

Prepared by and return to:
Gary B. Davenport, Esq.
Gary B. Davenport, PA
211 S. 4th St.
Flagler Beach, FL 32136
(386) 439-6892

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
ESTABLISHING BELLA HARBOR CONDOMINIUM**

Know All Persons by these presents that BELLA HARBOR, LLC, a Florida limited liability company, the Developer described in that certain Declaration of Condominium Establishing BELLA HARBOR CONDOMINIUM, recorded among the public records of Flagler County, Florida, in Official Records Book 1377, Page 1962, on January 6, 2006, and First Amendment to Declaration of Condominium Establishing BELLA HARBOR CONDOMINIUM, recorded among the public records of Flagler County, Florida, in Official Records Book 1476, Page 47, on August 24, 2006, and the owner and holder of all of the property described in Section 1 of said Declaration of Condominium Establishing Bella Harbor Condominium on the date of recording of said Declaration of Condominium and the present owner and holder of all the units described therein and as shown on Exhibit A attached hereto and made a part hereof which units are all within or collectively designated as shown on said Exhibit to Amendment, declares that:

1. The construction of 200 Bella Harbor Ct., Palm Coast, FL 32137, Units 2-1A, 2-1B, 2-1C, 2-1D, 2-1E, 2-1F, 2-2A, 2-2B, 2-2C, 2-2D, 2-2E, 2-2F, 2-3C, 2-3D and 100 Bella Harbor Ct., Palm Coast, FL 32137, Units 1-1A, 1-1B, 1-1C, 1-1D, 1-1E, 1-1F, 1-2A, 1-2B, 1-2C, 1-2D, 1-2E, 1-2F, 1-3C, 1-3D

are complete subsequent to the recording of the original Declaration of Condominium;
and

2. The Declaration of Condominium is amended by the addition thereto of the surveyor's certificate contained in Exhibit A, Sheet 1 through 15 and Exhibit B, Sheet 1 through 15 and Exhibit C, Sheet 1 of 1, to this Amendment, all in accordance with the provisions of said Declaration; and

IN WITNESS WHEREOF, BELLA HARBOR, LLC, a Florida limited liability company has caused this Amendment to the Declaration of Condominium Establishing

Bella Harbor Condominium to be executed by its duly authorized officer and seal to be affixed this 18th day of October, 2006.

Witnesses:

[Signature]
Witness name:

[Signature]
Witness name:

DECLARANT:

Bella Harbor, LLC, a Florida limited liability company

By: [Signature]
Ronald B. Vergnolle, Manager

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

The foregoing instrument was acknowledged before me this 18th day of October, 2006, by RONALD B. VERGNOLLE, Manager of Bella Harbor, LLC, who is personally known to me.

[Signature]
NOTARY PUBLIC
My Commission Expires
October 3, 2014

My Commission Expires:

JOINDER BY ASSOCIATION

Bella Harbor Condominium Association, Inc. a Florida corporation not for profit, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this Amendment to Declaration and Exhibits attached hereto.

IN WITNESS WHEREOF, Bella Harbor Condominium Association, Inc. has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed this 18th day of October, 2006.

Signed, sealed and delivered

[Signature]
Witness name:

[Signature]
Witness name:

BELLA HARBOR CONDOMINIUM ASSOCIATION, INC., a Florida corporation, not for profit

By: [Signature]
Ronald B. Vergnolle, Manager

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

The foregoing Joinder was acknowledged before me this 18th day of **October**, 2006, by Ronald B. Vergnolle, President of Bella Harbor Condominium Association, Inc., who is personally known to me.

R. Schuchengart
Notary Public, State of SC

My commission expires _____
My Commission Expires **October 8, 2014**

JOINDER BY MORTGAGEE

Park Avenue Bank, a state banking association, as the holder of a Mortgage dated December 15, 2004, recorded in O.R. Book 1182, Page 326, of the Public Records of Flagler County, Florida, and Mortgage Modification Agreement and Notice of Future Advance, dated June 28, 2006, recorded July 7, 2006, in O.R. Book 1456, Page 982, Public Records of Flagler County, Florida, encumbering the lands described in the foregoing Declaration of Bella Harbor Condominium (the "Declaration"), joins in the filing of the Amendment to the Declaration as Mortgagee for the limited and sole purpose of consenting to execution and recording of the Amendment to the Declaration.

Signed, sealed and delivered In the presence of: _____
The Park Avenue Bank, a state banking association

Witness name: _____
By: J. Clay Gibson, Sr. Vice President

Witness name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing Joinder was acknowledged before me this ____ day of August, 2006, by J. Clay Gibson, Sr. Vice President of The Park Avenue Bank, a state banking association. He is personally known to me or has produced _____ as identification.

Printed Name:
Notary Public - State of Florida
My Commission Expires:
My Commission Number:

STATE OF SOUTH CAROLINA
COUNTY OF

The foregoing Joinder was acknowledged before me this ____ day of October, 2006, by Ronald B. Vergnolle, President of Bella Harbor Condominium Association, Inc., who is personally known to me.

Notary Public, State of _____

My commission expires

JOINDER BY MORTGAGEE

Park Avenue Bank, a state banking association, as the holder of a Mortgage dated December 15, 2004, recorded in O.R. Book 1182, Page 326, of the Public Records of Flagler County, Florida, and Mortgage Modification Agreement and Notice of Future Advance, dated June 28, 2006, recorded July 7, 2006, in O.R. Book 1456, Page 982, Public Records of Flagler County, Florida, encumbering the lands described in the foregoing Declaration of Bella Harbor Condominium (the "Declaration"), joins in the filing of the Amendment to the Declaration as Mortgagee for the limited and sole purpose of consenting to execution and recording of the Amendment to the Declaration.

Signed, sealed and delivered
In the presence of:

The Park Avenue Bank, a state banking
association

Mary E Breedon
Witness name: Mary E Breedon

By: J. Clay Gibson
J. Clay Gibson, Sr. Vice President

Dana Breedon
Witness name: Dana Breedon

STATE OF FLORIDA
COUNTY OF Duval

The foregoing Joinder was acknowledged before me this 20th day of October, 2006, by J. Clay Gibson, Sr. Vice President of The Park Avenue Bank, a state banking association. He is personally known to me ~~or has produced~~ _____ as ~~identification.~~



Mary E Breedon
Printed Name:
Notary Public - State of Florida
My Commission Expires:
My Commission Number:

Exhibit "A"
SURVEYOR'S CERTIFICATE
FOR
BELLA HARBOR
A CONDOMINIUM

STATE OF FLORIDA
COUNTY OF FLAGLER

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared Robert DeGaetano, P.L.S., by me well known and known to me to be the person hereinafter described, who after being by me first duly sworn, deposes and says on oath as follows:

1. I am a professional land surveyor licensed and authorized to practice in the State of Florida.
2. I hereby certify pursuant to Section 718.104(4)(e), F.S., as amended, that the construction of the improvements shown on the attached exhibits is substantially complete; so that such material together with provisions of the Declaration of Condominium of Bella Harbor, a Condominium, describing the condominium property is an accurate representation of the locations and dimensions of the improvements and that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials and that all planned improvements, including but not limited to, landscaping, utility services and access to the unit and common elements facilities serving the building in which the units to be conveyed are located have been substantially completed.
3. This certificate is not valid without pages 2 thru 15 attached and made a part hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 23rd day of October, 2006.

Robert DeGaetano
 Robert DeGaetano
 Professional Land Surveyor
 No. 6183, State of Florida

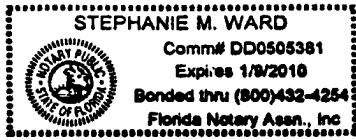
SWORN TO AND SUBSCRIBED before me this 23rd day of October, 2006, by Robert DeGaetano, who is personally known to me or who has produced Florida driver's license number _____ as identification.

Stephanie M. Ward

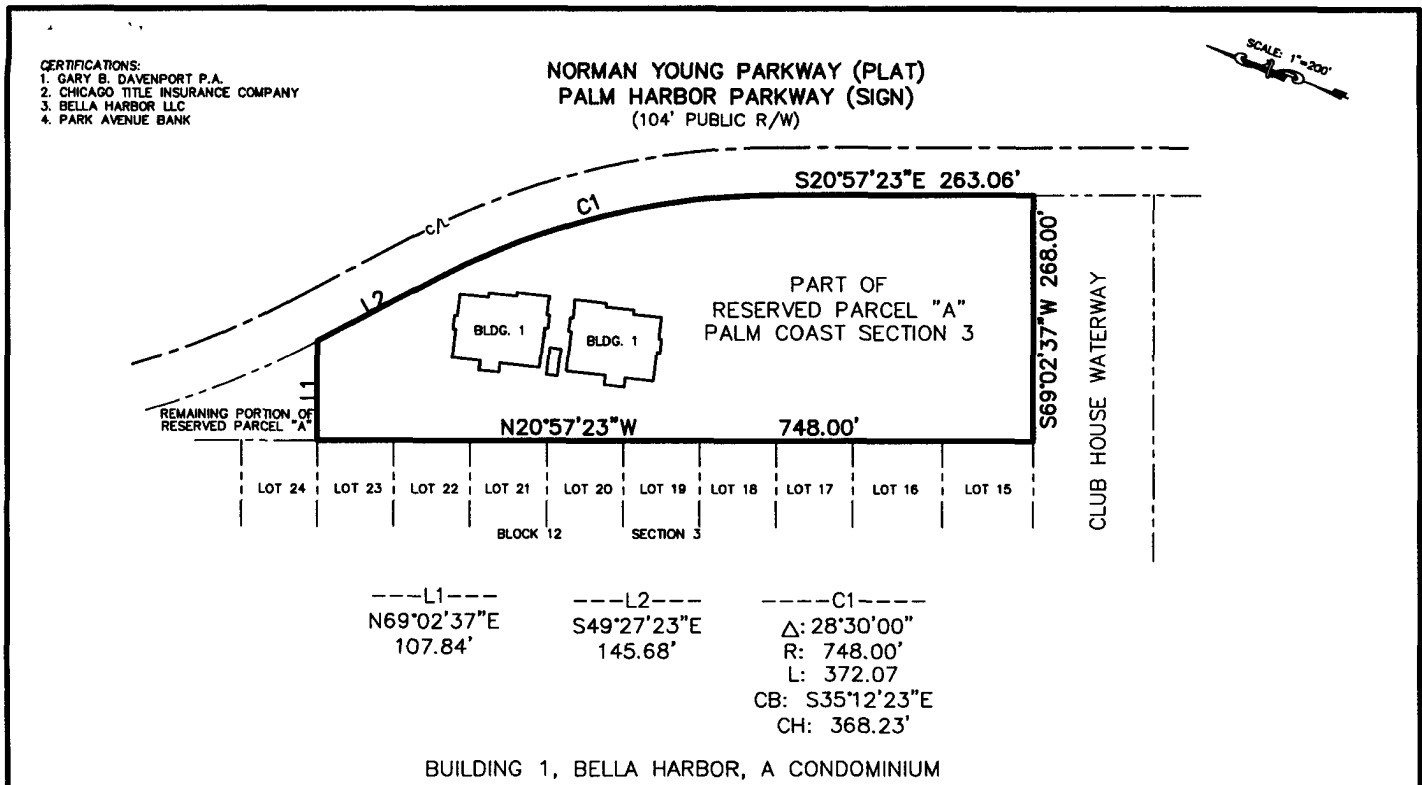
 Signature of Notary

Stephanie M. Ward

 Name of notary Typed/Printed/Stamped



BELLA HARBOR



---L1---
N69°02'37"E
107.84'

---L2---
S49°27'23"E
145.68'

---C1---
Δ: 28°30'00"
R: 748.00'
L: 372.07'
CB: S35°12'23"E
CH: 368.23'

BUILDING 1, BELLA HARBOR, A CONDOMINIUM

SURVEYOR'S NOTES:

- Underground utilities and improvements not located.
- Bearings refer to plat datum and to the easterly line of Block 12, Country Club Cove – Section 3, Palm Coast, as being N20°57'23"W.
- Flood Zone "X", Map No. 12035C0129D, Effective Date: JULY 17, 2006. This location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with said agency.
- Descriptions and easements shown provided by client.
- No search for encumbering instruments was made by surveyor.
- Error of closure meets or exceeds 1:7500 feet.
- All locations and dimensions to property lines refer to deed datum based on found monumentation on the Easterly line of said parcel. No boundary survey has been performed by this surveyor. For a complete boundary survey refer to survey performed by East Coast Land Surveying.

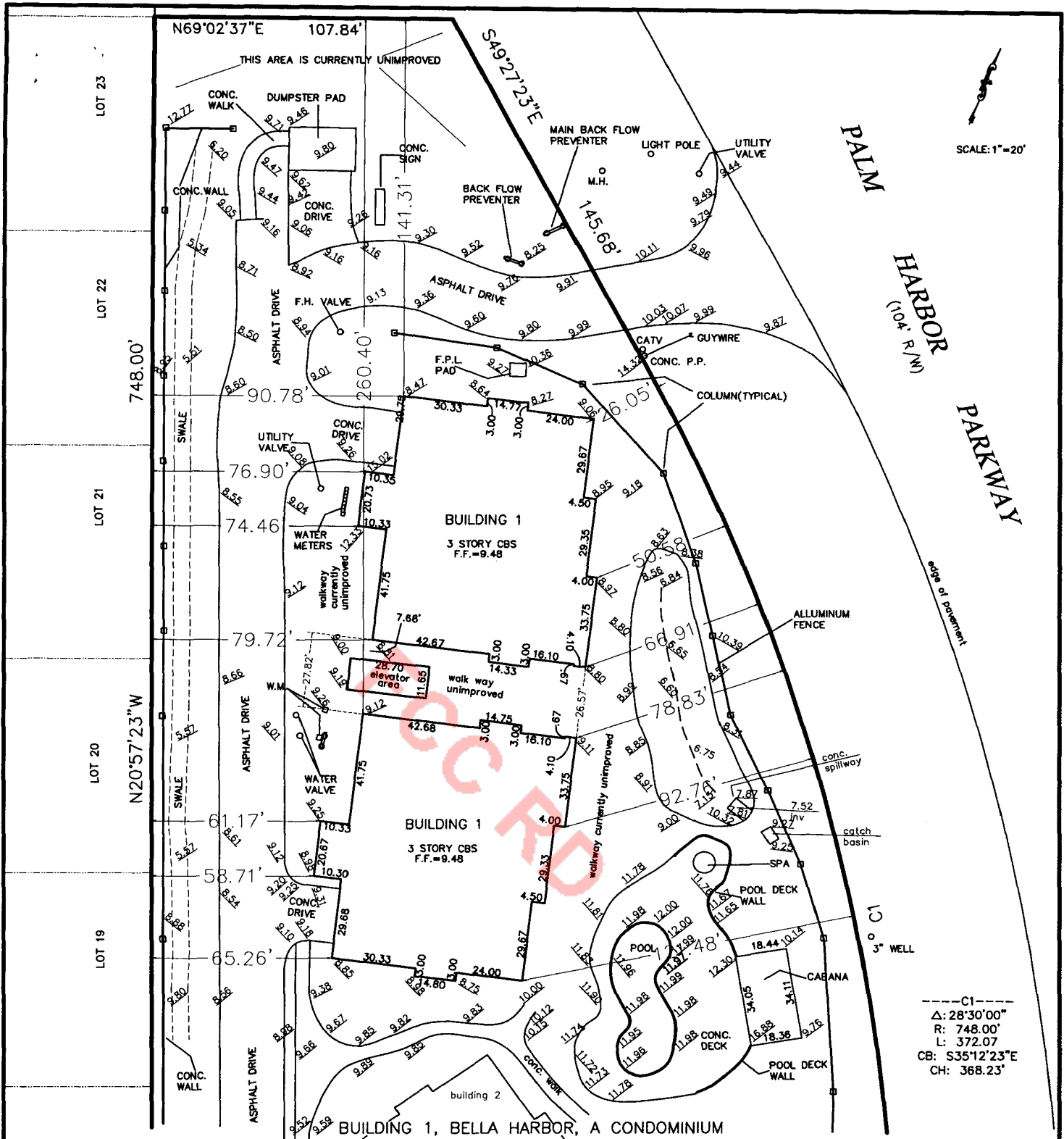
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING NORTH OF CLUB HOUSE WATERWAY, BEING A PORTION OF RESERVED PARCEL "A" ACCORDING TO THE SUBDIVISION MAP OF COUNTRY CLUB COVE SECTION 3, PALM COAST, RECORDED IN MAP BOOK 6, PAGE 4 THROUGH 8 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF LOT 15, BLOCK 12, OF SAID SECTION 3, THENCE N20°57'23"W ALONG THE EAST LINE OF BLOCK 12 A DISTANCE OF 748.00 FEET; THENCE N69°02'37"E A DISTANCE OF 107.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PALM HARBOR PARKWAY (104' R/W), THENCE S49°27'23"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 145.68 FEET TO A POINT OF CURVATURE; THENCE 372.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A CENTRAL ANGLE OF 28°30'00", A RADIUS OF 748.00 FEET, A CHORD BEARING OF S35°12'23"E, AND A CHORD DISTANCE OF 368.25 FEET TO A POINT OF TANGENCY, THENCE S20°57'23"E, A DISTANCE OF 263.06 FEET, THENCE DEPARTING PALM HARBOR PARKWAY, S69°02'37"W ALONG THE NORTHERLY LINE OF CLUB HOUSE WATERWAY A DISTANCE OF 268.00 FEET TO THE POINT OF BEGINNING.


