

Prepared by and Return to:
Barbara Cocciolo, Esq.
Lippes Mathias Wexler Friedman LLP
822 U.S. Highway A1A N., Suite 101
Ponte Vedra Beach, Florida 32082

**AMENDMENT TO THE
DECLARATION OF SHANTINIKETAN 3, A CONDOMINIUM
(Phase 3 – Wing H)**

THIS AMENDMENT (“**Amendment**”) is made this 4th day of June, 2019, 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 3 – Wing H to the Declaration.

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

- 1. Exhibit “1” referred to in Article I of the Declaration is amended to add the land and improvements contained within Phase 3 – Wing H more fully described in the Addendum to Exhibit “1” attached hereto and made a part hereof (collectively “**Phase 3 – Wing H Property**”).
- 2. The Developer hereby submits the land and improvements described as the Phase 3 – Wing H 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 3.
- 3. Article IV(A)(1)(i) is hereby added as follows:
 - (a) The improvements constructed in connection with Phase 3 – Wing H of the Condominium include one (1) building and twelve (12) units, referred to as Phase 3 – Wing H. Phase 3 – Wing H contains twelve (12) two (2) bedroom / two (2) bathroom Units, and each includes an attached one (1) car garage as a Limited Common Element to the Unit. The identification, location, dimensions and a graphic depiction of each Unit and the Common Elements of Phase 3 – Wing H 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.

4. Exhibit "2" of the Declaration is hereby amended to add an as-built survey of the Phase 3 – Wing H Property to the Declaration. Accordingly, the Declaration is hereby amended to show an as-built survey of Phase 3 – Wing H as set forth in Addendum to Exhibit "2" attached hereto.
5. 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.
6. 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.
7. Each Unit Owner is entitled to one vote in Association matters for each Unit owned by such Owner.
8. Article IV of the Declaration describes the Subsequent Phases of the Condominium. By this Amendment, the Developer hereby subjects the Phase 3 – Wing H Property to the Declaration; accordingly, all references to Phase 3 – Wing H as a Subsequent Phase in Article IV are hereby deleted.
9. 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.
10. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.

[Remainder of the page intentionally left blank.]

ADDENDUM TO EXHIBIT "1"
TO
DECLARATION OF SHANTINIKETAN 3, A CONDOMINIUM

Phase 3 – Wing H

The legal description of Phase 3 – Wing H of Shantiniketan 3, a Condominium is as follows:

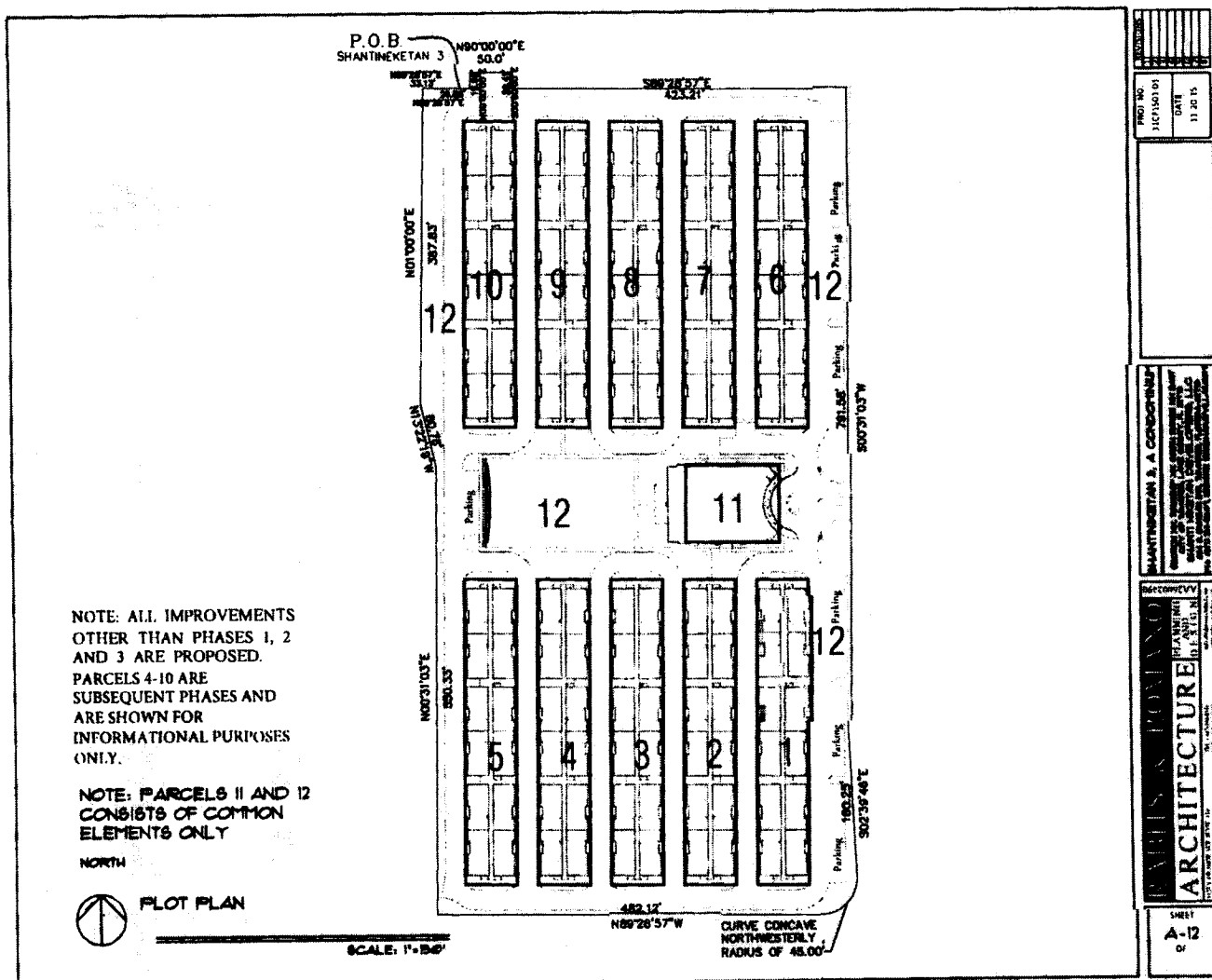
PHASE 3 - WING "H"

