

Return to: (enclose self-addressed stamped envelope)

Name: Cathy Trick  
Centex Homes  
Address: 6620 Southpoint Drive South - Suite 400  
Jacksonville, FL 32216

This Instrument Prepared by:  
Mark F. Grant, 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  
MIRAVISTA AT HARBORTOWN, A CONDOMINIUM  
TO ADD PHASE 1**

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF MIRAVISTA AT HARBORTOWN, A CONDOMINIUM TO ADD PHASE 1 ("Amendment"), made this 17th day of February 2006, by CENTEX HOMES, a Nevada general partnership ("Developer"), whose principal office is located at 6620 Southpoint Drive South, Suite 400, Jacksonville, Florida 32216.

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 MiraVista at Harbortown, a Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 12342, Page 1422, 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 7 and Phases 9 through 16 as described in the Declaration; and

WHEREAS, Developer desires to add Phase 1 as part of the Condominium.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase 1 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 1 ("Phase 1 Survey") attached hereto as Exhibit A ("Phase 1 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 1 Land, together with improvements now or hereafter located thereon and all appurtenances thereto, all as set forth on the Phase 1 Survey, shall constitute Phase 1.
3. The share in the Common Elements of each Home, including Homes in the prior phase(s) of the Condominium, shall be a one hundred second (1/102) 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 1, 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:

CENTEX HOMES, a Nevada general partnership  
BY: CENTEX REAL ESTATE CORPORATION  
a Nevada corporation  
Its: Managing General Partner

Cathy Trick

Signature

Cathy Trick

Printed Name

Tina Edwards

Signature

Tina Edwards

Printed Name

By: [Signature]

JAMES F. RILEY, Division President



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of February 2006, by JAMES F. RILEY, the Division President of the North Florida Division of CENTEX REAL ESTATE CORPORATION, a Nevada corporation on behalf of the corporation, as the Managing General Partner of CENTEX HOMES, a Nevada general partnership, who is personally known to me. He affixed thereto the seal of the corporation.

My Commission Expires: 8/26/06

Carol Hart Flow  
Notary Public

Carol Hart Flow  
Printed Name of Notary Public

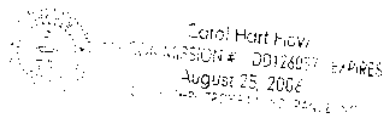


EXHIBIT A

Legal Description  
and  
Survey, Plot Plan and Graphic Description of Improvements  
for  
Phase 1 of MiraVista at Harbortown, a Condominium



**CLARSON & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207

PHONE: 396-2623  
FAX: 396-2633

### SURVEYOR'S CERTIFICATE

I, Jose A. Hill, Jr., a land surveyor authorized to practice in the State of Florida, hereby certify with respect to Units 101 through 112, inclusive of Mira Vista, a Condominium, according to the Declaration of Condominium thereof recorded in the Public Records of Duval County, Florida. I hereby certify that the construction of all improvements, including landscaping, utility services and access to units, and common element facilities servicing such Units are substantially complete, so that the material contained in the survey and graphic description of the improvements, together with the provisions of said Declaration of Condominium describing the condominium property, are an accurate representation of the location and dimensions of the improvements and that the identification, location and dimensions of the common elements, limited common elements, and of each unit can be determined from these materials.

---

Jose A. Hill, Jr.  
Florida Registered Surveyor No. 4487

Date: February 8, 2006



**CLARSON & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
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PHONE: 396-2623  
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JULY 28, 2003

**MIRA VISTA AT HARBORTOWN, A CONDOMINIUM**

PHASE 1 (BUILDING 100)

