

**AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS**
(Addition of Phase II – 75 Units)

Pursuant to the Developer's rights under Article I to Add Phases, and under § 9.2 of the Declaration of Condominium of Camellia Oaks Condominiums, which is recorded at Official Records Book 5389, Page 819, in the Public Records of Leon County, Florida, the Developer hereby amends the Declaration to add Phase II to the Condominium, and accordingly makes the following amendments to the Articles referenced herein:

§ 1.4. FUTURE PHASES AND ADDITIONAL PROPERTY. The Developer, or the Developer's successors or assigns, and Developer's Mortgagee, shall have the sole right, without approval of any unit owners or any other party, to bring within the scheme of this declaration, the additional property as phases described above in EXHIBIT "A".

The number of units in each phase are as follows:

PHASE I = 67 UNITS

PHASE II = 75 UNITS, 28 Garage Accessory Units

PHASE III = 150 UNITS (not submitted at this time)

The number of units submitted to Condominium ownership in Phase I is 67 units. The number of units submitted to Condominium ownership in Phase II is 75 units and 28 garage accessory units. A survey of the additional land and a graphic description of the improvements in which any Units and Garage Accessory Units are located and a plot plan thereof for Phase II is included in the attached Phase II Exhibit "A". Developer reserves the right to mirror image floor plans of the Units for aesthetic reasons, building purposes, and/or to comply with all local government permitting rules, regulations, orders, etc. In the event future phases are added to the Condominium ownership, the allocation of percentage of ownership among the units shall be consistent with the then number of units for all submitted phases of the Condominium.

The minimum square footage of the units to be added to the condominium is 1,198 square feet. The maximum square footage of the units to be added to the condominium is 2,540 square feet.

The respective square footage per unit type for Phase I is approximately as follows:

Augusta

- 1 Story = 1198 SF
- 2 Story (option 1) = 1516 SF
- 2 Story (option 2) = 1638 SF

Essex

- 1 Story = 1198 SF
- 2 Story = 1608 SF

Dubose

- 1 Story = 1398 SF
- 2 Story = 1764 SF

Azalea

- 1 Story = 1398 SF
- 2 Story = 1984 SF

Shumard (Duplex)

- 1535 SF each unit

White Oak I

- 2540 SF

White Oak II

- 2504 SF

Single Family Home A

- 2004 SF

Single Family Home B

- 1964 SF

The respective square footage per unit type for the Units in Phase II are approximately as follows:

Avery

- 1967 SF

Olivia

- 1803 SF

LG Avery

- 2075 SF

LG Azalea

- 1598 SF

LG Olivia

- 1957 SF

LG Stewart I and II

- 2088 SF

LG Willow I and II

- 2180 SF

Red Oak

- 1738 SF

Shumard

- 1535 SF

Stewart I and II

- 1964 SF

Willow I

- 2018 SF

Willow II

- 1996 SF

Garage Accessory Units

- 525 SF

* Important Note: The actual number of units in Phase III is not guaranteed; it may increase or decrease from what is stated herein. The number of units constructed in future phases is controlled by and subject to all local government permitting rules, regulations, orders, etc., as of the time that the Developer, or the Developer's successors or assigns, exercises the option and right to bring the future phases within the scheme of this declaration.

§ 1.10. GARAGE ACCESSORY UNITS.

- (a) **Purpose.** Garage Accessory Units are being created for the purpose of providing for additional storage to Unit Owners, whereby said Garage Accessory Units shall be available for sale or lease by the Developer.

- (b) **Sale or Lease by Developer with restrictions.** Garage Accessory Units are reserved by the Developer for sale or lease, subject to the following restrictions:
- i. Garage Accessory Units are not Units as defined by the Declaration of Condominium of Camellia Oaks Condominiums, and therefore any Garage Accessory Unit Owner or Lessee would not be afforded additional rights as to Membership, Voting, Control or any other rights that are appurtenant to Ownership of a Unit within Camellia Oaks Condominiums Association.
 - ii. Developer shall not be permitted to sell or lease a Garage Accessory Unit to any purchaser unless the purchaser or lessee also owns a Unit in Camellia Oaks Condominiums.
 - iii. A lessee or purchaser of a Garage Accessory Unit shall not be permitted to lease or own a larger number of Garage Accessory Units than Units he/she/they/it owns within Camellia Oaks Condominiums. For example, a Camellia Oaks Condominiums Unit Owner that owns one (1) Unit, may only purchase or lease a maximum of one (1) Garage Accessory Unit.
 - iv. The owner of each individual Garage Accessory Unit must pay an additional fifteen dollars (\$15.00) per month to the Camellia Oaks Condominiums Association in order to compensate for any lawn care or maintenance to the common elements surrounding the Garage Accessory Unit. The Developer shall also be obligated to this amount for each individual Garage Accessory Unit owned by the Developer.
 - v. The owner of each individual Garage Accessory Unit shall be responsible for his/her/their/its own utilities, maintenance, and insurance (if necessary), subject to the general rules of Florida law regarding shared party wall, roofing, and liability for property damage.
- (c) **Identification of Garage Accessory Units.** Garage Accessory Units shall be identified by building letter and unit number. There are eight (8) total buildings, and twenty-eight (28) total Garage Accessory Units, as further depicted and identified on the attached Exhibit "A". The Garage Accessory Units shall be identified by Building Letters (A-H) and Unit Numbers (1-28).
- (d) **Parcel Identification of Garage Accessory Units.** So long as the Developer owns all Garage Accessory Units, all Garage Accessory Units shall be taxed and maintained under one parcel identification number. Individual Parcel Identification Units shall be created for each Garage Accessory Unit as each Unit is sold by the Developer.

§ 5.2. LIMITED COMMON ELEMENTS. Limited Common Elements means and includes those Common Elements which are reserved for the use of a certain Unit to the exclusion of other Units. Limited Common Elements include, but are not limited to, driveway, walkway, balcony, patio, decks, and/or porch/stoop appurtenant to any Unit and that is used by only one (1) Unit. Other areas may be designated in the survey contained in Exhibit "A" and Phase II Exhibit "A", attached hereto. The term Limited Common Elements is interchangeable with the term Limited Common Areas.

