

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 2 – Wing G)**

THIS AMENDMENT (“Amendment”) is made this 20th day of February, 2018, 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 2 - Wing G 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 2 - Wing G 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 2 – Wing G.

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 final legal description for Phase 2 – Wing G. The legal description for Phase 2-Wing G in Exhibit “1” of the Declaration is hereby replaced with the legal description set forth in the Amendment to Exhibit “1” attached hereto.
- 2. Exhibit “2” of the Declaration is hereby amended to replace page 77 of Exhibit “2” of the Declaration with the composite exhibit Addendum to Exhibit “2” attached hereto and to include the Certificate of Substantial Completion and boundary survey for Phase 2-Wing Gas 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.

IN WITNESS WHEREOF, this Amendment has been duly executed on this 20th day of February, 2018.

Witnesses:

By: [Signature]

Print Name: PATRICIA D. COOPER

By: [Signature]

Print Name: ANUSWAMY VINO PASUNOR

SHANTINIKETAN-FL, LLC,
a Florida limited liability company

By: [Signature]

Jeffrey Ignatius, its Manager

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing Amendment was acknowledged before me, this 20th day of February, 2018, by Jeffrey Ignatius, as Manager 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)



Amendment to Exhibit "1"
The Land for Phase 2

Legal Description – Phase 2-Wing G
SEE PAGE THAT FOLLOWS

BOUNDARY SURVEY

SHANTINIKETAN 3, A CONDOMINIUM,
PHASE 2- WING G

CERTIFICATION


THE UNDERSIGNED SURVEYOR AND MAPPER, BEING AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 718.104(4)(E), FLORIDA STATUTES, CONSTRUCTION OF THE PHASE 2-WING G IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF SHANTINIKETAN 3, A CONDOMINIUM, PHASE 2 DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND FURTHER THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

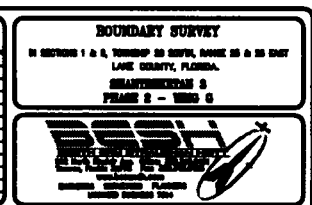

JAMES M. STRAUGHAN, PROFESSIONAL SURVEYOR & MAPPER
BOOTH, ERN, STRAUGHAN AND HIOTT, INC.
FLORIDA REGISTRATION NO. 5309

2-19-18

Date

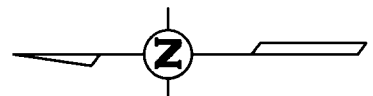
(seal)

SHEET 1 OF 3 DATE: 2/19/18 BY: JMS FOR: BOOTH, ERN, STRAUGHAN & HIOTT, INC. PROJECT: SHANTINIKETAN 3, A CONDOMINIUM, PHASE 2 - WING G SCALE: AS SHOWN DRAWN BY: JMS CHECKED BY: JMS		BOUNDARY SURVEY IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT, CHAPTER 461, F.S. LANE COUNTY, FLORIDA SHANTINIKETAN 3 PHASE 2 - WING G 
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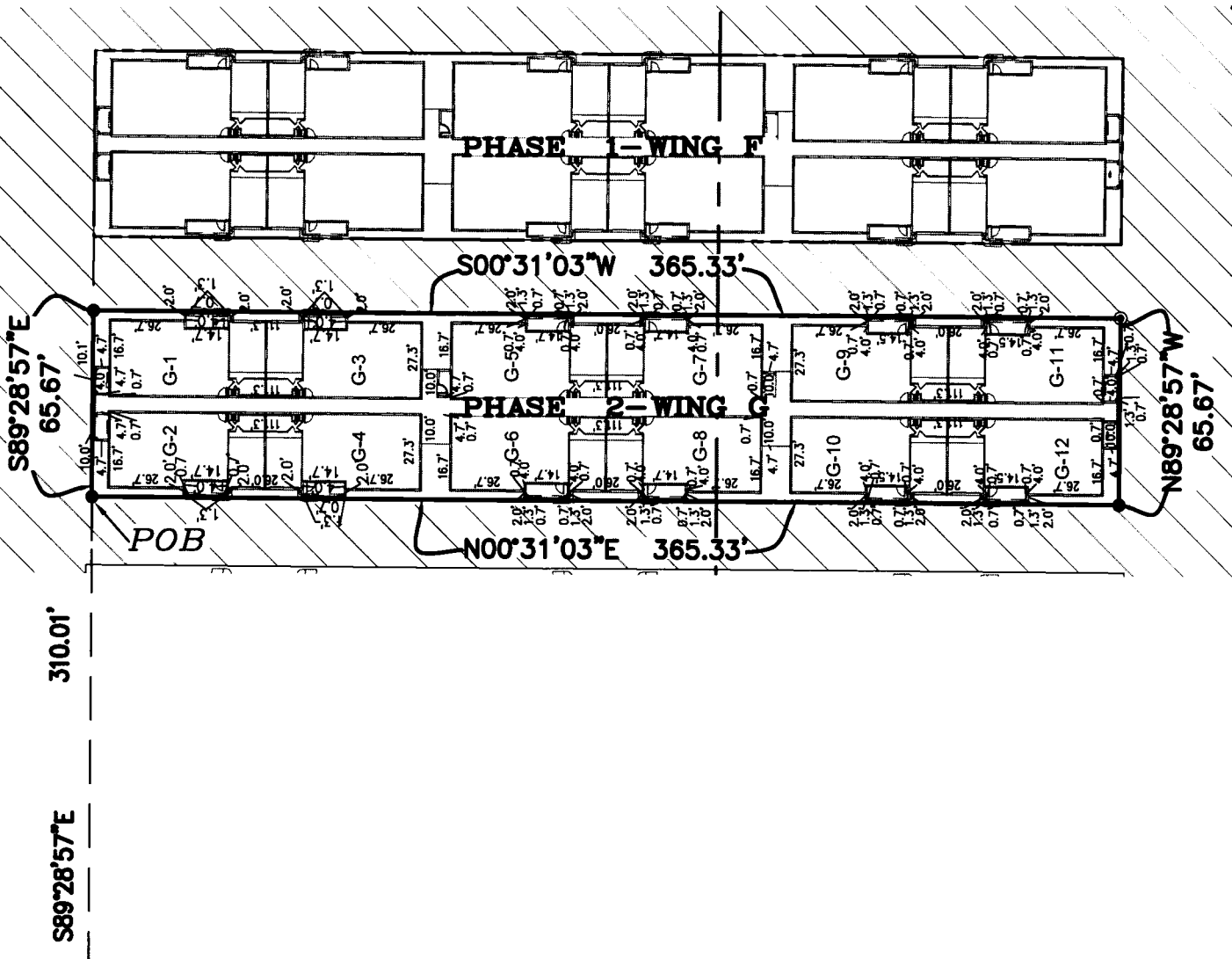


BOUNDARY SURVEY

(SEE SHEET 2 FOR COMPLETE
BOUNDARY DATA)



SCALE: 1"=60'



NOTE: THIS DRAWING IS A
BOUNDARY SURVEY FOR
PHASE 2- WING G OF THE
CONDOMINIUM



HATCHED AREAS INDICATE
COMMON ELEMENTS

NOTES:

SITE UNDER CONSTRUCTION. THIS SURVEY REPRESENTS LOCATION OF FINISHED IMPROVEMENTS FOR
PHASE 1-WING F. UNIT NUMBERS WERE PROVIDED BY CLIENT

LEGEND:

WATER METER	(M)	MEASURED	IR	IRON ROD
CLEAN OUT	(D)	DESCRIBED	CONC	CONCRETE
WATER VALVE	(P)	PLAT	AC	AIR CONDITIONER PAD
GAS METER	(C)	CALCULATED	IRC	IRON ROD & CAP
POWER POLE	CLF	CENTERLINE	CLF	CHAIN LINK FENCE
FLAG POLE	POC	POINT OF COMMENCEMENT	N&D	NAIL & DISK
FIRE HYDRANT	POB	POINT OF BEGINNING	FFE	FINISHED FLOOR ELEVATION
SIGN	ID	IDENTIFICATION	PC	POINT OF CURVATURE
AS NOTED	LS	LICENSED BUSINESS	PT	POINT OF TANGENCY
SET NAIL/DISK (LB 7514)	RLS	REGISTERED LAND SURVEYOR	ORB	OFFICIAL RECORDS BOOK
CM (AS NOTED)	PSM	PROFESSIONAL SURVEYOR AND MAPPER	PG	PAGE
TELEPHONE JUNCTION BOX	EOP	EDGE OF PAVEMENT		
LIGHT POLE	BOC	BACK OF CURB		
GUY WIRE	●	SET 5/8" IRON ROD (LB 7514)		
OHU — OVERHEAD UTILITY LINE				
SAN — SANITARY SEWER LINE				
X — FENCE LINE				

SHEET 3 OF 3	
CLIENT	STANTEC INC., LLC
JOB NO.	STANTEC-200
DATE	02/20/2018
BY	STANTEC
CHECKED BY	STANTEC
DATE	02/20/2018

BOUNDARY SURVEY	
IN SECTION 1 & 2, TOWNSHIP 20 NORTH, RANGE 20 & 21 EAST LAKE COUNTY, FLORIDA	
SUBDIVISION 10 PHASE 2 - WING G	

ADDENDUM TO EXHIBIT "2"
TO
DECLARATION OF SHANTINIKETAN 3, A CONDOMINIUM

LEGAL DESCRIPTION – REVISED 02-14-2018**SHANTINIKETAN 3****PHASE 2 - WING "G"**

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 310.01 FEET TO THE NORTHWEST CORNER OF SHANTINIKETAN 3, A CONDOMINIUM PHASE 2-WING 2, SAID NORTHWEST CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°28'57"E ALONG THE NORTH LINE OF SAID PHASE 2-WING G, A DISTANCE OF 65.67 FEET TO THE NORTHEAST CORNER OF SAID PHASE 2-WING G; THENCE RUN S 00°31'03"W ALONG THE EAST LINE OF SAID PHASE 2-WING G, A DISTANCE OF 365.33 FEET TO THE SOUTHEAST CORNER OF SAID PHASE 2-WING G; THENCE RUN N 89°28'57"W ALONG THE SOUTH LINE OF SAID PHASE 2-WING G, A DISTANCE OF 65.67 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 2-WING G; THENCE RUN N 00°31'03"E ALONG THE WEST LINE OF SAID PHASE 2-WING G, 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.