LEGEND:

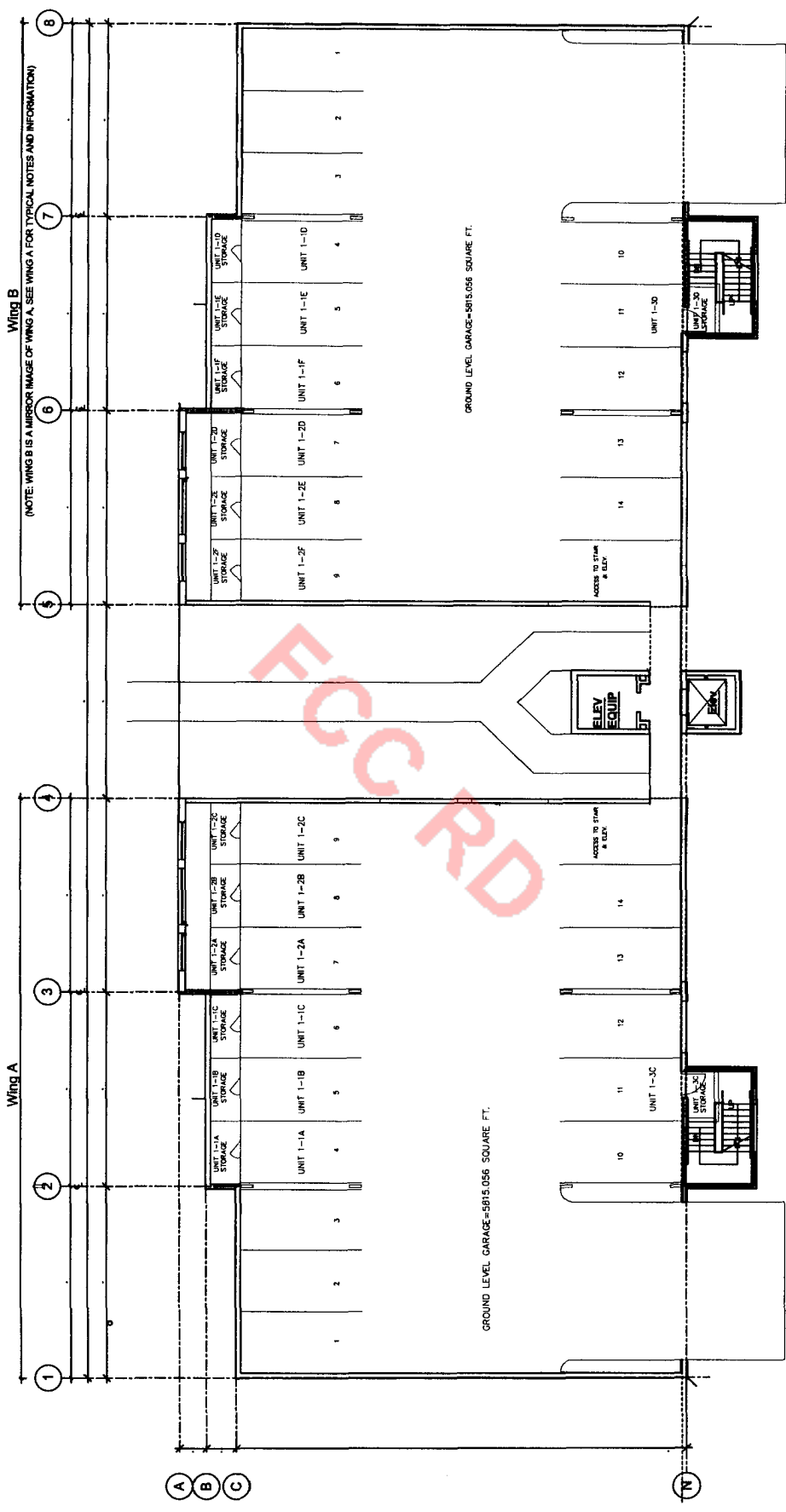
N/D Nail and Disk	L.S. Licensed Surveyor	C.B.S. Concrete Block & Stucco	N.R. Non-Radial To Curve	P.C.P. Permanent Control Point
C.M. Concrete Monument	L.B. Licensed Business	T.B.M. Temporary Bench Mark	R. Radius	N.G.V.D. National Geodetic Vertical Datum
IR&C Iron Rod & Cap	□ Conc. Monument Set	O/E Overhead Electric	L. Length	N.A.V.D. North America Vertical Datum
○ IR&C Set LB#6422	⊙ Found N/D LS#2238	s.f. Square Feet	CH. Chord	E/P Edge of Pavement
● Iron Rod (I.R.) Found	○ N/D Set LB#6422	P/P Power Pole	F.F. Finish Floor	P. Plot Bearing & Distance
■ Conc. Monument Found	○ C/L Center Line	F/H Fire Hydrant	M. Measured Bearing & Distance	O.R. Official Records Book & Page
P.C. Point of Curvature	R/W Right of Way	W/M Water Meter	O.R. Official Records Book & Page	P.E.P. Positive Effluent Pump. System
	M/H Manhole	Δ Delta	C/S Concrete Slab	

TYPE OF SURVEY: AS-BUILT	SEE SHEET 3 FOR AS-BUILT SURVEY	SURVEY IS NOT FULL AND COMPLETE UNLESS ACCOMPANIED BY SHEET 3 OF 15.	S H E E T 2 O F 15
SURVEY FOR: BELLA HARBOR LLC 100 EXECUTIVE WAY STE.#206 PONTE VEDRA BEACH, FL 32082		STEPHENSON SURVEYING, INC. (LB#6422) 4721 E. MOODY BLVD. • P.O. Box 1836 • Bunnell, FL 32110 Bunnell 386/437-2363 • Daytona Beach 386/252-4725 • Fax 386/437-0030	
TYPE SURVEY: FIELD DATE OFFICE DATE JOB NO. BY As-Built 10/12/06 10/17/06 06-6180 CDJ		I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.	
Revisions		<i>Robert DeGaetano</i> 10-23-06 DAN A. WILCOX, No. 2238 DAVID T. WILCOX, No. 5871 ROBERT DeGAETANO, No. 6183 DAN A. WILCOX JR., No. 5749	
File Name: FLAGLER/BELLA HARBOR/AS-BUILT_BLDG 1/SHEET 2		Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.	



---C1---
 Δ: 28°30'00"
 R: 748.00'
 L: 372.07
 CB: S35°12'23"E
 CH: 368.23'

TYPE OF SURVEY: AS-BUILT		SEE SHEET 1 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES, BOUNDARY DRAWING, SIGNATURE AND ORIGINAL RAISED SEAL		SURVEY IS NOT FULL AND COMPLETE UNLESS ACCOMPANIED BY SHEET 2 OF 15.		SHEET 3 OF 15	
SURVEY FOR:				STEPHENSON SURVEYING, INC. (LB#6422)			
BELLA HARBOR LLC 100 EXECUTIVE WAY STE.#206 PONTE VEDRA BEACH, FL 32082				4721 E. MOODY BLVD. • P.O. Box 1836 • Bunnell, FL 32110 Bunnell 386/437-2363 • Daytona Beach 386/252-4725 • Fax 386/437-0030			
I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.				 10-23-06			
TYPE SURVEY:		FIELD DATE:		OFFICE DATE:		JOB NO.:	
As-Built		10/12/06		10/17/06		06-6180	
Revisions							
DAN A. WILCOX, No. 2238 DAVID T. WILCOX, No. 5871 ROBERT DeGAETANO, No. 6183 DAN A. WILCOX JR., No. 5749				Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.			

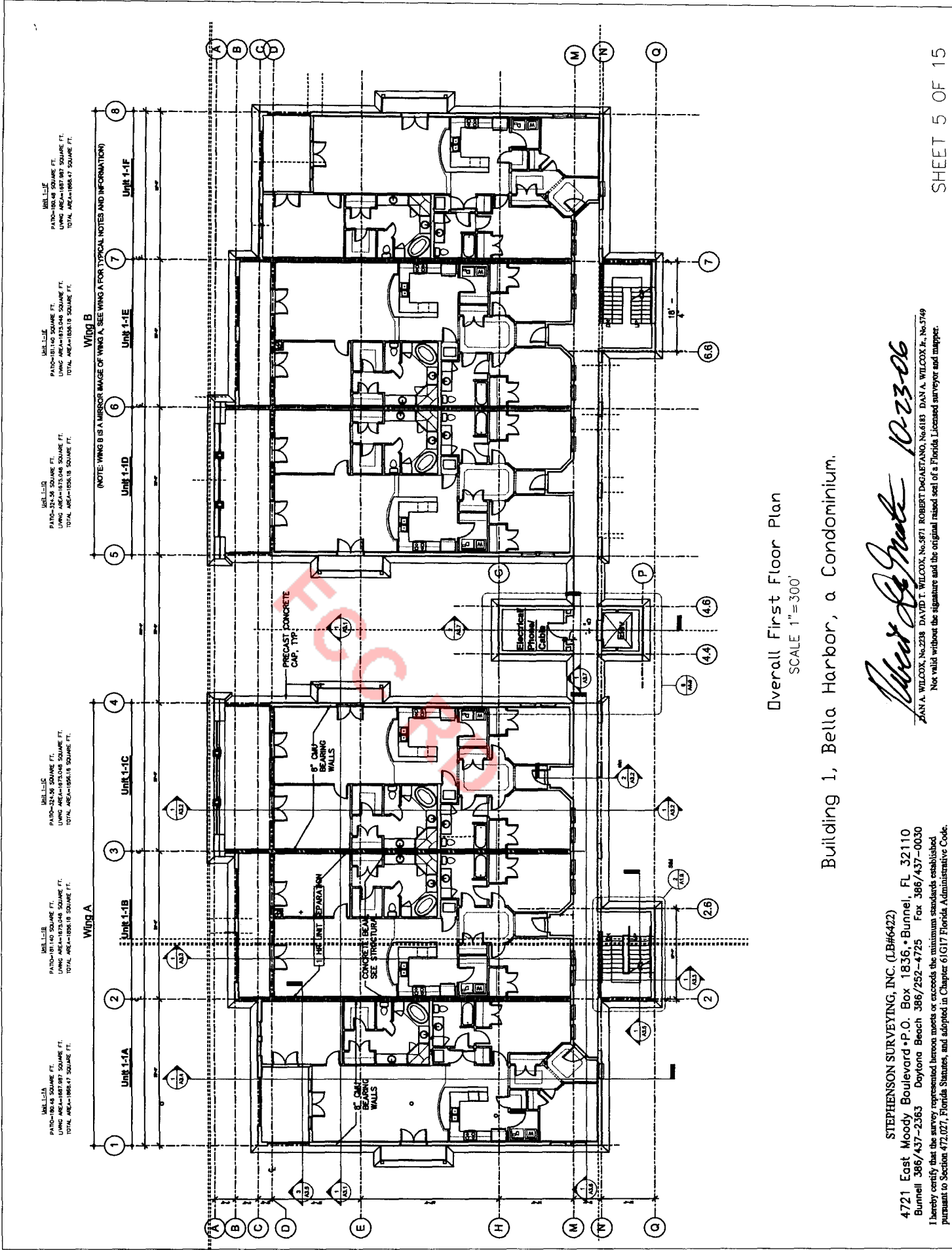


Overall Ground Level Garage Plan
SCALE 1"=300'

Building 1, Bella Harbor, a Condominium.

Dan A. Wilcox 10-23-06
 DAN A. WILCOX, No. 2238 DAVID T. WILCOX, No. 871 ROBERT D'AGLIANO, No. 6183 DAN A. WILCOX, Jr., No. 5749
 Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

STEPHENSON SURVEYING, INC. (L.B.#6422)
 4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
 I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.



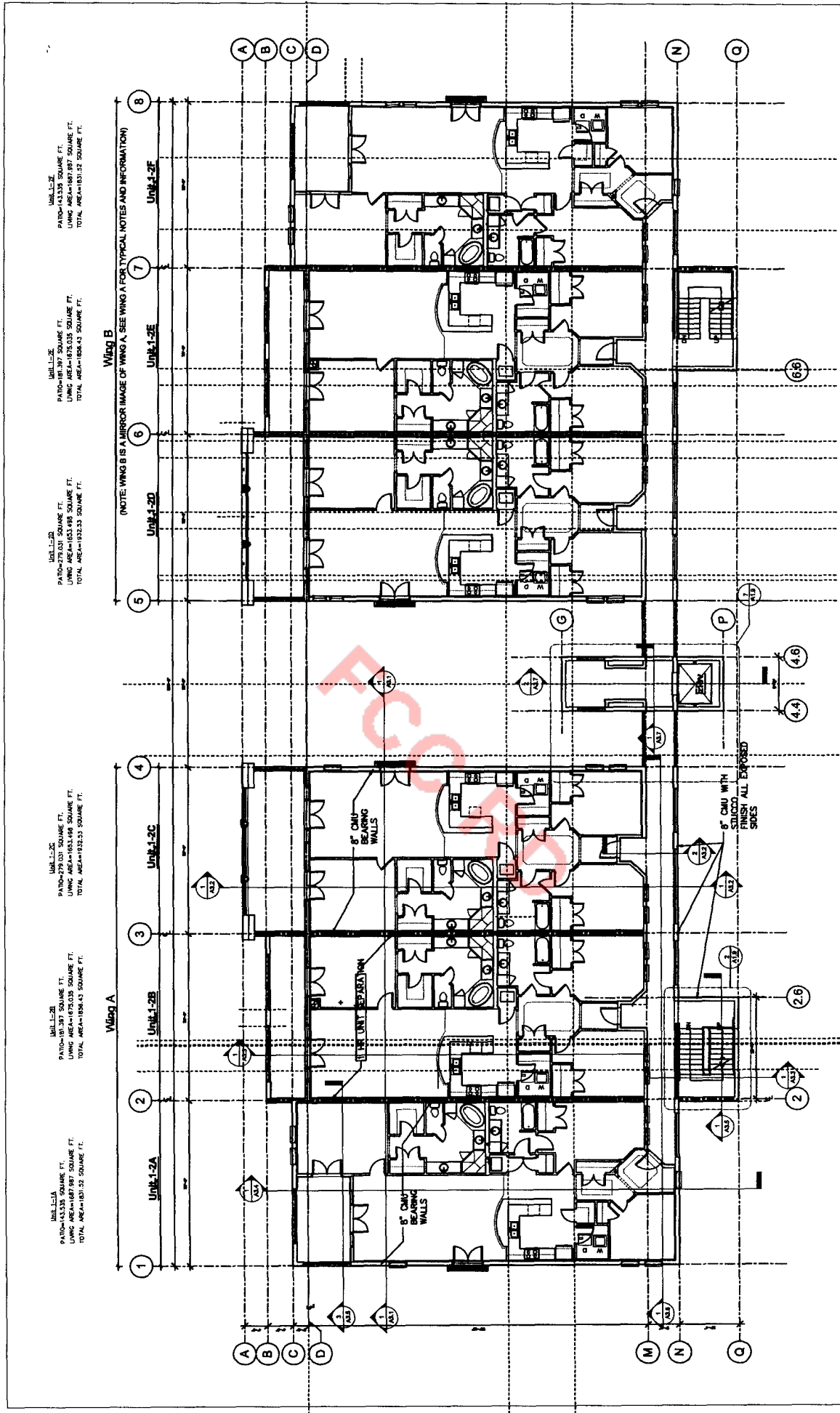
Overall First Floor Plan
SCALE 1" = 300'

Building 1, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

David T. Wilcox 10-23-06

DANA A. WILCOX, No. 2238 DAVID T. WILCOX, No. 871 ROBERT DEGAETANO, No. 6183 DAN A. WILCOX Jr., No. 3749
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapmaker.

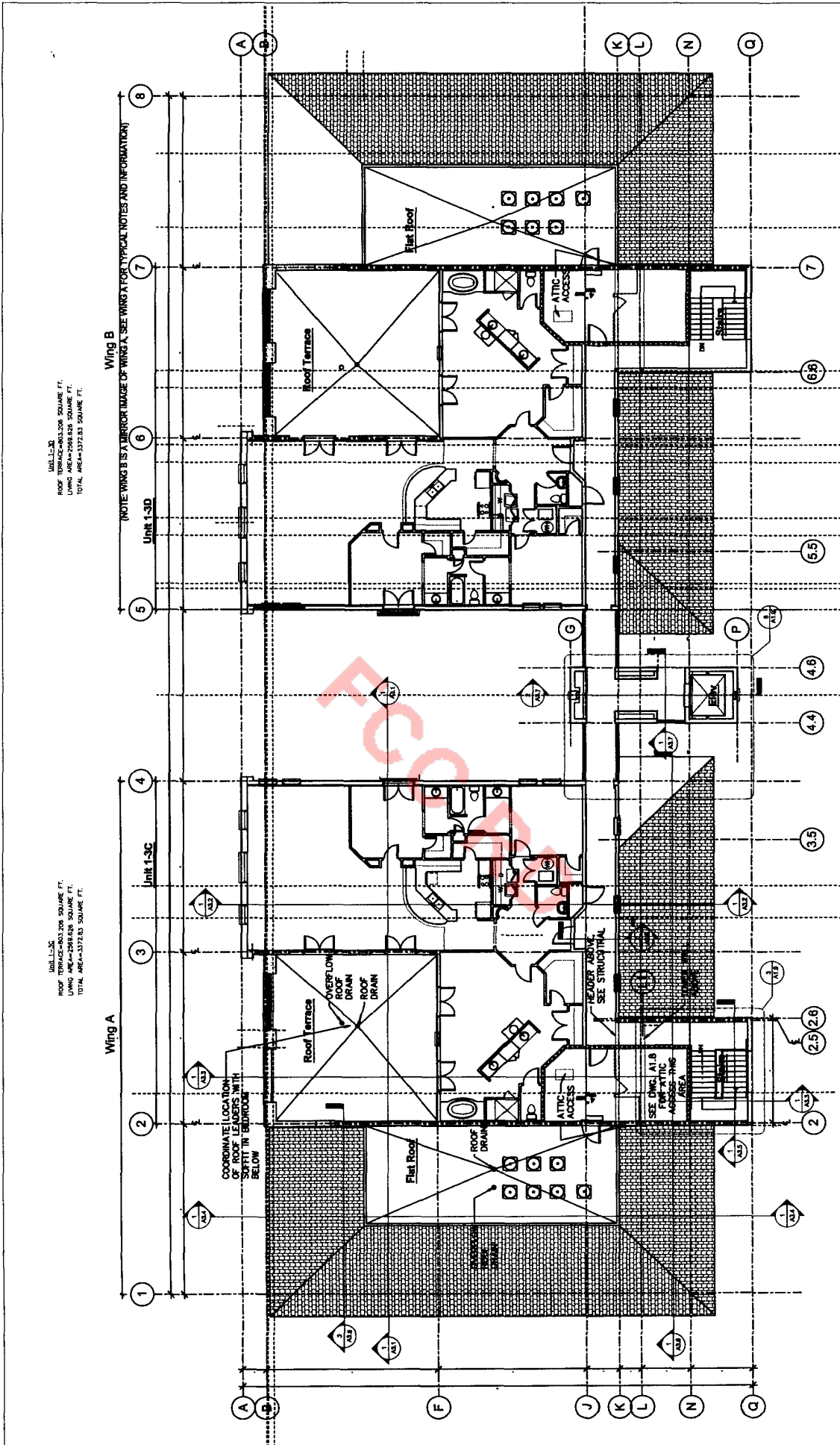


Overall Second Floor Plan
SCALE 1"=300'

Building 1, Belta Harbor, a Condominium.

Dan A. Wilcox 10-23-06
DAN A. WILCOX, No. 238 DAVID D. WILCOX, No. 3871 ROBERT DEGAETANO, No. 6183 DAN A. WILCOX, Jr., No. 5749
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.



UNIT L-30
 ROOF TERRACE=803.206 SQUARE FT.
 LIVING AREA=298.826 SQUARE FT.
 TOTAL AREA=3372.83 SQUARE FT.

UNIT L-36
 ROOF TERRACE=803.206 SQUARE FT.
 LIVING AREA=298.826 SQUARE FT.
 TOTAL AREA=3372.83 SQUARE FT.

Wing B
 (NOTE WING B IS A REPRODUCTION OF WING A. SEE WING A FOR TYPICAL NOTES AND INFORMATION)

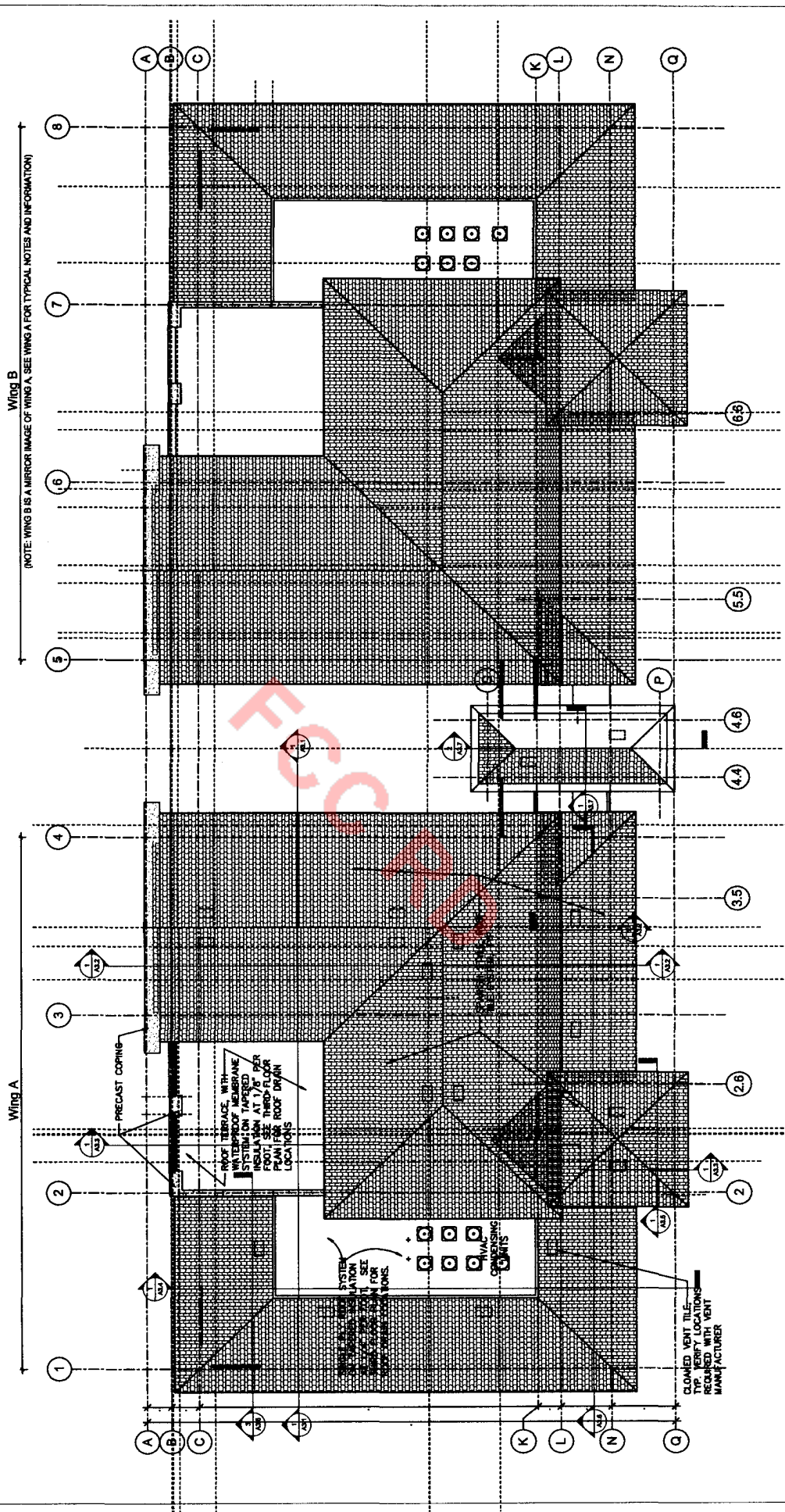
Wing A
 COORDINATE LOCATION OF ROOF LEADERS WITH ROOF FIT IN BEDROOM BELOW

Overall Third Floor Plan
 SCALE 1"=300'

Building 1, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
 I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

Dan A. Wilcox 10-23-06
 DAN A. WILCOX, No. 228 DAVID T. WILCOX, No. 581 ROBERT DUGAYTANO, No. 618 DAN A. WILCOX, Jr., No. 749
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

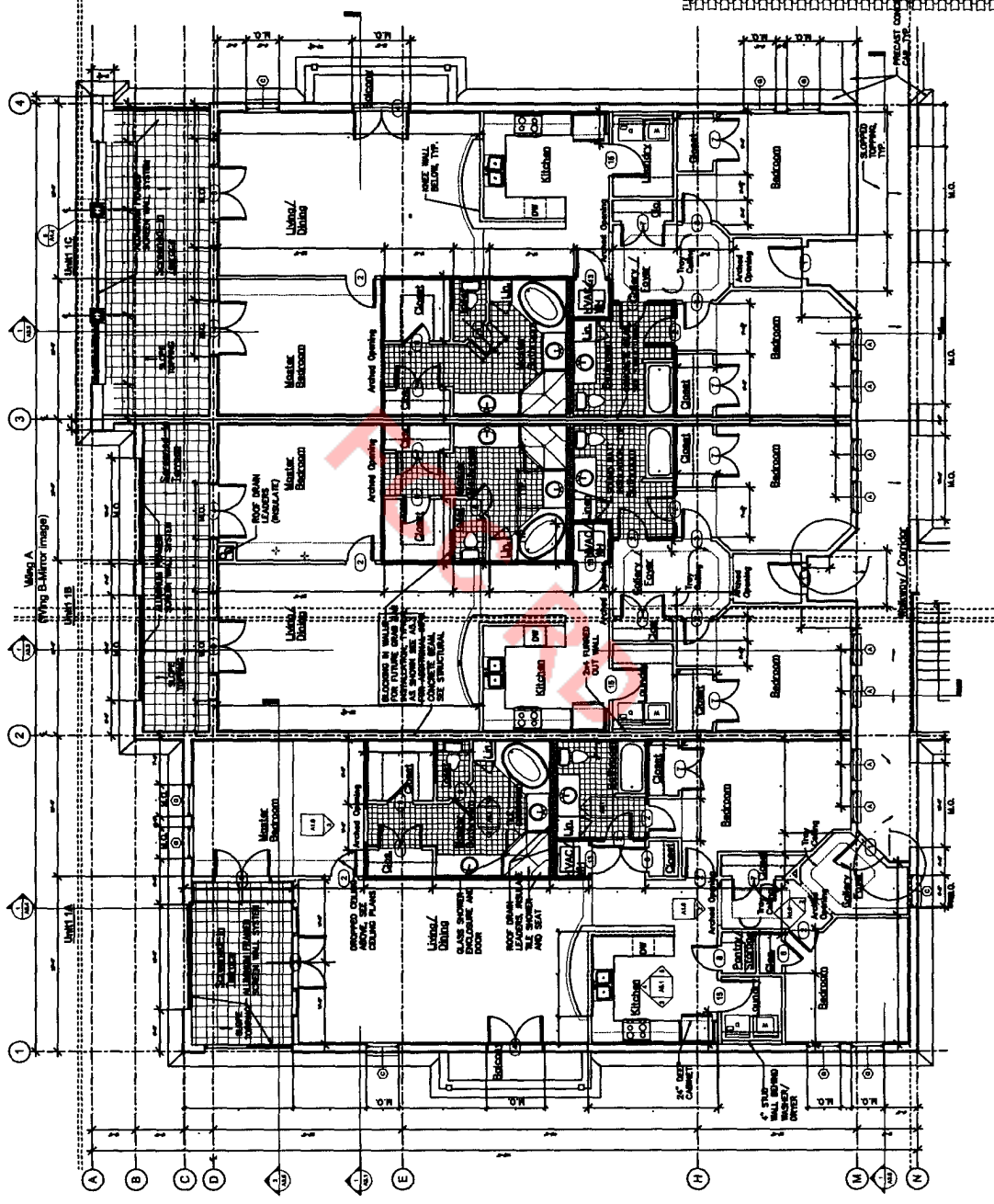


Overall Third Roof Plan
SCALE 1"=300'

Building 1, Bella Harbor, a Condominium.

Dan A. Wilcox 10/23/06
 DAN A. WILCOX, No. 238 DAVID T. WILCOX, No. 471 ROBERT DCAETANO, No. 6183 DAN A. WILCOX Jr., No. 5749
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
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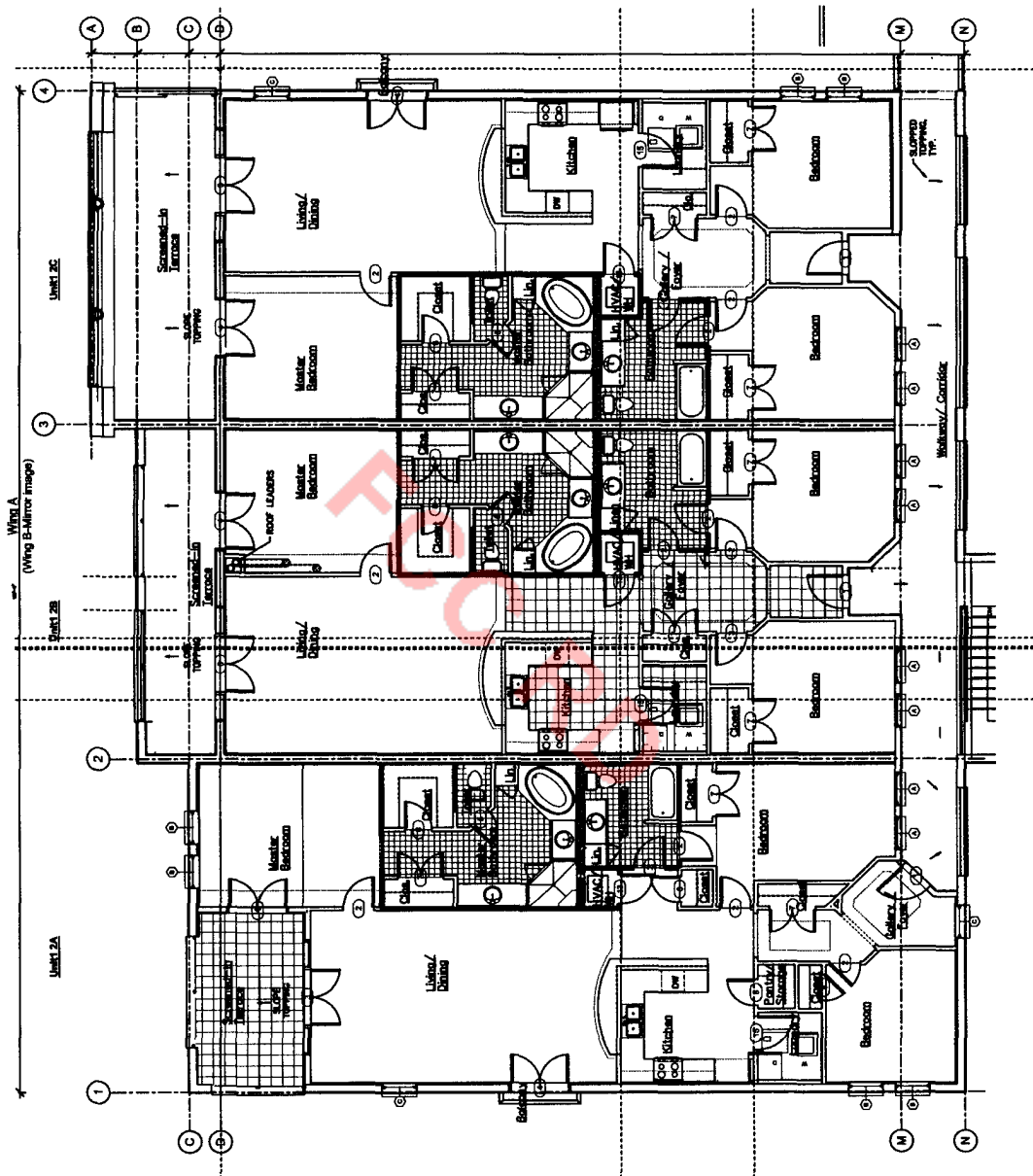
Enlarged Plan - First Floor Units
SCALE 1"=200'

SEE SHEET 5 OF 15 FOR
UNIT SQUARE FOOTAGE

Building 1, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0050
 I hereby certify that the survey represented hereon meets or exceeds the minimum standards established
 pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

David DeGastano 10-23-06
 DAN A. WILCOX, No. 2238 DAVID T. WILCOX, No. 3871 ROBERT DEGAETANO, No. 6183 DAN A. WILCOX JR., No. 5749
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.



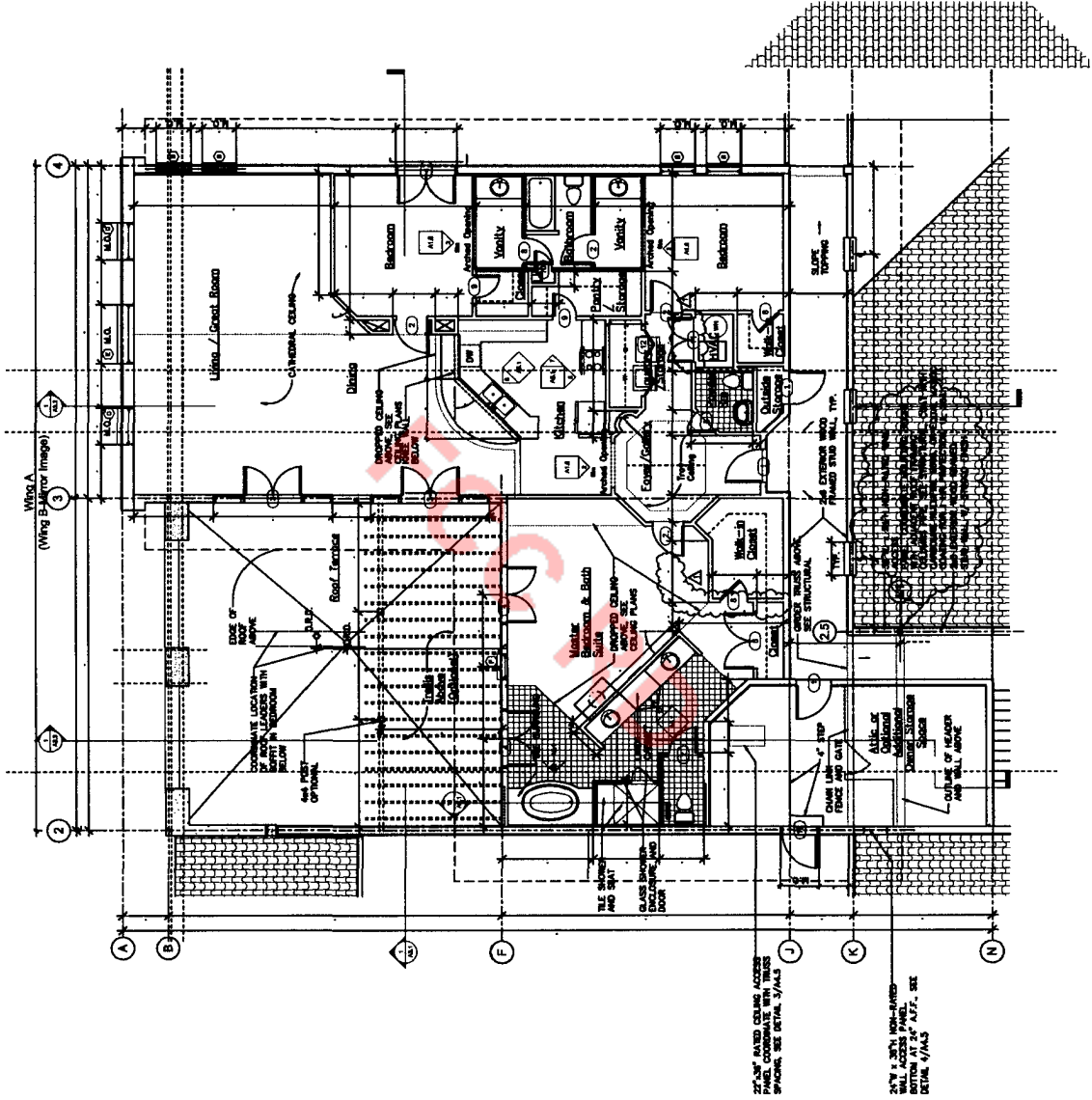
Enlarged Plans - Second Floor Units
SCALE 1"=200'

Building 1, Bella Harbor, a Condominium.

SEE SHEET 8 OF 15 FOR UNIT SQUARE FOOTAGE.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

[Signature] 10-23-06
DAN A. WILCOX, No. 2218 DAVID T. WILCOX, No. 3871 ROBERT DEGAETANO, No. 6183 DAN A. WILCOX, Jr., No. 5749
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.



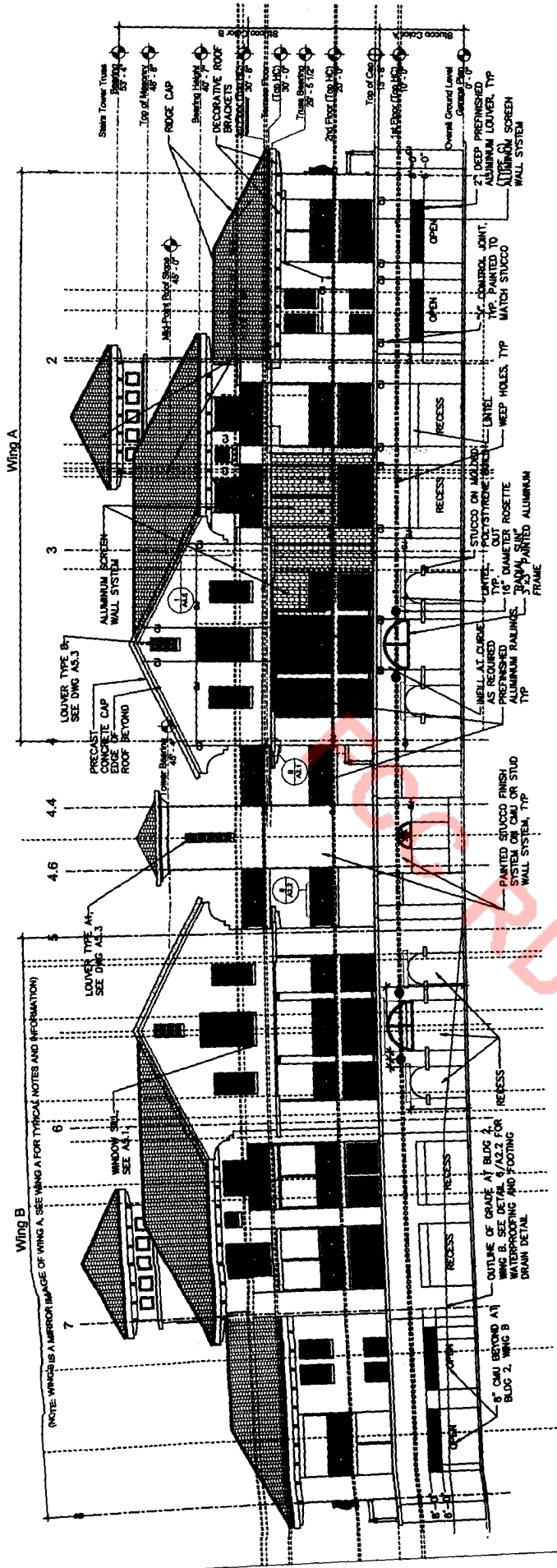
Enlarged Plans - Third Floor Units
SCALE 1"=200'

Building 1, Bella Harbor, a Condominium.

Dan A. Wilcox 0-2306
 DAN A. WILCOX, No. 2238 DAVID T. WILCOX, No. 571 ROBERT D'AGLIANO, No. 6183 DAN A. WILCOX, Jr., No. 5749
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
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 pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

SEE SHEET 7 OF 15 FOR
UNIT SQUARE FOOTAGE

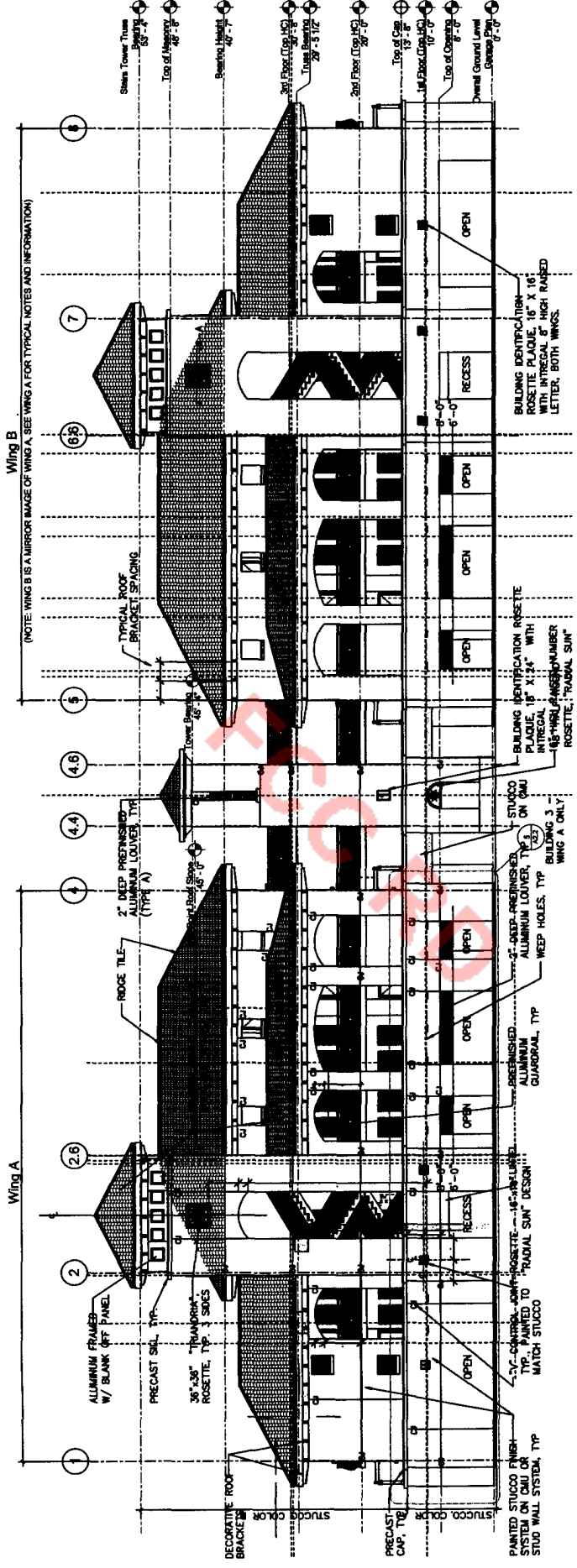


Rear Elevation (Pool/ Canal Side)
SCALE 1"=300'

Building 1, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

Dan A. Wilcox 102386
DAN A. WILCOX, No. 238 DAVID T. WILCOX, No. 5871 ROBERT DEGAFFANO, No. 6183 DAN A. WILCOX, Jr., No. 5749
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapmaker.



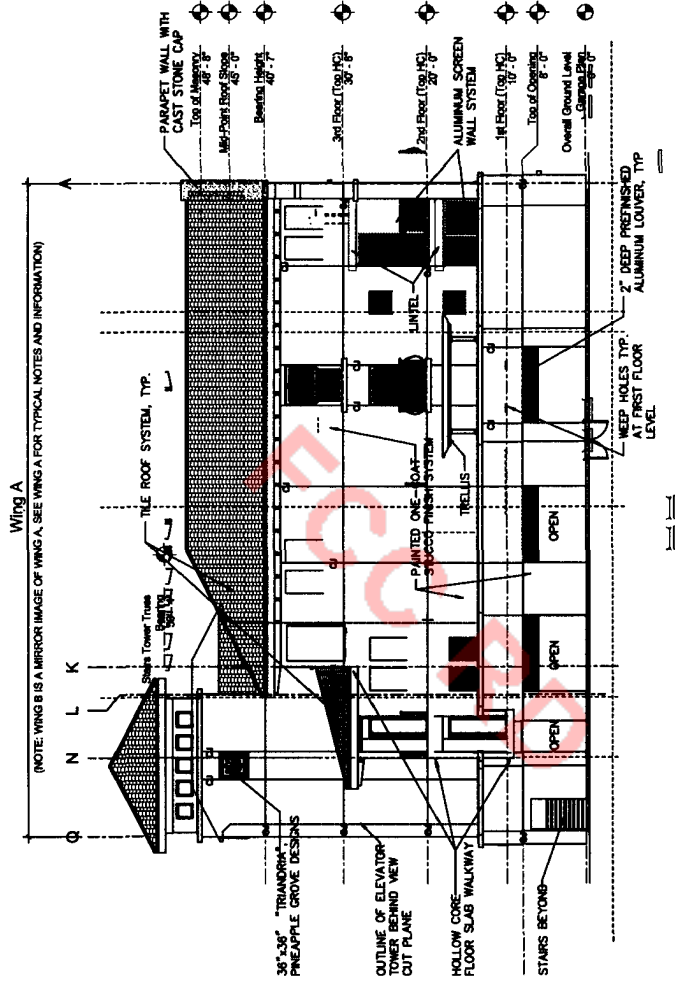
Front Elevation (Drive Entrance Side)
SCALE 1" = 300'

Building 1, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836, • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 For 386/437-0030
I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

David Wilcox
DAVID A. WILCOX, No. 2238 ROBERT DWAGETANO, No. 6183 DAN A. WILCOX, Jr., No. 5749
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

10-23-06

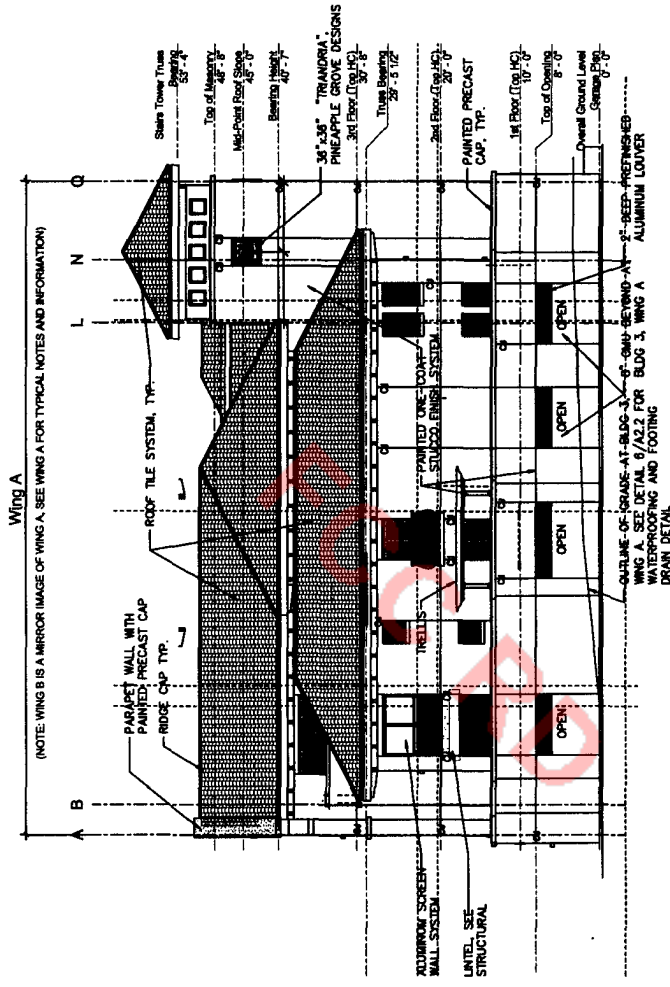


Right Elevation (Courtyard Side)
SCALE 1"=300'

Building 1, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

Robert DeGaetano 10-23-06
DAN A. WILCOX, No. 228 DAVID F. WILCOX, No. 3871 ROBERT DEGAETANO, No. 6183 DAN A. WILCOX, Jr., No. 5749
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.



Left Elevation
SCALE 1" = 300'

Building 1, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard *P.O. Box 1836, *Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

Dan A. Wilcox
DAN A. WILCOX, REG. 2238 DAYD T. WILCOX, No. 871 ROBERT D'AGLIANO, No. 618 DAN A. WILCOX, Jr., No. 5149
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapmaker.

Exhibit "B"
SURVEYOR'S CERTIFICATE
FOR
BELLA HARBOR
A CONDOMINIUM

STATE OF FLORIDA
COUNTY OF FLAGLER

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared Robert DeGaetano, P.L.S., by me well known and known to me to be the person hereinafter described, who after being by me first duly sworn, deposes and says on oath as follows:

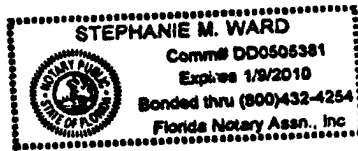
1. I am a professional land surveyor licensed and authorized to practice in the State of Florida.
2. I hereby certify pursuant to Section 718.104(4)(e), F.S., as amended, that the construction of the improvements shown on the attached exhibits is substantially complete; so that such material together with provisions of the Declaration of Condominium of Bella Harbor, a Condominium, describing the condominium property is an accurate representation of the locations and dimensions of the improvements and that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials and that all planned improvements, including but not limited to, landscaping, utility services and access to the unit and common elements facilities serving the building in which the units to be conveyed are located have been substantially completed.
3. This certificate is not valid without pages 2 thru 15 attached and made a part hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 17th day of October, 2006.



Robert DeGaetano
Professional Land Surveyor
No. 6183, State of Florida

SWORN TO AND SUBSCRIBED before me this 20th day of October, 2006, by Robert DeGaetano, who is personally known to me or who has produced Florida driver's license number _____ as identification.


Signature of Notary

Stephanie M. Ward
Name of notary Typed/Printed/Stamped

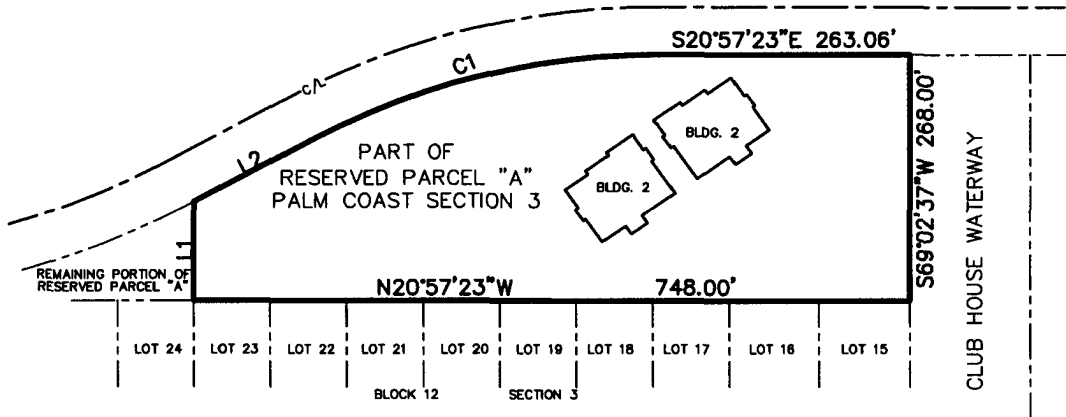
BELLA HARBOR

SHEET 1 OF 15

CERTIFICATIONS:
 1. GARY B. DAVENPORT P.A.
 2. CHICAGO TITLE INSURANCE COMPANY
 3. BELLA HARBOR LLC
 4. PARK AVENUE BANK

NORMAN YOUNG PARKWAY (PLAT)
 PALM HARBOR PARKWAY (SIGN)
 (104' PUBLIC R/W)

SCALE: 1"=200'



---L1---
 N69°02'37"E
 107.84'

---L2---
 S49°27'23"E
 145.68'

---C1---
 Δ: 28°30'00"
 R: 748.00'
 L: 372.07'
 CB: S35°12'23"E
 CH: 368.23'

BUILDING 2, BELLA HARBOR, A CONDOMINIUM

SURVEYOR'S NOTES:

- Underground utilities and improvements not located.
- Bearings refer to plat datum and to the easterly line of Block 12, Country Club Cove - Section 3, Palm Coast, as being N20°57'23"W.
- Flood Zone "X", Map No. 12035C0129D, Effective Date: JULY 17, 2006. This location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with said agency.
- Descriptions and easements shown provided by client.
- No search for encumbering instruments was made by surveyor.
- Error of closure meets or exceeds 1:7500 feet.
- All locations and dimensions to property lines refer to deed datum based on found monumentation on the Easterly line of said parcel. No boundary survey has been performed by this surveyor. For a complete boundary survey refer to survey performed by East Coast Land Surveying.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING NORTH OF CLUB HOUSE WATERWAY, BEING A PORTION OF RESERVED PARCEL "A" ACCORDING TO THE SUBDIVISION MAP OF COUNTRY CLUB COVE SECTION 3, PALM COAST, RECORDED IN MAP BOOK 6, PAGE 4 THROUGH 8 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FROM THE POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF LOT 15, BLOCK 12, OF SAID SECTION 3, THENCE N20°57'23"W ALONG THE EAST LINE OF BLOCK 12 A DISTANCE OF 748.00 FEET; THENCE N69°02'37"E A DISTANCE OF 107.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PALM HARBOR PARKWAY (104' R/W), THENCE S49°27'23"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 145.68 FEET TO A POINT OF CURVATURE; THENCE 372.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A CENTRAL ANGLE OF 28°30'00", A RADIUS OF 748.00 FEET, A CHORD BEARING OF S35°12'23"E, AND A CHORD DISTANCE OF 368.25 FEET TO A POINT OF TANGENCY, THENCE S20°57'23"E, A DISTANCE OF 263.06 FEET, THENCE DEPARTING PALM HARBOR PARKWAY, S69°02'37"W ALONG THE NORTHERLY LINE OF CLUB HOUSE WATERWAY A DISTANCE OF 268.00 FEET TO THE POINT OF BEGINNING.

LEGEND:

N/D Nail and Disk	L.S. Licensed Surveyor	C.B.S. Concrete Block & Stucco	N.R. Non-Radial To Curve	P.C.P. Permanent Control Point
C.M. Concrete Monument	L.B. Licensed Business	T.B.M. Temporary Bench Mark	R. Radius	N.G.V.D. National Geodetic Vertical Datum
IR&C Iron Rod & Cap	□ Conc. Monument Set	O/E Overhead Electric	L. Length	N.A.V.D. North America Vertical Datum
○ IR&C Set LB#6422	⊙ Found N/D LS#2238	s.f. Square Feet	CH. Chord	E/P Edge of Pavement
● Iron Rod (I.R.) Found	○ N/D Set LB#6422	P/P Power Pole	CH.B. Chord Bearing	F.F. Finish Floor
■ Conc. Monument Found	C/L Center Line	F/H Fire Hydrant	FND Found	P. Plat Bearing & Distance
P.C. Point of Curvature	R/W Right of Way	W/M Water Meter	C/S Concrete Slab	M. Measured Bearing & Distance
	M/H Manhole	Δ Delta		O.R. Official Records Book & Page
				P.E.P. Positive Effluent Pump. System

TYPE OF SURVEY: AS-BUILT	SEE SHEET 3 FOR AS-BUILT SURVEY	SURVEY IS NOT FULL AND COMPLETE UNLESS ACCOMPANIED BY SHEET 3 OF 15.	SHEET 2 OF 15
--------------------------	---------------------------------	--	---------------

SURVEY FOR:
BELLA HARBOR LLC
 100 EXECUTIVE WAY STE.#206
 PONTE VEDRA BEACH, FL 32082

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 E. MOODY BLVD. • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 • Daytona Beach 386/252-4725 • Fax 386/437-0030

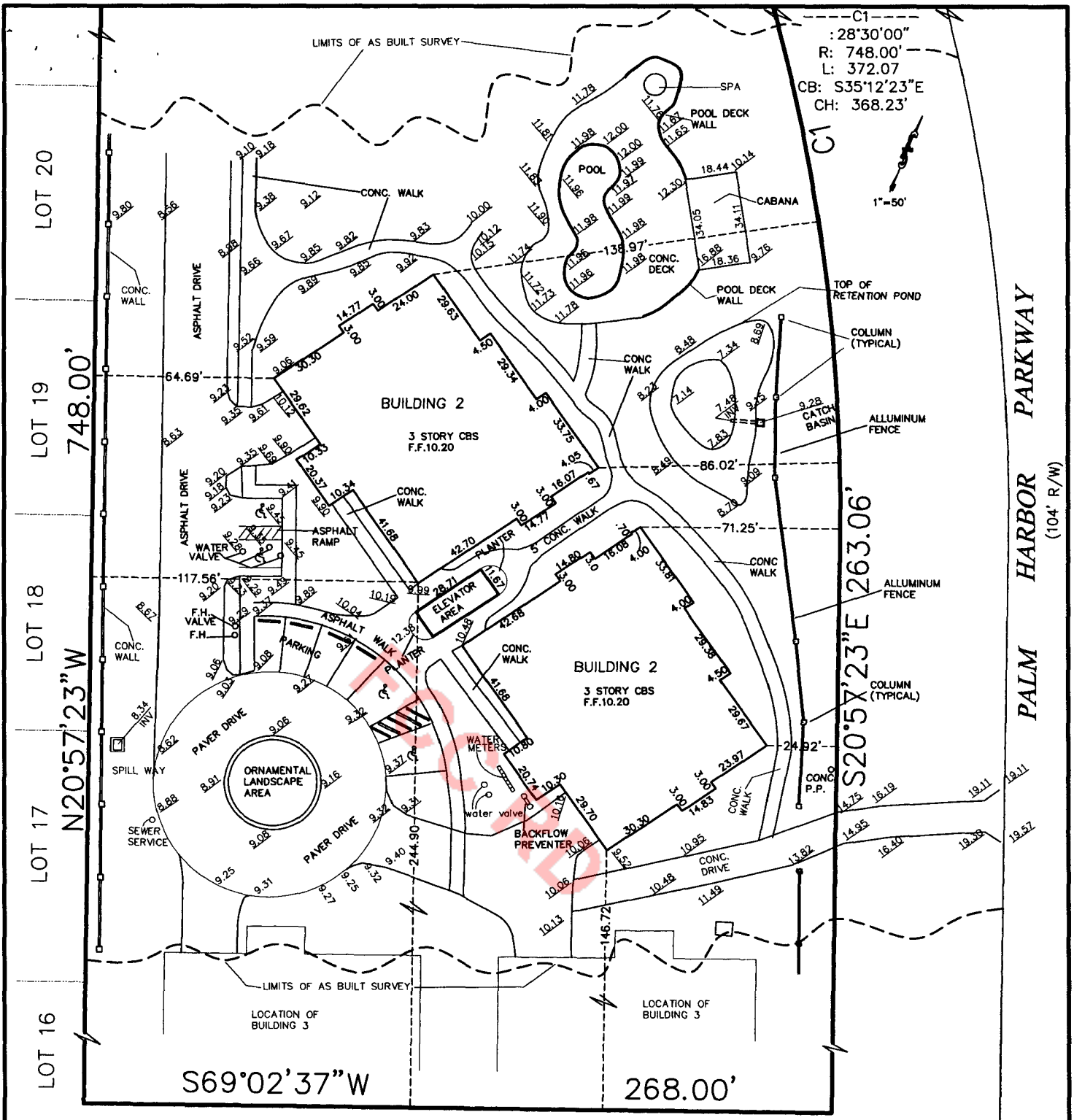
I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

TYPE SURVEY:	FIELD DATE	OFFICE DATE	JOB NO.	BY
As-Built	10/12/06	10/17/06	06-6180	CDJ
Revisions				

Robert DeGaetano 10-20-06
 DAN A. WILCOX, No. 2238 DAVID T. WILCOX, No. 5871
 ROBERT DeGAETANO, No. 6183 DAN A. WILCOX JR., No. 5749

File Name: FLAGLER/BELLA HARBOR/AS-BUILT_BLDG 2/SHEET 2

Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.



BUILDING 2, BELLA HARBOR, A CONDOMINIUM

TYPE OF SURVEY: AS-BUILT	SEE SHEET 1 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES, BOUNDARY DRAWING, SIGNATURE AND ORIGINAL RAISED SEAL	SURVEY IS NOT FULL AND COMPLETE UNLESS ACCOMPANIED BY SHEET 2 OF 15.	3 OF 15
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SURVEY FOR:

BELLA HARBOR LLC
 100 EXECUTIVE WAY STE. #206
 PONTE VEDRA BEACH, FL 32082

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 E. MOODY BLVD. • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 • Daytona Beach 386/252-4725 • Fax 386/437-0030

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

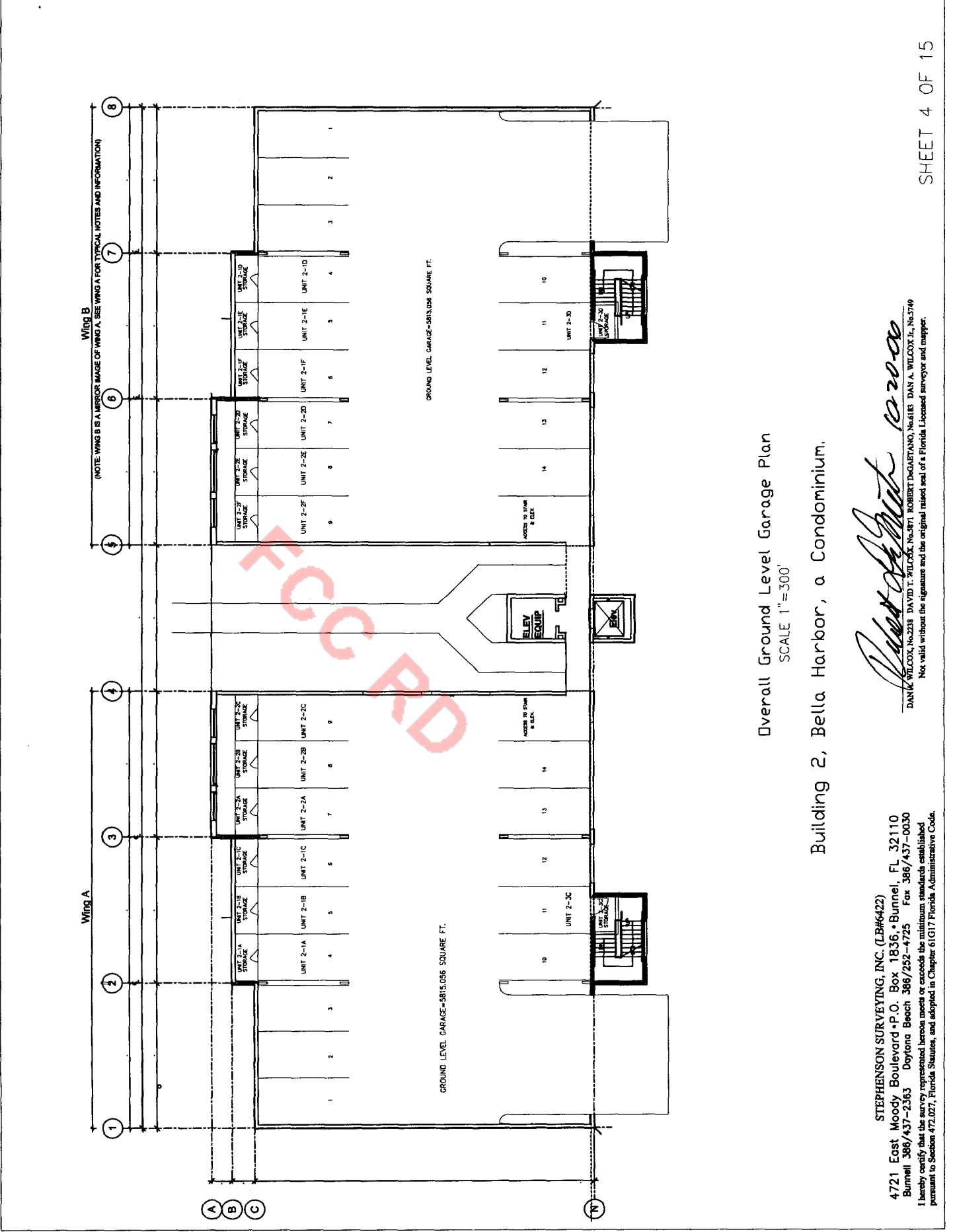
TYPE SURVEY:	FIELD DATE	OFFICE DATE	JOB NO.	BY
As-Built	10/12/06	10/17/06	06-6180	CDJ
Revisions				

Robert DeGaetano 10-20-06

DAN A. WILCOX, No. 2238 DAVID T. WILCOX, No. 5871
 ROBERT DeGAETANO, No. 6183 DAN A. WILCOX JR., No. 5749

File Name: FLAGLER/BELLA HARBOR/AS-BUILT_BLDG 2/SHEET 2

Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

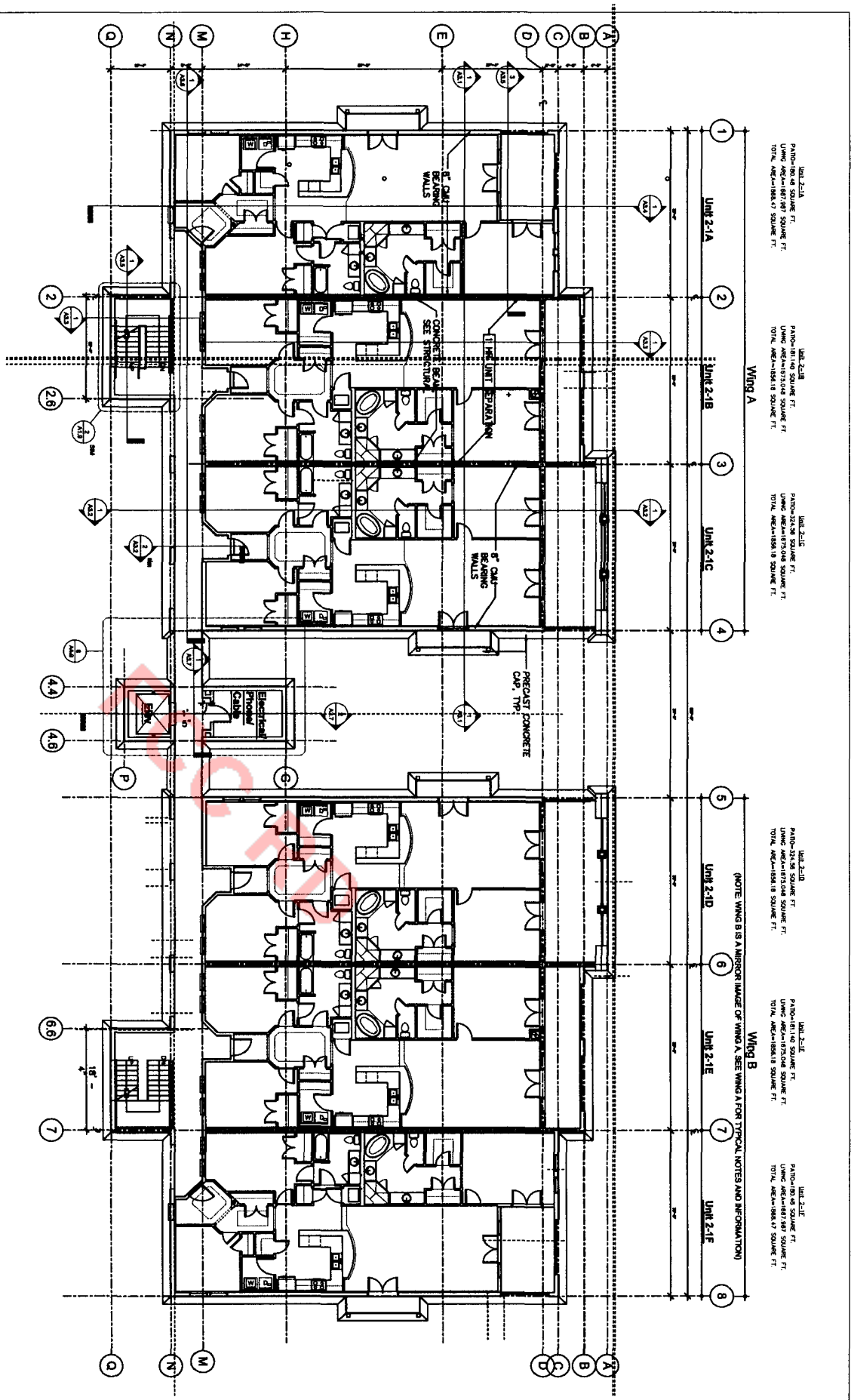


Overall Ground Level Garage Plan
SCALE: 1"=300'

Building 2, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61(G)17 Florida Administrative Code.

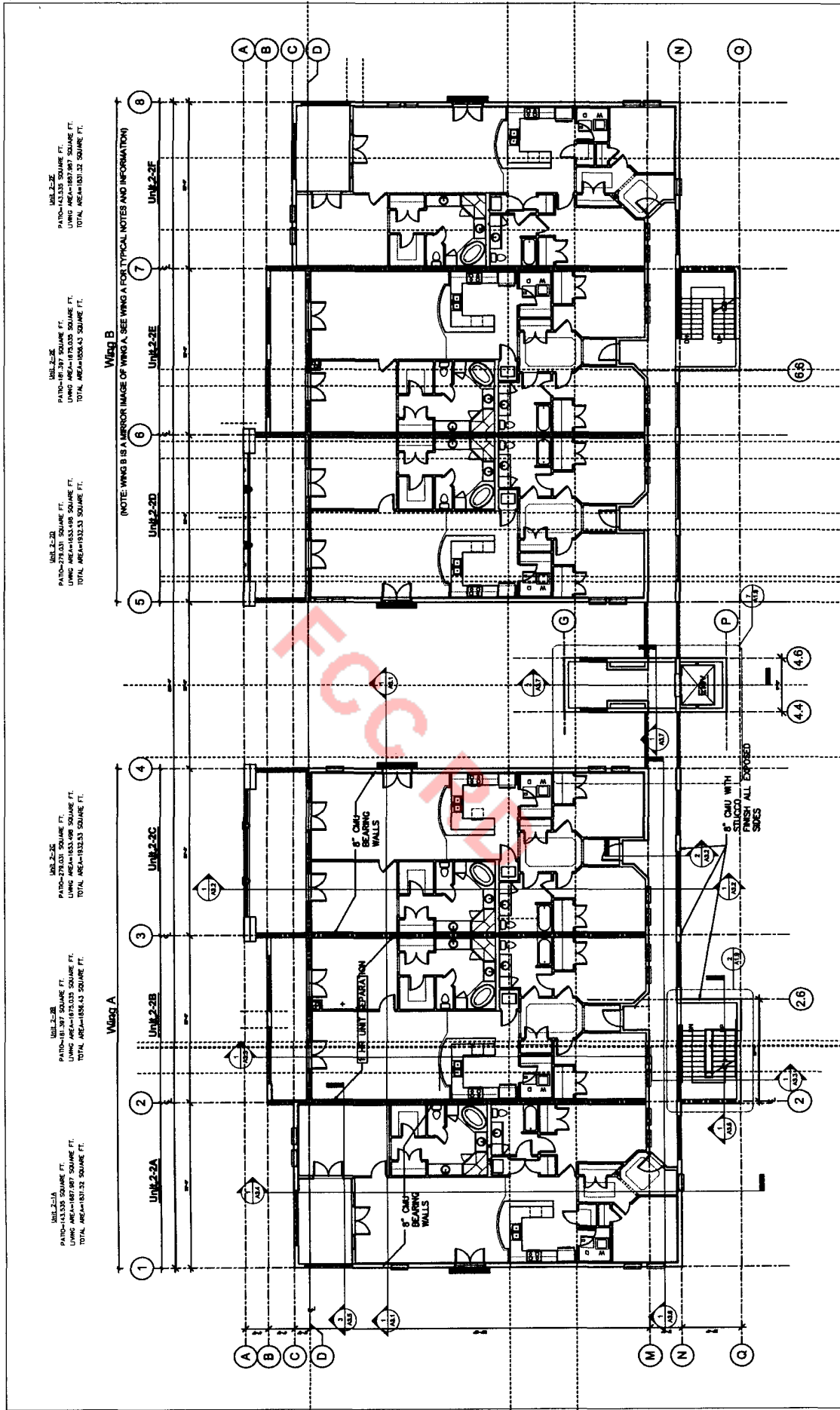
[Signature]
DAN A. WILCOX, No. 2238 DAVID T. WILCOX, No. 571 ROBERT D'AGATANO, No. 618 DAN A. WILCOX, Jr., No. 5749
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.



Overall First Floor Plan
 SCALE 1"=300'
 Building 2, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
 I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

Dan A. Wilcox
 DAN A. WILCOX, No. 229 DAVID T. WILCOX, No. 571 ROBERT DICKELFANO, No. 613 DAN A. WILCOX, Jr., No. 579
 Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.



Overall Second Floor Plan
SCALE 1"=300'

Building 2, Bella Harbor, a Condominium.

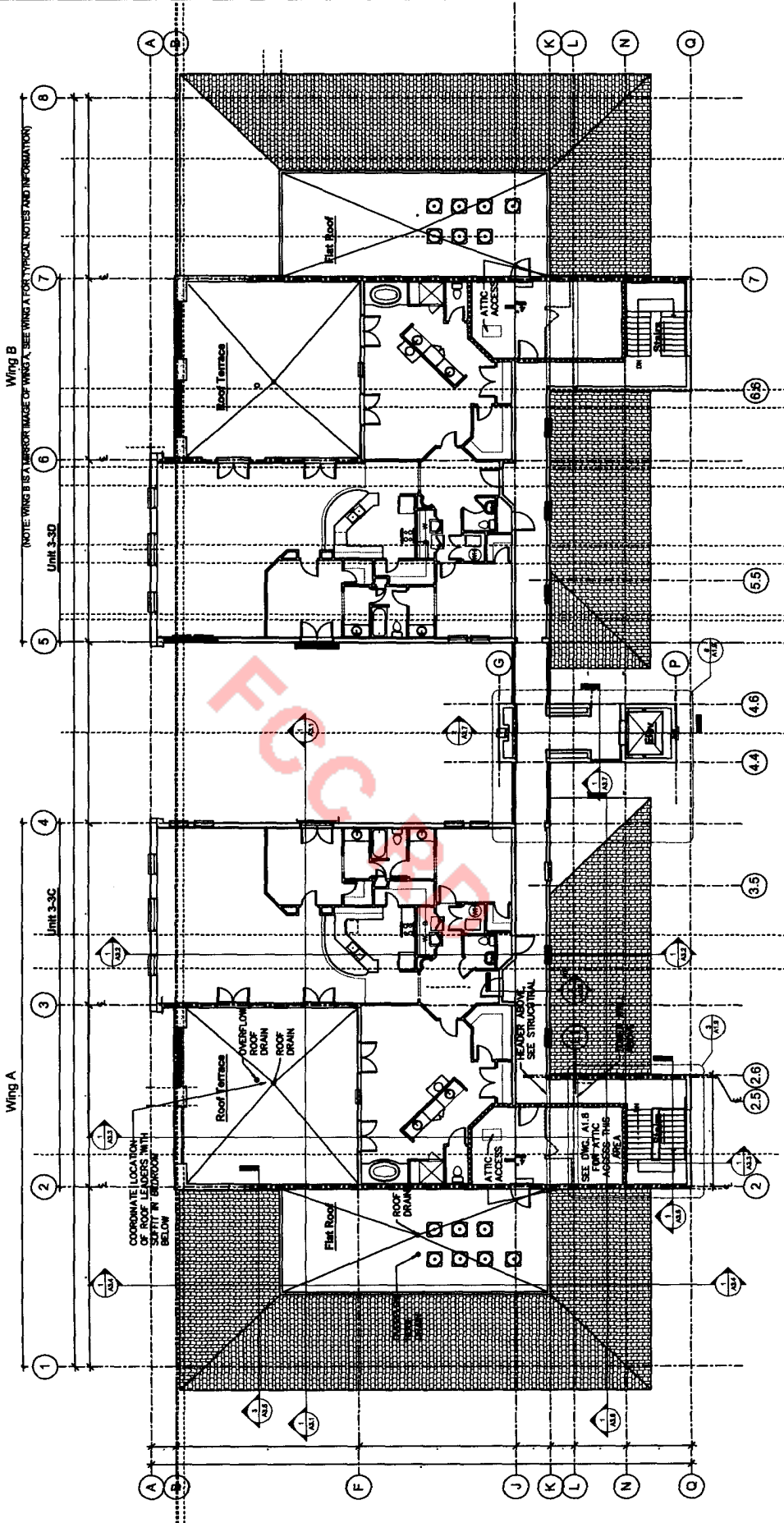
STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

Dan A. Wilcox
DAN A. WILCOX, No. 238 DAVID T. WILCOX (No. 571) ROBERT DWIGHT (No. 6183) DAN A. WILCOX, Jr. No. 579
Not valid without the signatures and the original raised seal of a Florida Licensed surveyor and mapper.

Unit 3-3C
 ROOF AREA=3498.58 SQUARE FT.
 WING AREA=24848.88 SQUARE FT.
 TOTAL AREA=31723.53 SQUARE FT.

Unit 3-3D
 ROOF AREA=3498.58 SQUARE FT.
 WING AREA=24848.88 SQUARE FT.
 TOTAL AREA=31723.53 SQUARE FT.

Wing A
 Unit 3-3C
 Unit 3-3D
 Wing B
 (NOTE: WING B IS A REPRODUCTION OF WING A, SEE WING A FOR TYPICAL NOTES AND INFORMATION)

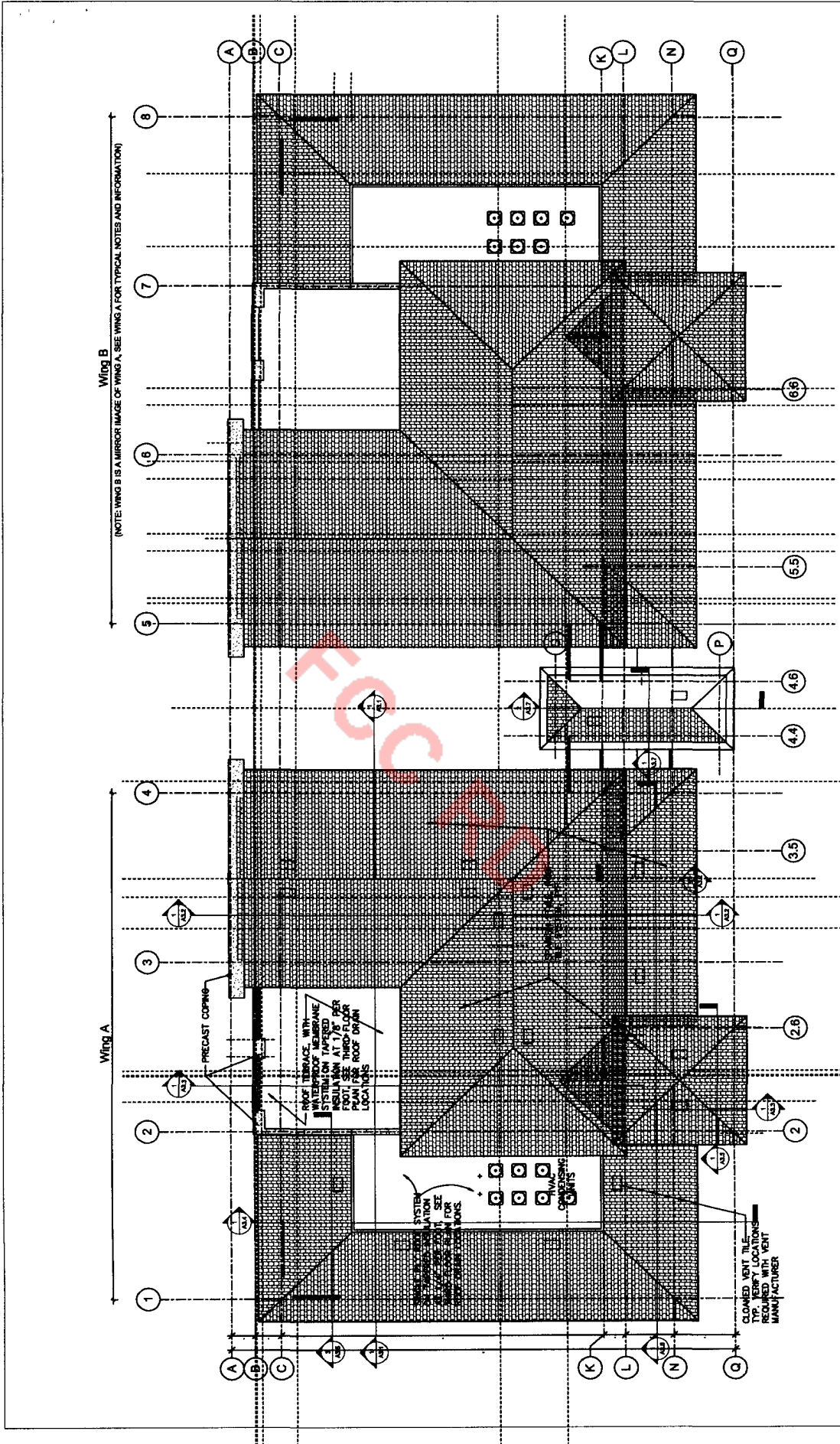


Overall Third Floor Plan
 SCALE 1" = 300'

Building 2, Bella Harbor, a Condominium.

Robert DeGatano
 DAN A. WILCOX, No. 2218 DAVID T. WILCOX, No. 3871 ROBERT DEGAETANO, No. 6183 DAN A. WILCOX, No. 3749
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
 I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

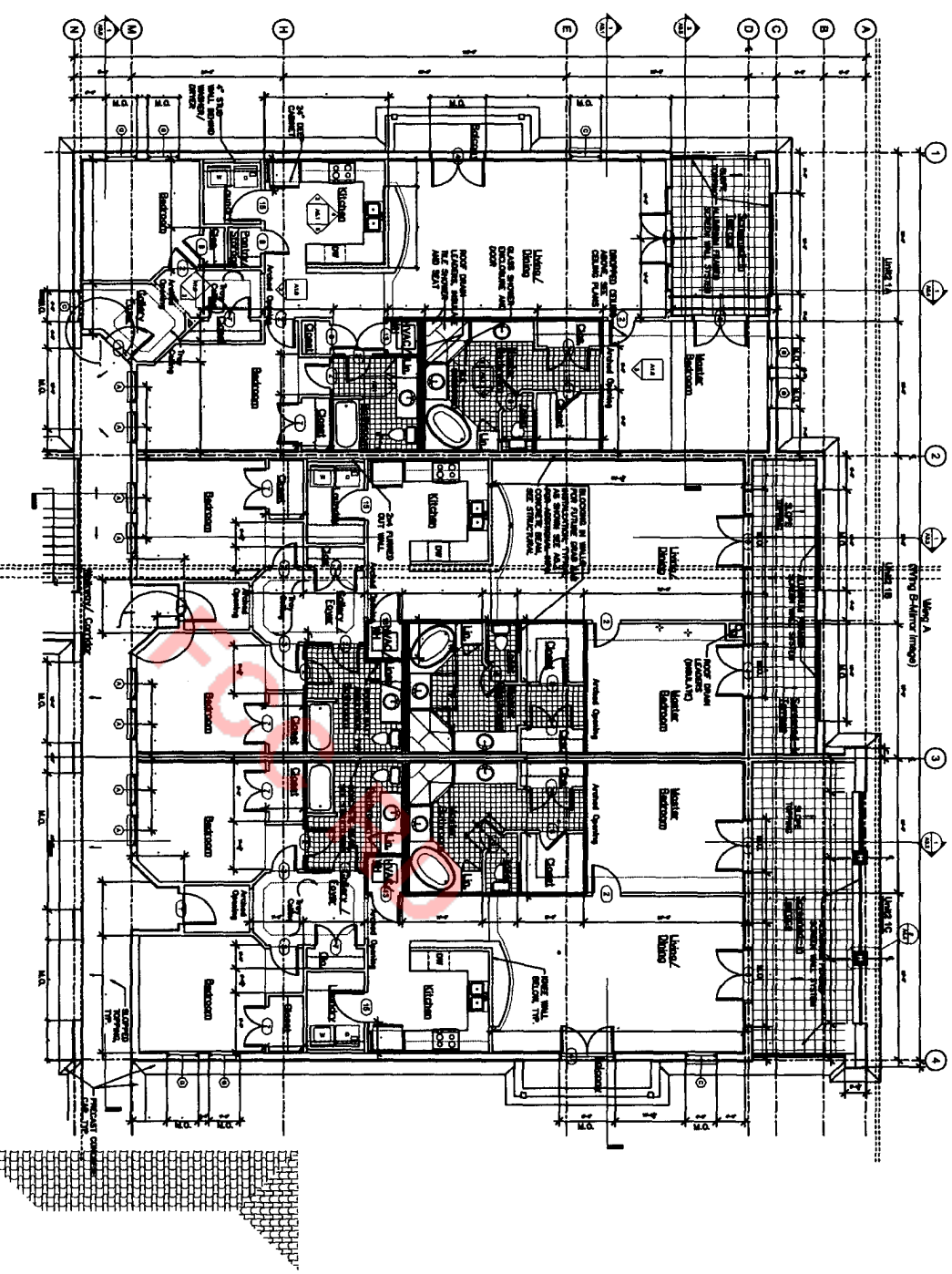


Overall Third Roof Plan
SCALE 1" = 300'

Building 2, Bella Harbor, a Condominium.

Robert D. Martano
 DAN A. WILCOX, No. 2218 DAVID F. WILCOX, ROBERT D. MARTANO, No. 6115 DAN A. WILCOX, Jr., No. 5749
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
 I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.



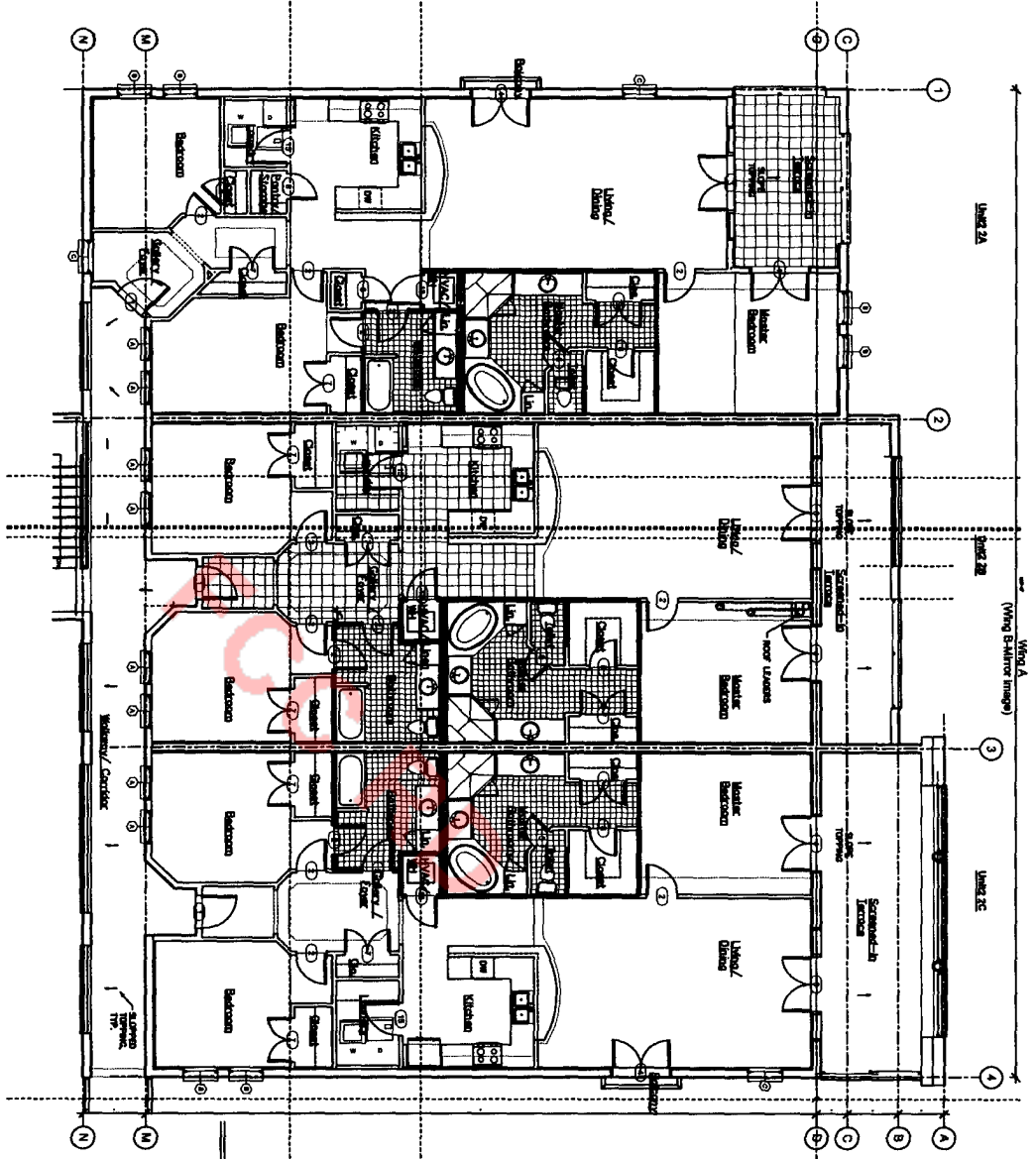
SEE SHEET 5 OF 15 FOR UNIT SQUARE FOOTAGE

Enlarged Plan - First Floor Units
SCALE 1"=200'
Building 2, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#4422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

DAN A. WILCOX, No. 238 DAVID T. WILCOX, No. 5471 ROBERT D. GARDNER, No. 618 DAN A. WILCOX, Jr., No. 5749
Dan Wilcox
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Inspector.

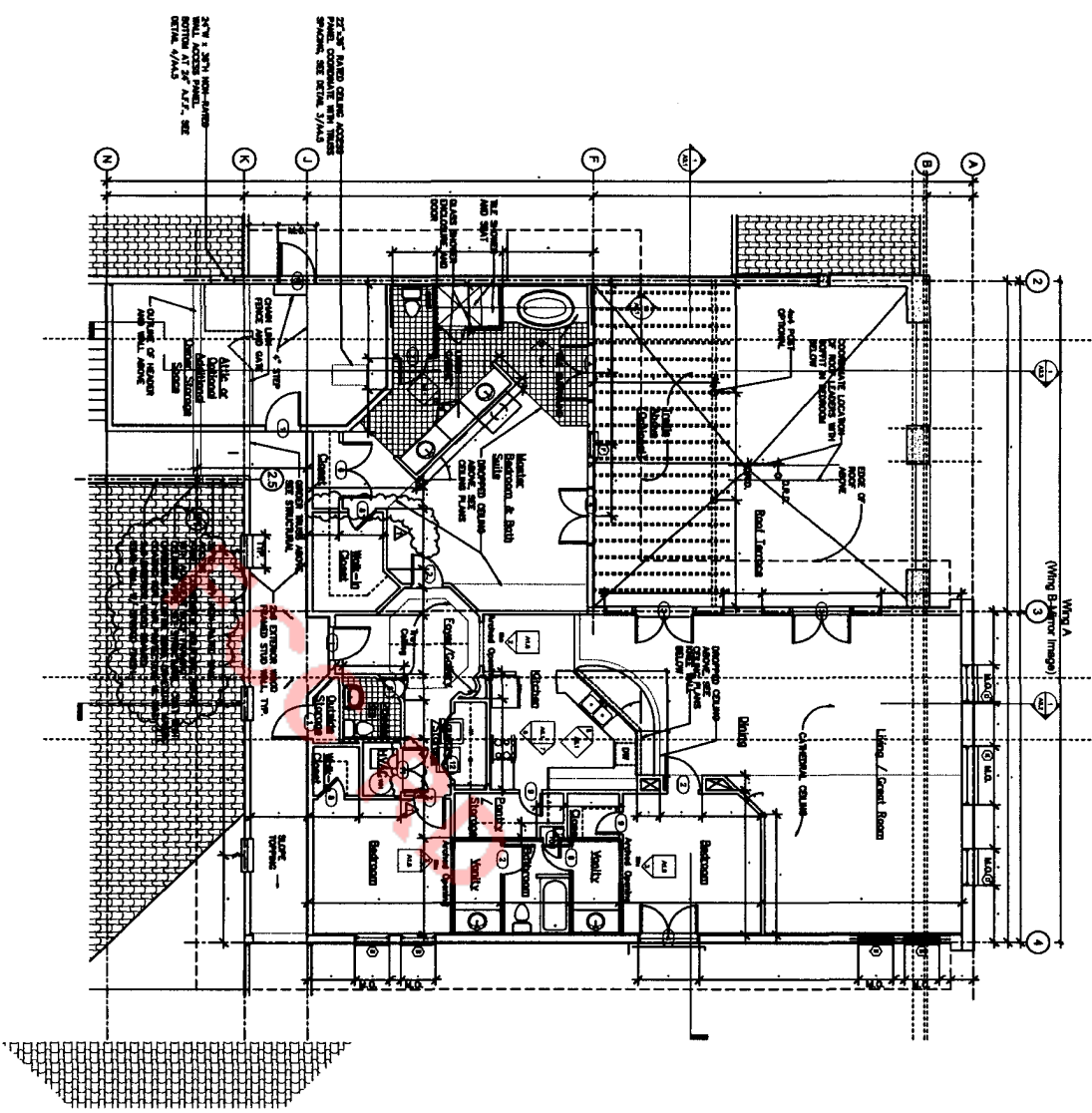
STEPHENSON SURVEYING, INC. (LBS#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.007, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.



SEE SHEET 6 OF 15 FOR
UNIT SQUARE FOOTAGE

Enlarged Plans - Second Floor Units
SCALE 1" = 20'
Building 2, Bella Harbor, a Condominium.

DAN WILCOX, No. 228 DAVID T. WILCOX, No. 871 ROBERT DEGAETANO, No. 618 DAN A. WILCOX, Jr., No. 576
[Signature] 10-20-06
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

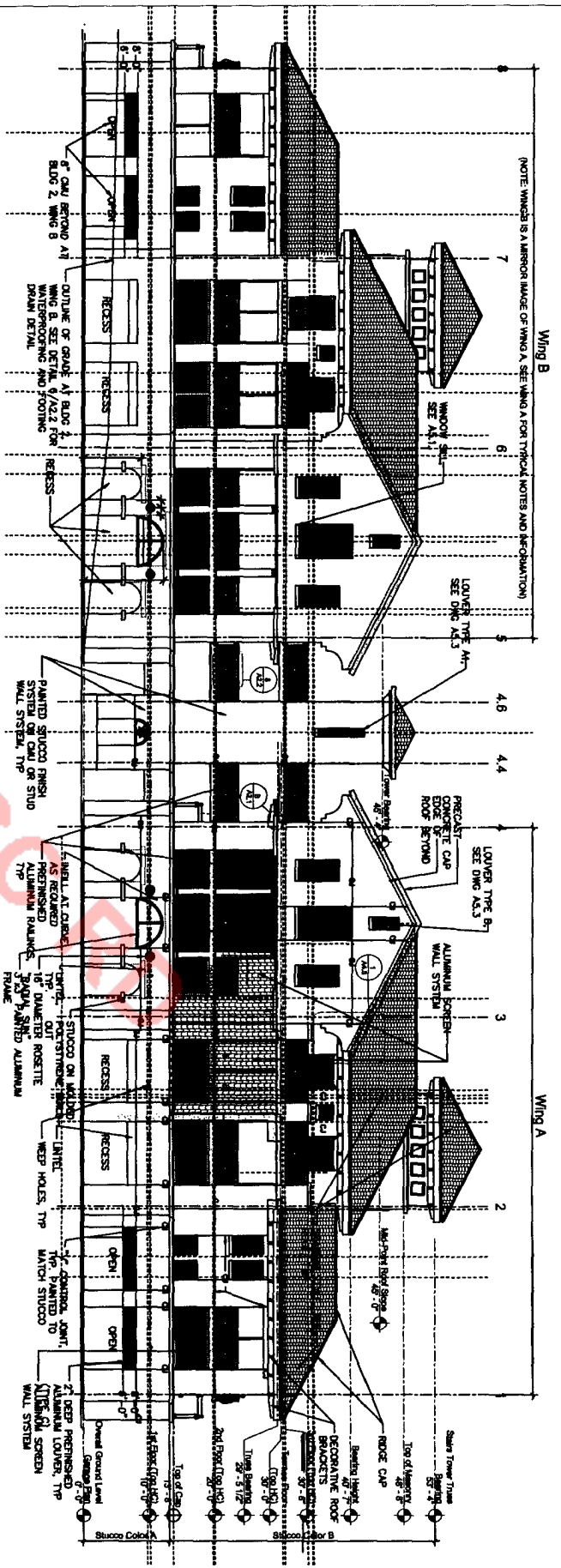


SEE SHEET 7 OF 15 FOR UNIT SQUARE FOOTAGE.

Enlarged Plans - Third Floor Units
 SCALE 1" = 200'
 Building 2, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
 I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

Dan A. Wilcox
 DAN A. WILCOX, No. 228 DAVID T. WILCOX, No. 671 ROBERT DEGAETANO, No. 618 DAN A. WILCOX II, No. 319
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.



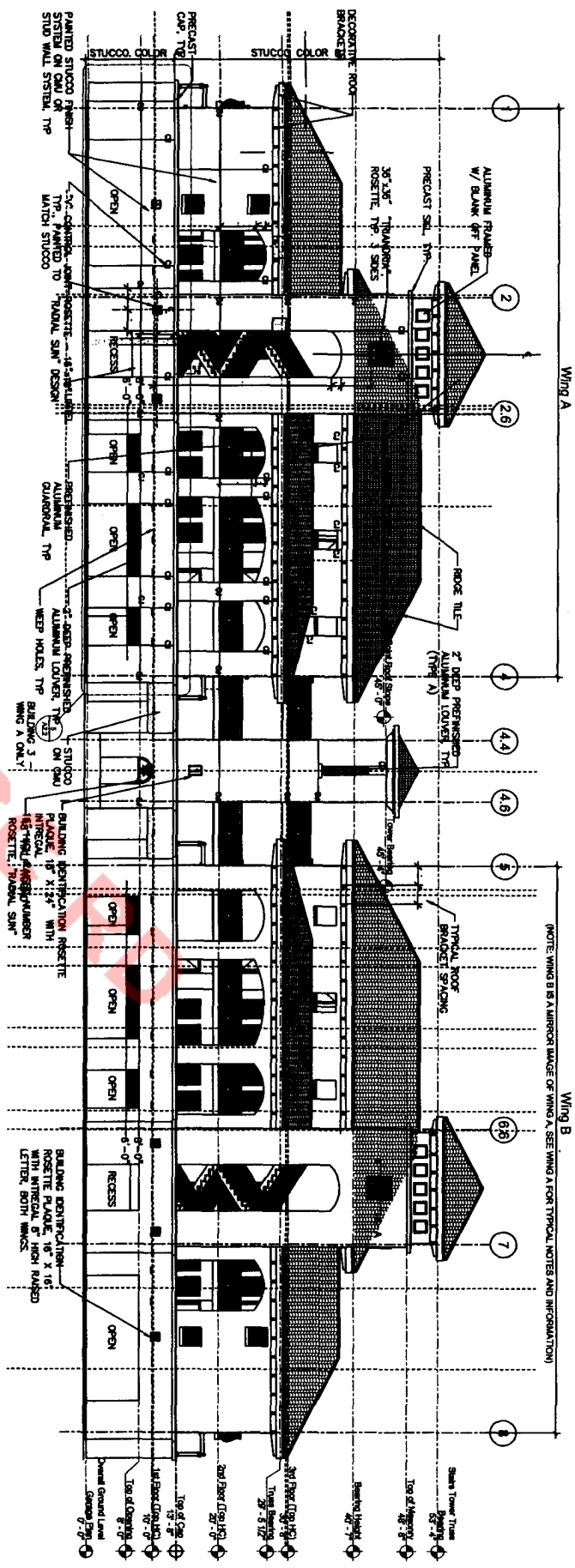
(NOTE: WING B IS A MIRROR IMAGE OF WING A. SEE WING A FOR TYPICAL NOTES AND INFORMATION)

Rear Elevation (Pool/ Canal Side)
SCALE 1" = 300'

Building 2, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/292-4725 Fax 386/437-0030
I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

Robert T. Wilcox 10/22/06
DYN A WILCOX, No. 2238 DAVID T. WILCOX, No. 3471 ROBERT T. WILCOX, No. 6183 DAN A. WILCOX, Jr., No. 5749
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapmaker.

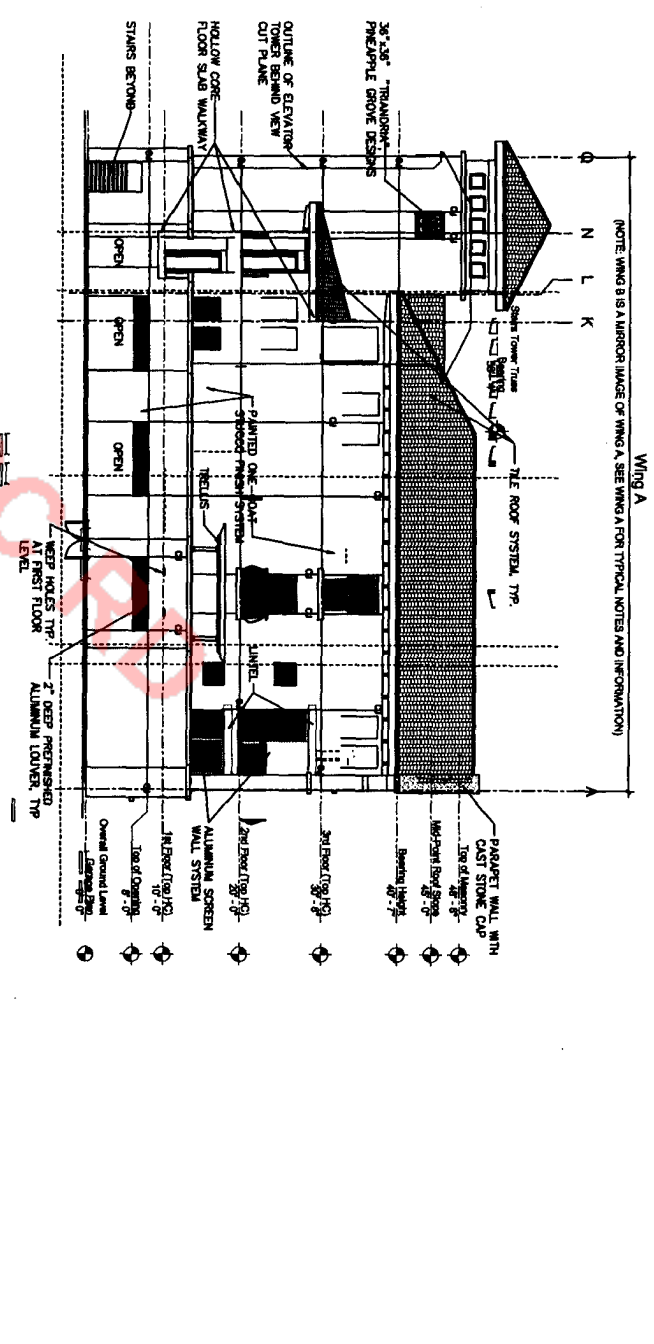


Front Elevation (Drive Entrance Side)
SCALE 1"=300'

Building 2, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2363 Daytona Beach 386/252-4725 For 386/437-0030
I hereby certify that this survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61C17 Florida Administrative Code.

Dan A. Wilcox
DAN A. WILCOX, No. 228 DAVID T. WILCOX, No. 371 ROBERT D. GASTANO, No. 6183 DAN A. WILCOX, Jr., No. 5749
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

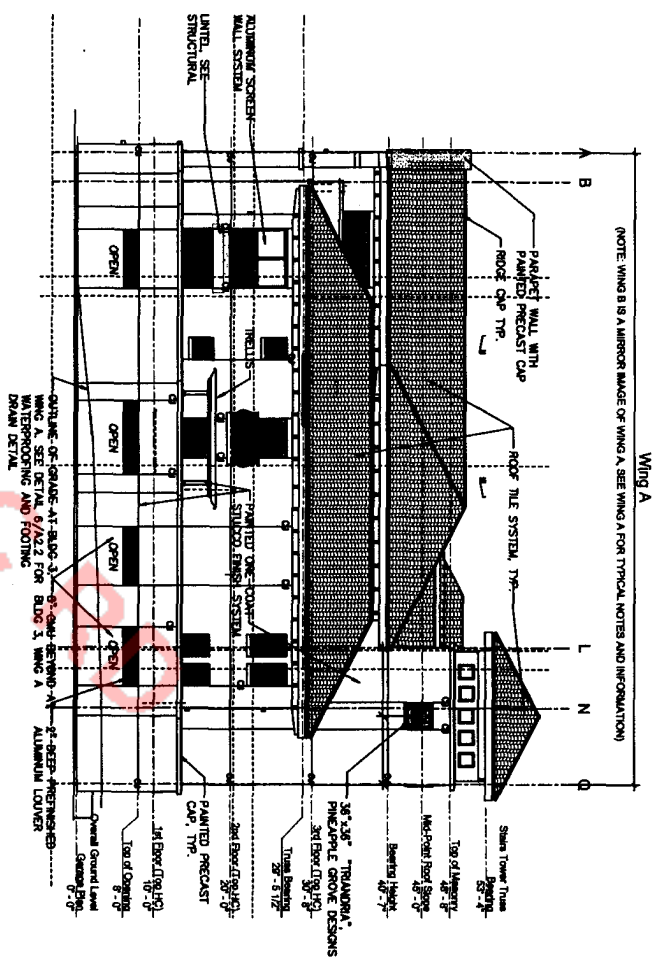


Right Elevation (Courtyard Side)
 SCALE 1"=300'

Building 2, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 386/437-2363 Daytona Beach 386/252-4725 Fax 386/437-0030
 I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

Dan A. Wilcox
 DAN A. WILCOX, No. 2239 Dan A. Wilcox, No. 5871, ROBERT D'AGOSTINO, No. 6183 DAN A. WILCOX, No. 5799
 Not valid without the signature and the original sealed seal of a Florida Licensed Surveyor and Mapper.



Left Elevation
SCALE 1" = 300'

Building 2, Bella Harbor, a Condominium.

STEPHENSON SURVEYING, INC. (LB#6422)
4721 East Moody Boulevard • P.O. Box 1836 • Bunnell, FL 32110
Bunnell 386/437-2383 Daytona Beach 386/252-4725 Fax 386/437-0030
I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

DAN WILCOX No. 2218 DAYTON WILCOX No. 5011 ROBERT THORNTON No. 6118 DAN WILCOX Jr. No. 5749
Dan Wilcox
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

STEPHENSON SURVEYING, INC. (LB#6422)
 4721 E. MOODY BLVD., P.O. BOX 1838 • Bunnell, FL 32110
 BUREAU 386/437-2343 Daytona Beach 386/252-1722 Fax 386/437-0030

BELLA HARBOR LLC
 100 EXECUTIVE WAY STE 208
 POINTE VEDRA BEACH, FL 32082

DATE: 08/11/11
 TIME: 10:00 AM
 PROJECT: BELLA HARBOR
 SHEET: 10 OF 10

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT IS ADVISED THAT THIS PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION. THE APPLICANT IS ADVISED THAT THIS PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION. THE APPLICANT IS ADVISED THAT THIS PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

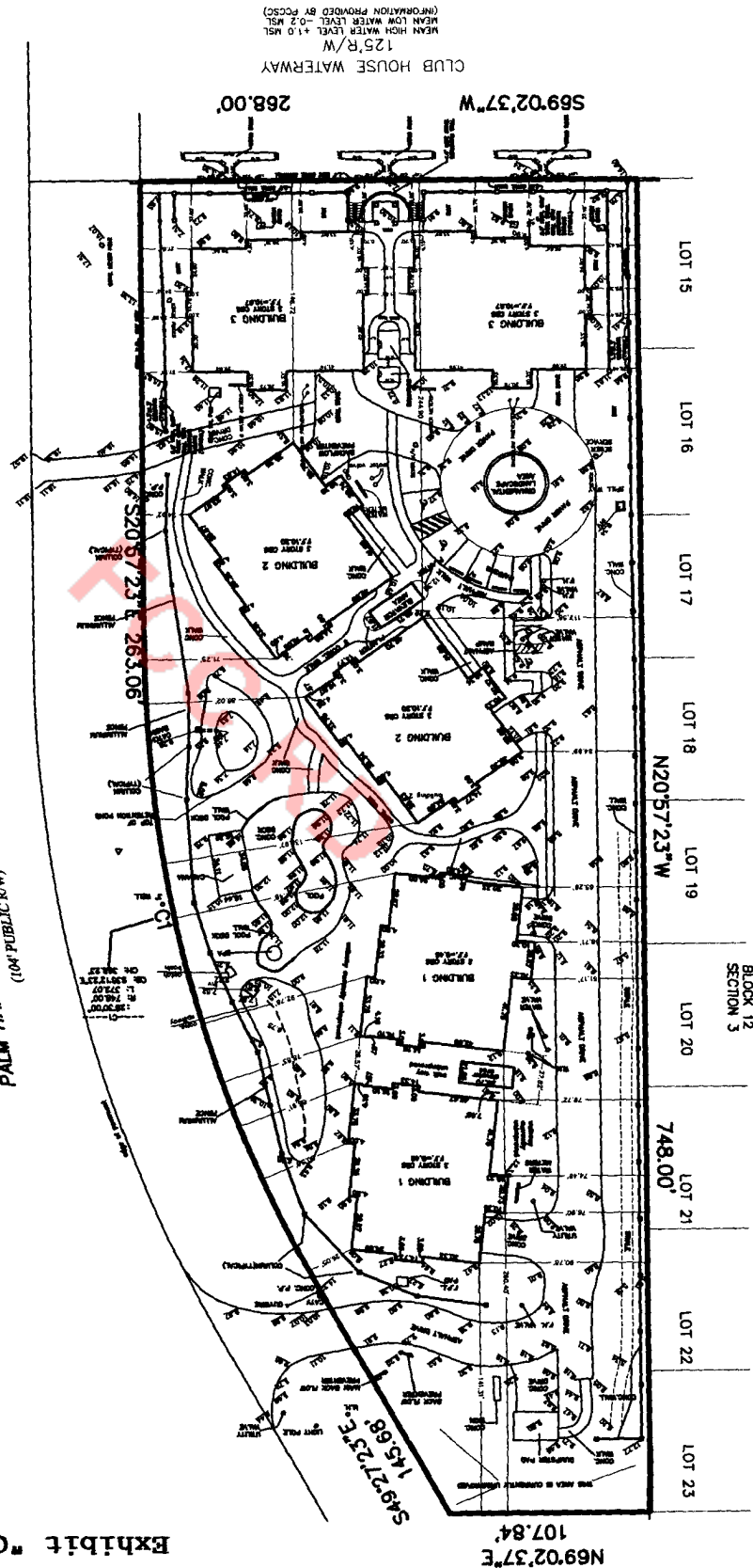


Exhibit "C"