

Prepared by and Return to:  
Iggy Ignatius  
President  
Shantiniketan-FL LLC  
2100 Shantiniketan Blvd  
Tavares, FL 32778

**AMENDMENT TO THE  
DECLARATION OF SHANTINIKETAN 3, A CONDOMINIUM  
(Phase 11 Clubhouse & Common Elements)**

**THIS AMENDMENT ("Amendment")** is made this 10<sup>th</sup> day of July 2024, by ShantiNiketan-FL, LLC, a Florida limited liability company (the "**Developer**").

**RECITALS:**

- A. Developer has subjected certain property to the provisions of the Declaration of Shantiniketan 3, a Condominium recorded on July 7, 2016 in Official Records Book 4803, page 1940, of the public records of Lake County, Florida, as amended and supplemented from time to time (the "**Declaration**").
- B. Shantiniketan 3, a Condominium ("**Condominium**") is a phased condominium created pursuant to Section 718.403, Florida Statutes.
- C. Pursuant to the rights and obligations set forth in Section 718.403, Florida Statutes and the rules and regulations issued in connection therewith and the provisions of Article IV of the Declaration, the Developer desires to amend the Declaration to submit the land and improvements contained within **Phase 11 Clubhouse & Common Elements** to the Declaration.

**NOW, THEREFORE**, in consideration of the premises, the Developer hereby amends the Declaration as follows:

\* Exhibit "1" referred to in Article I of the Declaration is amended to add the land and improvements contained within **Phase 11 Clubhouse & Common Elements** more fully described in the Addendum to Exhibit "1" attached hereto and made a part hereof (collectively "**Phase 11 Clubhouse & Common Elements Property**").

\* The Developer hereby submits the land and improvements described as the **Phase 11 Clubhouse & Common Elements Property** to the Condominium form of ownership and use. All references to the Land or Condominium Property herein or in the Declaration shall mean and refer to the land and improvements contained in Phases 1 through 11.

\* Article IV(A)(1)(i) is hereby added as follows:

(a) The improvements constructed in connection with **Phase 11 Clubhouse & Common Elements** of the Condominium include one (1) building and all open areas on the property, referred to as **Phase 11 Clubhouse & Common Elements. Phase 11 Clubhouse & Common Elements** contains one clubhouse and all the common elements. The identification, location, dimensions and a graphic depiction of the clubhouse and the Common Elements of

**Phase 11 Clubhouse & Common Elements** appear in the Addendum to Exhibit "2" of this Amendment. The Declaration, together with this Amendment and the Addendum to Exhibit "2", includes sufficient detail to identify the Common Elements in each Unit on the Property subject to the Declaration and provides accurate representation of their locations and dimensions.

\* Exhibit "3" of the Declaration, The Schedule of Percentage Shares of Ownership of Common Elements and Common Surplus and of Sharing of Common Expenses for the Units, is hereby amended as set forth in Addendum to Exhibit "3" attached hereto and made a part hereof.

\* Exhibit "6" of the Declaration, the Guaranteed Assessment Amounts, is hereby amended as set forth in Addendum to Exhibit "6" attached hereto and made a part hereof.

\* Article IV of the Declaration describes the Subsequent Phases of the Condominium. By this Amendment, the Developer hereby subjects the **Phase 11 Clubhouse & Common Elements** Property to the Declaration; accordingly, all references to **Phase 11 Clubhouse & Common Elements** as a Subsequent Phase in Article IV are hereby deleted.

\* Except as herein amended, the terms and conditions of the Declaration remain in full force and effect. All references to Exhibits "1", "2", "3" or "6" in the Declaration or this Amendment shall mean and refer to the Exhibits "1", "2", "3" or "6" in the Declaration, as amended, together with the Addendum to Exhibits "1", "2", "3" or "6" attached hereto and made a part hereof.

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

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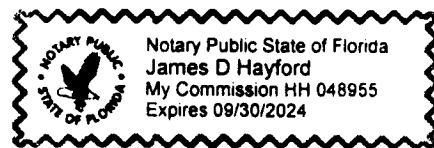
IN WITNESS WHEREOF, this Amendment has been duly executed on this 10<sup>th</sup> day of July 2024.

Witnesses: By: <u>[Signature]</u> Print Name: <u>Minal Patel</u> By: <u>[Signature]</u> Print Name: <u>Christopher</u>	<b>ShantiNiketan-FL, LLC</b> a Florida limited liability company By: <u>[Signature]</u> Iggy Ignatius, President

STATE OF FLORIDA  
 COUNTY OF LAKE

The foregoing Amendment was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10<sup>th</sup> day of July 2024, by Iggy Ignatius, as President of ShantiNiketan-FL, LLC, a Florida limited liability company.

