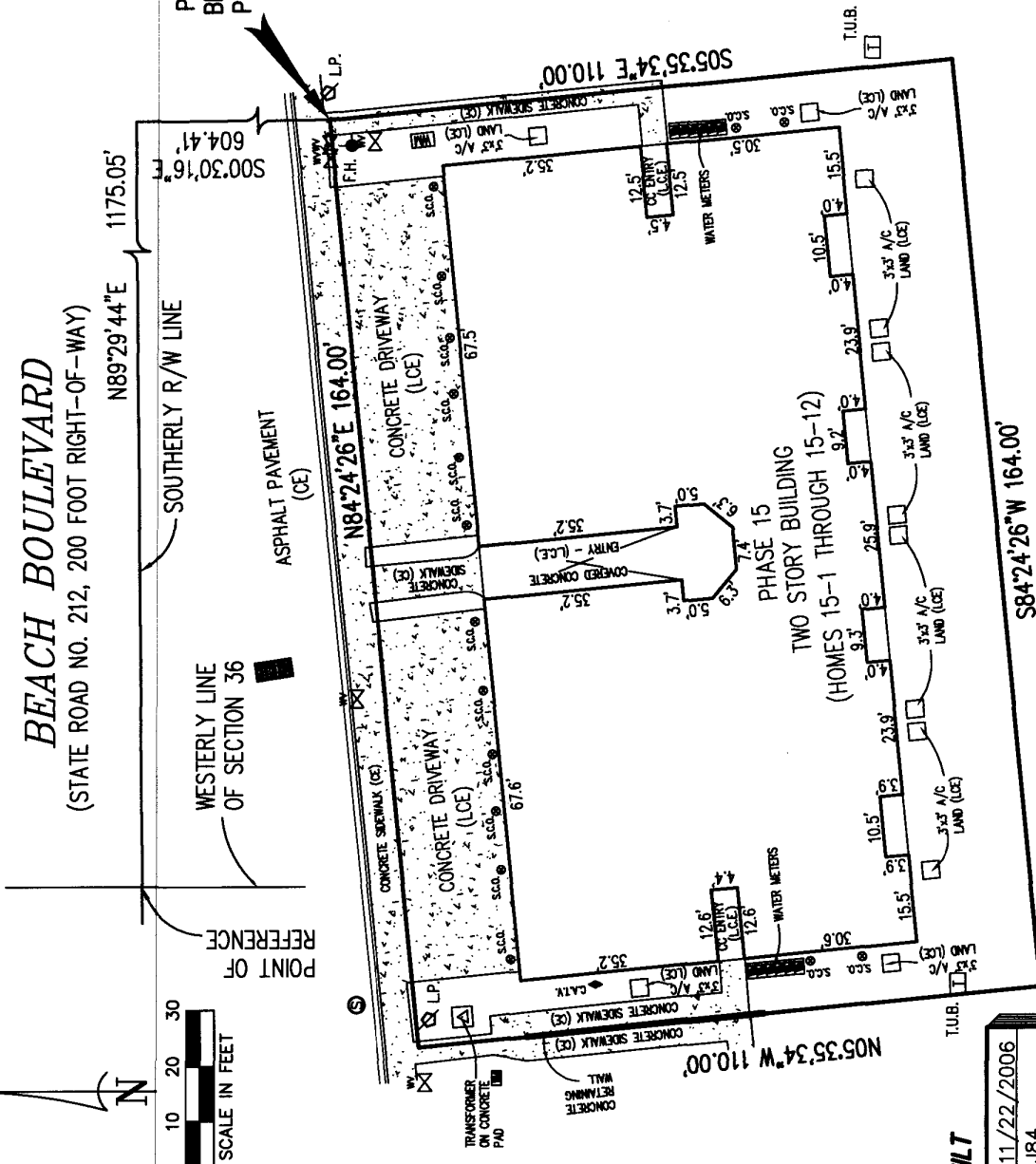
HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
MAP SHOWING SURVEY OF PHASE 15



- GENERAL NOTES:**
- BEARINGS ARE BASED UPON THE SOUTH RIGHT OF-WAY LINE OF BEACH BOULEVARD WITH THE BEARING OF N89°29'44\"/>
 - COMMON ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO:
 - ASPHALT PAVEMENT & PARKING AREAS
 - CONCRETE SIDEWALKS (ACCESS TO THE HOME)
 - ELECTRICAL APPURTENANCES
 - POTABLE WATER APPURTENANCES
 - SANITARY SEWER APPURTENANCES
 - LANDSCAPING & IRRIGATION
 - LIMITED COMMON ELEMENTS INCLUDE:
 - A/C LAND
 - ENTRIES
 - LANIAS
 - CONCRETE DRIVEWAYS
 - TANDEM PARKING NOTE:
THE CONCRETE AREA (APPROXIMATELY 11'x19') DIRECTLY ADJACENT TO EACH SPECIFIC GARAGE, IS ASSIGNED TO THAT SPECIFIC GARAGE FOR TANDEM PARKING AND IS A LCE TO THAT GARAGE. NO STRIPING FOR SAID TANDEM PARKING IS DELINEATED IN THE FIELD.

- LEGEND**
- CC COVERED CONCRETE
 - (CE) COMMON ELEMENT
 - (LCE) LIMITED COMMON ELEMENT
 - O.R. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - R/W RIGHT-OF-WAY
 - ♿ HANDICAPPED PARKING SPACE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊖ GRATE INLET
 - ⊙ WATER VALVE
 - ⊕ CABLE TELEVISION
 - ⊕ ORNAMENTAL LIGHT
 - ⊕ SANITARY SEWER CLEANOUT
 - ⊕ WATER METER
 - S.V. SANITARY SEWER VALVE
 - ⊕ TRAFFIC SIGN
 - ⊕ DRAINAGE MANHOLE
 - ⊕ IRRIGATION VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ FIBER OPTIC SIGN
 - CC COVERED CONCRETE
 - ⊕ WATER SHUTOFF
 - ⊕ ELECTRICAL BOX
 - ⊕ TELEPHONE BOX



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	JB4
DRAWN BY:	T.J.
CHECKED:	K.J.B.
QC:	K.J.B.

King
ENGINEERING ASSOCIATES, INC.
SHEET 2 OF 22

L.B.#2610
6500 Bowden Road
Suite 290
Jacksonville, FL 32216
Phone 904 636-6755
Fax 904 636-9533

EXHIBIT B-15

HERON'S LANDING, A CONDOMINIUM - PHASE 15
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

LEGAL DESCRIPTION: PHASE 15

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12305, PAGE 527 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITHIN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 36 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, STATE ROAD NO. 212 (A 200.00 FOOT RIGHT-OF-WAY, AS IT IS NOW ESTABLISHED), ACCORDING TO THE STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 7219-106, FOR A POINT OF REFERENCE; THENCE N89°29'44"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR 1175.05 FEET; THENCE S00°30'16"E, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR 604.41 FEET TO THE POINT OF BEGINNING:

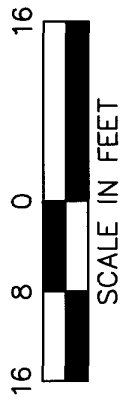
THENCE S05°35'34"E, FOR 110.00 FEET; THENCE S84°24'26"W, FOR 164.00 FEET; THENCE N05°35'34"W, FOR 110.00 FEET; THENCE N84°24'26"E, FOR 164.00 FEET TO THE POINT OF BEGINNING.

HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
MAP SHOWING FRONT ELEVATION OF PHASE 15



ENTRY TO HOMES
15-2, 15-3, 15-7 AND 15-8 (1ST FLOOR) (LCE)
15-8 AND 15-10 (2ND FLOOR) (LCE)



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	T.L.
CHECKED:	K.J.B.
QC:	K.J.B.