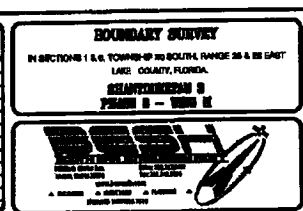
THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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

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





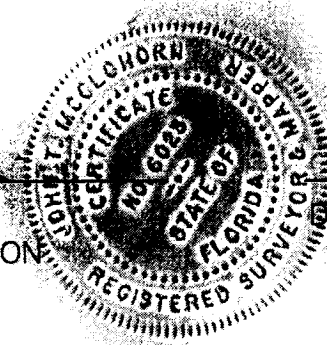
BOUNDARY SURVEY

**SHANTINIKETAN 3, A CONDOMINIUM, PHASE 3-
WING H**

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 3-WING H IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF SHANTINIKETAN 3, A CONDOMINIUM, PHASE 3 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.

John T. McGlothorn
JOHN T. MCGLOTHORN, PROFESSIONAL
SURVEYOR & MAPPER FLORIDA REGISTRATION
NO. 6023



5/28/2019
DATE

(seal)

SHEET 1 OF 3

CLIENT	SHANTINIKETAN-FL, LLC
JOB NO.	081023.0032-002H
ACAD FILE	081032.0032 Wing H- Condo Docs.dwg
DATE	05/15/2019
CHECKED BY:	JTM
DRAWN BY:	JGJ
FLD. BOOK:	n/a
REVISIONS	DATE

