

Prepared by and Return to:
Barbara Cocciolo, Esq.
Holland & Knight LLP
50 North Laura Street, Suite 3900
Jacksonville, Florida 32202

**AMENDMENT TO THE
DECLARATION OF SHANTINIKETAN 3, A CONDOMINIUM
(Substantial Completion of Phase 1 - Wing F)**

THIS AMENDMENT ("Amendment") is made this 18th day of March, 2017, 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 pursuant to Section 718.403, Florida Statutes.
- C. At the time the Declaration was recorded, the improvements in Phase 1 - Wing F of the Condominium was not substantially complete.
- D. 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 VII(E) of the Declaration, the Developer desires to amend the Declaration to record the certificate of substantial completion for Phase 1 - Wing F of the Condominium confirming that the building, all Units within the building and their appurtenant Common Elements are substantially complete and to amend and restate the legal description for Phase 1 - Wing F.

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

1. Exhibit "1" of the Declaration is hereby amended to amend and restate in its entirety the legal description for Phase 1 - Wing F with the legal description set forth in Exhibit "1" attached hereto.
2. Exhibit "2" of the Declaration is hereby amended to replace pages 75 and 76 of Exhibit "2" of the Declaration with the revised pages 75 and 76 attached hereto as part of Addendum to Exhibit "2" attached hereto and to include the Certificate of Substantial Completion also attached hereto as part of Addendum to Exhibit "2" as a part of Exhibit "2" to the Declaration.
3. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.



**SHANTINIKETAN FL LLC
824 S DUNCAN DR
TAVARES FL 32778-4044**

IN WITNESS WHEREOF, this Amendment has been duly executed on this 18th day of April, 2017.

Witnesses:
By: [Signature]
Print Name: Diane Cooper
By: [Signature]
Print Name: Christopher Fernandez

SHANTINIKETAN-FL, LLC,
a Florida limited liability company
By: [Signature]
Print Name: JEFFREY IGNATIUS
Its: PRESIDENT

STATE OF FLORIDA
COUNTY OF Lake

The foregoing Amendment was acknowledged before me, this 18 day of April, 2017, by Jeffrey Ignatius, as President of ShantiNiketan-FL, LLC, a Florida limited liability company, on behalf of said entity. He is personally known to me or has produced _____ as identification.

[Signature]
Print Name: Patricia D. Cooper
Notary Public, State of FL
My Commission Expires: 10/28/2019
Commission No.: FF931849
(Notarial Seal)



Exhibit "1"
The Land for Phase 1

PHASE 1

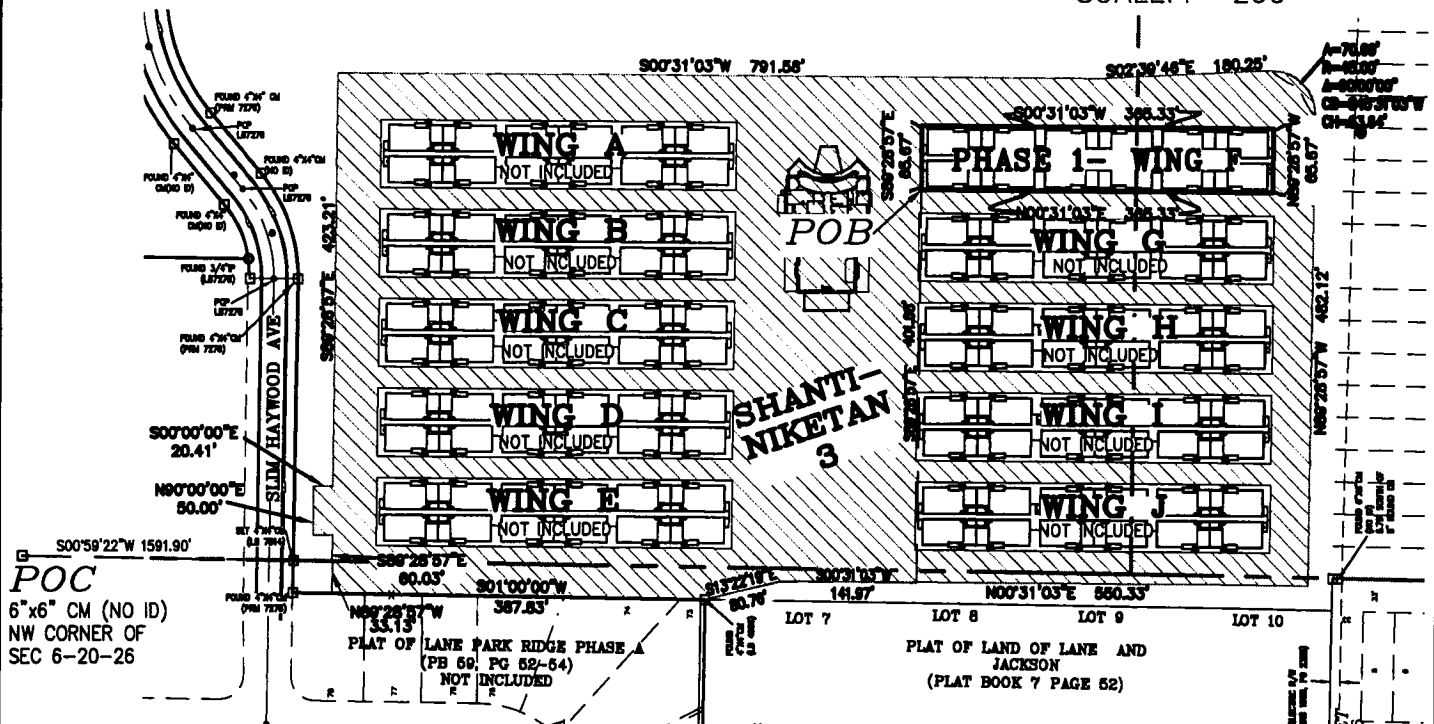
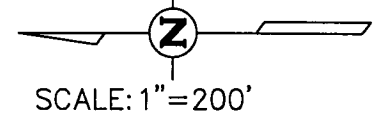
THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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 387.83 FEET; THENCE DEPARTING SAID WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719, AND CONTINUING ALONG THE WEST LINE OF SAID SHANTINIKETAN 3, A CONDOMINIUM THE FOLLOWING TWO COURSES, S 13°22'19" E A DISTANCE OF 80.76 FEET; THENCE RUN S 00°31'03" W A DISTANCE OF 141.97 FEET; THENCE DEPARTING SAID WEST LINE RUN S 89°28'57" E A DISTANCE OF 401.68 FEET TO THE NORTHWEST CORNER OF SHANTINIKETAN 3, A CONDOMINIUM, PHASE 1 SAID NORTHWEST CORNER ALSO BING THE POINT OF BEGINNING; THENCE CONTINUE S 89°28'57" E ALONG THE NORTH LINE OF SAID PHASE 1 A DISTANCE OF 65.67 FEET TO THE NORTHEAST CORNER OF SAID PHASE 1; THENCE RUN S 00°31'03" W ALONG THE EAST LINE OF SAID PHASE 1 A DISTANCE OF 365.33 FEET TO THE SOUTHEAST CORNER OF SAID PHASE 1; THENCE RUN N 89°28'57" W ALONG THE SOUTH LINE OF SAID PHASE 1 A DISTANCE OF 65.67 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 1; THENCE RUN N 00°31'03" E ALONG THE WEST LINE OF SAID PHASE 1 A DISTANCE OF 365.33 FEET TO THE POINT OF BEGINNING.

**ADDENDUM TO EXHIBIT "2"
TO
DECLARATION OF SHANTINIKETAN 2, A CONDOMINIUM**

BOUNDARY SURVEY

(SEE SHEET 3 FOR IMPROVEMENTS)



LEGAL DESCRIPTION: PHASE 1-WING F

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 28 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 387.83 FEET; THENCE DEPARTING SAID WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719, AND CONTINUING ALONG THE WEST LINE OF SAID SHANTINIKETAN 3, A CONDOMINIUM, THE FOLLOWING TWO COURSES, S 13°22'19"E A DISTANCE OF 80.78 FEET; THENCE RUN S 00°31'03"W A DISTANCE OF 141.97 FEET; THENCE DEPARTING SAID WEST LINE RUN S 89°28'57"E A DISTANCE OF 401.68 FEET TO THE NORTHWEST CORNER OF SHANTINIKETAN 3, A CONDOMINIUM, PHASE 1 SAID NORTHWEST CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°28'57"E ALONG THE NORTH LINE OF SAID PHASE 1 A DISTANCE OF 65.67 FEET TO THE NORTHEAST CORNER OF SAID PHASE 1; THENCE RUN S 00°31'03"W ALONG THE EAST LINE OF SAID PHASE 1 A DISTANCE OF 365.33 FEET TO THE SOUTHEAST CORNER OF SAID PHASE 1; THENCE RUN N 89°28'57"W ALONG THE SOUTH LINE OF SAID PHASE 1 A DISTANCE OF 65.67 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 1; THENCE RUN N 00°31'03"E ALONG THE WEST LINE OF SAID PHASE 1 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.

LEGEND:

○ AS NOTED	(M) MEASURED
⊙ AS NOTED	(D) DESCRIBED
□ CM (AS NOTED)	(P) PLAT
⊕ CENTERLINE	(C) CALCULATED
POC POINT OF COMMENCEMENT	IR IRON ROD
POB POINT OF BEGINNING	CONC CONCRETE
ID IDENTIFICATION	AC AIR CONDITIONER PAD
LB LICENSED BUSINESS	IRC IRON ROD & CAP
RLS REGISTERED LAND SURVEYOR	CLF CHAIN LINK FENCE
PSM PROFESSIONAL SURVEYOR AND MAPPER	N&D NAIL & DISK
EOP EDGE OF PAVEMENT	FEE FINISHED FLOOR ELEVATION
BOC BACK OF CURB	PC POINT OF CURVATURE
	PT POINT OF TANGENCY
	ORB OFFICIAL RECORDS BOOK
	PG PAGE

NOTE: THIS DRAWING IS A BOUNDARY SURVEY FOR PHASE 1-WING F OF THE CONDOMINIUM. ALL OF REMAINING LAND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY

NOTES: HATCHED AREAS INDICATED COMMON ELEMENTS

1. THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTHAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (SPCS'83-2007) THIS SURVEY IS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 6-20-28 AS BEING S00°59'22"W.
4. THE LEGAL DESCRIPTION WAS SUPPLIED BY THE CLIENT.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
7. UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
8. LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 345 OF 750, MAP NUMBER 1208903345E EFFECTIVE DATE: DECEMBER 18, 2012.
9. THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17.051 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
10. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
11. DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
12. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/200 OR SMALLER ON SHEET 2 & 1/60 OR SMALLER ON SHEET 3.
13. HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.
14. THIS SURVEY CONTAINS THREE(3) SHEETS AND IS NOT CONSIDERED FULL AND COMPLETE WITHOUT ALL THREE SHEETS

SHEET 2 OF 3	
CLIENT	SHANTINIKETAN 3, LLC
JOB NO.	ORNB00000-003
ACAD FILE	ORNB00000-003
DATE	02/13/2017 CHECKED BY: JMS
DRAWN BY	JMS
REVISIONS	DATE
REVISION 001	02/13/2017

BOUNDARY SURVEY

IN SECTIONS 1 & 6, TOWNSHIP 20 SOUTH, RANGE 28 & 29 EAST
LAKE COUNTY, FLORIDA

SHANTINIKETAN 3
PHASE 1 - WING F

BESHIO
ENGINEERS
SURVEYORS
LAND & CONSTRUCTION