LEGEND
(CE) COMMON ELEMENT
(LCE) LIMITED COMMON ELEMENT

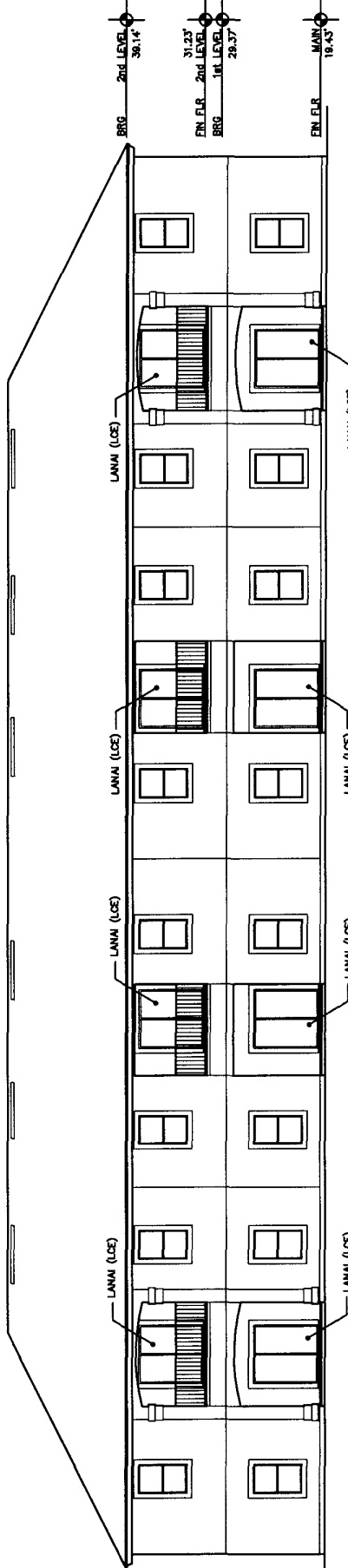
FRONT BUILDING ELEVATION - PHASE 15

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HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
MAP SHOWING REAR ELEVATION OF PHASE 15



LEGEND
(CE) COMMON ELEMENT
(LCE) LIMITED COMMON ELEMENT



AS-BUILT

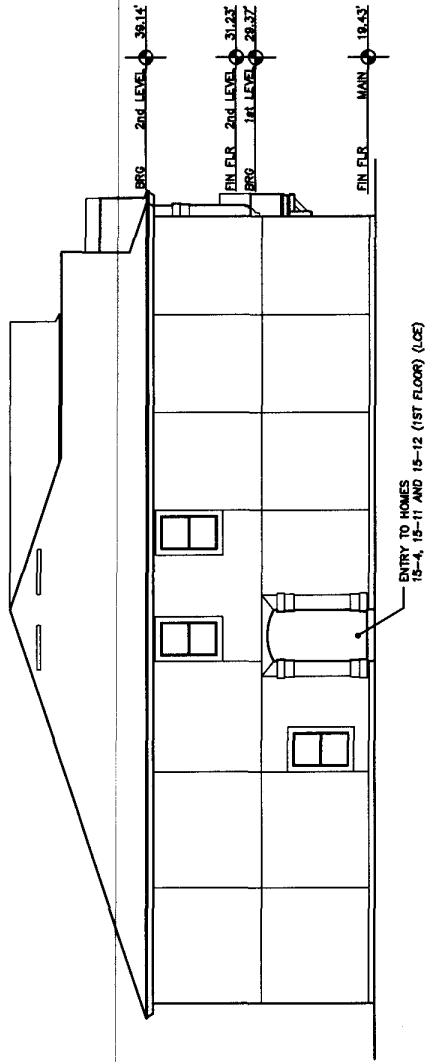
DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	T.I.
CHECKED:	K.J.B.
QC:	K.J.B.

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REAR BUILDING ELEVATION - PHASE 15

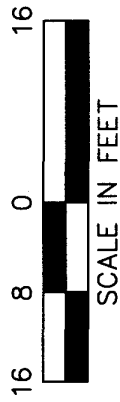
HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING LEFT AND RIGHT ELEVATIONS OF PHASE 15



LEFT BUILDING ELEVATION - PHASE 15

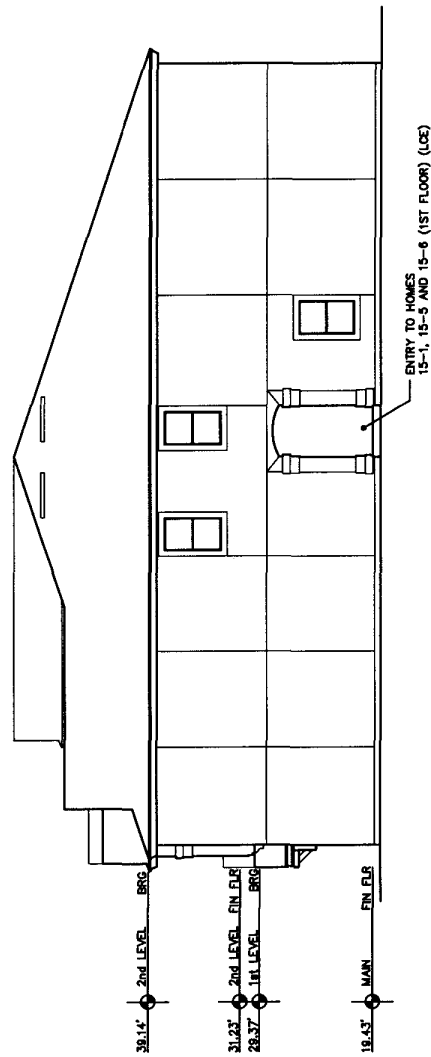
LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT



RIGHT BUILDING ELEVATION - PHASE 15
 AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	I.I.
CHECKED:	K.J.B.
QC:	K.J.B.

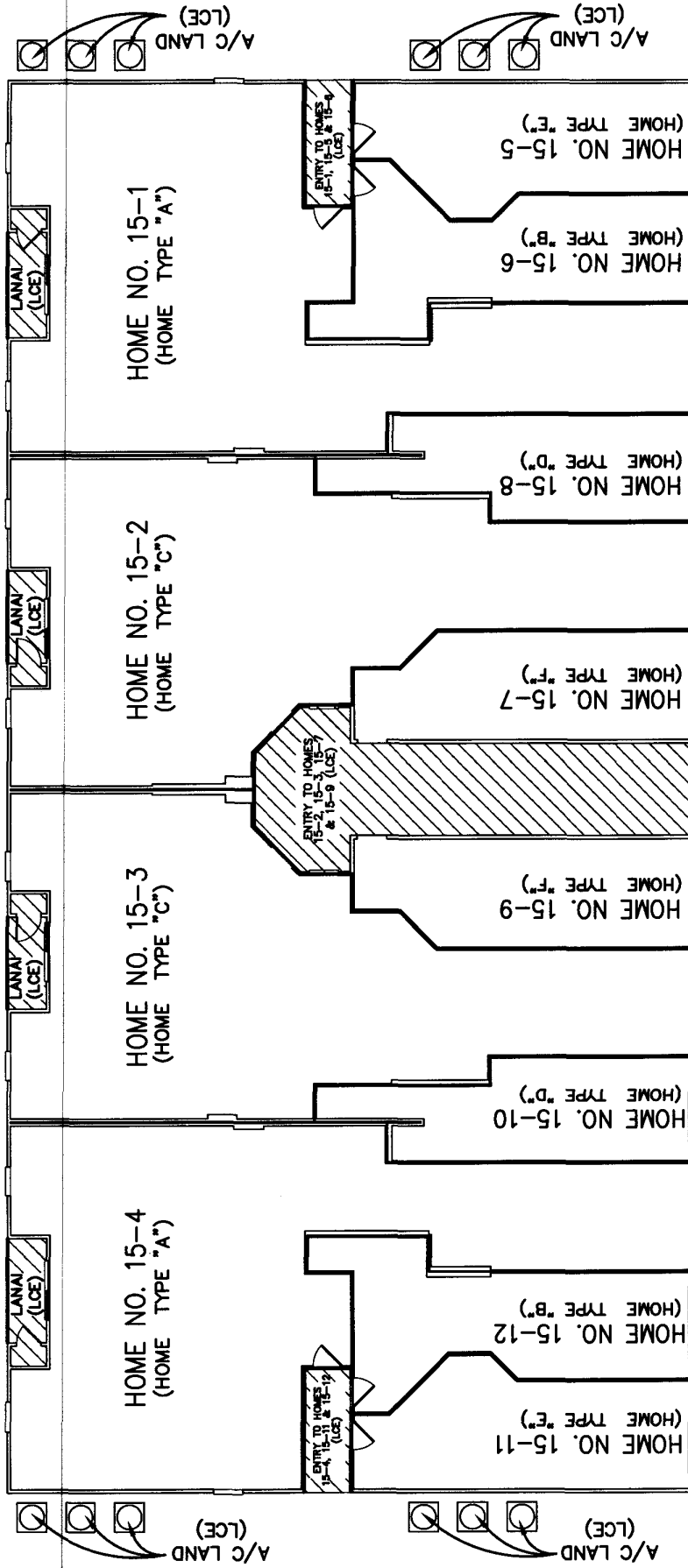
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SHEET 6 OF 22



SIDE BUILDING ELEVATIONS - PHASE 15

HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING FIRST FLOOR PLAN OF PHASE 15



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	I.I.
CHECKED BY:	K.J.B.
QC:	K.J.B.



