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Prepared by and return to:

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025961/0101

**NINETEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF THE COTTAGES AT OAKLEAF, A CONDOMINIUM**

**THIS NINETEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF THE COTTAGES AT OAKLEAF, A CONDOMINIUM** (the "Amendment"), is made as  
of November 29, 2005, by **COTTAGES AT OAKLEAF, LTD.**, a Florida  
limited partnership (the "Developer").

**BACKGROUND FACTS**

A. The Developer is the owner and holder of the fee simple title to the real property described as the "Phase One" property, the "Phase Two" property and the "Phase Three" property in Exhibit A to the Declaration of Condominium of The Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2366, page 1558, as amended by that certain First Amendment to Declaration of Condominium of the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2381, page 0771, as amended by that certain Second Amendment to Declaration of Condominium of the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2390, page 1298, as amended by that certain Third Amendment to Declaration of Condominium of the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2407, page 1139, as amended by that certain Fourth Amendment to Declaration of Condominium of the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2411, page 248, as amended by that certain Fifth Amendment to Declaration of Condominium of the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2411, page 253, as amended by that certain Sixth Amendment to Declaration of Condominium of the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2422, page 1327, as amended by that certain Seventh Amendment to Declaration of Condominium of the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2422, page 1332, as amended by that certain Eighth Amendment to Add Phase II to the Declaration of Condominium of the Cottages at Oakleaf, a Condominium recorded in Official Records Book 2470, page 1286, as amended by that certain Ninth Amendment to Declaration of Condominium of the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2491, page 1782, as amended by that certain Tenth Amendment to Declaration of Condominium for the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2491, page 1788, as amended by that certain Eleventh Amendment to Declaration of Condominium for the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2491, page 1794, as amended by that certain Twelfth Amendment to Declaration of Condominium for the Cottages at

Oakleaf, a Condominium, recorded in Official Records Book 2503, page 2000, as amended by that certain Thirteenth Amendment to Declaration of Condominium for the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2508, page 975, as amended by that certain Fourteenth Amendment to Declaration of Condominium for the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2577, page 802, as amended by that certain Fifteenth Amendment to Declaration of Condominium for the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2589, page 1234, as amended by that certain Sixteenth Amendment to Declaration of Condominium for the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2606, page 1759, as amended by that certain Seventeenth Amendment to Declaration of Condominium for the Cottages at Oakleaf, a Condominium, recorded in Official Records Book 2618, page 371, as amended by that certain Eighteenth Amendment to Declaration of Condominium for the Cottages at Oakleaf, a Condominium, recorded in Official Records Book ~~2626~~ page ~~311~~<sup>315</sup> all recorded in the public records of Clay County, Florida (collectively, the "Declaration"). The Developer is the owner and holder of all the units in Building 18, as described in Exhibit B to the Declaration ("Building 18"). All defined terms used in this Amendment shall have the same meaning as those ascribed to them in the Declaration.

B. The construction of Building 18 is now complete and has been completed subsequent to the recording of the Declaration.

C. The Developer desires to amend the certificate of the surveyor which was attached as a part of Exhibit B to the Declaration ("Surveyor's Certificate") to indicate that Building 18 is complete.

#### AMENDMENT

In accordance with the terms of the Declaration and the requirements of the Condominium Act of the State of Florida, the Developer hereby amends the Declaration as follows:

1. Background Facts. The Background Facts as set forth above are agreed to be true and correct and are incorporated herein by this reference.
2. Amended Surveyor's Certificate. Building 18 is now complete and the Surveyor's Certificate for Phase III is amended and restated to be the Amended and Restated Surveyor's Certificate attached hereto as Exhibit A.
3. Effect. Except as specifically amended herein, the Declaration shall remain in full force and effect.

{signature on following page}

This Amendment has been executed as of the date first written above.

Signed, sealed and delivered in the presence of:

**COTTAGES AT OAKLEAF, LTD.,**  
a Florida limited partnership

By: COTTAGES AT OAKLEAF, LLC,  
a Florida limited liability company  
Its general partner

By: VESTCOR, INC.,  
a Florida corporation  
Its Manager

By: William L. Morgan  
William L. Morgan  
Vice President

Wanda McReynolds  
Print Name: WANDA MCREYNOLDS

Karen Duncan  
Print Name: Karen Duncan

Address:  
3020 Hartley Road, Suite 300  
Jacksonville, FL 32257-8205

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29 day of November, 2005, by William L. Morgan, as Vice President of Vestcor, Inc., a Florida corporation, acting as manager of Cottages at Oakleaf, LLC, a Florida limited liability company, acting as general partner of Cottages at Oakleaf, Ltd., a Florida limited partnership on behalf of corporation, acting on behalf of the limited liability company, acting on behalf of the limited partnership. He is personally known to me or produced \_\_\_\_\_ as identification.

Wanda McReynolds  
NOTARY PUBLIC  
Print Name: WANDA MCREYNOLDS  
Serial Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A TO NINETEENTH AMENDMENT**

**AMENDED AND RESTATED SURVEYOR'S CERTIFICATE  
THE COTTAGES AT OAKLEAF, A CONDOMINIUM (PHASE III)  
CLAY COUNTY, FLORIDA**

CONDOMINIUM CERTIFICATE TO THE COTTAGES AT OAKLEAF:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, SURVEYOR NO. LS 5732, AND THAT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 718.104(4)(e), FLORIDA STATUTES, THE CONSTRUCTION OF THE IMPROVEMENTS CONSTITUTING BUILDING 18, 21, 20, 16, 17 AND 19 OF PHASE III OF THE COTTAGES AT OAKLEAF CONDOMINIUM, INCLUDING WITHOUT LIMITATION, LANDSCAPING, UTILITY SERVICES, AND ACCESS TO BUILDING 18, 21, 20, 16, 17 AND 19 OF PHASE III AND COMMON ELEMENT FACILITIES SERVING ALL SUCH IMPROVEMENTS, IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF THE COTTAGES AT OAKLEAF CONDOMINIUM TO WHICH THIS CERTIFICATE IS ATTACHED AND WHICH IS RECORDED AT OFFICIAL RECORDS BOOK 2366 PAGE 1558, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AS AMENDED, DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF BUILDING 18, 21, 20, 16, 17 AND 19 OF PHASE III IN THE COTTAGES AT OAKLEAF CONDOMINIUM AND FURTHER THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT IN BUILDING 18, 21, 20, 16, 17 AND 19 OF PHASE III CAN BE DETERMINED FROM THESE MATERIALS.

BUILDINGS 22 AND 23 OF PHASE III ARE NOT SUBSTANTIALLY COMPLETE AND DEVELOPER RESERVES THE RIGHT TO AMEND THE DECLARATION, THIS SURVEYOR'S CERTIFICATE AND EXHIBIT B TO THE DECLARATION FOR THESE BUILDINGS 22 AND 23 WHERE NECESSARY WITHOUT THE JOINDER OF ANY OTHER PERSON.

CERTIFICATION TO SURVEY DATA, CONTAINED ON EXHIBITS ATTACHED TO THE DECLARATION FOR THE COTTAGES AT OAKLEAF CONDOMINIUM.

I HEREBY CERTIFY THAT THE AFOREMENTIONED SURVEY MAP IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS MINIMUM TECHNICAL STANDARDS PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

11-18-05  
\_\_\_\_\_  
DATE *Stephen E. Sweet*  
PREPARED BY:

