



THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
ALACHUA TOWNE CENTRE

THIS THIRD AMENDMENT made this 8th day of JUNE, 2015, by **First Street Group, L.C.**, a Florida limited liability company, (“**Declarant**”), and **Peerfly, Inc.**, a Florida corporation (“**Peerfly**”).

W I T N E S S E T H

WHEREAS, Declarant filed a Declaration of Covenants, Conditions and Restrictions for Alachua Towne Centre dated January 3rd, 2001 and recorded in Official Records Book 2331, Page 2670 and First Amendment dated July 10th, 2001 and recorded in Official Records Book 2383, Page 2915 and Release of Lands from Declaration dated January 9th, 2003 recorded in Official Records Book 2844, Page 1131 all of the Public Records of Alachua County, Florida (“Declaration”); and

WHEREAS, Peerfly purchased a parcel of property which is adjacent to Alachua Towne Centre; and

WHEREAS, the Declarant and Peerfly desires to amend the Declaration to bring in the adjacent parcel of property and make it subject to all the terms and conditions of the Declaration; and

WHEREAS, Article XI of the Declaration allows for Amendment of the Declaration with the consent of the holders of at least (2/3) of the votes in the Association and Owners representing more than (2/3) of the votes in the Association have approved this Amendment and have executed consents to this Amendment which are attached hereto.

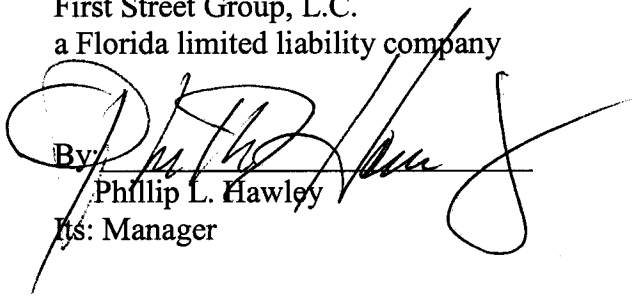
NOW, THEREFORE, the Declarant and the Owners representing, at least (2/3) of the votes in the Association and Peerfly, as the owner of the parcel to be added, hereby amend the Declaration to include the property described in the attached Exhibit “A” to the definition of the Property in the Declaration and said additional property shall be subject to all of the terms and conditions of the Declaration including the payment of assessments.

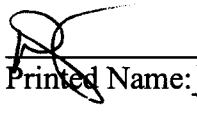
IN WITNESS WHEREOF, the Declarant has caused these presents to be executed in its name and its seal to be affixed hereto as of the day and year first about written.

Signed, sealed and delivered in our presence as witnesses:

First Street Group, L.C.
a Florida limited liability company

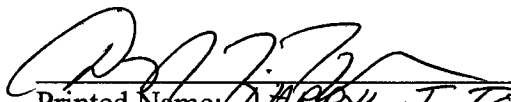

Printed Name: DARRYL J. TOMPKINS

By: 
Phillip L. Hawley
Its: Manager


Printed Name: Deana Sullivan

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 8th day of JUNE, 2015 by Phillip L. Hawley, as Manager of First Street Group, L.C., a Florida limited liability company, who is personally known to me or has produced a driver's license as identification.

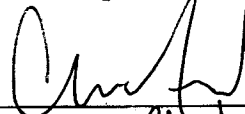

Printed Name: DARRYL J. TOMPKINS
My Commission Expires: 8/20/2018

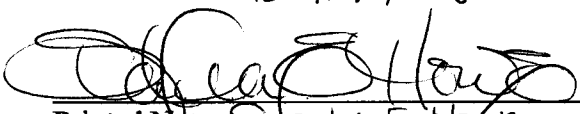


Signed, sealed and delivered
in our presence as witnesses:

Peerfly, Inc.
a Florida corporation

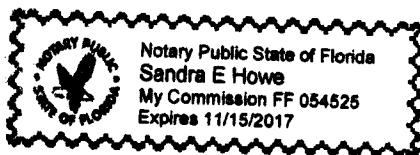

Printed Name: DARRYL J. TOMPKINS

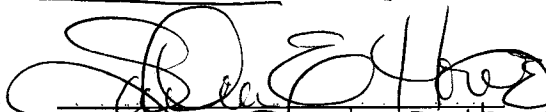
By: 
Printed Name: Chad French
Its: President


Printed Name: Sandra E. Howe

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of June, 2015 by Chad French, as President, of Peerfly, Inc., a Florida corporation, who is personally known to me or has produced a driver's license as identification.

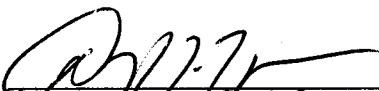


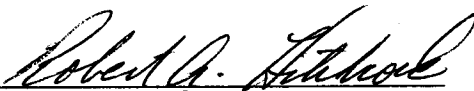

Printed Name: Sandra E. Howe
My Commission Expires: 11/15/2017

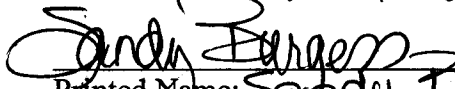
OWNER CONSENT AND APPROVAL

Signed, sealed and delivered
in our presence as witnesses:

Hitchcock & Sons, Inc.
a Florida corporation

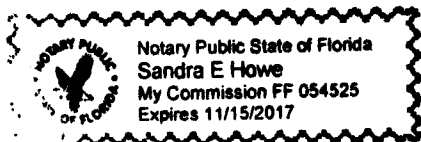

Printed Name: DARRYL J. TOMPKINS


By: 
Printed Name: ROBERT A. HITCHCOCK
Its: PRESIDENT


Printed Name: Sandy Burgess

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 4th day of March, 2015 by Robert A. Hitchcock, as President, of Hitchcock & Sons, Inc., a Florida corporation, who is personally known to me or has produced a driver's license as identification.




Printed Name: Sandra E. Howe
My Commission Expires: 11/15/2017

OWNER CONSENT AND APPROVAL

Signed, sealed and delivered
in our presence as witnesses:

Merchants and Southern Bank
a Florida profit corporation

Judy Brumfield
Printed Name: Judy BRUMFIELD

By: G.T. Mallini
Printed Name: G. T. Mallini
Its: Pres.

Angie Mathis
Printed Name: Angie Mathis

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 2 day of December, 2014 by G.T. Mallini, as Pres, of Merchants and Southern Bank, a Florida profit corporation, who is personally known to me or has produced a driver's license as identification.



Judy Brumfield
Printed Name: Judy BRUMFIELD
My Commission Expires: 9-18-17

OWNER CONSENT AND APPROVAL

Signed, sealed and delivered
in our presence as witnesses:

McCauley Properties, LLC
a Florida limited liability company

Brenda Cowart
Printed Name: Brenda Cowart

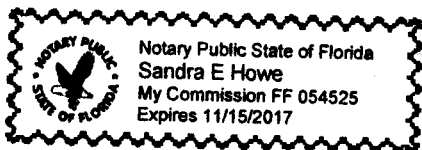
Cami Cowart
Printed Name: Cami Cowart

By: James McCauley
Printed Name: James McCauley
Its: Managing Member

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 16th day of January, 2015 by James McCauley, as Managing Member, of McCauley Properties, LLC, a Florida limited liability company, who is personally known to me or has produced a driver's license as identification.

Sandra E. Howe
Printed Name: Sandra E. Howe
My Commission Expires: 11/15/2017



OWNER CONSENT AND APPROVAL

Signed, sealed and delivered
in our presence as witnesses:

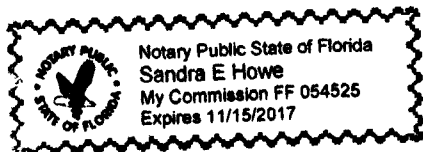
Alachua Professional Plaza, LLC
a Florida limited liability company

Brenda Cowart
Printed Name: Brenda Cowart
Camie Cowart
Printed Name: Camie Cowart

By: James McCauley
Printed Name: McCauley
Its: Managing Member

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 16th day of January, 2015 by James McCauley, as Managing Member, of, Alachua Professional Plaza LLC, a Florida limited liability company, who is personally known to me or has produced a driver's license as identification.



Sandra E. Howe
Printed Name: Sandra E. Howe
My Commission Expires: 11/15/2017

OWNER CONSENT AND APPROVAL

Signed, sealed and delivered
in our presence as witnesses:

TOC Real Estate Investors II, LLC
a Florida limited liability company

[Signature]
Printed Name: Shelby Buxton

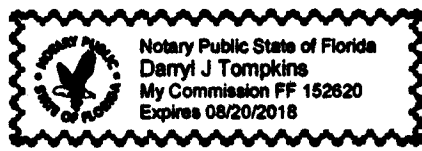
[Signature]
Printed Name: Dena Raddock

By: [Signature]
Printed Name: James W Berk
Its: manager / president

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 2nd day of MARCH, 2015 by JAMES W. BERK, as MANAGER / PRESIDENT of TOC Real Estate Investors II, LLC, a Florida limited liability company, who is personally known to me or has produced a driver's license as identification.

[Signature]
Printed Name: DARRYL J. TOMPKINS
My Commission Expires: 8/20/2018

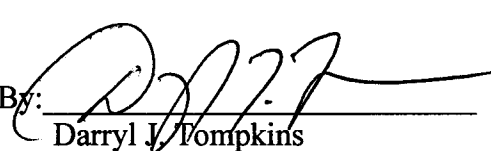


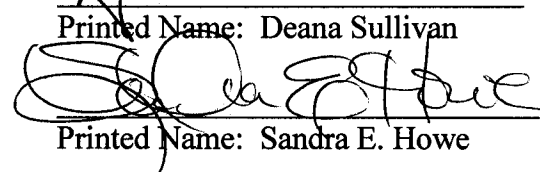
OWNER CONSENT AND APPROVAL

Signed, sealed and delivered
in our presence as witnesses:

Darryl J. Tompkins

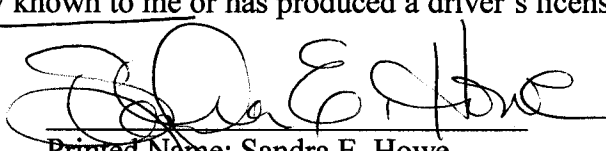

Printed Name: Deana Sullivan

By: 
Darryl J. Tompkins

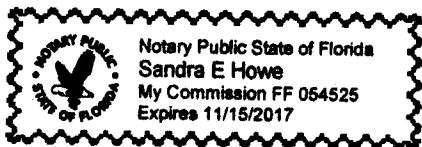

Printed Name: Sandra E. Howe

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 2nd day of June, 2015
by Darryl J. Tompkins, who is personally known to me or has produced a driver's license
as identification.


Printed Name: Sandra E. Howe


My Commission Expires: 11/15/2017




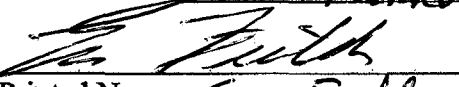
OWNER CONSENT AND APPROVAL

Signed, sealed and delivered
in our presence as witnesses:

Jo V. Wiggins


Printed Name: DANNA MURRAY

By: 
Jo V. Wiggins


Printed Name: Eric Fields

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 3 day of
December, 2014 by Jo V. Wiggins, who is personally known to me or has
produced a driver's license as identification.


Printed Name: _____
My Commission Expires: _____



OWNER CONSENT AND APPROVAL

Signed, sealed and delivered
in our presence as witnesses:

Tomlinson Property Group, LLC
a Florida limited liability company

Dan Morales
Printed Name: DAN MORALES

By: *[Signature]*
Printed Name: J.D. Tomlinson
Its: MPG

[Signature]
Printed Name: JOHN MILLER

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 7 day of
Dec, 2014 by J. D. TOMLINSON, as
MANAGER, of, Tomlinson Property Group, LLC, a Florida limited liability
company, who is personally known to me or has produced a driver's license as
identification.


Karen D Fox
Printed Name: Karen D Fox
My Commission Expires: _____

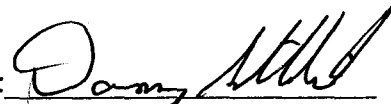


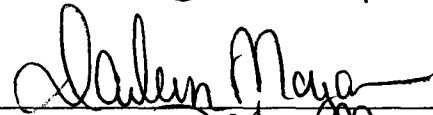
OWNER CONSENT AND APPROVAL

Signed, sealed and delivered
in our presence as witnesses:

Gateway Bank of Central Florida

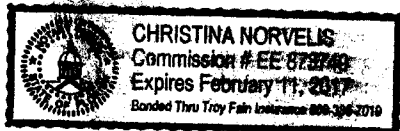

Printed Name: Christina Norvelis

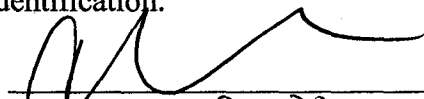
By: 
Printed Name: DANNY GILLILAND
Its: MARKET PRESIDENT


Printed Name: Darleen Morgan

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 1 day of June, 2015 by Danny Gilliland as market president of Gateway Bank of Central Florida, _____, who is personally known to me or has produced a driver's license as identification.




Printed Name: Christina Norvelis
My Commission Expires: 2/11/17

OWNER CONSENT AND APPROVAL

Signed, sealed and delivered
in our presence as witnesses:

Alachua Family Dentistry, PA

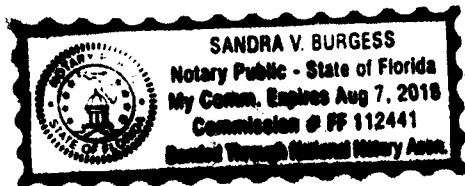
KA.B
Printed Name: Kimberly A. Bossons

By: [Signature]
Printed Name: Shane Goslinga
Its: Owner / VP

[Signature]
Printed Name: D. Hillary

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 17th day of July, 2015 by Shane Goslinga, as Owner NP, of Alachua Family Dentistry, PA., who is personally known to me or has produced a driver's license as identification.



[Signature]
Printed Name: Sandra V. Burgess
My Commission Expires: 8/7/18

EXHIBIT "A"

CLIENT: FIRST STREET GROUP, L.C.
PROJECT NUMBER: 04-447
DESCRIPTION FOR: 1.457 ACRE PARCEL

DESCRIPTION: (BY SURVEYOR)

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79-A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 763.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°15'16" WEST, 34.44 FEET, SAID POINT OF CURVATURE BEING THE SOUTHEAST CORNER OF SANTA FE STATION PHASE I, A SUBDIVISION AS RECORDED IN PLAT BOOK 23, PAGES 55 AND 56 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE BOUNDARY OF SAID SANTA FE STATION PHASE I, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°03'30", AN ARC DISTANCE OF 37.99 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°43'31" WEST, CONTINUING ALONG THE BOUNDARY OF SAID SANTA FE STATION PHASE I, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°22'48" WEST, 177.18 FEET; THENCE NORTHERLY CONTINUING ALONG THE BOUNDARY OF SAID SANTA FE STATION PHASE I, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°18'33", AN ARC DISTANCE OF 181.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 02°33'05" WEST, CONTINUING ALONG THE BOUNDARY OF SAID SANTA FE STATION PHASE I, A DISTANCE OF 356.14 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2416, PAGE 1043 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 89°49'05" WEST, CONTINUING ALONG THE BOUNDARY OF SAID SANTA FE STATION PHASE I, A DISTANCE OF 68.61 FEET; THENCE NORTH 02°44'31" WEST, CONTINUING ALONG THE BOUNDARY OF SAID SANTA FE STATION PHASE I, A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 151ST BOULEVARD (RIGHT-OF-WAY WIDTH VARIES) SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°29'08" EAST, 369.27 FEET; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NW 151ST BOULEVARD, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°42'37", AN ARC DISTANCE OF 387.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 40°37'49" EAST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NW 151ST BOULEVARD, A DISTANCE OF 46.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 305.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°24'52" EAST, 61.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°34'05", AN ARC DISTANCE OF 61.58 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2416, PAGE 1043; THENCE SOUTH 89°10'03" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 346.84 FEET TO THE POINT OF BEGINNING.

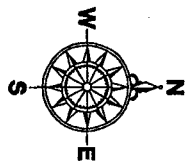
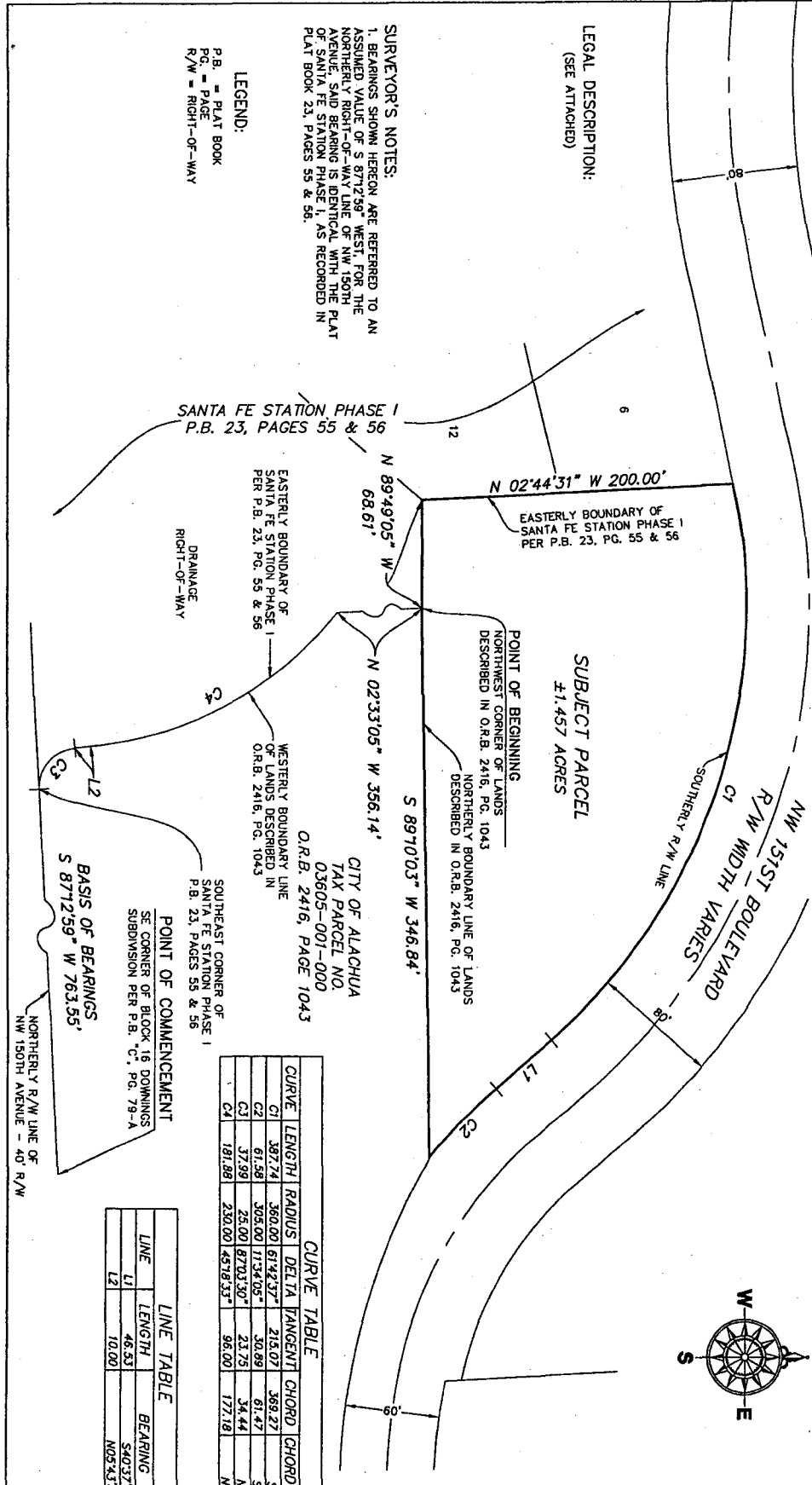
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.457 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 OF A PARCEL OF LAND LYING IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18
 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
 * SKETCH - NOT A BOUNDARY SURVEY *

LEGAL DESCRIPTION:
 (SEE ATTACHED)

SURVEYOR'S NOTES:
 1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 87°12'59" WEST, FOR THE NORTHERLY RIGHT-OF-WAY LINE OF NW 150TH AVENUE, SAID BEARING IS IDENTICAL WITH THE PLAT OF SANTA FE STATION PHASE I, AS RECORDED IN PLAT BOOK 23, PAGES 55 & 56.

LEGEND:
 P.B. = PLAT BOOK
 P.G. = PAGE
 R/W = RIGHT-OF-WAY



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	387.74	360.00	61°42'37"	215.07	369.27	S71°29'08"E
C2	61.58	305.00	11°34'05"	30.89	61.47	S67°24'52"E
C3	37.99	25.00	87°03'30"	21.75	34.44	N49°15'16"W
C4	181.88	230.00	43°18'33"	96.00	177.18	N28°22'48"W

LINE	LENGTH	BEARING
L1	48.53	S40°37'49"E
L2	10.00	N05°43'31"W

POINT OF COMMENCEMENT
 SE CORNER OF BLOCK 16 DOWNINGS
 SUBDIVISION PER P.B. "C", PG. 79-A
 BASIS OF BEARINGS
 S 87°12'59" W 783.55'
 NORTHERLY R/W LINE OF
 NW 150TH AVENUE - 40' R/W

SOUTHEAST CORNER OF
 SANTA FE STATION PHASE I
 P.B. 23, PAGES 55 & 56
 WESTERLY BOUNDARY LINE
 OF LANDS DESCRIBED IN
 O.R.B. 2416, PAGE 1043
 CITY OF ALACHUA
 TAX PARCEL NO.
 03605-001-000
 O.R.B. 2416, PAGE 1043
 NORTHWEST CORNER OF LANDS
 DESCRIBED IN O.R.B. 2416, PG. 1043
 NORTHERLY BOUNDARY LINE OF LANDS
 DESCRIBED IN O.R.B. 2416, PG. 1043

CERTIFIED TO:
 FIRST STREET GROUP, L.C.

SCALE BY
 G.L.C.
 CHECKED BY
 J.W.B.
 PLAT BOOK
 1/4
 SHEET NO.
 04-447
 1 OF 1

This map prepared by:
 KEVIN W. HEWETT
 Professional Surveyor & Mapper Fla. License No. 8093

COMPUTER FILE
 04-447
 SURVEY DATE
 07/27/04
 DRAWING SCALE
 1"=20'
 MADE BY ONE FULLY LICENSED SURVEYOR
 IN THE STATE OF FLORIDA
 AT THE TIME OF THE SURVEY
 AND THE PREPARATION OF THIS MAP

CE Causseaux & Ellington, Inc.
 Engineering • Surveying • Planning
 6011 NW 1st Place, Gainesville, Florida 32607
 Phone: (352) 331-1976 Fax: (352) 331-2476