Decks may be added by the Developer as a limited common element to any Unit abutting, or near, a pond or lake if suited for such Unit. The owner of any Unit receiving the benefit of a deck, which is a limited common element maintained by the Association, must pay an additional twenty-five dollars (\$25.00) per month to the Camellia Oaks Condominiums Association in order to compensate for any maintenance thereto.

§ 9.2. BY THE DEVELOPER. Except for amendments restricted by § 718.110(4) and § 718.110(8), the Developer reserves the right at any time, so long as the Developer holds units for sale in the ordinary course of business, to unilaterally amend this Declaration as it may deem appropriate, in its sole discretion, to carry out the purposes of the project, or as may be required by any lending institution, FHA, VA, FHLMC, FNMA, title insurance company or public body, or as may be necessary to conform the same to the requirements of law or to facilitate the operation and management of the Condominium or the sale of Units in an FHA/VA approved condominium. The Developer may also unilaterally make amendments to fix typographical or clerical errors. The Developer may also unilaterally make amendments to add the surveyor's certificate(s) required by § 718.104(4)(e). Any amendments to this Declaration which may be unilaterally made by the Developer shall become effective upon the recording in the Public Records of Leon County, Florida, of an instrument executed solely by the Developer with the formalities of a deed, setting forth the text of such amendment in full, together with the appropriate recording data of this Declaration.

The Developer desires to correct typographical errors contained as part of Sheets 5 and 18 of this Phase II Exhibit "A" attached to this Amendment, which shall be incorporated into the Declaration Exhibit "A", containing the legal description and boundary/common areas of the Condominium.

Amendments restricted by § 718.110(4) and § 718.110(8) are not valid unless the record owner of each unit of the condominium and the record owners of liens on each unit of the condominium join in the execution of the amendment.

**PERCENTAGE INTERESTS IN THE COMMON ELEMENTS,
SHARE OF COMMON EXPENSES AND COMMON
SURPLUS**

[Exhibit "D" to Declaration of Condominium of Camellia Oaks Condominiums]

As required under Florida Statutes, Section 718.104(4)(f), appurtenant to each Unit in the Condominium shall be an equal undivided ownership interest in the Common Elements, as well as an equal undivided share of the Common Expenses and Common Surplus.

Under such circumstances, each Unit will have appurtenant to it an undivided ownership interest in the Common Elements and a percentage share of the Common Expenses and Common Surplus as follows:

$\frac{1}{142}$ fractional interest and percentage share

CONDOMINIUM RULES AND REGULATIONS
for
Camellia Oaks Condominiums

[Exhibit "E" to the Declaration of Condominium of Camellia Oaks Condominiums]

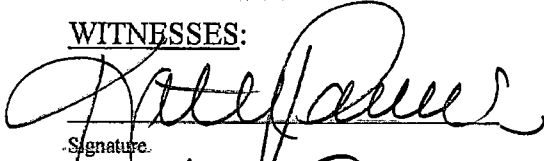
7. Exterior Appearance. No Owner shall decorate or alter any part of a Unit so as to affect the appearance of the Unit from the exterior. Such decoration or alteration shall include, but not be limited to, painting or illumination of the exterior of a Unit, display of objects upon patios, balconies, railings or exterior window sills or ledges, reflective film or other extraordinary window treatments, draperies, window shades, screen doors and lights. The Association shall have the sole discretion, which may be based on aesthetic principles only, to determine compliance with this provision, which also applies to Common Elements and Limited Common Elements. Pursuant to section 718.113(7), Florida Statutes, an association may not refuse the request of a unit owner for a reasonable accommodation for the attachment on the mantel or frame of the door of the unit owner of a religious object not to exceed 3 inches wide, 6 inches high, and 1.5 inches deep.

The Developer desires to reference a supplement to the rules and regulations, which supplemented the applicable rules and regulations therein. Therefore, by this amendment, the terms and provisions of said Supplement, which is recorded at Official Records Book 5409, Page 442, in the Public Records of Leon County, Florida is hereby included, along with the final design for the fencing and is attached hereto as Phase II Exhibit "B".

EXECUTION

IN WITNESS WHEREOF, the Developer has hereto affixed its signature this 30th day of March, 2021.

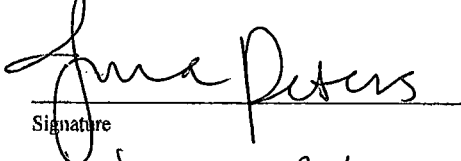
WITNESSES:



Signature

Katie Power

Printed Name



Signature

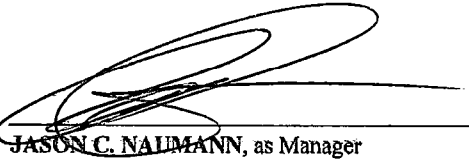
Jenna Peters

Printed Name

DEVELOPER SIGNATURE:

Camellia Oaks, LLC
a Florida Limited Liability Company

By:


JASON C. NAUMANN, as Manager

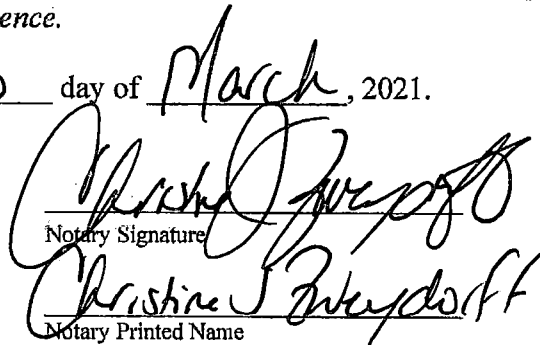
NOTARY

**STATE OF FLORIDA
COUNTY OF LEON**

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared JASON C. NAUMANN, as the Manager of Camellia Oaks, LLC, a Florida Limited Liability Company, and he acknowledged that he executed the foregoing instrument on behalf of the company pursuant to due authority. He is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment. He signed in my physical presence.