LEGAL DESCRIPTION

A PART OF UNSURVEYED SECTION 24, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; TOGETHER WITH A PART OF UNSURVEYED SECTION 19, TOWNSHIP 2 SOUTH, RANGE 29 EAST, SAID COUNTY AND STATE, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 57, AS SHOWN ON THE PLAT OF IBIS POINT UNIT THREE AS RECORDED IN PLAT BOOK 52, PAGES 70 THROUGH 70C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH  $16^{\circ} 31' 19''$  WEST, ALONG THE EASTERLY LINE OF THE BARTOLOMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING THE EASTERLY LINE OF LANDS RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 7137, PAGE 2021, TO AND ALONG THE EASTERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE (A VARIABLE WIDTH RIGHT OF WAY LINE, AS SHOWN ON THE PLAT OF ATLANTIC HIGHLANDS AS RECORDED IN PLAT BOOK 9, PAGE 37, SAID CURRENT PUBLIC RECORDS), A DISTANCE OF 975.35 FEET; THENCE NORTH  $46^{\circ} 13' 11''$  EAST, A DISTANCE OF 214.57 FEET; THENCE SOUTH  $27^{\circ} 35' 01''$  EAST, A DISTANCE OF 2.09 FEET TO THE POINT OF BEGINNING.

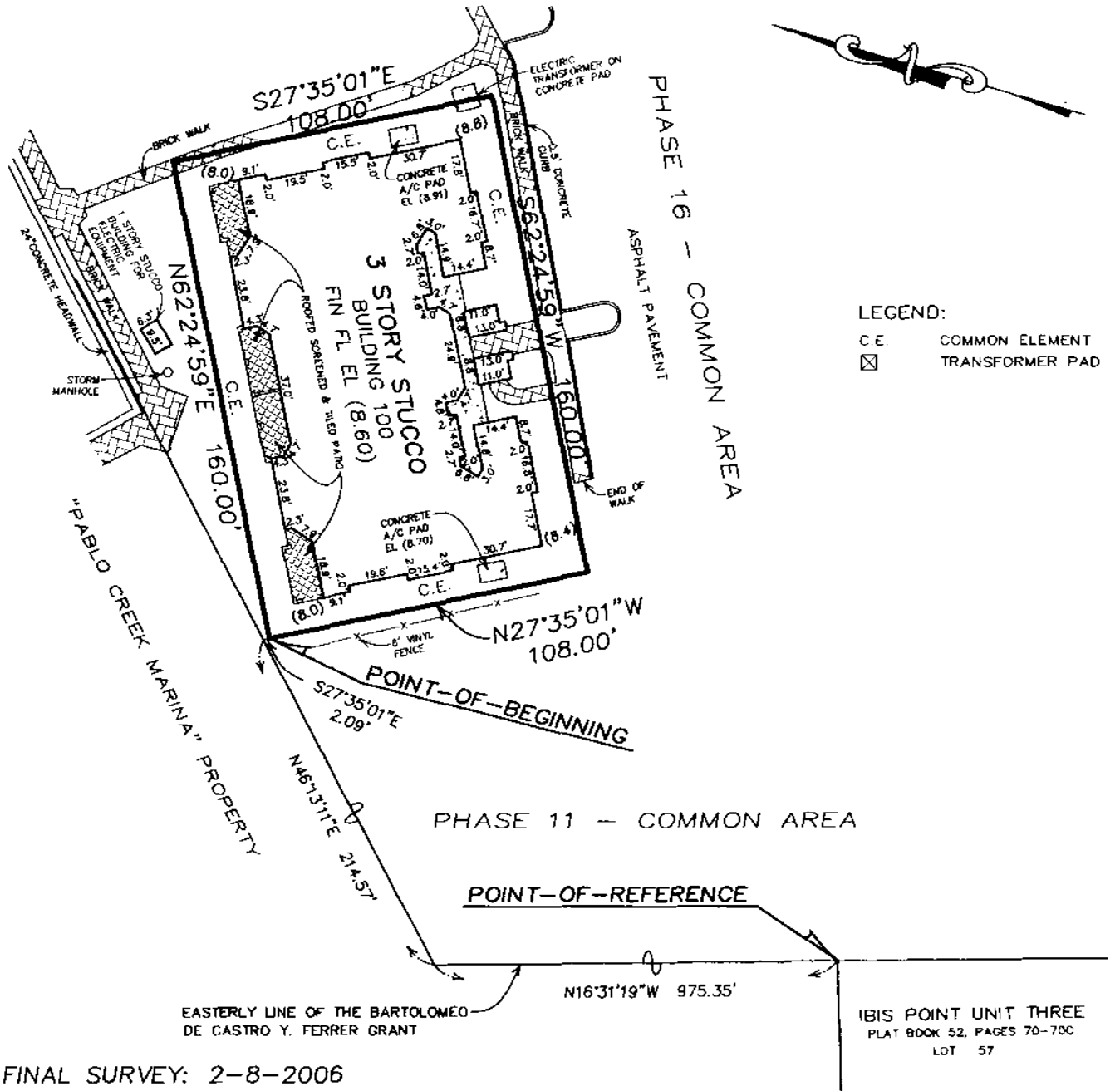
FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH  $62^{\circ} 24' 59''$  EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH  $27^{\circ} 35' 01''$  EAST, A DISTANCE OF 108.00 FEET; THENCE SOUTH  $62^{\circ} 24' 59''$  WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH  $27^{\circ} 35' 01''$  WEST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING.