BOUNDARY SURVEY

IN SECTIONS 1 & 6, TOWNSHIP 20 SOUTH, RANGE 25 & 26 EAST
LAKE COUNTY, FLORIDA

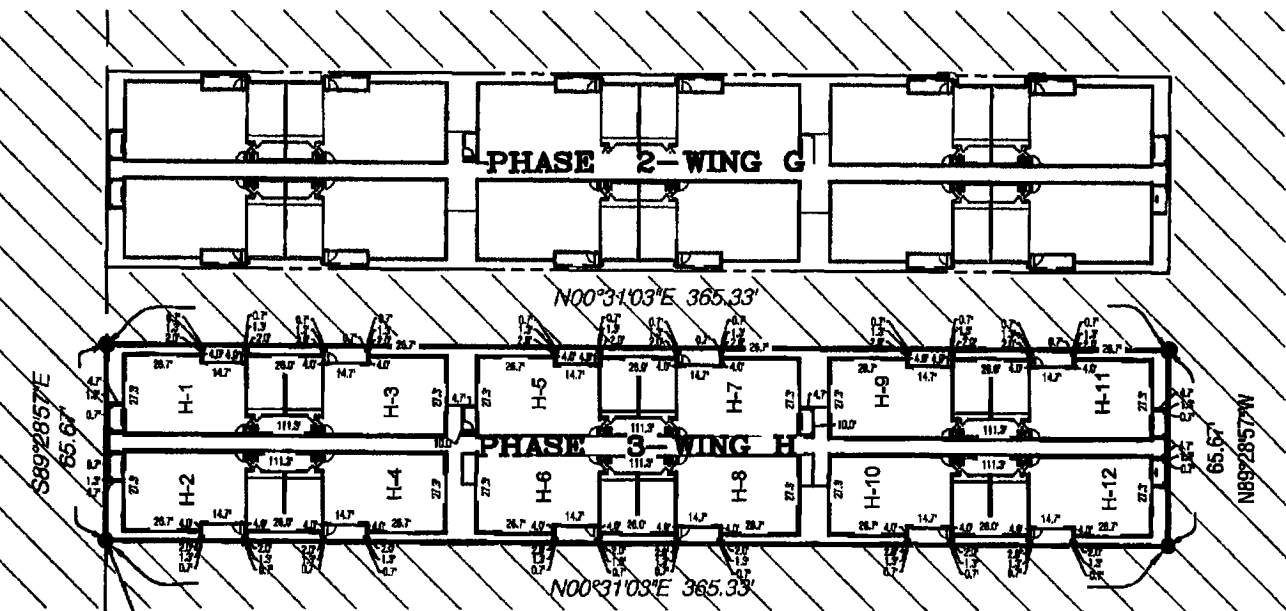
**SHANTINIKETAN 3
PHASE 3 - WING H**



BOUNDARY SURVEY

(SEE SHEET 2 FOR COMPLETE BOUNDARY DATA)

SCALE: 1"=60'



P.O.B
NW CORNER OF SHANTINIKETAN
CONDOMINIUM PHASE 3-WING H

S89°28'57\"/>

NOTE: THIS DRAWING IS A
BOUNDARY SURVEY FOR PHASE
3- WING H OF THE CONDOMINIUM

LEGEND:

•	WATER METER	(M)	MEASURED	IR	IRON ROD
○	CLEAN OUT	(D)	DESCRIPTED	CONC	CONCRETE
○	WATER VALVE	(P)	PLAT	AC	AIR CONDITIONER PAD
○	GAS METER	(C)	CALCULATED	IRC	IRON ROD & CAP
○	POWER POLE	CL	CENTERLINE	CLF	CHAIN LINK FENCE
○	FLAG POLE	POC	POINT OF COMMENCEMENT	M&D	NAIL & DISK
○	FIRE HYDRANT	POB	POINT OF BEGINNING	FPE	FINISHED FLOOR ELEVATION
○	SIGN	ID	IDENTIFICATION	PC	POINT OF CURVATURE
○	AS NOTED	LB	LICENSED BUSINESS	PT	POINT OF UNGUITY
○	SET NAIL/DISK (LB 7514)	RLS	REGISTERED LAND SURVEYOR	CRB	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		
○	GLY/WIRE				
○	OVERHEAD UTILITY LINE				
○	SAN — SANITARY SEWER LINE				
○	FENCE LINE				

HATCHED AREAS INDICATE
COMMON ELEMENTS

NOTES:

SITE UNDER CONSTRUCTION. THIS SURVEY REPRESENTS LOCATION OF FINISHED IMPROVEMENTS FOR
PHASE 3-WING H. UNIT NUMBERS WERE PROVIDED BY CLIENT

SHEET 3 OF 3

CLIENT	SHANTINIKETAN-FL, LLC
JOB NO.	081023.0032-002H
ACAD FILE	081032.0032 Wing H- Condo Docs.dwg
DATE	06/18/2019
CHECKED BY:	JTM
DRAWN BY:	JGJ
FLD. BOOK:	n/a
REVISIONS	DATE