WITNESS my hand and seal this 30 day of March, 2021.




Notary Signature
Christine J. Zweydoft
Notary Printed Name

Phase II

Exhibit "A"

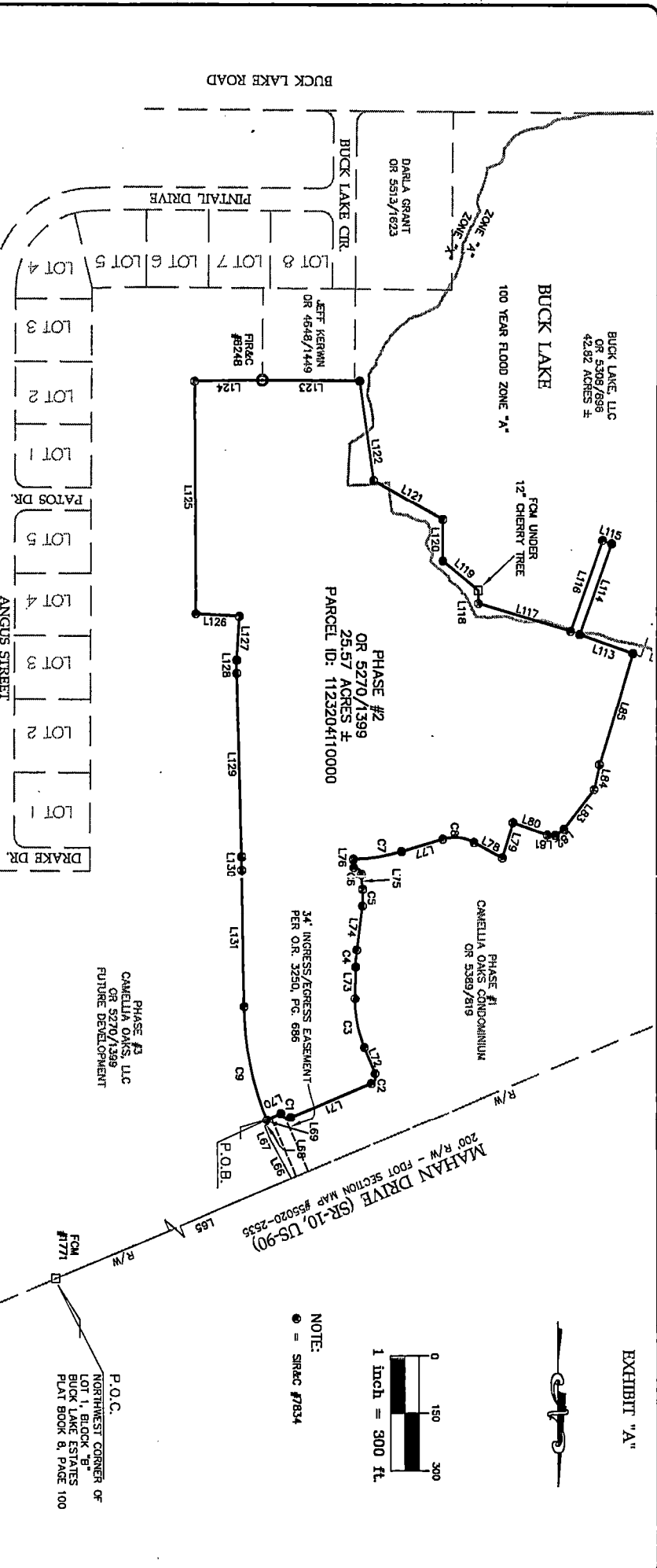


EXHIBIT "A"

PHASE-2 LINE TABLE

LINE	BEARING	LENGTH
L65	S67°14'24"V	1072.22'
L66	S28°05'10"E	120.78'
L67	S22°46'26"E	34.00'
L68	S67°13'34"V	11.75'
L69	S22°33'51"E	12.03'
L70	S65°27'07"V	40.46'
L71	S67°13'34"V	228.62'
L72	S22°46'26"E	73.52'
L73	S01°03'25"V	81.81'
L74	S07°16'50"V	117.81'
L75	S03°47'51"E	38.02'
L76	S01°44'42"E	21.00'
L77	S73°26'19"V	113.67'
L78	N62°00'51"V	84.41'
L79	S16°37'02"V	94.50'
L80	N70°23'36"V	95.00'
L81	N88°43'48"V	21.14'
L82	S54°49'39"V	27.35'
L83	S37°26'25"V	130.09'
L84	S12°32'20"V	65.96'
L85	S16°40'42"V	301.84'

LINE	BEARING	LENGTH
L113	S70°44'21"E	146.77'
L114	S19°15'39"V	250.00'
L115	S70°44'21"E	25.00'
L116	N19°15'39"E	250.00'
L117	S73°30'30"E	252.21'
L118	S00°24'34"E	33.73'
L119	S50°48'30"E	121.39'
L120	S00°13'38"E	106.98'
L121	S60°56'13"E	208.88'
L122	S08°17'09"E	258.37'
L123	S89°35'02"E	234.38'
L124	N89°00'23"E	178.36'
L125	N00°24'48"V	601.84'
L126	N86°36'50"V	115.30'
L127	N03°31'30"E	112.67'
L128	N00°24'48"V	34.03'
L129	N01°31'31"V	476.27'
L130	N00°24'48"V	34.00'
L131	N00°55'15"V	355.19'

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	CHORD LENGTH
C1	19.50	90°35'14"	30.83'	N67°14'52"V	E7.72'	
C2	19.50	90°00'00"	30.63'	S22°13'34"V	E7.58'	
C3	310.50	23°49'51"	129.15'	S10°51'31"E	128.22'	
C4	410.50	6°13'26"	44.59'	S04°10'08"V	44.57'	
C5	189.50	13°04'41"	43.25'	S00°44'30"V	43.16'	
C6	19.50	85°56'51"	23.25'	S48°46'16"E	E6.58'	
C7	489.63	14°59'17"	128.08'	S80°56'01"V	127.72'	
C8	110.50	44°32'50"	85.91'	N84°17'16"V	83.77'	
C9	774.00	22°15'15"	300.63'	N11°32'25"V	E28.74'	

NOT COMPLETE WITHOUT PAGES 2-4

BOUNDARY SURVEY PHASE-2
CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA



Meridian
SURVEYING AND MAPPING INC.

