

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

G. TODD COTTRILL, ESQUIRE  
PAPPAS, METCALF, JENKS & MILLER, P.A.  
245 RIVERSIDE AVENUE, SUITE 400  
JACKSONVILLE, FLORIDA 32202

Public Records of  
St. Johns County, FL  
Clerk # 2010056991,  
O.R. 3377 PG 602-603  
11/17/2010 at 08:49 AM,  
REC. \$9.00 SUR. \$9.50

**SEVENTH AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
FOR  
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM  
(Phase III)**

**This SEVENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE COTTAGES AT WINDING CREEK, A CONDOMINIUM** (the "Amendment") is made this 16<sup>th</sup> day of November, 2010, by **COTTAGES AT WINDING CREEK, LTD.**, a Florida limited partnership (the "Developer").

**RECITALS:**

A. Developer has subjected certain property to the condominium form of ownership, as more fully described in the Declaration of Condominium of The Cottages at Winding Creek, a Condominium, recorded in Official Records Book 3001, page 682, of the public records of St. Johns County, Florida, as amended (together, the "Declaration"). All capitalized terms in this Amendment that are not defined in this Amendment shall have the same meaning ascribed to them in the Declaration.

B. Paragraph 15(g) of the Declaration allows for amendment of the Declaration by the Developer to correct any scrivener's errors.

C. Paragraph 11 of the Declaration as amended by the Sixth Amendment to the Declaration recorded in Official Records Book 3359, page 1484, of the public records of St. Johns County, Florida, contains a scrivener's error and the following amendment is made to correct such scrivener's error. The amendment does not materially and adversely affect the property rights of any Unit Owner.

**NOW THEREFORE**, in consideration of the premises, Developer hereby amends the Declaration and makes the following statements with respect to the Declaration as follows:

1. The last sentence of Paragraph 11 of the Declaration is amended and restated as follows: "Each Unit in the Condominium has an undivided one one hundred eighty-fourth (1/184th) share in the ownership of the Common Elements and the Common Surplus, and in apportioning the Common Expenses."

2. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, this Seventh Amendment has been duly executed as of the date first set forth above.

Witnesses:

COTTAGES AT WINDING CREEK, LTD.,  
a Florida limited partnership

By: Cottages at Winding Creek, LLC, a  
Florida limited liability company, its  
General Partner

By: Vestcor, Inc., a Florida corporation,  
its Manager

Shirley A. Bowles  
Print Name: Shirley A. Bowles

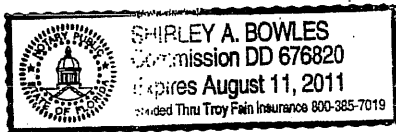
Jaime Friedman  
Print Name: Jaime Friedman

By: Clarence S. Moore  
Name: Clarence S. Moore  
Its: Vice President

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of November 2010, by Clarence S. Moore, the Vice President of Vestcor, Inc., a Florida corporation, the Manager of The Cottages at Winding Creek, LLC, a Florida limited liability company, the General Partner of The Cottages at Winding Creek, Ltd., a Florida limited partnership, on behalf of the partnership.



Shirley A. Bowles  
Print Name: Shirley A. Bowles  
NOTARY PUBLIC

State of Florida at Large  
Commission # DD 676820  
My Commission Expires: 08/11/2011

Personally Known

Or Produced ID

[check one of the above]

Type of Identification Produced: