

Prepared by and return to:
Bert C. Simon, Esquire
Gartner, Brock and Simon
1660 Prudential Drive, Suite 203
Jacksonville, Florida 32207

**FIRST AMENDMENT TO DECLARATION
OF CONDOMINIUM
OF PIER POINT CONDOMINIUMS**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF PIER POINT CONDOMINIUMS is made this 12th day of April, 2007 by **PIER POINT LLC**, a Florida limited liability company, whose address is One Independent Square, Suite 114, Jacksonville, Florida 32202 ("Declarant").

Preliminary Statement

By Declaration of Condominium of Pier Point Condominiums dated April 6, 2007 and recorded in Official Records Book 13908, Page 1982, of the Public Records of Duval County, Florida (the "Declaration"), Declarant has submitted certain lands to the condominium form of ownership as Pier Point Condominiums (the "Condominium"). Under paragraph 3.2 of the Declaration the Declarant reserved the right to amend the Declaration to include a certificate of surveyor evidencing the completion of certain Units and under paragraph 13 of the Declaration the Declarant reserved the right to amend the Declaration to correct errors or inconsistencies in the Declaration.

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

1. Surveyor's Certificate of Substantial Completion. In accordance with *Section 718.104, Florida Statutes*, Declarant hereby amends the Declaration to include a surveyor's certificate (the "Surveyor's Certificate") attached hereto as **Exhibit "C"** for the purpose of evidencing substantial completion of the units described in the Surveyor's Certificate.

2. Amendment of Declaration.

Paragraph 2.2 of the Declaration is hereby amended to correct the name of the Association as follows:

2.2 "Association" means the entity that is responsible for the operation of the Condominium, Pier Point Condominiums Association of Jacksonville Beach, Inc., a not-for-profit corporation, and its successors.

Paragraph 3.2 of the Declaration is hereby amended as follows:

Construction of the Condominium is ~~not~~ substantially complete. ~~Upon substantial completion of construction of the Condominium, the Declarant shall amend Attached to this Declaration to include~~ is a certificate of a surveyor authorized to practice in the State of Florida, ~~in the form attached hereto as Exhibit "C",~~ stating that the Exhibits referred to in subparagraph 3.1 together with the wording of Declaration are a correct

Recorded By: FNTIC-Jax

07-126718

(4)

representation of the improvements described, and that the construction of the improvements described has been substantially completed, and that all planned improvements, including landscaping, Utility Services and access to Units, and Common Element facilities servicing such Units have been substantially completed so that there can be determined therefrom the identification, location and approximate dimensions of the Common Elements and Limited Common Elements, if any, and of each Unit.

3. Limitation. Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this First Amendment to Declaration of Condominium of Pier Point Condominiums, as of the date set forth above.

WITNESSES:

DECLARANT:

PIER POINT LLC,
a Florida limited liability company

By: Pier Capital, LLC,
a Florida limited liability company,
Its Manager

By: [Signature]
William G. Evans, Manager

[Signature]
Signature of Witness

Gail Pylipow
Printed Name of Witness

[Signature]
Signature of Witness

Matthew S. M. Afa
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of April, 2007, by William G. Evans as Manager of Pier Capital, LLC, a Florida limited liability company, the Manager of Pier Point LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida at Large

Print Name: Gail D. Pylipow
Commission No: _____

My Commission expires: 3/6/2010

[NOTARIAL SEAL]



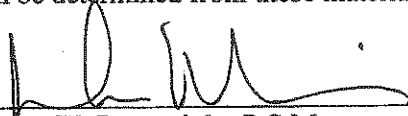
GAIL D. PYLIPOW
MY COMMISSION # DD 525568
EXPIRES: March 6, 2010
Bonded Thru Budget Notary Services

LIST OF EXHIBITS

Exhibit "A"	Intentionally Omitted
Exhibit "B"	Intentionally Omitted
Exhibit "C"	Surveyor's Certificate

SURVEYOR'S CERTIFICATE
PIER POINT CONDOMINIUMS

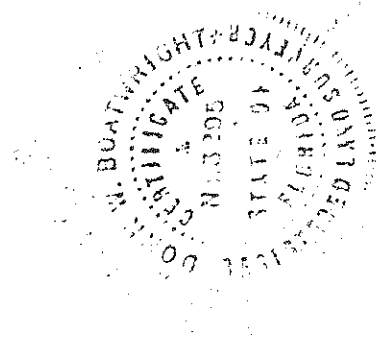
I, Donn W. Boatwright, a land surveyor authorized to practice in the State of Florida, hereby certify with respect to Units 401 through 415 (inclusive) of Pier Point Condominiums, according to the Declaration of Condominium thereof recorded in the Public Records of Duval County, Florida, that the construction of all planned 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 the Declaration of Condominium describing condominium property, is 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.



Donn W. Boatwright, P.S.M.

Florida Lic. Surveyor and Mapper No. LS 3295

(SEAL)



Prepared by and return to:
Bert C. Simon, Esquire
Gartner, Brock and Simon
1660 Prudential Drive, Suite 203
Jacksonville, Florida 32207

**SECOND AMENDMENT TO DECLARATION
OF CONDOMINIUM
OF PIER POINT CONDOMINIUMS**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF PIER POINT CONDOMINIUMS is made this 8th day of May, 2007 by PIER POINT LLC, a Florida limited liability company, whose address is One Independent Square, Suite 114, Jacksonville, Florida 32202 ("Declarant").

Preliminary Statement

By Declaration of Condominium of Pier Point Condominiums dated April 6, 2007 and recorded in Official Records Book 13908, Page 1982, as amended by that certain First Amendment to Declaration of Condominium of Pier Point Condominiums dated April 12, 2007 and recorded in Official Records Book 13956, Page 229, both of the Public Records of Duval County, Florida (collectively, the "Declaration"), Declarant has submitted certain lands to the condominium form of ownership as Pier Point Condominiums (the "Condominium"). Under paragraph 3.2 of the Declaration the Declarant reserved the right to amend the Declaration to include a certificate of surveyor evidencing the completion of certain Units.

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

1. Surveyor's Certificate of Substantial Completion. In accordance with Section 718.104, Florida Statutes, Declarant hereby amends the Declaration to include a surveyor's certificate (the "Surveyor's Certificate") attached hereto as Exhibit "C" for the purpose of evidencing substantial completion of the units described in the Surveyor's Certificate.

2. Limitation. Except as provided herein, the Declaration is not otherwise amended and remains in full force and effect.

[signatures begin on next page]

IN WITNESS WHEREOF, the Declarant has executed this Second Amendment to Declaration of Condominium of Pier Point Condominiums, as of the date set forth above.

WITNESSES:

DECLARANT:

PIER POINT, LLC,
a Florida limited liability company

By: Pier Capital, LLC, a Florida limited liability company, Its Managing Member

By: [Signature]
Henry F. Pratt, Vice President

[Signature]
Print Name: SARA B. BRUCE

[Signature]
Print Name: GAIL PYLIPOW

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of May, 2007, by Henry F. Pratt, Vice President of Pier Capital, LLC, a Florida limited liability company, the Managing Member of Pier Point, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida at Large
[Signature]
Print Name
My commission expires: 3/6/2010
My commission number is:



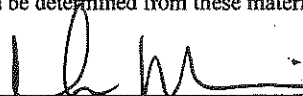
LIST OF EXHIBITS

Exhibit "A"	Intentionally Omitted
Exhibit "B"	Intentionally Omitted
Exhibit "C"	Surveyor's Certificate

SURVEYOR'S CERTIFICATE

PIER POINT CONDOMINIUMS

I, Donn W. Boatwright, a land surveyor authorized to practice in the State of Florida, hereby certify with respect to Units 502 through 514 (inclusive) of Pier Point Condominiums, according to the Declaration of Condominium thereof recorded in the Public Records of Duval County, Florida, that the construction of all planned 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 the Declaration of Condominium describing condominium property, is 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.


Donn W. Boatwright, P.S.M.

Florida Lic. Surveyor and Mapper No. LS 3295

(SEAL)

Prepared by and return to:
Bert C. Simon, Esquire
Gartner, Brock and Simon
1660 Prudential Drive, Suite 203
Jacksonville, Florida 32207

**THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
PIER POINT CONDOMINIUMS**

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF PIER POINT CONDOMINIUMS (the "Third Amendment") is made this 29th day of November, 2007 by **PIER POINT LLC**, a Florida limited liability company, whose address is One Independent Square, Suite 114, Jacksonville, Florida 32202 ("Declarant").

Preliminary Statement

By Declaration of Condominium of Pier Point Condominiums dated April 6, 2007 and recorded in Official Records Book 13908, Page 1982, as amended by that certain First Amendment to Declaration of Condominium of Pier Point Condominiums recorded at Official Records Book 13956, Page 229, and that Second Amendment to Declaration of Condominium of Pier Point Condominiums recorded at Official Records Book 13978, Page 2026, all of the Public Records of Duval County, Florida (the "Declaration"), Declarant has submitted certain lands to the condominium form of ownership as Pier Point Condominiums (the "Condominium"). The Owner of the Commercial Units (as defined in the Declaration) has requested the Declarant to amend paragraph 10.3 of the Declaration to clarify the intended use restrictions on the Commercial Units. Pursuant to paragraph 10.3(e) of the Declaration, an amendment of paragraph 10.3 also requires the written consent of at least eighty percent (80%) of the Commercial Unit Owners and fifty percent (50%) of the Residential Unit Owners. Such approval is attached as Exhibit "A" to this Third Amendment.

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

1. Use Provisions. Subparagraph 10.3(a) of the Declaration is hereby amended to read in its entirety as follows:

10.3 Commercial Units.

(a) Commercial Uses. The uses of the Commercial Units are subject to the terms of City of Jacksonville Beach Ordinance No. 2004-7877, as amended from time to time (the "PUD Ordinance") which requires the uses of the commercial portions of the Condominium to be limited to and consistent with the uses permitted in the Central Business District ("CBD") as set forth in Section 34-345 (b) of the Land Development Code of the City of Jacksonville Beach, except as excluded by the PUD Ordinance. In addition, the uses of the

Commercial Units are further limited to the following uses permitted under the CBD:

- (1) Travel agencies.
- (2) Retail trade establishments as follows: apparel and accessory stores; home furniture, furnishing and equipment stores; florists; tobacco stands and newsstands; optical goods stores; and miscellaneous retail goods, excluding any adult type bookstore or other adult type establishment selling, renting, displaying or exhibiting pornographic or obscene materials (including without limitation: magazines, books, movies, videos, photographs, clothing or so called "sexual toys") or providing adult type entertainment or activities (including, without limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts).
- (3) Financial institutions, insurance and real estate offices.
- (4) Personal service establishments as follows: Photographic studios; beauty and barber shops; shoe repair shops; tax preparation services; and miscellaneous personal services.
- (5) Business service establishments as follows: Advertising; business and consumer credit reporting and collections; mailing, reproduction, commercial art and photography and stenographic services; computer programming, data processing and other computer services; and miscellaneous business services.
- (6) Dance studios and schools.
- (7) Amusement and recreation service establishments as follows: Physical fitness facilities or membership sports and recreation clubs.
- (8) Business and professional offices as follows: Landscape architect; building contractors and subcontractors (no storage of vehicles, equipment or materials); doctors, dentists and miscellaneous health offices and clinics; law offices and legal services; and engineering, architecture, accounting, research management and related services.
- (9) Coffee shops, confectionary shops, sandwich shops and delicatessens for the sale or on-site consumption of food and beverage products, excluding any on-site frying or grilling activities.
- (10) Museums and art galleries.
- (11) Membership organizations, except religious organizations.

2. Limitation. Except as provided herein, all other portions of the Declaration are not otherwise amended and remain in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Third Amendment to Declaration of Condominium of Pier Point Condominiums, as of the date set forth above.

WITNESSES:

DECLARANT:

PIER POINT LLC,
a Florida limited liability company

By: Pier Capital, LLC,
a Florida limited liability company,
Its Manager

By: William G. Evans
William G. Evans, Manager

Kim Vathat
Signature of Witness

Kim Vathat
Printed Name of Witness

Laura Putzke
Signature of Witness

Laura Putzke
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of November, 2007, by William G. Evans as Manager of Pier Capital, LLC, a Florida limited liability company, the Manager of Pier Point LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

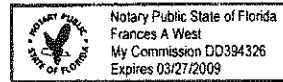
Frances A. West
Notary Public, State of Florida at Large

Print Name: FRANCES A. WEST

Commission No: _____

My Commission expires: _____

[NOTARIAL SEAL]



LIST OF EXHIBITS

Exhibit "A" Unit Owner Approval

UNIT OWNER APPROVAL

I, Steve Procter as Manager of Pier Point Commercial LLC Owner of Unit 120 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

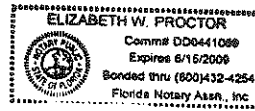
Pier Point Commercial LLC,
Steve Procter
(print name of Owner)

By: [Signature]
Print Name: Steve Procter
Title: President

STATE OF FLORIDA
COUNTY OF DUNAL

The foregoing instrument was acknowledged before me this 15 day of NOVEMBER 2007, by STEVE PROCTER, as MANAGER of PIER POINT COMMERCIAL LLC, on behalf of the _____ He/she is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida at large
Print: ELIZABETH W PROCTOR
My Commission Expires:



UNIT OWNER APPROVAL

I, William G. Evans, as Manager Pier Capital, LLC, a Florida limited liability company, the Manager of Pier Point LLC, a Florida limited liability company, Owner of Units 204D, 205E, 206F, 207FR, 209F, 210ER, 212DR, 303C, 310HR, 312DR, 313CR, 403C, 404D, 406H, 407L, 409IR, 410HR, 507, and 513CR of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

PIER POINT, LLC,
a Florida limited liability company

By: Pier Capital, LLC
a Florida limited liability company,
Its Manager

By: *William G. Evans*
William G. Evans, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of November, 2007, by William G. Evans as Manager of Pier Capital, LLC, a Florida limited liability company, the Manager of Pier Point LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

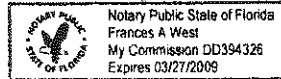
Frances A. West
Notary Public, State of Florida at Large

Print Name: FRANCES A. WEST

Commission No: _____

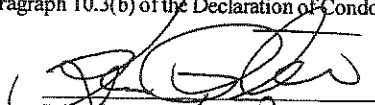
My Commission expires: _____

[NOTARIAL SEAL]



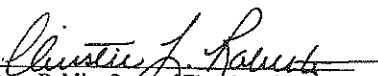
UNIT OWNER APPROVAL

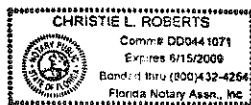
I, Kevin Porter, as Owner of Unit 214 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.


Print Name: Kevin Porter

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 29th day of October, 2007, by Kevin Porter. He/she is personally known to me or has produced _____ as identification.


Notary Public, State of Florida at large
Print: Christie L. Roberts
My Commission Expires: 06-15-2009



UNIT OWNER APPROVAL

I, Elizabeth Lipko, as Owner of Unit 314 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

Elizabeth M Lipko
Print Name: Elizabeth M Lipko

STATE OF Florida
COUNTY OF Duval

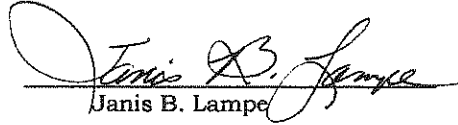
The foregoing instrument was acknowledged before me this 15 day of November 2007, by Elizabeth Lipko. He/she is personally known to me or has produced _____ as identification.

Brandy Schneider
Notary Public, State of Florida at large
Print: Brandy Schneider
My Commission Expires: Dec. 4, 2011



UNIT OWNER APPROVAL

I Janis B. Lampe , as Owner of Unit 314 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

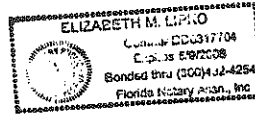

Janis B. Lampe

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of November, 2007, by Janis B. Lampe. She is personally known to me or has produced _____ as identification.


Notary Public, State of Florida at large

Print: Elizabeth M. Lipko
My Commission Expires: 05/09/08



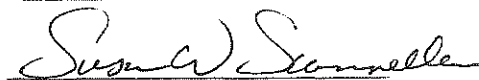
UNIT OWNER APPROVAL

WE, STEVEN & ANDREA MAIL, as Owner of Unit 402 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.


Print Name: STEVEN & ANDREA MAIL

STATE OF FLORIDA
COUNTY OF DUVAL

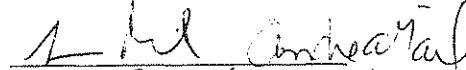
The foregoing instrument was acknowledged before me this 9th day of November, 2007, by Steven and Andrea Mail. He/she is personally known to me or has produced _____ as identification.


Notary Public, State of Florida at large
Print: Susan W Scannella
My Commission Expires:




UNIT OWNER APPROVAL

WE, STEVEN & ANDREA MAIL, as Owner of Unit 405 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.


Print Name: STEVEN & ANDREA MAIL

STATE OF FLORIDA
COUNTY OF DUVAL

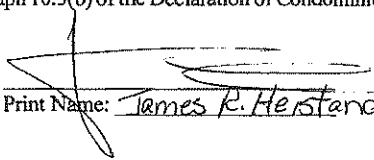
The foregoing instrument was acknowledged before me this 9th day of November, 2007, by Steven and Andrea Mail. He/she is personally known to me or has produced _____ as identification.


Notary Public, State of Florida at large
Print: Susan W. Scannella
My Commission Expires:



UNIT OWNER APPROVAL

I, James R. Herstand, as Owner of Unit 408 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.


Print Name: James R. Herstand

STATE OF Florida
COUNTY OF Orange

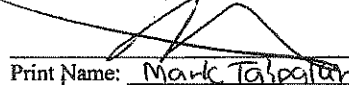
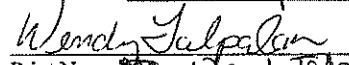
The foregoing instrument was acknowledged before me this 29 day of October, 2007, by James R. Herstand. He/she is personally known to me or has produced _____ as identification.



Ferol Ann Bradley
Notary Public, State of Florida at large
Print: Ferol Ann Bradley
My Commission Expires: 7/27/2010

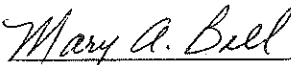
UNIT OWNER APPROVAL

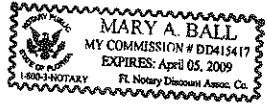
We, Mark and Wendy Talpalar, as Owners of Unit 411 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.


Print Name: Mark Talpalar

Print Name: Wendy Talpalar

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 2 day of November, 2007, by Mark Talpalar and Wendy Talpalar. They are personally known to me or have produced _____ as identification.


Notary Public, State of Florida at large
Print: MARY A. BALL
My Commission Expires:



UNIT OWNER APPROVAL

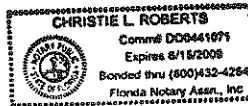
We, Glenn Henderson and Regina Henderson, as Owners of Unit 412 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

Glenn Henderson
Print Name: Glenn Henderson
Regina Henderson
Print Name: REGINA HENDERSON

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 6th day of November, 2007, by Glenn Henderson and Regina Henderson. They are personally known to me or have produced _____ as identification.

Christie L. Roberts
Notary Public, State of Florida at large
Print: Christie Roberts
My Commission Expires: 06-15-2009



UNIT OWNER APPROVAL

I, SUSAN DORIS, as Owner of Unit 507 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

Susan Doris
Print Name: SUSAN DORIS

STATE OF FLA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 2 day of November, 2007, by Susan A. Doris. He/she is personally known to me or has produced afic as identification.

Patricia C. Bowles
Notary Public, State of Florida at large
Print: Patricia C. Bowles
My Commission Expires:

 **Patricia C. Bowles**
Commission # DD507271
Expires February 26, 2010
300011 Not. Pub. Insurance Inc. 800-365-7018

UNIT OWNER APPROVAL

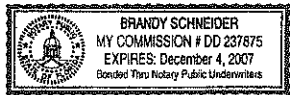
I, Ronald A McVay, as Managing Member of Pier Point 504 A LLC, Owner of Unit 504 A of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(d) of the Declaration of Condominium of Pier Point Condominiums.

Pier Point 504 A LLC
(print name of Owner)

By: Ronald A McVay
Print Name: Ronald A McVay
Title: Managing Member

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 9 day of December 2007, by Ronald A. McVay, as Managing Member of Pier Point 504 A LLC, on behalf of the _____.
He/she is personally known to me or has produced _____ as identification.



Brandy Schneider
Notary Public, State of Florida at large
Print: Brandy Schneider
My Commission Expires: December 4, 2007

UNIT OWNER APPROVAL

We, IRISH DEAN DOWNEY and ROBERT E DOWNEY, as Owners of Unit 505 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

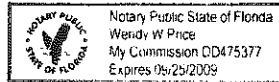
Irish Downey
Print Name: IRISH DEAN DOWNEY

Robert E Downey
Print Name: ROBERT E DOWNEY

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of November 2007, by Robert Downey and Dean Downey. They are personally known to me or have produced _____ as identification.

Wendy W Price
Notary Public, State of Florida at large
Print: _____
My Commission Expires: _____



UNIT OWNER APPROVAL

I, Steve Proctor, as Managing Member of Pier Point 508 LLC, Owner of Unit 508 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

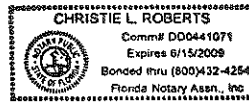
Pier Point 508 LLC
Steve Proctor
(print name of Owner)

By: [Signature]
Print Name: Steve Proctor
Title: Managing member

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 7th day of November, 2007, by Steve Proctor, as Managing member of Pier Point 508 LLC, on behalf of the LLC.
He/she is personally known to me or has produced as identification.

[Signature]
Notary Public, State of Florida at large
Print: Christie L. Roberts
My Commission Expires:



UNIT OWNER APPROVAL

We, PATRICK M. BELL and JUDITH A. BELL, as Owners of Unit 509 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

Patrick M. Bell
Print Name: PATRICK BELL

Judith A. Bell
Print Name: JUDITH BELL

STATE OF FLORIDA
COUNTY OF DUVAL

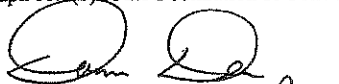
The foregoing instrument was acknowledged before me this 17th day of November, 2007, by Patrick M. Bell and Judith A. Bell. They are personally known to me or have produced _____ as identification.

Christie L. Roberts
Notary Public, State of Florida at large
Print: Christie L. Roberts
My Commission Expires:



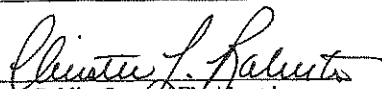
UNIT OWNER APPROVAL

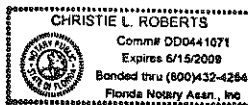
I, Damon Deas, as Owner of Unit 511 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(h) of the Declaration of Condominium of Pier Point Condominiums.


Print Name: Damon Deas

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 29th day of October, 2007, by Damon Deas. He/she is personally known to me or has produced _____ as identification.


Notary Public, State of Florida at large
Print: Christie L. Roberts
My Commission Expires: 06-15-2009



UNIT OWNER APPROVAL

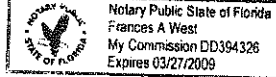
I, William G. Evans, as Owner of Unit 512DR of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

William G. Evans
William G. Evans

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of November, 2007, by William G. Evans. He is personally known to me or has produced _____ as identification.

Frances A. West
Notary Public, State of Florida at large
Print: FRANCES A. WEST
My Commission Expires:



UNIT OWNER APPROVAL

I, Mark A. Werner, as Managing Member of Pier Point 514 LLC, Owner of Unit 514 of Pier Point Condominiums, hereby consent to the foregoing amendment to paragraph 10.3(b) of the Declaration of Condominium of Pier Point Condominiums.

Pier Point 514 LLC
Mark A. Werner
(print name of Owner)

By: [Signature]
Print Name: Mark A. Werner
Title: Managing Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30 day of October, 2007, by Mark A. Werner, as Managing Member of Pier Point 514 LLC, on behalf of the _____.
He/she is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida at large
Print: Susan W. Scannella
My Commission Expires: _____



Prepared by and Return to:
Bert C. Simon
Gartner, Brock & Simon
1660 Prudential Drive, Ste 203
Jacksonville, FL 32207

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
OF PIER POINT CONDOMINIUMS**

The undersigned officers of Pier Point Condominiums Association of Jacksonville Beach, Inc., the association of Unit Owners of Pier Point Condominiums, according to the Declaration of Condominium thereof dated April 6, 2007 and recorded in Official Records Book 13908, Page 1982, as amended by that certain First Amendment to Declaration of Condominium of Pier Point Condominiums recorded at Official Records Book 13956, Page 229, and that Second Amendment to Declaration of Condominium of Pier Point Condominiums recorded at Official Records Book 13978, Page 2026, and that Third Amendment to Declaration of Condominium of Pier Point Condominiums recorded at Official Records Book 14294, Page 30, all of the Public Records of Duval County, Florida (the "Declaration of Condominium"), hereby certify that the following amendments to the Declaration of Condominium were approved by the written consent of not less than fifty percent (50%) of the Residential Unit Owners and not less than eighty percent (80%) of the Commercial Unit Owners of the Association at a duly called and conducted meeting of the Association on January 7, 2009. The undersigned further certify that the amendments were proposed and approved in accordance with the condominium documentation and applicable law.

1. Use Provisions. Subparagraph 10.3(d) of the Declaration is hereby amended to read in its entirety as follows:

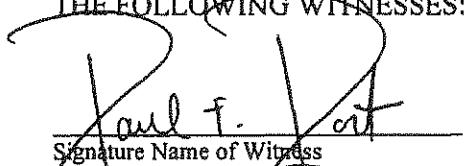
10.3 Commercial Units.

(d) Commercial Uses. The hours during which Commercial Units may be open to the public shall be limited to 6:00 AM to ~~9:00~~10:30PM daily.

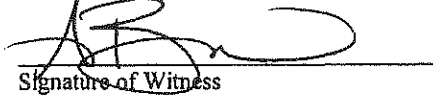
The foregoing is hereby adopted as the Fourth Amendment to the Declaration of Condominium. Except as amended by this Fourth Amendment, the Declaration of Condominium is not otherwise amended and remains in full force and effect.

IN WITNESS WHEREOF, Pier Point Condominiums Association of Jacksonville Beach, Inc. has caused this certificate to be executed in its name on _____, 2009.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:


Signature Name of Witness

PAUL F. PORT
Printed Name of Witness


Signature of Witness

ANDREW BOSTIC
Printed Name of Witness

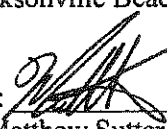
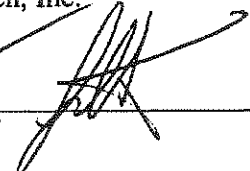
Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness

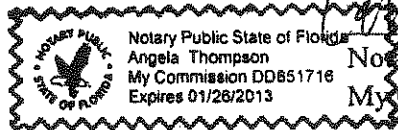
Pier Point Condominiums Association of
Jacksonville Beach, Inc.

By:  
Matthew Sutter
Its: President

By: _____
Steve Proctor
Its: Secretary

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 20th day of March, 2009, by Matthew Sutter, as President of Pier Point Condominiums Association of Jacksonville Beach, Inc. He is personally known to me or has produced _____ as identification.



Angela Thompson
Notary Public, State of Florida
My Commission expires: 1/26/2013

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this _____ day of _____, 2009, by Steve Proctor, as Secretary of Pier Point Condominiums Association of Jacksonville Beach, Inc. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
My Commission expires:

IN WITNESS WHEREOF, Pier Point Condominiums Association of Jacksonville Beach, Inc. has caused this certificate to be executed in its name on _____, 2009.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Pier Point Condominiums Association of
Jacksonville Beach, Inc.

Signature Name of Witness

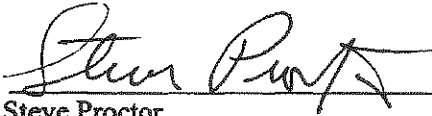
By: _____
Matthew Sutter
Its: President

Printed Name of Witness

Signature of Witness

Printed Name of Witness


Signature of Witness

By: 
Steve Proctor
Its: Secretary


Printed Name of Witness


Signature of Witness


Printed Name of Witness

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2009, by Matthew Sutter, as President of Pier Point Condominiums Association of Jacksonville Beach, Inc. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
My Commission expires:

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 20th day of March, 2009, by Steve Proctor, as Secretary of Pier Point Condominiums Association of Jacksonville Beach, Inc. He is personally known to me or has produced _____ as identification.

Christie L. Roberts
Notary Public, State of Florida
My Commission expires:



Prepared by and return to:
Bert C. Simon, Esquire
Gartner, Brock and Simon
1660 Prudential Drive, Suite 203
Jacksonville, Florida 32207

**FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
PIER POINT CONDOMINIUMS**

THIS FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF PIER POINT CONDOMINIUMS (the "Fourth Amendment") is made this 21st day of December, 2007 by PIER POINT LLC, a Florida limited liability company, whose address is One Independent Square, Suite 114, Jacksonville, Florida 32202 ("Declarant").

Preliminary Statement

By Declaration of Condominium of Pier Point Condominiums dated April 6, 2007 and recorded in Official Records Book 13908, Page 1982, as amended by that certain First Amendment to Declaration of Condominium of Pier Point Condominiums recorded at Official Records Book 13956, Page 229, that Second Amendment to Declaration of Condominium of Pier Point Condominiums recorded at Official Records Book 13978, Page 2026, and that Third Amendment to Declaration of Condominium of Pier Point Condominiums recorded at Official Records Book 14294, Page 30, all of the Public Records of Duval County, Florida (the "Declaration"), Declarant has submitted certain lands to the condominium form of ownership as Pier Point Condominiums (the "Condominium"). Under paragraph 13 of the Declaration the Declarant reserved the right to make amendments to the Declaration to correct errors or inconsistencies in the Declaration or to make any other amendments which do not violate any provisions of the Declaration or Chapter 718, Florida Statutes.

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

1. Declaration of Condominium. Paragraph 6.1 of the Declaration of Condominium is hereby amended as follows:

6.1 Share of Common Expenses. Each Unit Owner shall be liable for a proportionate share of the General Common Expenses and Limited Common Expenses and shall share in the Common Surplus, as set forth in paragraph 4 hereof, but the same shall not vest or create in any Unit Owner the right to withdraw or receive distribution of his share of the Common Surplus. It shall be the personal obligation of each Unit Owner to pay the Association all assessments levied against his or her Unit during the Unit Owner's period of ownership. Additionally, a Unit Owner is joint and severally liable with the previous owner for all unpaid assessments that came due up to the time of transfer of title from the previous owner. This liability is without prejudice to any right the Unit Owner may have to recover

(11)

from the previous owner the amounts paid by the Unit Owner.

2. Graphic Description. Those pages of the graphic description which are attached hereto as **Exhibit "B"** hereby replace the corresponding pages of the graphic description which is attached as *Exhibit "B"* to the original recorded Declaration.

3. Surveyor's Certificate. In accordance with *Section 718.504, Florida Statutes*, Declarant amends the Declaration to include a surveyor's certificate (the "Surveyor's Certificate") attached hereto as **Exhibit "C"** for the purpose of evidencing substantial completion of the unit described in the Surveyor's Certificate.

4. By Laws. Those pages of the By Laws which are attached hereto as **Exhibit "F"** hereby replace the corresponding pages of the By Laws which are attached as *Exhibit "F"* to the original recorded Declaration. The attached pages correctly identify the name of the Pier Point Condominiums of Jacksonville Beach Association, Inc. (the "Association") as well as specify the date the By Laws were adopted by the Association.

5. Limitation. Except as provided herein, all other portions of the Declaration are not otherwise amended and remain in full force and effect.

[the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Declarant has executed this Fourth Amendment to Declaration of Condominium of Pier Point Condominiums, as of the date set forth above.

WITNESSES:

DECLARANT:

PIER POINT LLC,
a Florida limited liability company

By: Pier Capital, LLC,
a Florida limited liability company,
Its Manager


By: [Signature]
William G. Evans, Manager

[Signature]
Signature of Witness
THOMAS F. RALABATE
Printed Name of Witness

[Signature]
Signature of Witness
NATALIE HUNT
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of December, 2007, by William G. Evans as Manager of Pier Capital, LLC, a Florida limited liability company, the Manager of Pier Point LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

 Thomas F. Ralabate
MY COMMISSION # DD306926 EXPIRES
April 5, 2008
BONDED THRU TROY FAIN INSURANCE, INC

[Signature]
Notary Public, State of Florida at Large

Print Name: _____
Commission No: _____
My Commission expires: _____

[NOTARIAL SEAL]

LIST OF EXHIBITS

Exhibit "A"	Intentionally Omitted
Exhibit "B"	Graphic Description
Exhibit "C"	Surveyor's Certificate
Exhibit "D"	Intentionally Omitted
Exhibit "E"	Intentionally Omitted
Exhibit "F"	By Laws of Association

PROPOSED PLOT PLAN FOR PIER POINT CONDOMINIUM

NOTES:

LOTS 1 THROUGH 12, BLOCK 53, PIER POINT BEACH DEVELOPMENT COMPANY'S PLAT OF THE NORTHERN PORTION OF PIER BEACH AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVALL COUNTY, FLORIDA.

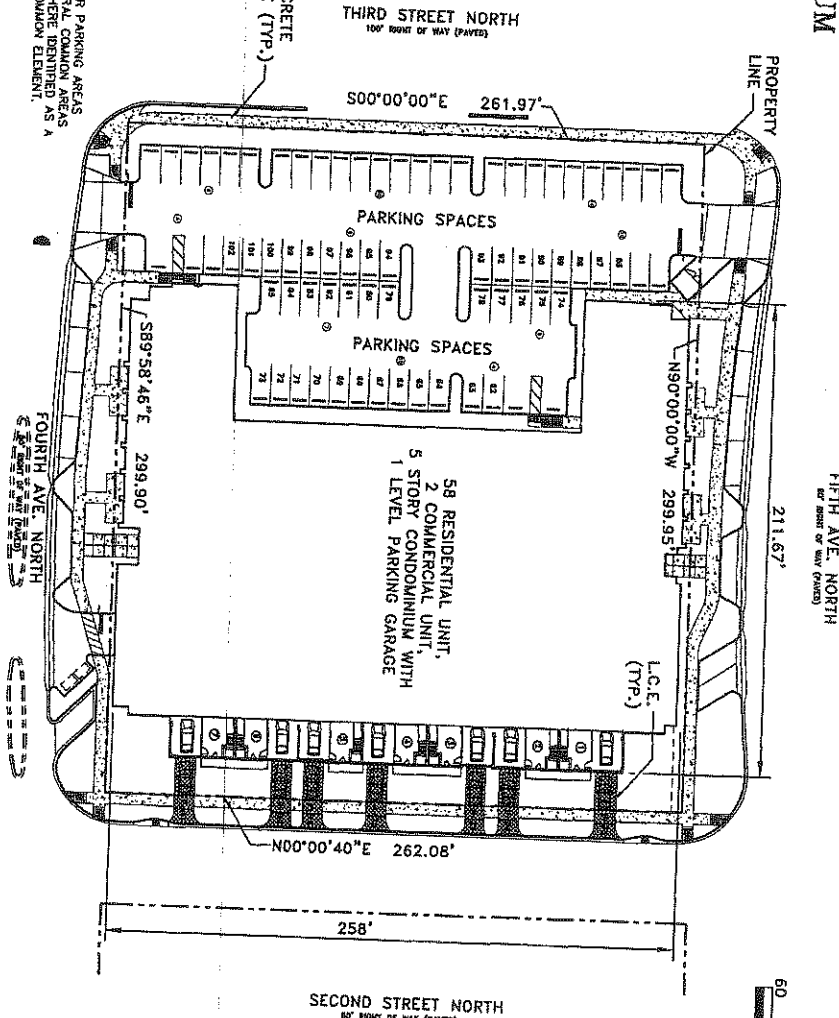
THIS IS A BOUNDARY, LOCATION AND BUILDING RESTRICTION LINE AS PER PLAT. ANGLES AS PER FIELD SURVEY. NORTH PROTRACTED FROM PLAT.

BENCHMARK USED: FOUND BRASS DISK, U.S.C. & G.S. NO. 3183 AT THE EAST END OF CONCRETE BASE OF JACKSONVILLE BEACH POST OFFICE SIGN AT THE SOUTHWEST CORNER OF 3RD STREET NORTH AND 1/2ND STREET NORTH. ELEVATION=11.28 N.G.V.O. (1929).

UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY. ONLY ABOVE GROUND UTILITIES SHOWN. THIS SURVEY WAS DESIGNED BY UTILITIES PROVIDED BY CITY OF JACKSONVILLE BEACH.

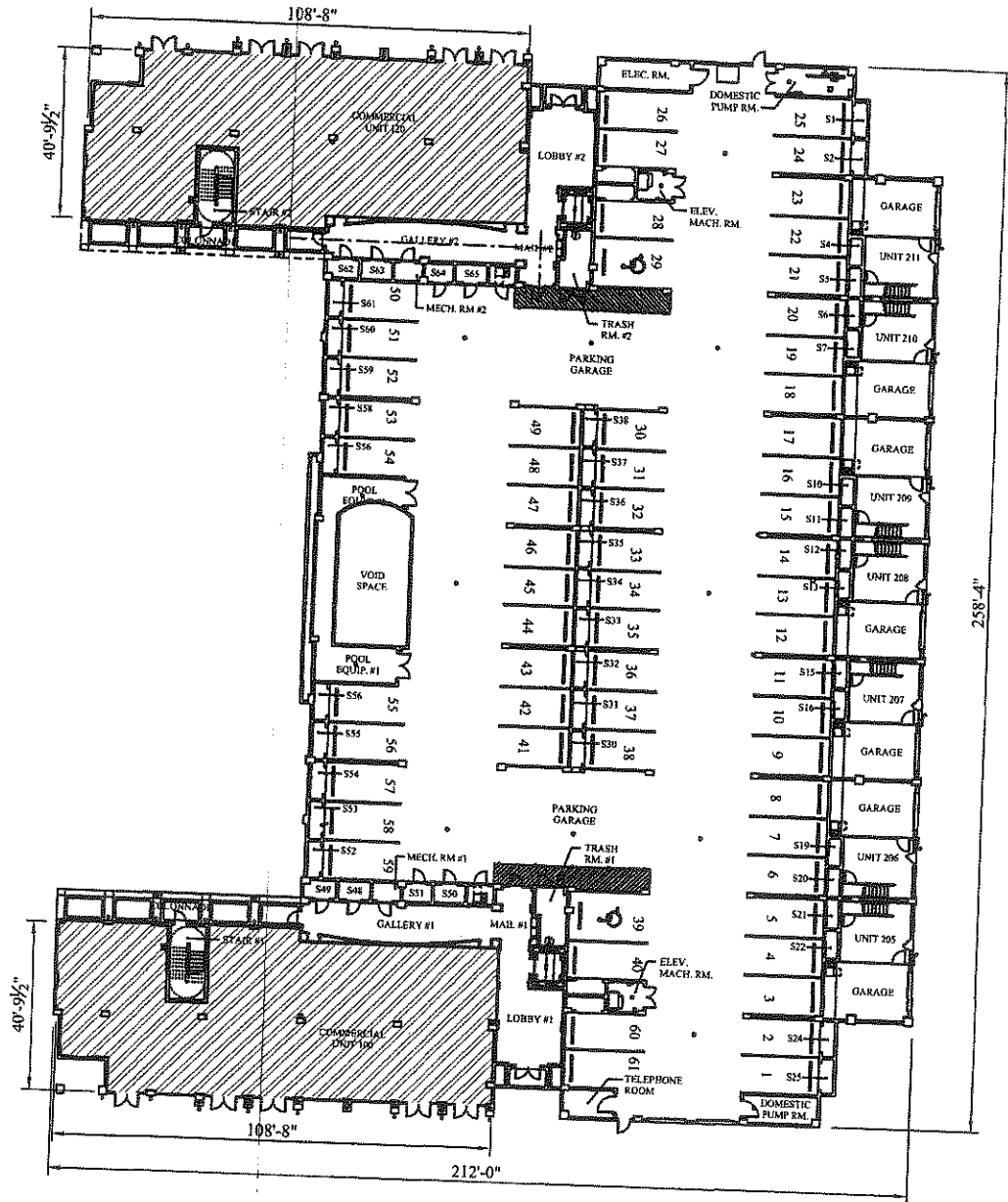
THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA OUTSIDE 500-YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE NUMBER "COMMUNITY-PANEL" REVISED APRIL 17, 1980 FOR JACKSONVILLE BEACH, FLORIDA.

* NOTE:
OUTDOOR PARKING AREAS ARE GENERAL COMMON AREAS EXCEPT WHERE IDENTIFIED AS A LIMITED COMMON ELEMENT.



	LEGEND
	LIMITED COMMON ELEMENT


PROJECT Pier Point Condominiums	COMM. NO. 04078	DATE: 03 JULY 07	SKETCH NO.
PURPOSE OF SKETCH Condominium Documents	ISSUED FOR:	SHEET REFERENCE:	
PREPARED BY 	RINK DESIGN PARTNERSHIP, INC. (formerly Rink Reynolds Diamond Fisher Wilson P.A.) architecture landscape architecture interior design A A - C001350 L A 26000185 I B - C000356		




PARKING SPACES & STORAGE SPACES

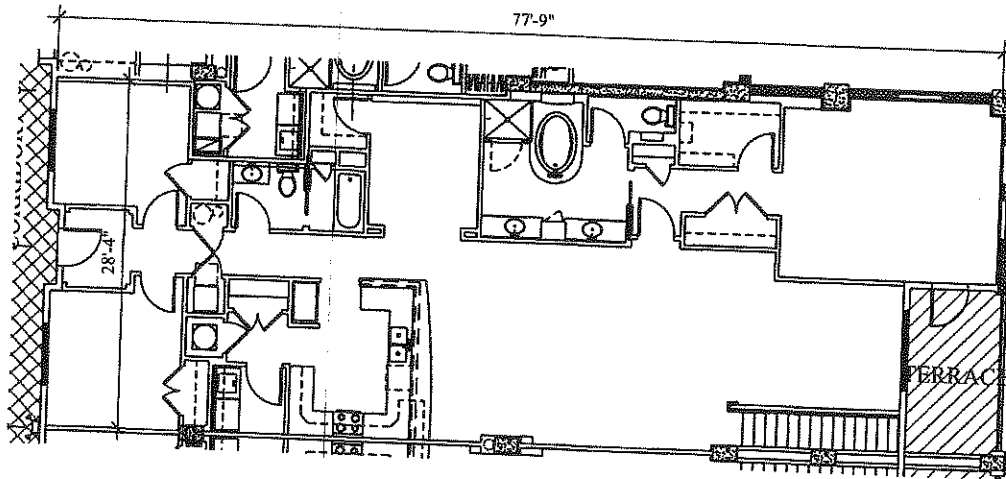
Parking spaces are classified as Residential "Common" Elements until such time as they are assigned to a specific Residential Unit. Each space, upon being assigned to a specific unit, changes to Residential "Limited Common" Element.

Parking lanes are considered Residential Limited Common Elements appurtenant to all Residential Units.

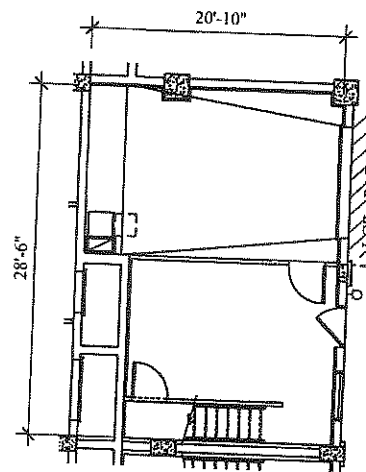
 Denotes Commercial Unit



PROJECT Pier Point Condominiums		COMM. NO. 04078	DATE 03 JAN 2008	SKETCH NO.
PURPOSE OF SKETCH Condominium Documents		ISSUED FOR:	SHEET REFERENCE	
PREPARED BY 		RINK DESIGN PARTNERSHIP, INC. (formerly Rink Reynolds Diamond Fisher Wilson P.A.) landscape architecture A A - C001350 LA 26000185 1 B - C000356		



SECOND FLOOR PLAN





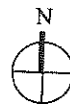
FIRST FLOOR PLAN

UNIT LOCATION

Unit Number:	211
Floor Number:	1/2

COMMON ELEMENTS

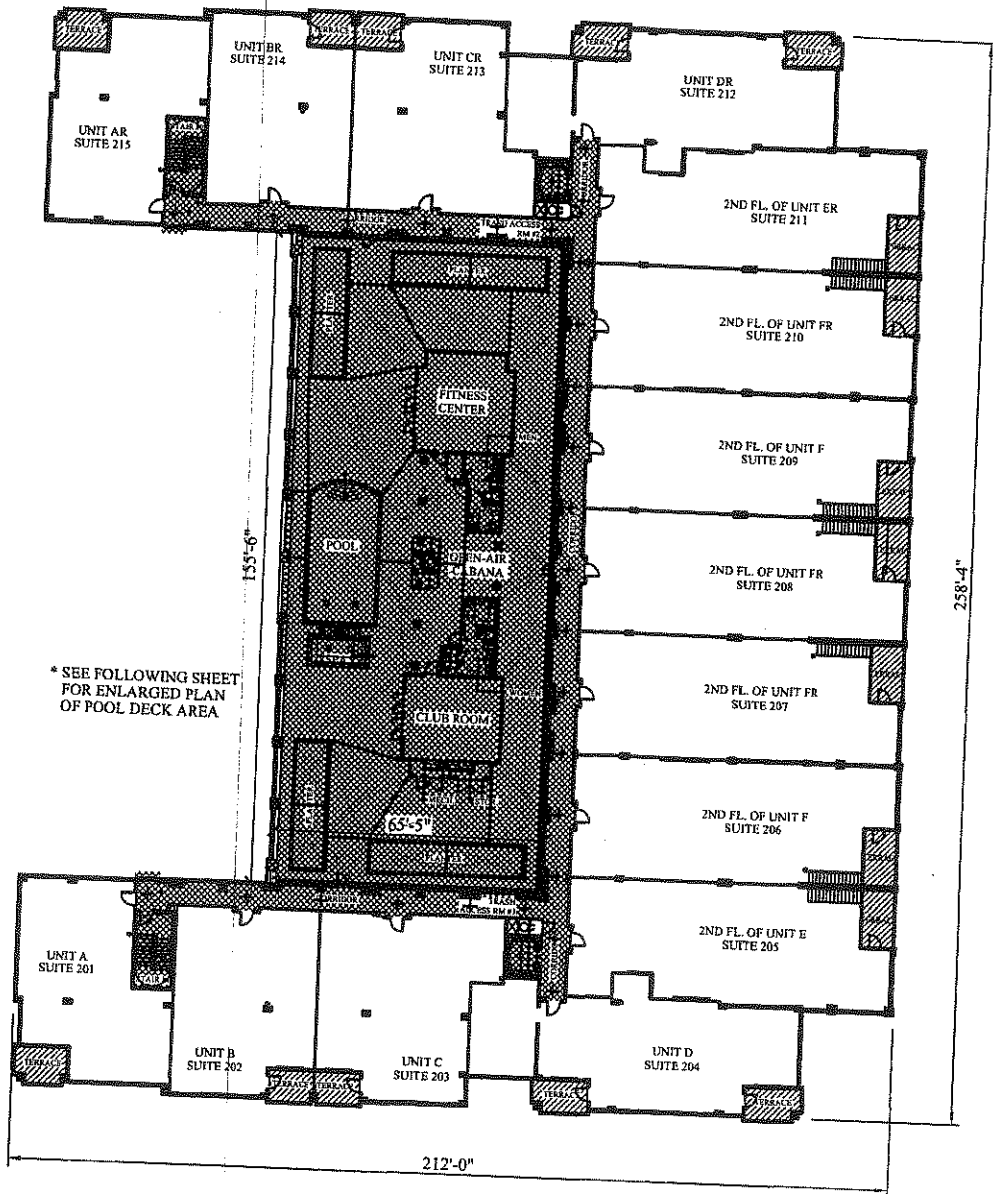
-  Denotes Residential Limited Common Element
-  Denotes Unit Limited Common Element



FLOOR PLAN - UNIT ER

3/32" = 1'-0"

PROJECT	Pier Point Condominiums		
PURPOSE OF SKETCH	COMM. NO.	DATE	SKETCH NO.
Condominium Documents	04078	29 MAY 07	
	ISSUED FOR:	SHEET REFERENCE:	
PREPARED BY	RINK DESIGN PARTNERSHIP, INC. <small>(formerly Rink Reynolds Diamond Fisher Wilson P.A.)</small>		
	AA - C001350	LA 26000185	1B - C000356



* SEE FOLLOWING SHEET FOR ENLARGED PLAN OF POOL DECK AREA

- COMMON ELEMENTS**
- Denotes Residential Limited Common Element
 - Denotes Unit Limited Common Element


N
FLOOR PLAN - LVL 2
 1/32" = 1'-0"

PROJECT Pier Point Condominiums	COMM. NO. 04078	DATE 03 JAN 2008	SKETCH NO.
PURPOSE OF SKETCH Condominium Documents	ISSUED FOR: SHEET REFERENCE:		
PREPARED BY 			
RINK DESIGN PARTNERSHIP, INC. (formerly Rink Reynolds Diamond Fisher Wilson P.A.) landscape architecture A A - C001350 LA 26000185 IB - C000356			

SURVEYOR'S CERTIFICATE

PIER POINT CONDOMINIUMS

I, Donn W. Boatwright, a land surveyor authorized to practice in the State of Florida, hereby certify with respect to Unit 205 of Pier Point Condominiums, according to the Declaration of Condominium thereof recorded in the Public Records of Duval County, Florida, that the construction of all planned improvements, including landscaping, utility services and access to the Unit, and Common Element facilities servicing such Unit are substantially complete, so that the material contained in the survey and graphic description of the improvements together with the provisions of the Declaration of Condominium describing condominium property, is 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 the unit can be determined from these materials.


Donn W. Boatwright, P.S.M.

Florida Lic. Surveyor and Mapper No. LS 3295

(SEAL)

EXHIBIT "C"

**BY LAWS OF
PIER POINT CONDOMINIUMS ASSOCIATION OF JACKSONVILLE BEACH, INC.
A FLORIDA CORPORATION NOT FOR PROFIT**

1. Identity. These are the By Laws of Pier Point Condominiums Association of Jacksonville Beach, Inc., (the "Association") a not for profit Florida corporation, established in accordance with Chapter 718, Florida Statutes, (the "Condominium Act") for the purpose of administering the Pier Point Condominiums located at 525 N. Third Street, Jacksonville, Florida 32250 and created pursuant to the provisions of the Condominium Act and the Declaration of Condominium of Pier Point Condominiums (the "Declaration") when recorded or thereafter amended in the Public Records of Duval County, Florida (the "County"). Words defined in the Declaration have the same meaning when used herein.

1.1 Office. The office of the Association shall be at the site of the Condominium or such other place as may be designated by the Board of Directors.

1.2 Fiscal Year. The fiscal year of the Association shall begin on January 1 and end on December 31 of each year.

1.3 Seal. The seal of the corporation shall bear the name of the corporation, the word "Florida", the words "Corporation not for profit" and the year of incorporation.

2. Members.


2.1 Qualification. The members of the Association shall consist of all of the record owners of Units.

2.2 Change of Membership. Change of membership in the Association shall be established by recording in the Official Public Records of the County, a deed or other instrument establishing a record title to a Unit in the Condominium and the delivery to the Association of a copy of such instrument, the owner designated by such instrument thereby becoming a member of the Association. The membership of the prior owner shall be thereby terminated.

2.3 Voting Rights. There shall be one (1) vote for each Residential Unit and four (4) votes for each Commercial Unit. The manner of exercising that vote shall be determined by these By Laws. The Owner of more than one (1) Residential Unit shall be entitled to one (1) vote for each Unit owned. The term "majority" as used in these By Laws and other Condominium documents in reference to voting by Unit Owners and the Board of Directors, means more than fifty percent (50%).

2.4 Designation of Voting Representative. If a Unit is owned by one person, his right to vote shall be established by the record title to his Unit. If a Unit is owned by more than one person, the person entitled to cast the vote for the Unit shall be designated by a certificate signed by all of the record owners of the Unit and filed with the Secretary of the Association. If a Unit is owned by a corporation, the person entitled to cast the vote for the Unit shall be designated by a certificate of appointment signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the corporation and filed with the Secretary of the

The foregoing were adopted as the By Laws of Pier Point Condominiums Association of Jacksonville Beach, Inc., a non-profit corporation under the laws of the State of Florida, at the first meeting of the Board of Directors on March 28, 2007.



Terry Parker



Steve Proctor



Susan Brooks