3201 Shamrock Street, Suite 402
Tallahassee, Florida 32309
Office: (850) 889-7841 Fax: (850) 888-7849

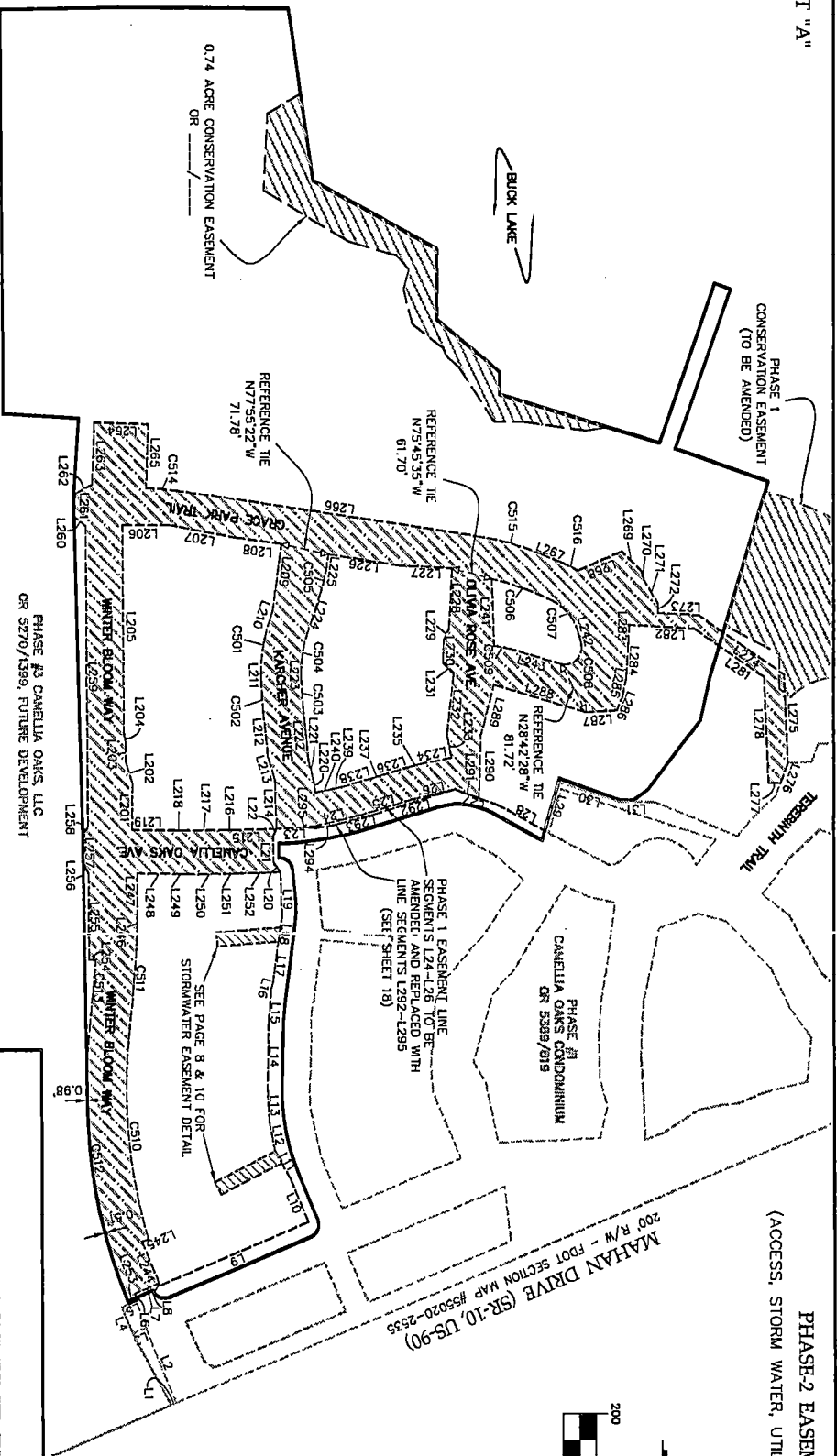
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DATE OF SURVEY: 03/24/18

SHEET NO.
3
OF 28
JOB NO.
22324.11

FIELD BOOK: 1803
PAGE: 1-4

EXHIBIT "A"



PHASE-2 EASEMENT
(ACCESS, STORM WATER, UTILITIES & SIDEWALK)



EASEMENT PHASE-2

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

Meridian SURVEYING and MAPPING INC. 3201 Shawnee Road, Suite 102 Tallahassee, Florida 32308 Office: (904) 888-7641 Fax: (904) 888-7648		DRAWN BY: KO	SHEET NO.
CHECKED BY:		DATE: 02/23/21	5
REVISIONS:		SCALE: 1" = 200'	OF 28
FIELD BOOK: N/A		PAGE: N/A	JOB NO.
DATE OF SURVEY: N/A			22324.11

EXHIBIT "A"