LEGEND
 (LCE) = LIMITED COMMON ELEMENT
 (CE) = COMMON ELEMENT

(HOME TYPE " ") SEE FLOOR PLANS FOR HOME TYPES

PHASE NO. [] - HOME NO.

HOME NO. [] - []

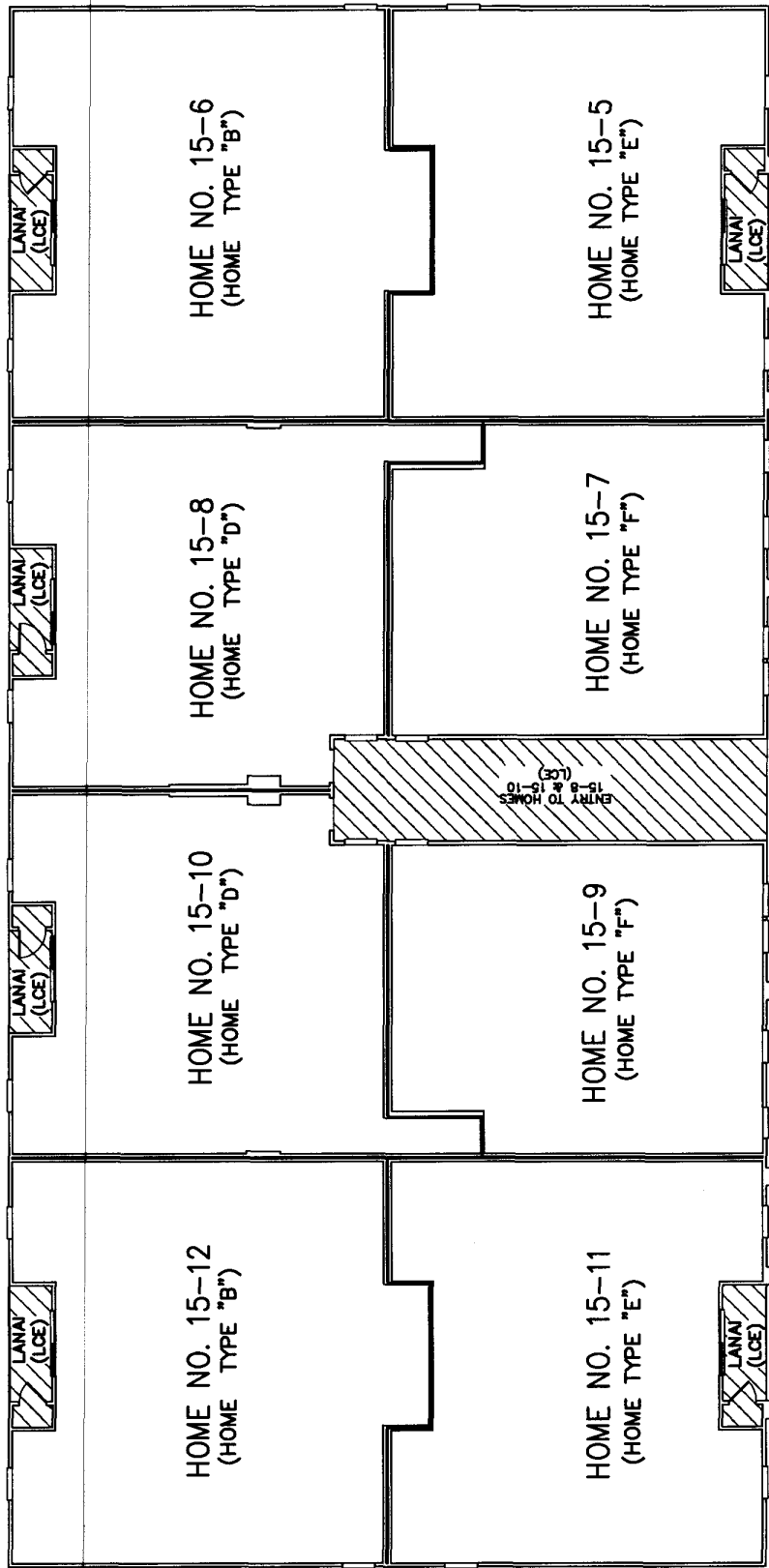
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SHEET 7 OF 22

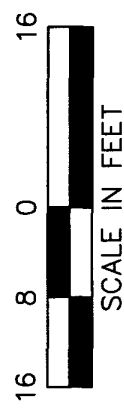
FIRST FLOOR PLAN - PHASE 15

HERON'S LANDING, A CONDOMINIUM - PHASE 15
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING SECOND FLOOR PLAN OF PHASE 15



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	I.L.
CHECKED:	K.J.B.
QC:	K.J.B.

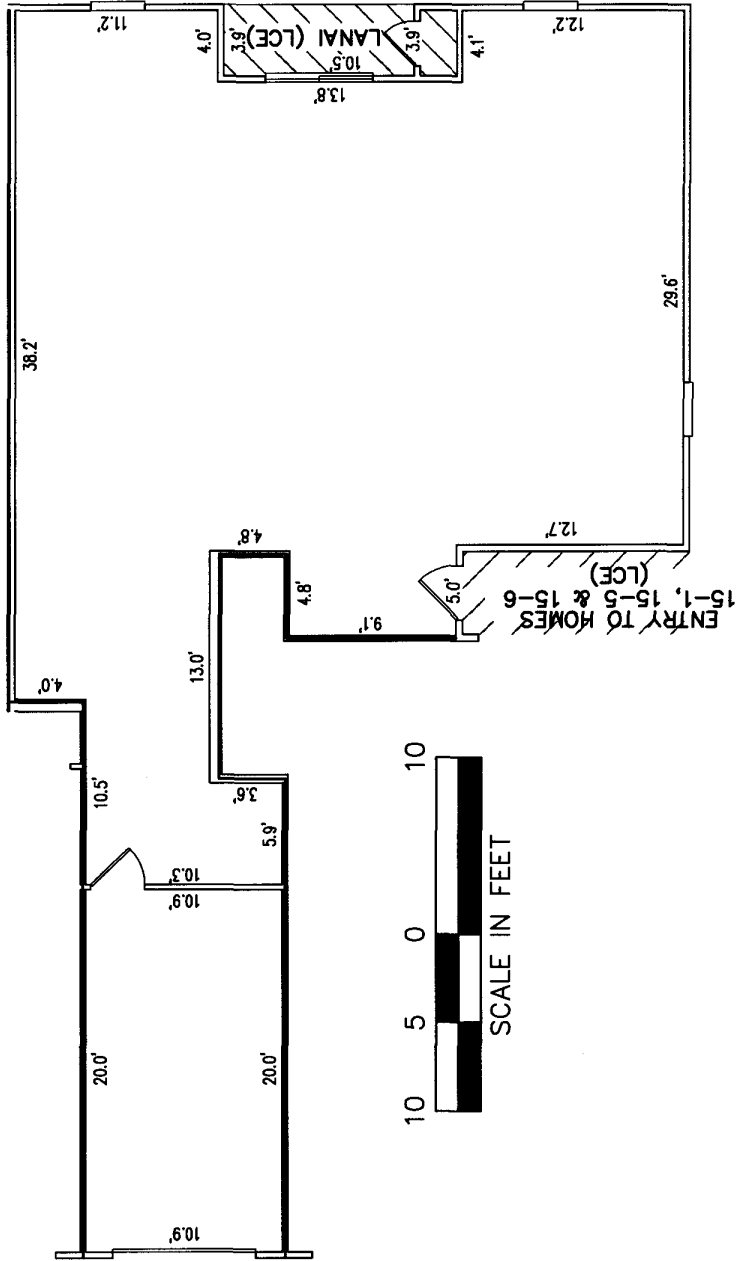


LEGEND
 (LCE) = LIMITED COMMON ELEMENT
 (CE) = COMMON ELEMENT
 (HOME TYPE " - ") SEE FLOOR PLANS FOR HOME TYPES
 PHASE NO. [] - []
 HOME NO. [] - []

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SECOND FLOOR PLAN - PHASE 15

HERON'S LANDING, A CONDOMINIUM - PHASE 15
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING SURVEY OF PHASE 15



AS-BUILT

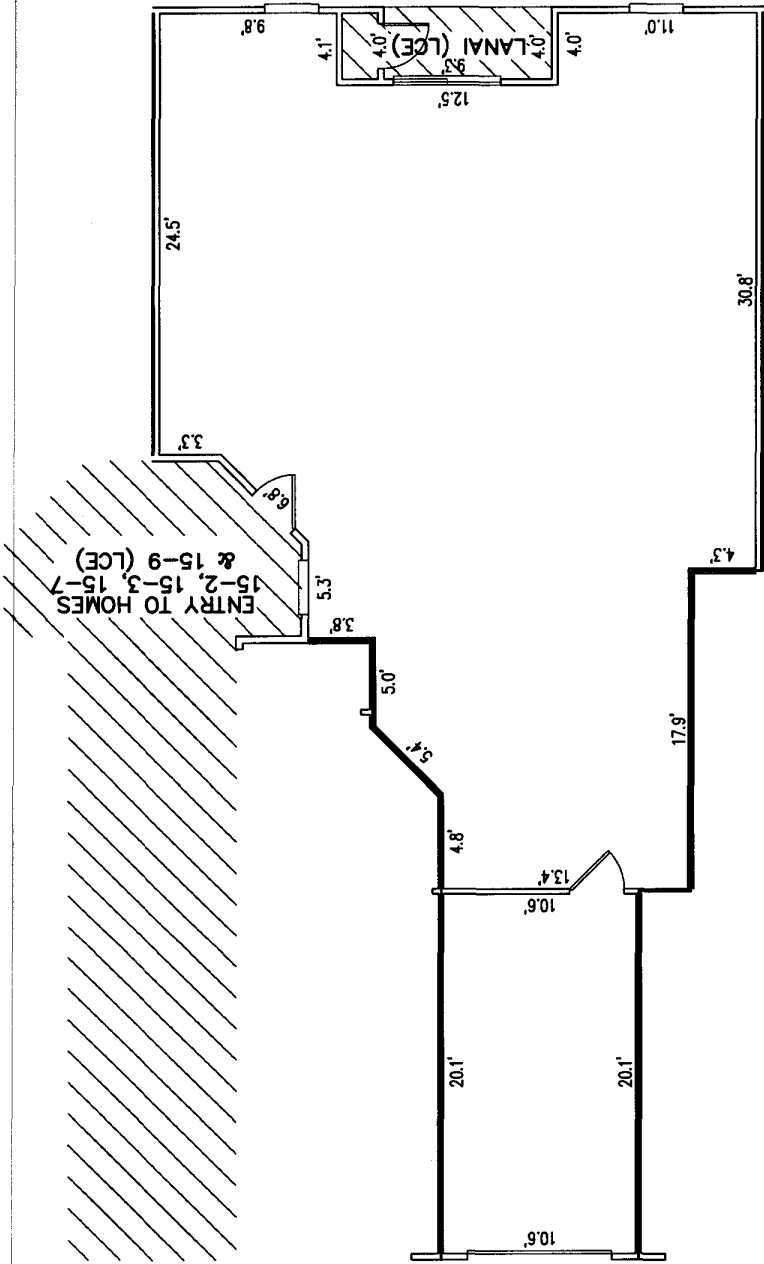
DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	T.L.
CHECKED:	K.J.B.
QC:	K.J.B.

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HOME 15-1, EXHIBIT B-15

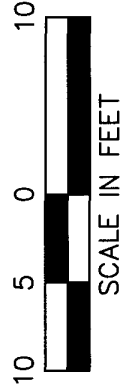
LEGEND
 (LCE) = LIMITED COMMON ELEMENT
 (CE) = COMMON ELEMENT
 DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL

HERON'S LANDING, A CONDOMINIUM - PHASE 15
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING SURVEY OF PHASE 15



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	T.L.
CHECKED:	K.J.B.
QC:	K.J.B.

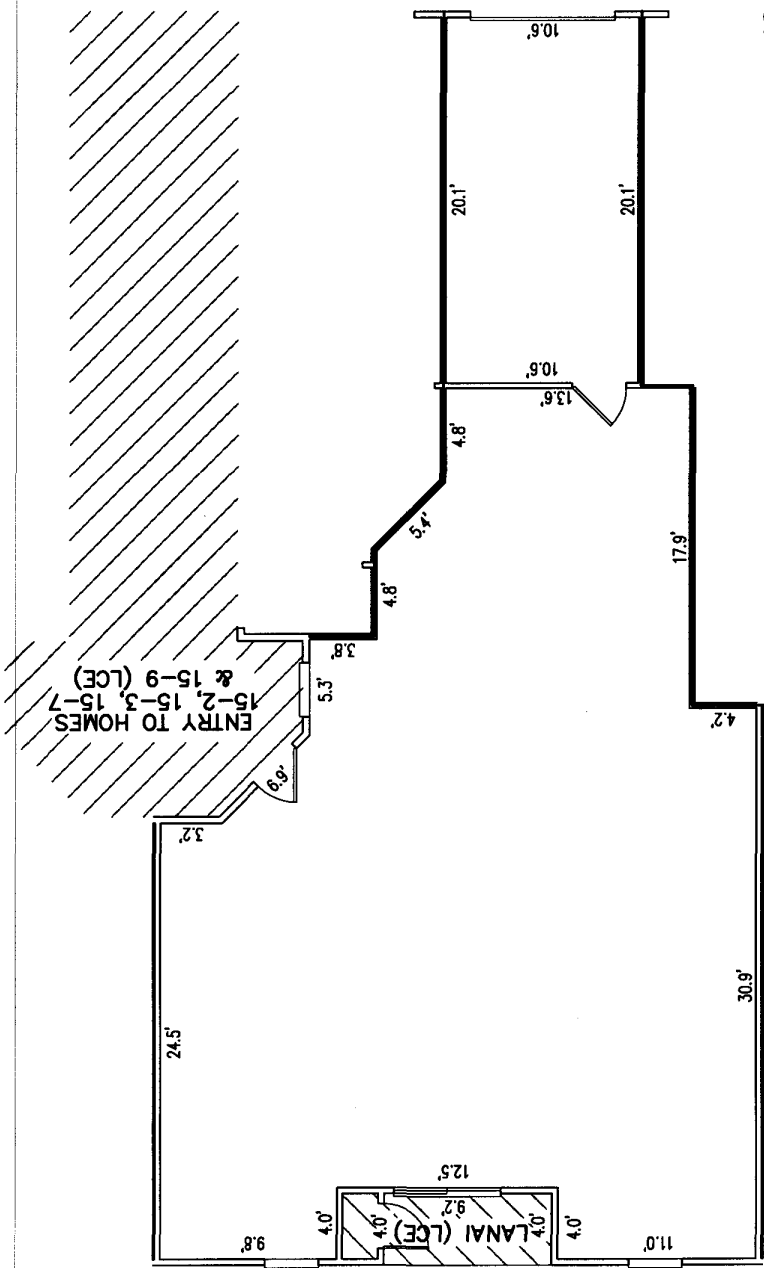


LEGEND
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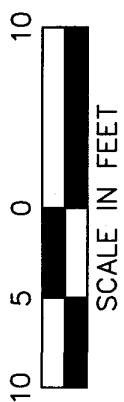
HOME 15-2, EXHIBIT B-15

HERON'S LANDING, A CONDOMINIUM - PHASE 15
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING SURVEY OF PHASE 15



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	T.L.
CHECKED:	K.J.B.
QC:	K.J.B.