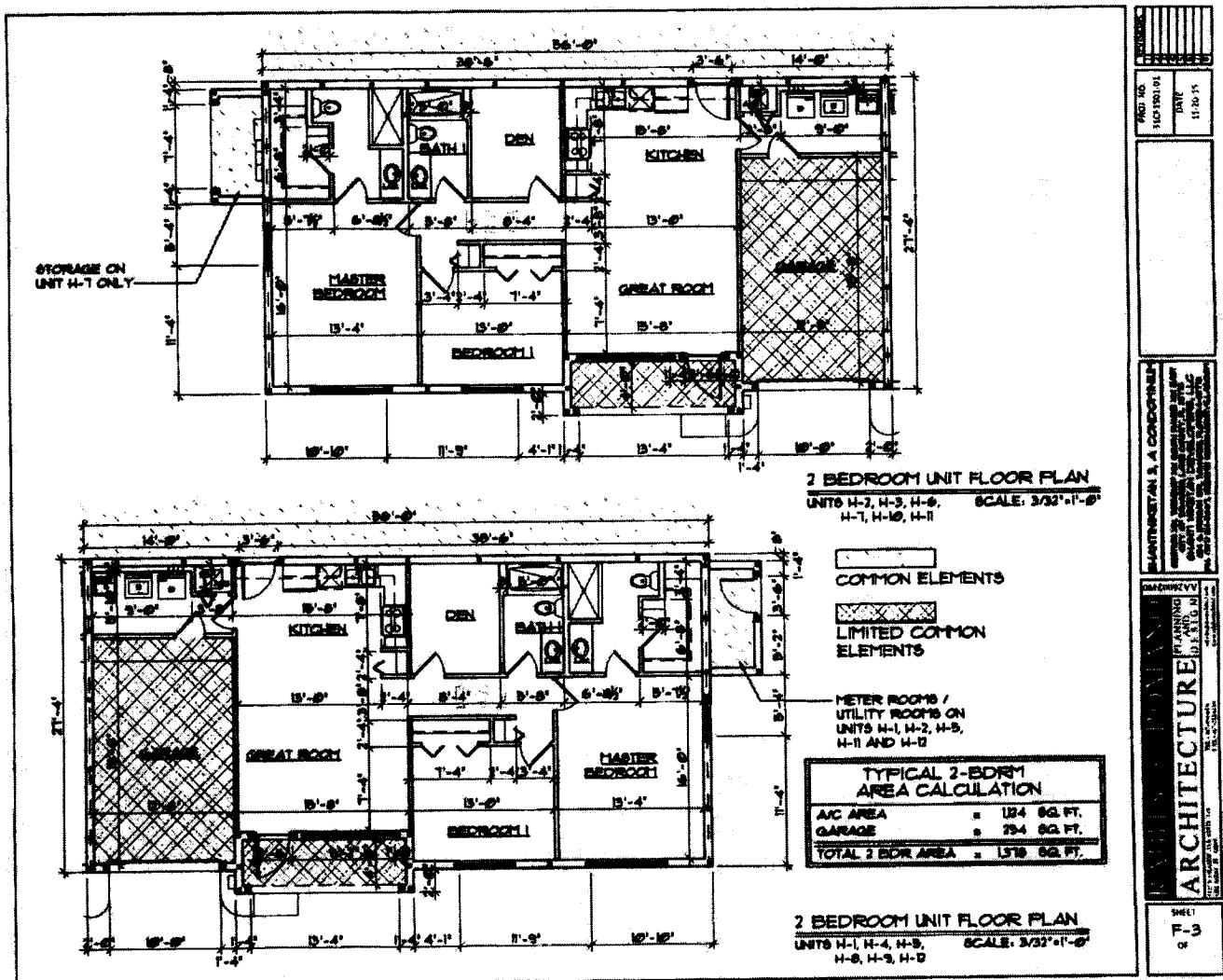
BOUNDARY SURVEY

IN SECTIONS 1 & 6, TOWNSHIP 20 SOUTH, RANGE 26 & 28 EAST
LAKE COUNTY, FLORIDA.

SHANTINIKETAN 3
PHASE 3 - WING H



I



PROJECT NO.	110180101
DATE	11-20-15
ARCHITECTURE 110180101 11-20-15	
SHEET F-3 OF	

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

The Common Elements, Common Expenses and Common Surplus are owned as undivided shares by the owners based upon a fractional share, the numerator of which is 1 and the denominator of which is the total number of Units in the Condominium. In the event that the Developer determines in its sole discretion to create and of the Subsequent Phases of the Condominium then, at such time as they are developed, the fractional share of ownership of the Common Elements, Common Expenses and Common Surplus will be recalculated using the same formula.

The Fractional Shares of Common Elements, Common Expenses and Common Surplus for each of the Units in the Condominium is 1/36.

IN WITNESS WHEREOF, this Amendment has been duly executed on this 4th day of May, 2019.

Witnesses:

By: [Signature]
Print Name: MINAL PATEL

By: [Signature]
Print Name: SCOTT SCHAEFER

ShantiNiketan-FL, LLC
a Florida limited liability company

By: [Signature]
Iggy Ignatius, President

STATE OF FLORIDA
COUNTY OF Lake

The foregoing Amendment was acknowledged before me, this 4th day of May, 2019, by Iggy Ignatius, as President of ShantiNiketan-FL, LLC, a Florida limited liability company, on behalf of the limited liability company. He is ☒ personally known to me or ☐ has produced _____ as identification.

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

#1871505