PHASE 1 EASEMENT

LINE	BEARING	LENGTH
L1	S67°14'24"V	8.54'
L2	S21°51'29"E	120.28'
L3	N67°13'34"E	21.65'
L4	S22°46'26"E	41.97'
L5	S67°13'34"V	25.56'
L6	S22°46'26"E	10.70'
L7	S67°13'34"V	40.04'
L8	N22°46'26"V	3.67'
L9	S67°13'34"V	240.00'
L10	S22°46'26"E	70.00'
L11	S29°03'30"E	46.52'
L12	S11°06'57"E	42.53'
L13	S02°54'53"E	47.98'
L14	S01°03'25"V	97.63'
L15	S04°30'09"V	52.99'
L16	S15°29'28"V	10.10'
L17	S07°16'30"V	40.00'
L18	S08°22'32"V	57.38'
L19	S01°44'42"E	66.00'
L20	S35°02'26"E	17.95'
L21	S01°02'50"E	39.24'
L22	S27°05'02"V	11.15'
L23	S86°44'38"V	56.42'
L24	S76°34'51"V	65.84'
L25	S73°26'19"V	85.78'
L26	S77°12'24"V	64.00'
L27	N70°33'34"V	72.37'
L28	N62°00'51"V	76.04'
L29	S16°37'02"V	73.97'
L30	N72°33'17"V	96.23'

PHASE 2 EASEMENT

LINE	BEARING	LENGTH
L201	S00°32'08"V	66.00'
L202	S17°03'48"E	33.89'
L203	S01°06'38"E	26.61'
L204	S07°55'59"E	18.02'
L205	S00°24'48"E	305.82'
L206	S89°35'38"V	71.00'
L207	N79°09'23"V	93.28'
L208	N82°21'02"V	63.00'
L209	N07°38'58"E	96.63'
L210	N18°26'56"E	17.38'
L211	N00°59'19"V	11.80'
L212	N05°47'51"V	65.29'
L213	N16°33'42"V	36.56'
L214	N01°44'42"V	70.45'
L215	N88°15'18"E	64.00'
L216	N67°35'41"E	11.84'
L217	N89°49'44"E	64.00'
L218	S88°10'01"E	10.82'
L219	S89°27'52"E	64.00'
L220	S10°41'22"E	21.00'
L221	S14°04'07"E	26.42'
L222	S05°47'51"E	81.82'
L223	S00°59'19"E	11.80'
L224	S18°26'56"V	61.33'
L225	S08°39'37"V	80.13'
L226	N81°05'21"V	106.65'
L227	N87°08'34"V	77.43'
L228	N02°51'26"E	87.77'
L229	N64°58'16"E	18.84'
L230	N01°21'58"E	34.00'
L231	N43°57'57"V	22.97'
L232	N06°38'58"E	91.50'
L233	N11°05'26"V	34.80'
L234	N78°54'34"E	50.00'
L235	N73°33'49"E	10.00'

LINE	BEARING	LENGTH
L236	N73°26'19"E	50.00'
L237	N73°26'19"E	10.00'
L238	N73°26'19"E	50.00'
L239	N77°37'37"E	12.46'
L240	N79°18'38"E	26.00'
L241	S02°06'57"E	98.87'
L242	N15°43'14"V	16.89'
L243	S73°59'24"E	80.62'
L244	S22°46'26"E	66.33'
L245	S67°13'34"V	10.54'
L246	S02°17'11"E	13.54'
L247	S00°32'08"V	66.00'
L248	N89°27'52"V	63.50'
L249	N88°17'45"V	11.96'
L250	S89°37'21"V	63.00'
L251	S87°22'31"V	11.27'
L252	S88°15'18"V	63.50'
L253	S67°13'34"V	13.89'
L254	S84°57'48"E	9.52'
L255	S00°24'48"E	127.67'
L256	S29°14'48"E	17.53'
L257	S00°24'48"E	34.00'
L258	S00°39'12"V	23.52'
L259	S00°24'48"E	440.38'
L260	S32°21'44"E	22.47'
L261	S02°36'43"V	35.07'
L262	S61°38'31"V	29.53'
L263	S01°58'53"V	91.01'
L264	N88°00'47"V	81.00'
L265	N01°58'53"E	94.01'
L266	N81°20'23"V	452.18'
L267	N68°31'34"V	37.43'
L268	S67°02'29"V	72.35'
L269	N46°19'28"V	39.00'
L270	N19°31'07"V	17.26'

LINE	BEARING	LENGTH
L271	N32°00'13"V	40.00'
L272	N03°13'49"E	12.87'
L273	N86°46'11"V	61.28'
L274	N55°29'06"V	154.15'
L275	N82°27'32"V	131.75'
L276	N80°29'57"E	31.93'
L277	S89°30'08"E	17.57'
L278	S02°27'34"E	157.79'
L279	DATA INTENTIONALLY DELETED	
L280	S55°29'06"E	126.05'
L281	S86°46'11"E	98.04'
L282	N01°41'58"E	26.65'
L283	N03°49'04"E	51.91'
L284	N11°13'13"E	26.61'
L285	N82°02'03"E	23.65'
L286	N66°17'12"E	46.07'
L287	S73°59'24"E	146.36'
L288	N15°01'45"E	76.73'
L289	N01°41'12"E	94.03'
L290	S70°33'34"E	38.08'
L291	N73°31'50"E	128.26'
L292	N74°41'11"E	55.20'
L293	N80°14'50"E	32.47'
L294	S09°45'10"E	2.58'

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING & DISTANCE
C501	19°26'14"	230.00'	78.03'	N08°43'49"E 78.03'
C502	4°48'32"	530.00'	44.48'	N03°23'35"V 44.48'
C503	4°48'32"	470.00'	39.45'	S03°23'35"E 39.45'
C504	19°26'14"	170.00'	57.67'	S08°43'49"V 57.67'
C505	9°42'19"	220.00'	38.39'	S13°33'16"V 39.23'
C506	11°23'28"	486.55'	97.02'	N107°46'38"V 97.02'
C507	45°20'41"	73.00'	62.87'	N407°23'35"V 62.87'
C508	121°47'50"	25.00'	53.14'	N457°10'41"E 53.14'
C509	11°40'37"	117.00'	23.84'	S79°45'43"E 23.84'
C510	23°15'10"	770.00'	312.50'	S04°31'41"V 312.50'
C511	4°16'52"	2030.00'	420.52'	S07°50'45"E 420.52'
C512	29°01'45"	830.00'	96.12'	S05°16'15"V 96.12'
C513	2°47'44"	1970.00'	47.89'	N84°31'49"V 47.89'
C514	6°22'52"	430.00'	96.17'	N74°55'58"V 96.17'
C515	12°48'49"	430.00'	24.93'	N63°01'59"V 24.93'
C516	10°59'11"	130.00'		

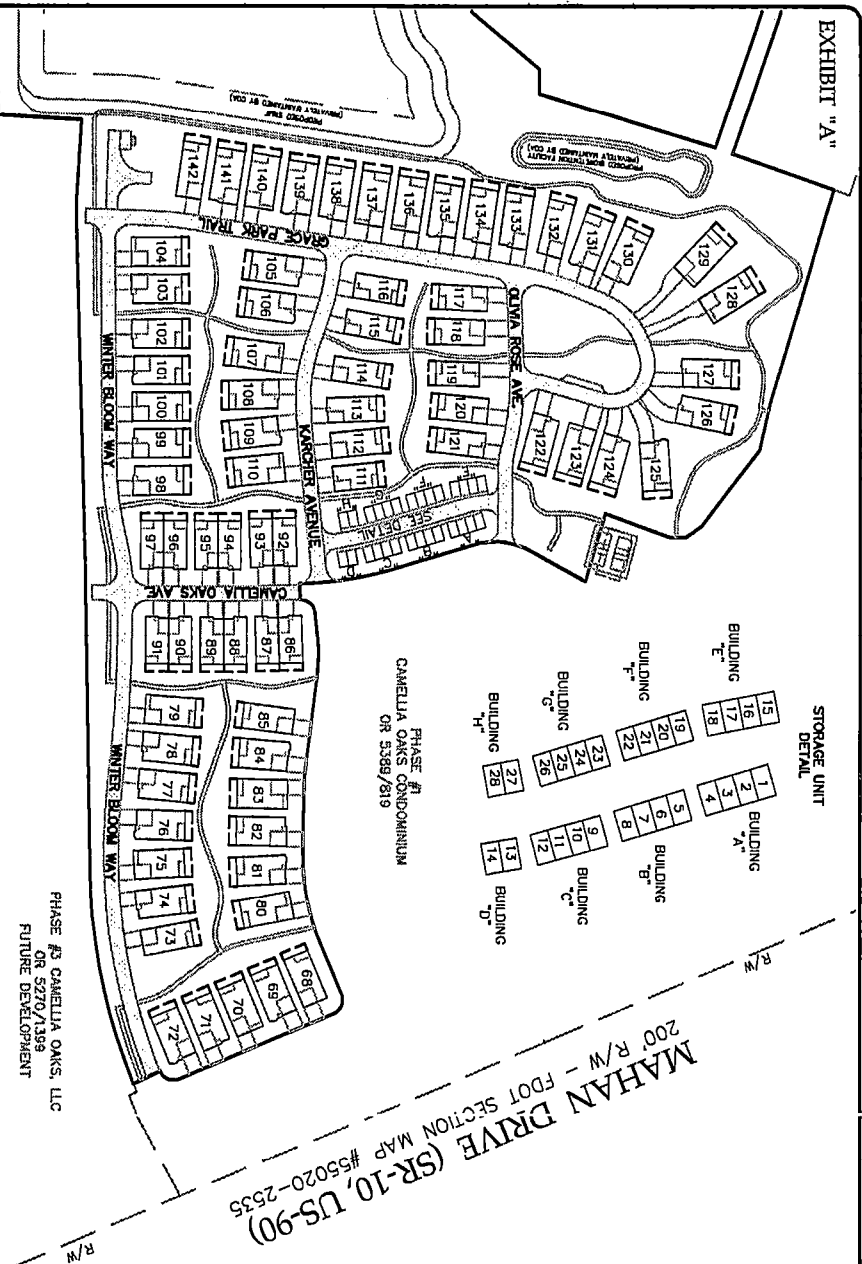
PHASE-2 EASEMENT
(ACCESS, STORM WATER, UTILITIES & SIDEWALK)

EASEMENT PHASE-2

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

 Meridian SURVEYING AND MAPPING INC. 3201 Shattuck Street South, Suite #102 Tallahassee, Florida 32305 Office: (904) 888-7641 Fax: (904) 888-7648	DRAWN BY: KO	SHEET NO. 6
	CHECKED BY:	OF 28
	DATE: 02/23/21	
	REVISION:	
SCALE: 1" = N/A	PAGE: N/A	JOB NO. 22324.11
FIELD BOOK: N/A		
DATE OF SURVEY: N/A		

EXHIBIT "A"



PHASE-2 UNIT LOCATION MAP

CONDOMINIUM TABLE

UNIT TYPE	UNIT NUMBERS
ANERY	65, 72, 76, 81, 84, 101, 106, 109, 125, 127
LG AZALEA	111, 116, 119
LG AVERY	131, 135, 139
LG OLIVIA	132, 142
LG STEVART 1	129, 136, 140
LG STEVART 2	129, 137
LG WILLOW 1	133
LG WILLOW 2	130, 134, 138, 141
OLIVIA	68, 73, 85, 112, 114, 118, 120
SHIMMUS	113, 115, 117, 121
STEWART 1	80, 79, 83, 104, 107, 123
STEWART 2	75, 80, 100, 110
WILLOW 1	74, 77, 99, 102, 105, 122, 126
WILLOW 2	71, 78, 82, 98, 103, 108, 124



NOTE: ALL INFRASTRUCTURE SHOWN IS PROPOSED

UNIT LOCATION MAP PHASE-2

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

Meridian
SURVEYING and MAPPING INC.
3201 Shattuck Street South, Suite 1102
Tallahassee, Florida 32309
Office: (904) 898-7841 Fax: (904) 898-7848

DRAWN BY: KO

CHECKED BY:

DATE: 02/23/21

REVISED:

SCALE: 1" = 200'