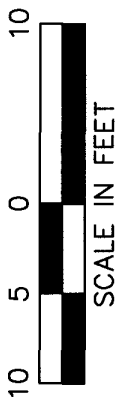
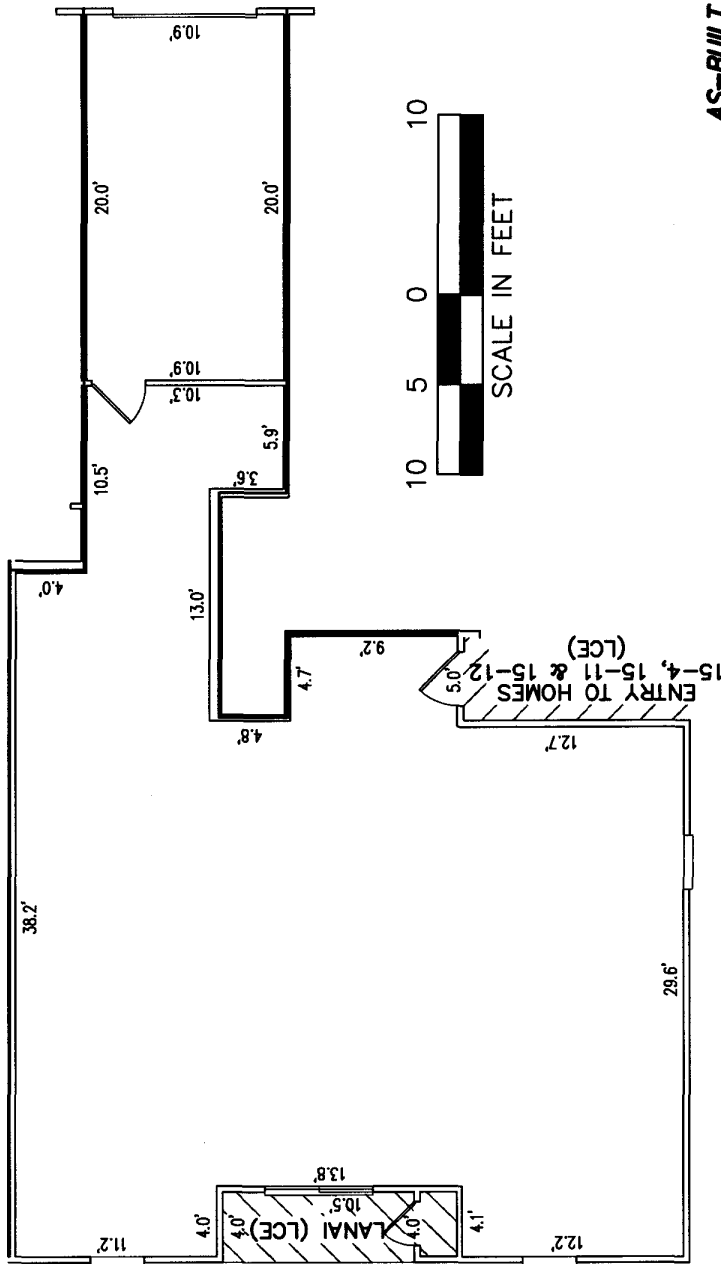


LEGEND
 (LCE) = LIMITED COMMON ELEMENT 
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HOME 15-3, EXHIBIT B-15

HERON'S LANDING, A CONDOMINIUM - PHASE 15
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING SURVEY OF PHASE 15



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	I.L.
CHECKED:	K.J.B.
QC:	K.J.B.

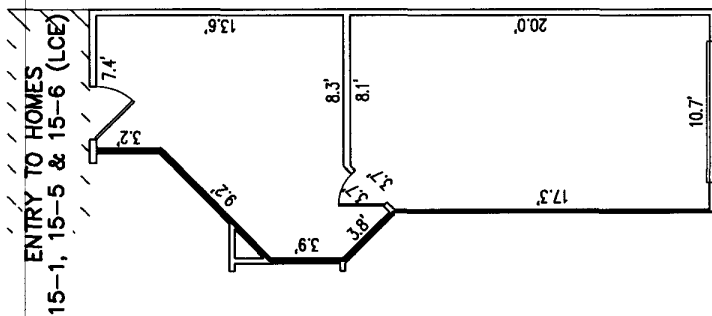
LEGEND
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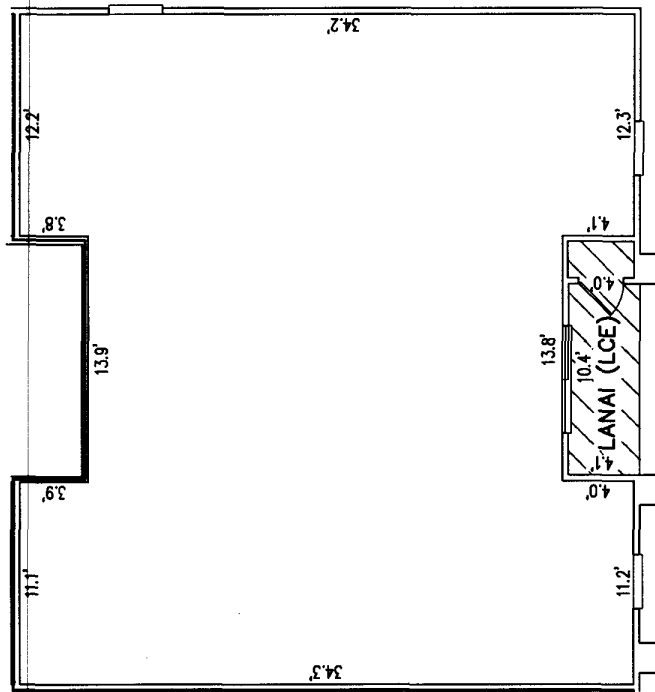
HOME 15-4, EXHIBIT B-15

HERON'S LANDING, A CONDOMINIUM - PHASE 15

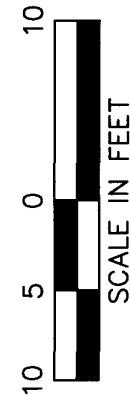
CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA
 MAP SHOWING SURVEY OF PHASE 15



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	I.L.
CHECKED:	K.J.B.
QC:	K.J.B.

LEGEND



(LCE) = LIMITED COMMON ELEMENT

(CE) = COMMON ELEMENT

DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL

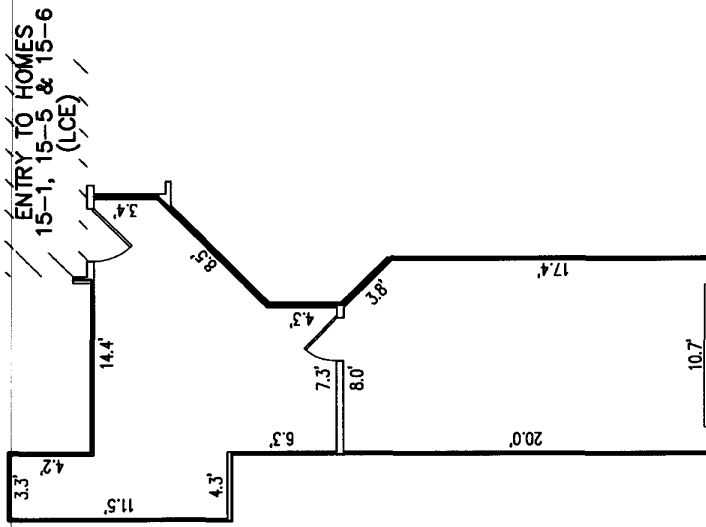
King
 ENGINEERING ASSOCIATES, INC.
 SHEET 13 OF 22

LB#2610
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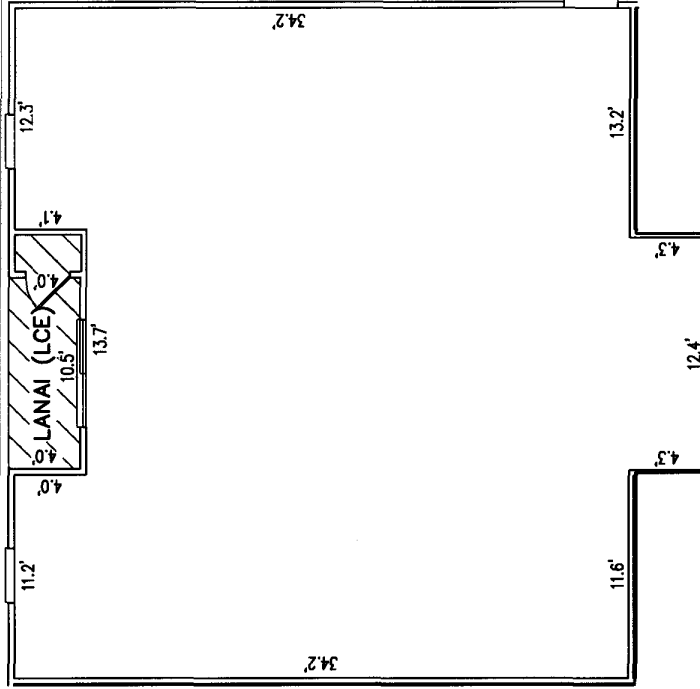
HOME 15-5- EXHIBIT B-15

HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA
 MAP SHOWING SURVEY OF PHASE 15



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	T.L.
CHECKED:	K.J.B.
QC:	K.J.B.