SITE PLAN

**MIRA VISTA AT HARBORTOWN, A CONDOMINIUM**

PART OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 28 EAST, AND PART OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA

PHASE 1



LEGEND:  
 C.E. COMMON ELEMENT  
 [Symbol] TRANSFORMER PAD

FINAL SURVEY: 2-8-2006

NOTES:

1. SEE DRAWING No. B-1980(A) FOR PREVIOUS BOUNDARY SURVEY BY OUR FIRM.
2. ALL IMPROVEMENTS SHOWN ARE PROPOSED UNLESS NOTED.
3. BEARING REFERENCE: S15°31'19"E FOR THE EAST LINE OF IBIS POINT UNIT THREE.
4. ELEVATIONS SHOWN THUS: (8.60) REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD).

DATE: JULY 29, 2003

SCALE: 1" = 50'

FIELD BOOK: 749 PAGE: 22

SHEET \_\_\_ OF \_\_\_ SHEETS

PREPARED BY:  
**CLARSON & ASSOCIATES, INC.**  
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 1843 NALDO AVENUE  
 JACKSONVILLE, FLORIDA, 32207  
 PHONE: (904)-386-2623  
 FAX: (904)-396-2633

IBIS POINT UNIT THREE  
 PLAT BOOK 52, PAGES 70-70C  
 LOT 57

UNIT NUMBERING DETAIL

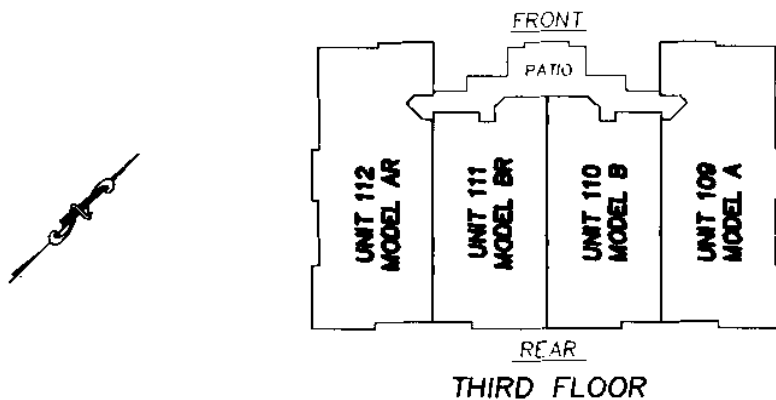
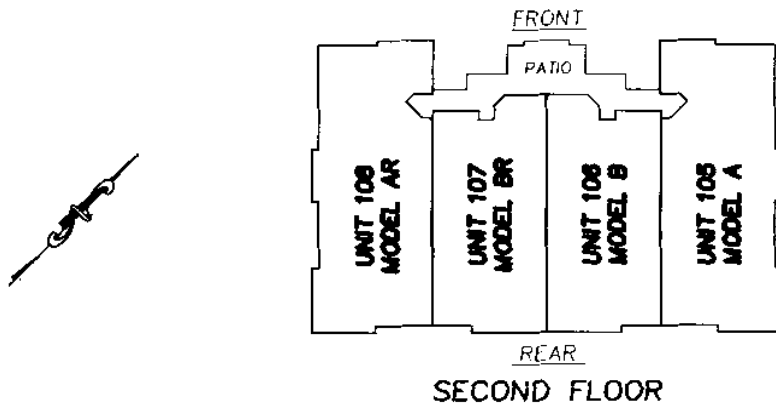
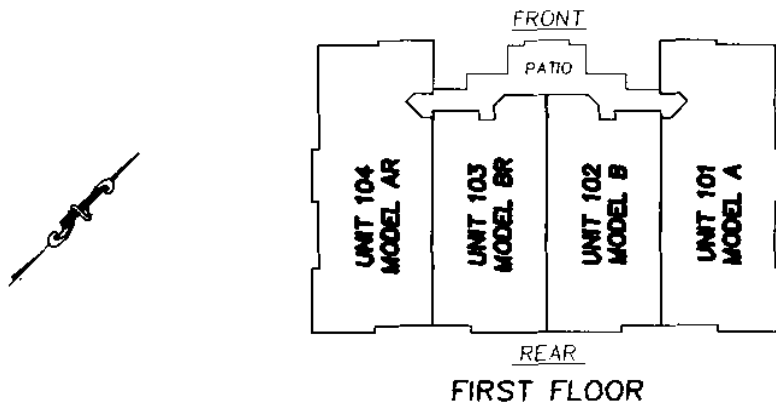
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PART OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 28 EAST, AND PART OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA

DATE: FEBRUARY 8, 2006.

NOT TO SCALE

**PHASE 1 - BUILDING 1**



NOTES:

1. SEE DRAWING NO. B-1980(A) FOR PREVIOUS BOUNDARY SURVEY BY OUR FIRM.
2. SEE SHEET \_\_\_\_\_ OF \_\_\_\_\_ FOR SITE PLAN.

SHEET \_\_\_\_\_ OF \_\_\_\_\_ SHEETS



PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
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# FLOOR PLAN MIRA VISTA AT HARBORTOWN, A CONDOMINIUM

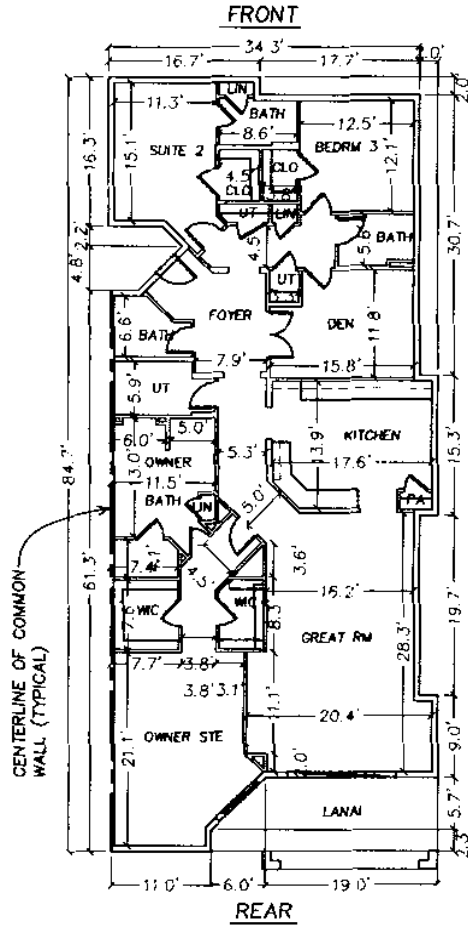
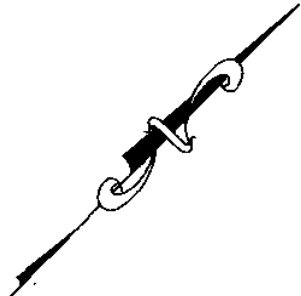
PART OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 28 EAST, AND PART OF SECTION 19, TOWNSHIP 2 SOUTH,  
RANGE 29 EAST, DUVAL COUNTY, FLORIDA

DATE: FEBRUARY 8, 2006.

SCALE: 1"=20'

## PHASE 1 - BUILDING 100

LEGEND:	
WC	WALK IN CLOSET
STE	SUITE
UT	UTILITY ROOM
CLO	CLOSET
LIN	LINEN CLOSET
PA	PANTRY



## MODEL "A" UNITS 101, 105, 109

**NOTES:**

1. SEE DRAWING NO. B-1980(A) FOR PREVIOUS BOUNDARY SURVEY BY OUR FIRM.
2. SEE SHEET \_\_\_\_\_ OF \_\_\_\_\_ FOR SITE PLAN.
3. INTERIOR DIMENSIONS SHOWN ARE TO FACE OF WALLS.

SHEET \_\_\_\_\_ OF \_\_\_\_\_ SHEETS



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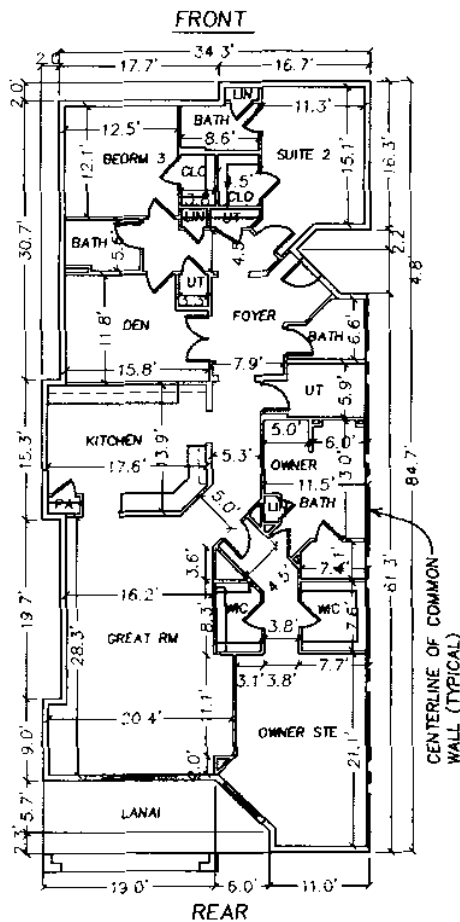
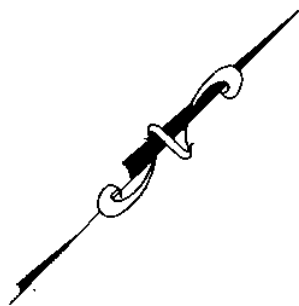
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RANGE 29 EAST, DUVAL COUNTY, FLORIDA

DATE: FEBRUARY 8, 2006.

SCALE: 1"=20'