FIELD BOOK: N/A

DATE OF SURVEY: N/A

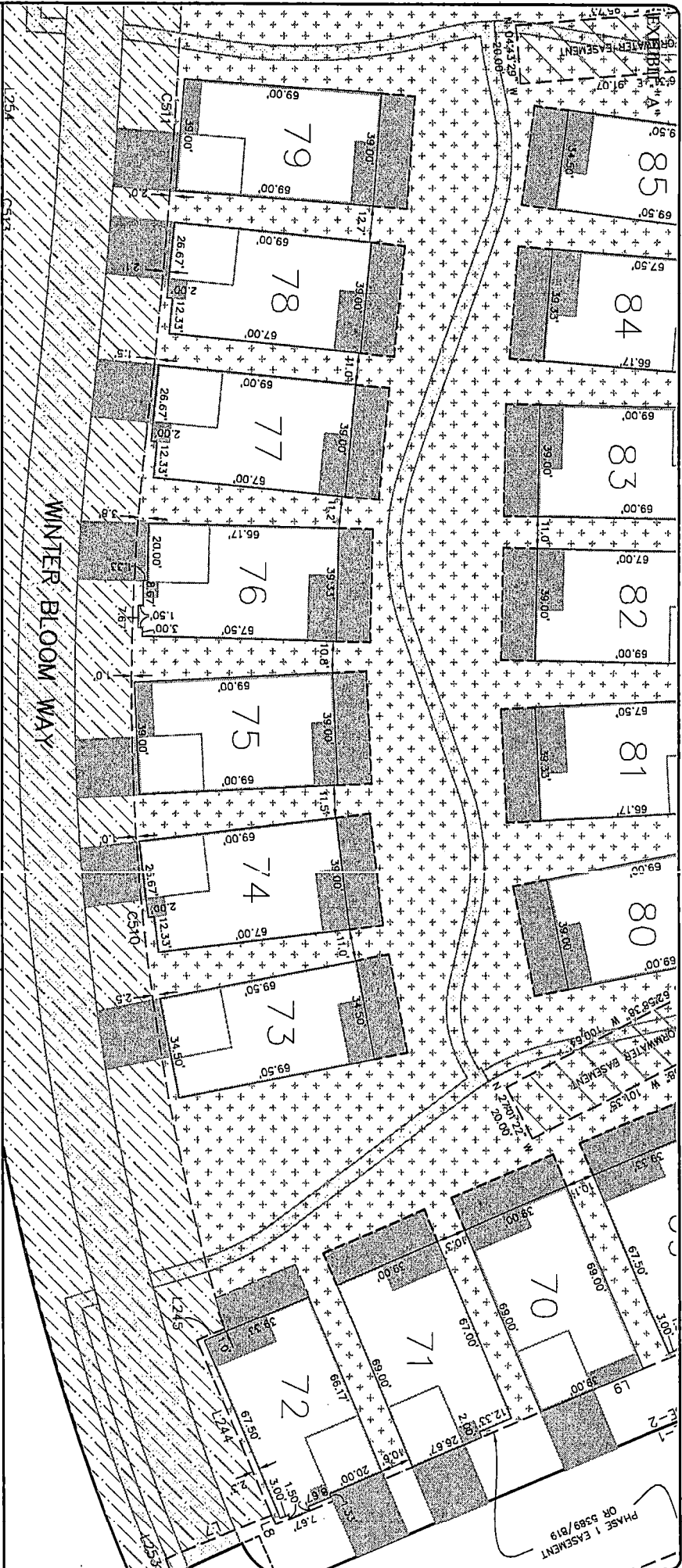
SHEET NO.

7

OF 28

JOB NO.

22324.11



[Hatched Box] = (OTHER) LIMITED COMMON ELEMENT AS STATED IN 5.2 OF THE DECLARATION OF CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

[Dashed Box] = COMMON ELEMENT AS STATED IN 5.3 OF THE DECLARATION OF CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

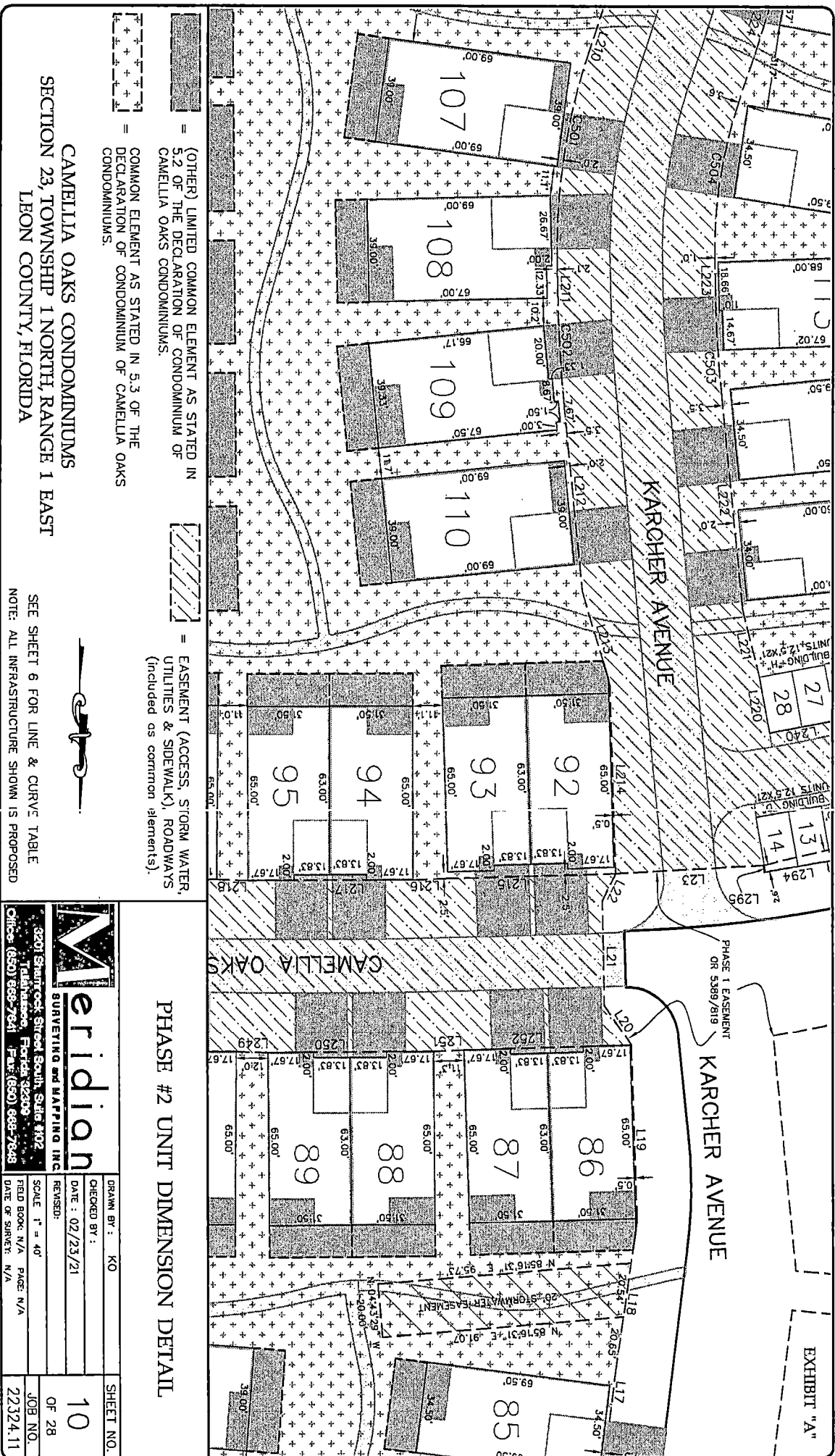
[Hatched Box] = EASEMENT (ACCESS, SORM WATER, UTILITIES & SIDEWALK), ROADWAYS (included as common elements).