LEGEND



(LCE) = LIMITED COMMON ELEMENT

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DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL

King

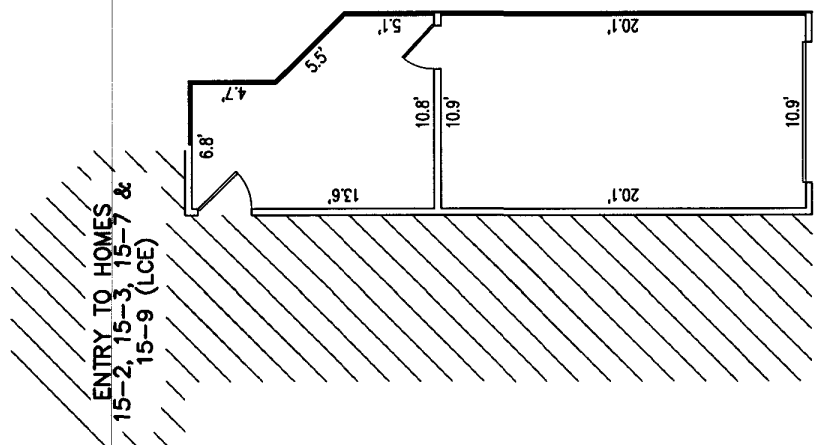
ENGINEERING ASSOCIATES, INC.
 SHEET 14 OF 22

LB#2610
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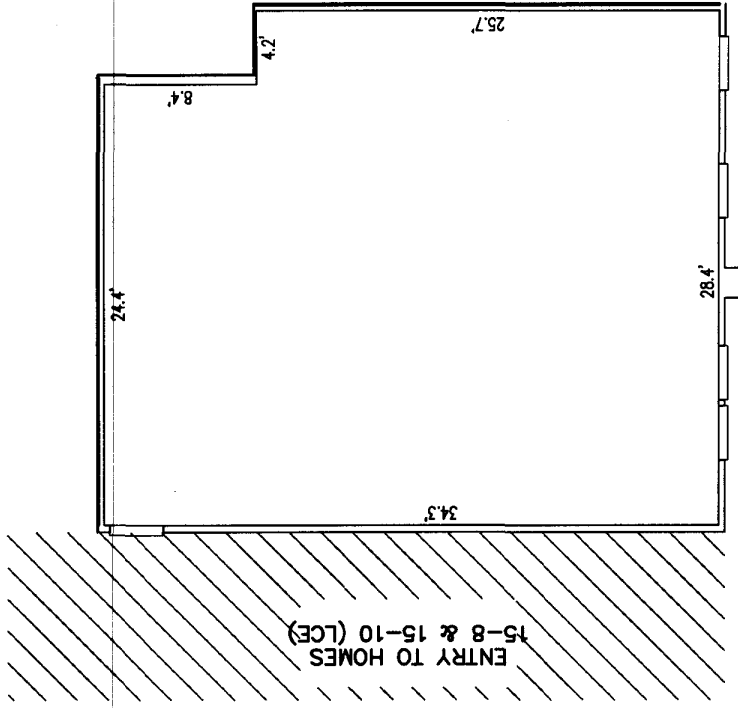
HOME 15-6. EXHIBIT B-15

HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING SURVEY OF PHASE 15



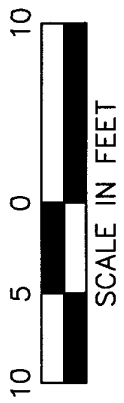
FIRST FLOOR PLAN



SECOND FLOOR PLAN

AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	T.L.
CHECKED:	K.J.B.
QC:	K.J.B.



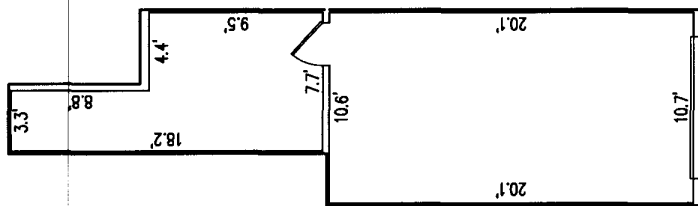
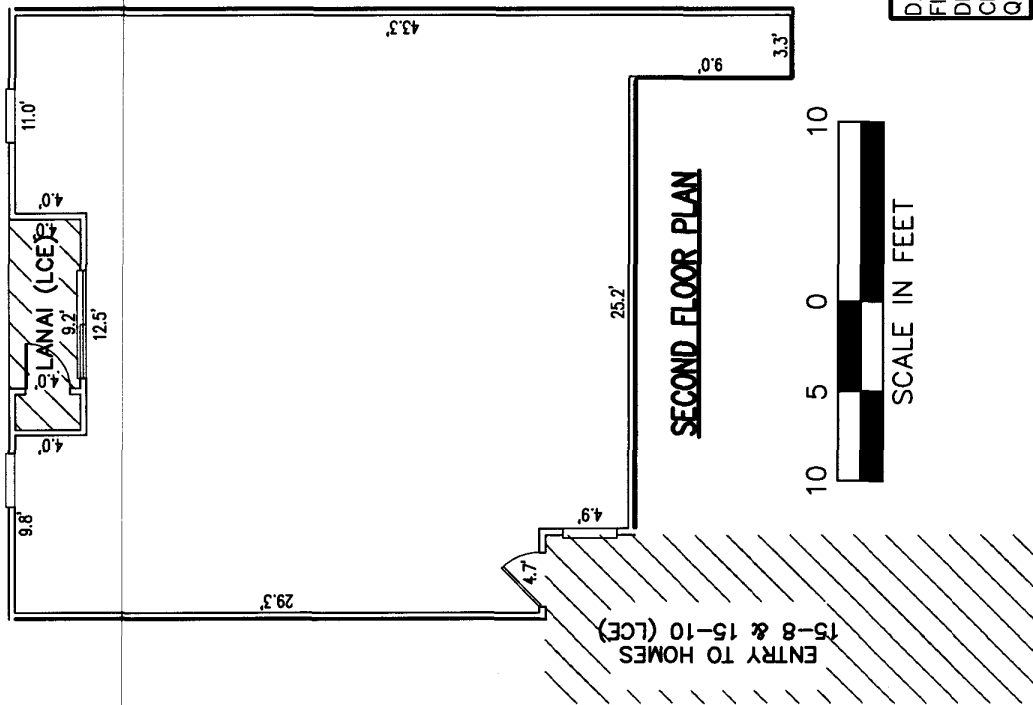
LEGEND
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HOME 15-7. EXHIBIT B-15

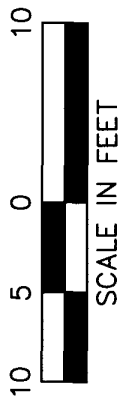
HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING SURVEY OF PHASE 15



FIRST FLOOR PLAN

SECOND FLOOR PLAN



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	T.I.
CHECKED:	K.J.B.
QC:	K.J.B.

LEGEND
 (LCE) = LIMITED COMMON ELEMENT
 (CE) = COMMON ELEMENT
 DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL

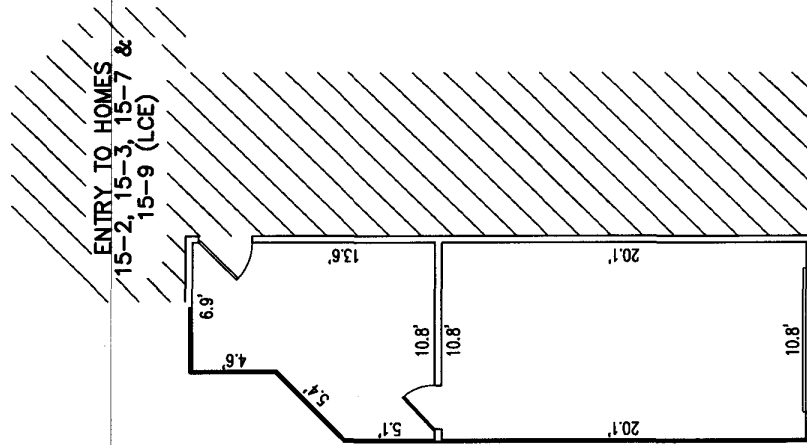
King
 ENGINEERING ASSOCIATES, INC.
 L.B.#2610
 6500 Bowden Road
 Suite 290
 Jacksonville, FL 32216
 Phone 904 636-6755
 Fax 904 636-9533
SHEET 16 OF 22

HOME 15-8, EXHIBIT B-15

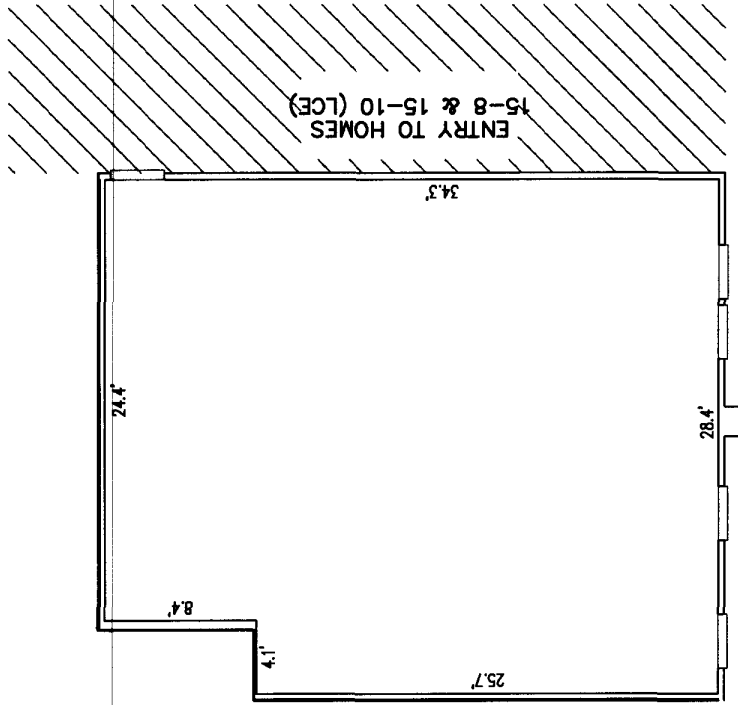
November 29 2006
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HERON'S LANDING, A CONDOMINIUM - PHASE 15

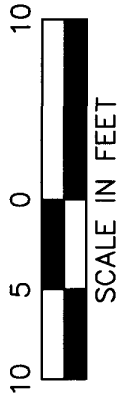
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING SURVEY OF PHASE 15



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AS-BUILT

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DRAWN BY:	T.J.
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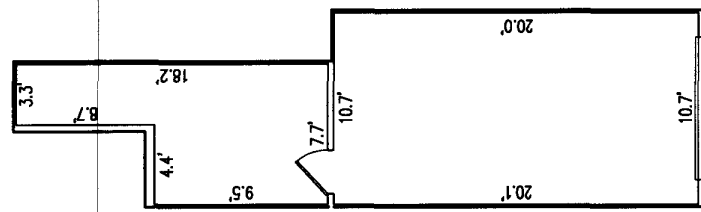
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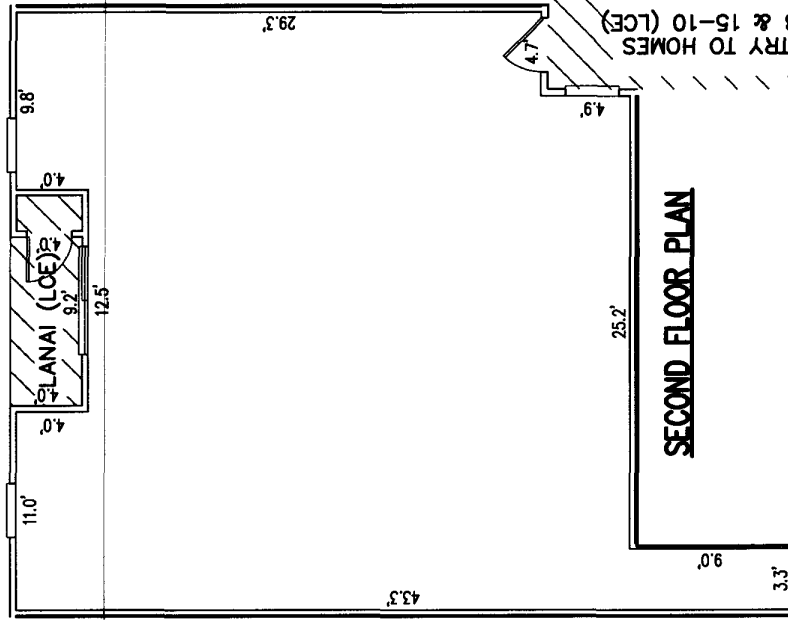
HOME 15-9, EXHIBIT B-15

SHEET 17 OF 22

HERON'S LANDING, A CONDOMINIUM - PHASE 15
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 MAP SHOWING SURVEY OF PHASE 15



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	T.L.
CHECKED:	K.J.B.
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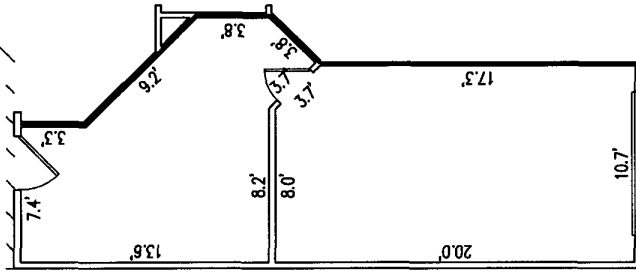
HOME 15-10, EXHIBIT B-15

SHEET 18 OF 22

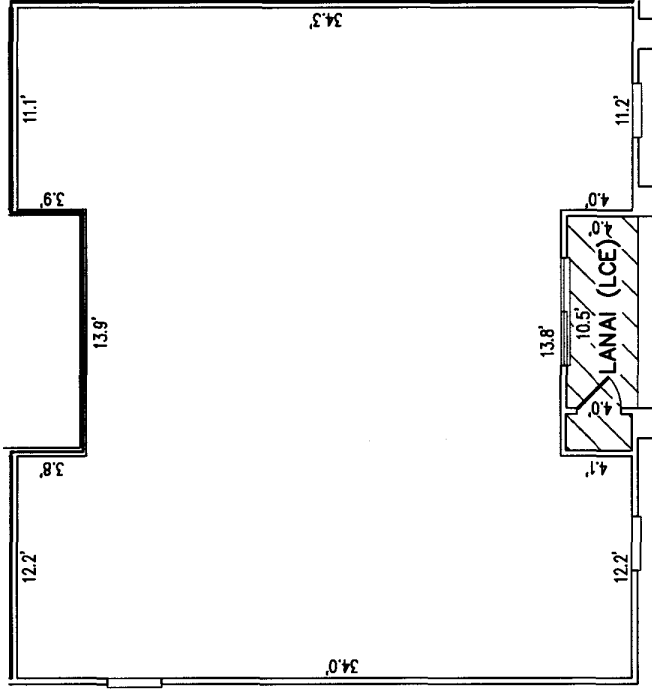
HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
MAP SHOWING SURVEY OF PHASE 15

ENTRY TO HOMES
15-4, 15-11 & 15-12
(LCE)



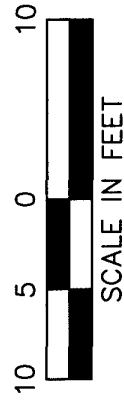
FIRST FLOOR PLAN



SECOND FLOOR PLAN

AS-BUILT

DATE OF SURVEY:	11/22/2006
FIELD BOOK:	J84
DRAWN BY:	I.I.
CHECKED:	K.J.B.
QC:	K.J.B.