## PHASE 1 - BUILDING 100

LEGEND:	
WC	WALK IN CLOSET
STE	SUITE
UT	UTILITY ROOM
CLO	CLOSET
LIN	LINEN CLOSET
PA	PANTRY



MODEL "AR"  
UNITS 104, 108, 112

**NOTES:**

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FLOOR PLAN

**MIRA VISTA AT HARBORTOWN, A CONDOMINIUM**

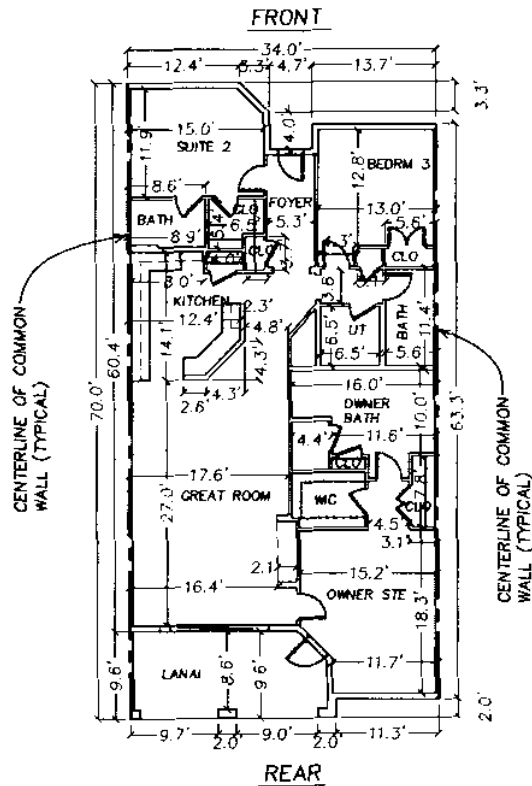
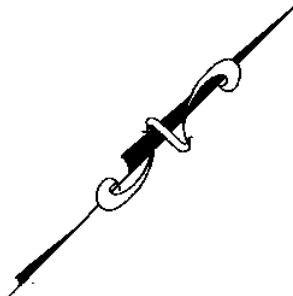
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DATE: FEBRUARY 8, 2006.

SCALE: 1"=20'

**PHASE 1 - BUILDING 100**

LEGEND:	
WC	WALK IN CLOSET
STE	SUITE
UT	UTILITY ROOM
CLO	CLOSET
LIN	LINEN CLOSET
PA	PANTRY



MODEL "B"  
UNITS 102, 106, 110

NOTES:

1. SEE DRAWING NO. B-1980(A) FOR PREVIOUS BOUNDARY SURVEY BY OUR FIRM.
2. SEE SHEET \_\_\_\_\_ OF \_\_\_\_\_ FOR SITE PLAN.
3. INTERIOR DIMENSIONS SHOWN ARE TO FACE OF WALLS.

SHEET \_\_\_\_\_ OF \_\_\_\_\_ SHEETS



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FLOOR PLAN

**MIRA VISTA AT HARBORTOWN, A CONDOMINIUM**

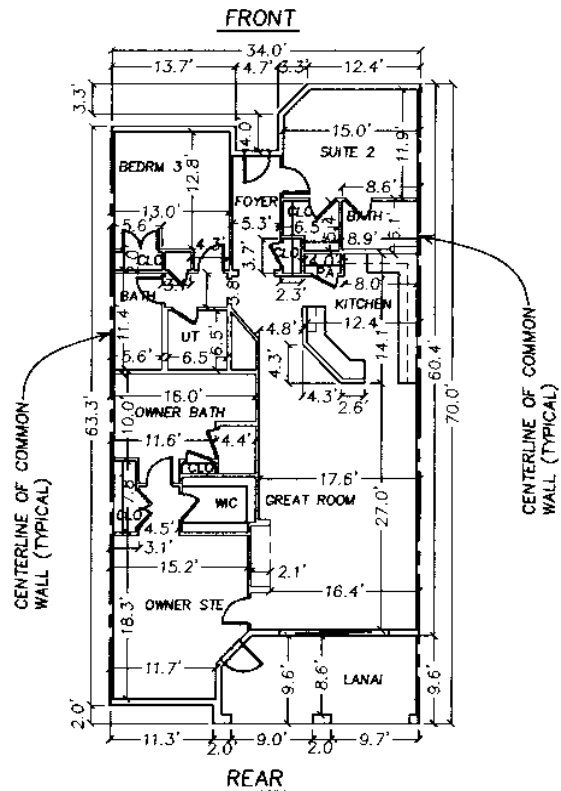
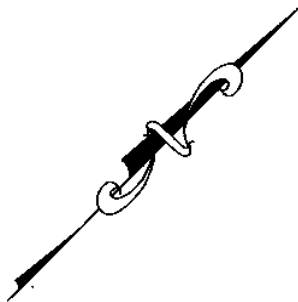
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DATE: FEBRUARY 8, 2006.

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**PHASE 1 - BUILDING 100**

LEGEND:	
WC	WALK IN CLOSET
STE	SUITE
UT	UTILITY ROOM
CLO	CLOSET
LIN	LINEN CLOSET
PA	PANTRY



MODEL "BR"  
UNITS 103, 107, 111

NOTES:

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