<input checked="" type="checkbox"/> Personally known or <input type="checkbox"/> Produced Identification Type of Identification: _____	<u>[Signature]</u> Print Name: _____ Notary Public, State of Florida My Commission Expires: _____ Commission No.: _____ (Notarial Seal)
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**ADDENDUM TO EXHIBIT "1" TO  
DECLARATION OF SHANTINIKETAN 3, A CONDOMINIUM**

**Legal Description of the Shantiniketan 3 property  
SHANTINIKETAN PHASE 3 LEGAL DESCRIPTION**

THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE S00°59'22"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6 FOR 1591.90 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, S89°28'57"E FOR 26.89 FEET; THENCE N00°00'00"E FOR 19.95 FEET; THENCE N90°00'00"E FOR 50.00 FEET; THENCE S00°00'00"E FOR 20.41 FEET; THENCE S89°28'57"E FOR 423.21 FEET; THENCE S00°31'03"W FOR 791.58 FEET; THENCE S02°39'46"E FOR 180.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 70.69 FEET TO THE POINT OF TANGENCY; THENCE N89°28'57"W FOR 482.12 FEET; THENCE N00°31'03"E FOR 550.33 FEET; THENCE N13°22'19"W FOR 80.76 FEET; THENCE N01°00'00"E FOR 387.83 FEET; THENCE S89°28'57"E FOR 33.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 535,243 SQUARE FEET OR 12.29 ACRES, MORE OR LESS.

**From the above total land the following two properties are excluded and will be annexed after the construction is completed.**

**Legal Description of Phase 9 - Wing D which will be annexed later on completion**

THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6 AS SHOWN ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD NUMBER 073101, ON FILE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, TALLAHASSEE, FLORIDA; THENCE RUN ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, S 00°59'22"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1591.90 FEET TO THE BEGINNING POINT OF SHANTINIKETAN 3, A CONDOMINIUM; THENCE RUN N 89°28'57"W ALONG THE NORTH LINE OF SAID SHANTINIKETAN 3, A CONDOMINIUM, A DISTANCE OF 33.13 FEET TO THE NORTHWEST CORNER OF SAID SHANTINIKETAN 3, A CONDOMINIUM; THENCE RUN S 01°00'00"W ALONG THE WEST LINE OF SAID SHANTINIKETAN 3, A CONDOMINIUM AND THE WEST LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719, A DISTANCE OF 47.25 FEET; THENCE DEPARTING SAID WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719, AND THE WEST LINE OF SAID SHANTINIKETAN 3, A CONDOMINIUM RUN S 89°28'57"E A DISTANCE OF 143.18 FEET TO THE NORTHWEST CORNER OF SHANTINIKETAN 3, A CONDOMINIUM PHASE 9-WING D SAID NORTHWEST CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°28'57"E ALONG THE NORTH LINE OF SAID PHASE 9-WING D, A DISTANCE OF 65.67 FEET TO THE NORTHEAST CORNER OF SAID PHASE 9-WING D; THENCE RUN S 00°31'03"W ALONG THE EAST LINE OF SAID PHASE 9-WING D, A DISTANCE OF 365.33 FEET TO THE SOUTHEAST CORNER OF SAID PHASE 9-WING D; THENCE RUN N 89°28'57"W ALONG THE SOUTH LINE OF SAID PHASE 9-WING D, A DISTANCE OF 65.67 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 9-WING D; THENCE RUN N 00°31'03"E ALONG THE WEST LINE OF SAID PHASE 9-WING D, A DISTANCE OF 365.33 FEET TO THE POINT OF BEGINNING. CONTAINING 23,991.22 SQUARE FEET OR 0.55 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RIGHT OF WAYS AND MATTERS OF RECORD.

**Legal Description of Phase 10 - Wing E which will be annexed after completion**

THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719  
PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6 AS SHOWN ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD NUMBER 073101, ON FILE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, TALLAHASSEE, FLORIDA; THENCE RUN ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, S 00°59'22"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1591.90 FEET TO THE BEGINNING POINT OF SHANTINIKETAN 3, A CONDOMINIUM;  
THENCE RUN N 89°28'57"W ALONG THE NORTH LINE OF SAID SHANTINIKETAN 3, A CONDOMINIUM, A DISTANCE OF 33.13 FEET TO THE NORTHWEST CORNER OF SAID SHANTINIKETAN 3, A CONDOMINIUM;  
THENCE RUN S 01°00'00"W ALONG THE WEST LINE OF SAID SHANTINIKETAN 3, A CONDOMINIUM AND THE WEST LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719, A DISTANCE OF 47.25 FEET;  
THENCE DEPARTING SAID WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719, AND THE WEST LINE OF SAID SHANTINIKETAN 3, A CONDOMINIUM RUN S 89°28'57"E A DISTANCE OF **51.51 FEET** TO THE NORTHWEST CORNER OF SHANTINIKETAN 3, A CONDOMINIUM  
PHASE 10-WING D SAID NORTHWEST CORNER ALSO BEING THE POINT OF BEGINNING;  
THENCE CONTINUE S 89°28'57"E ALONG THE NORTH LINE OF SAID PHASE 10-WING E, A DISTANCE OF 65.67 FEET TO THE NORTHEAST CORNER OF SAID PHASE 10-WING E;  
THENCE RUN S 00°31'03"W ALONG THE EAST LINE OF SAID PHASE 10-WING E, A DISTANCE OF 365.33 FEET TO THE SOUTHEAST CORNER OF SAID PHASE 10-WING E;  
THENCE RUN N 89°28'57"W ALONG THE SOUTH LINE OF SAID PHASE 10-WING E, A DISTANCE OF 65.67 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 10-WING E;  
THENCE RUN N 00°31'03"E ALONG THE WEST LINE OF SAID PHASE 10-WING E, A DISTANCE OF 365.33 FEET TO THE POINT OF BEGINNING.  
CONTAINING 23,991.22 SQUARE FEET OR 0.55 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RIGHT OF WAYS AND MATTERS OF RECORD.