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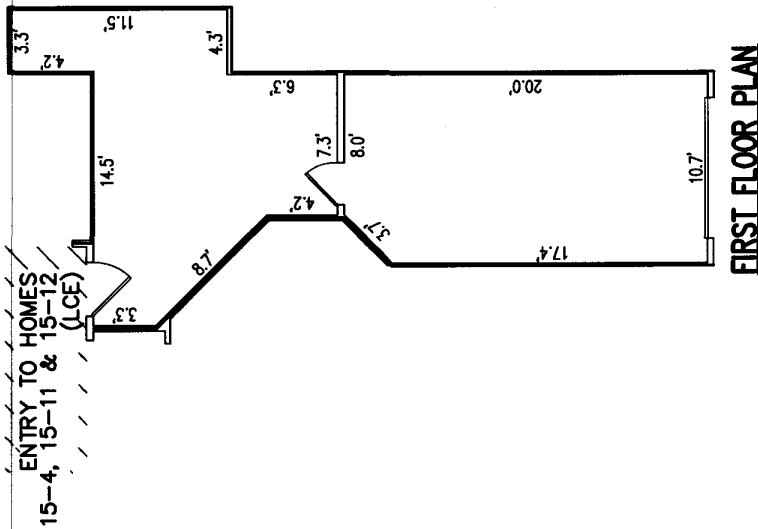
HOME 15-11, EXHIBIT B-15

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SHEET 19 OF 22

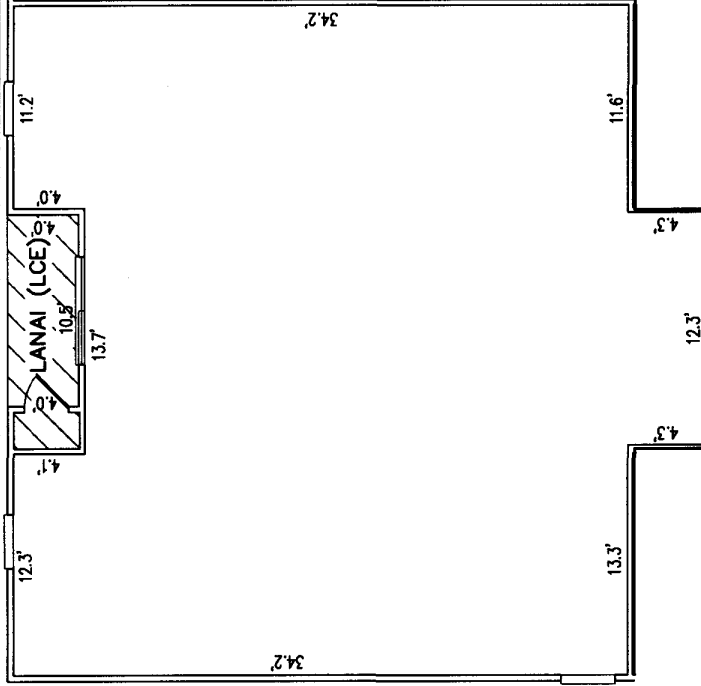
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HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
MAP SHOWING SURVEY OF PHASE 15



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AS-BUILT

DATE OF SURVEY:	11/22/2006
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HOME 15-12, EXHIBIT B-15

HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

HERON'S LANDING, A CONDOMINIUM

1. DESCRIPTION OF HOMES

EACH HOME SHALL CONSIST OF THAT PART OF THE BUILDING CONTAINING SUCH HOME WHICH LIES WITHIN THE BOUNDARIES OF THE HOME, WHICH BOUNDARIES ARE AS FOLLOWS:

A. UPPER BOUNDARIES

THE UPPER BOUNDARY OF HOMES 15-1 THROUGH 15-4, SHALL BE THE HORIZONTAL PLANE OF THE UNFINISHED CEILING EXTENDED TO AN INTERSECTION WITH THE PERIMETRICAL BOUNDARIES. THE UPPER BOUNDARY OF HOMES 15-5 THROUGH 15-12, SHALL BE THE SLOPED AND/OR HORIZONTAL PLANE OF THE UNFINISHED CEILING OF THE SECOND FLOOR OF THE HOME EXTENDED TO AN INTERSECTION WITH THE PERIMETRICAL BOUNDARIES.

B. LOWER BOUNDARIES

THE LOWER BOUNDARY OF HOMES 15-1 THROUGH 15-4, SHALL BE THE HORIZONTAL PLANE OF THE UNFINISHED FLOOR SLAB OF THAT HOME EXTENDED TO AN INTERSECTION WITH THE PERIMETRICAL BOUNDARIES. THE LOWER BOUNDARY OF HOMES 15-5 THROUGH 15-12, SHALL BE THE HORIZONTAL PLANE OF THE UPPER SIDE OF THE UNFINISHED FLOOR SLAB OF THE FIRST FLOOR OF THAT HOME EXTENDED TO AN INTERSECTION WITH THE PERIMETRICAL BOUNDARIES.

C. PERIMETRICAL BOUNDARIES

THE PERIMETRICAL BOUNDARIES OF EACH HOME SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO AN INTERSECTION WITH UPPER AND LOWER BOUNDARIES:

(1) EXTERIOR BUILDINGS WALLS:

THE INTERSECTING VERTICAL PLANE (S) OF THE INNERMOST UNFINISHED SURFACES OF THE EXTERIOR WALL OF THE BUILDING BOUNDING SUCH HOME.

(2) INTERIOR BUILDINGS WALLS:

THE VERTICAL PLANES OF THE INNERMOST UNFINISHED SURFACE OF THE PARTY WALLS DIVIDING HOMES EXTENDED TO INTERSECTIONS WITH OTHER PERIMETRICAL BOUNDARIES.

DRYWALL IS INCLUDED WITHIN THE BOUNDARIES OF EACH HOME.

NOTES TO SURVEY

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SHEET 21 OF 22

HERON'S LANDING, A CONDOMINIUM - PHASE 15

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

A. APERTURES

WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS AND DOORS, SUCH BOUNDARIES SHALL BE EXTENDED TO INCLUDE THE INTERIOR, UNFINISHED SURFACES OF SUCH APERTURES, INCLUDING ALL FRAMEWORKS THEREOF. EXTERIOR SURFACES MADE OF GLASS OR OTHER TRANSPARENT MATERIALS, EXTERIOR DOORS OF ANY TYPE, INCLUDING THE LOCKS, HINGES AND OTHER HARDWARE THEREOF, AND ALL FRAMINGS AND CASINGS THEREOF, SHALL BE INCLUDED IN THE BOUNDARIES OF EACH HOME.

B. AIR CONDITIONING UNITS

THE BOUNDARIES OF EACH HOME SHALL ALSO BE DEEMED TO INCLUDE ALL INTEGRAL PARTS OF THE AIR CONDITIONING UNIT LOCATED WITHIN THE HOME.

C. EXCLUDED FROM HOMES

AS TO HOMES 15-5 THROUGH 15-12, THE FLOOR SYSTEM, WHICH SEPARATES THE TWO (2) FLOORS IS NOT INCLUDED IN THE HOMES, BUT RATHER IS A COMMON ELEMENT. THE HOME SHALL NOT BE DEEMED TO INCLUDE UTILITY SERVICES, WHICH MAY BE CONTAINED WITHIN THE BOUNDARIES OF THE HOME BUT WHICH SERVE COMMON ELEMENTS AND/OR A HOME OR HOMES OTHER THAN OR IN ADDITION TO THE HOME WITHIN WHICH CONTAINED. NOR SHALL IT INCLUDE COLUMNS OR PARTITIONS CONTRIBUTING TO SUPPORT OF THE BUILDING. THE ITEMS HERE IDENTIFIED ARE PART OF THE COMMON ELEMENTS.

2. DESCRIPTION OF COMMON ELEMENTS

- A. ALL LAND AND ALL PORTIONS OF THE CONDOMINIUM PROPERTY NOT WITHIN A HOME (S) ARE COMMON ELEMENTS.
- B. ALL BEARING WALLS TO THE UNFINISHED SURFACE OF SAID WALLS LOCATED WITHIN A HOME AND ALL COLUMNS OR PARTITIONS CONTRIBUTING TO SUPPORT OF THE BUILDING ARE COMMON ELEMENTS.
- C. ALL CONDUITS AND WIRE TO OUTLETS, ALL OTHER UTILITY LINES TO OUTLETS AND ALL WASTE PIPES, REGARDLESS OF LOCATION, ARE COMMON ELEMENTS.
- D. THE COMMON ELEMENTS ARE SUBJECT TO CERTAIN EASEMENTS SET FORTH IN ARTICLE 12 OF THE DECLARATION OF CONDOMINIUM. THE ENTRY (S), LANAI (S) AND DRIVEWAY (S) SO DESIGNATED ON THE SURVEY ARE LIMITED COMMON ELEMENTS RESERVED FOR THE USE OF THE HOME OWNER (S) OF THE HOME (S) ADJACENT THERETO.
- E. THE PORTIONS OF THE LAND UPON WHICH IS SITUATED ALL AIR CONDITIONING EQUIPMENT LOCATED OUTSIDE THE HOMES AND AS SHOWN ON THE SURVEY ("A/C LAND") ARE LIMITED COMMON ELEMENTS RESERVED FOR THE USE OF THE HOME OWNERS OF THE HOMES SERVED BY SUCH EQUIPMENT.

THE DEFINITIONS SET FORTH IN THE DECLARATION OF CONDOMINIUM ARE INCORPORATED HEREIN.

NOTES TO SURVEY