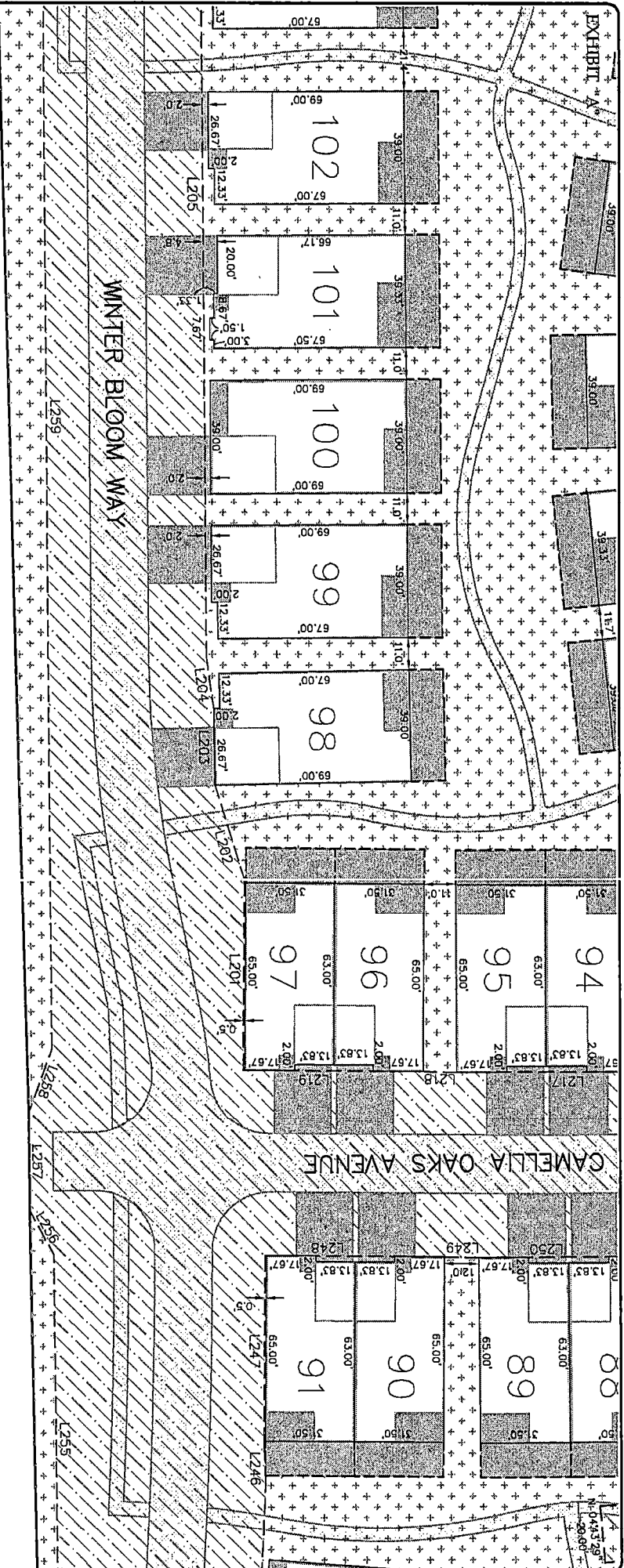
CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

SEE SHEET 6 FOR LINE & CURVE TABLE
NOTE: ALL INFRASTRUCTURE SHOWN IS PROPOSED

Meridian SURVEYING AND MAPPING INC. 3201 Sparrow Street South, Suite 1102 Tallahassee, Florida 32309 Office: (904) 688-7841 Fax: (904) 688-7848		DRAWN BY: KO	SHEET NO. 9
CHECKED BY:	DATE: 02/23/21	REVIEWED:	OF 28
SCALE: 1" = 40'	FIELD BOOK: N/A	PAGE: N/A	JOB NO. 22324.11
DATE OF SURVEY: N/A			

PHASE #2 UNIT DIMENSION DETAIL





(OTHER) LIMITED COMMON ELEMENT AS STATED IN
= 5.2 OF THE DECLARATION OF CONDOMINIUM OF
CAMELLIA OAKS CONDOMINIUMS.
COMMON ELEMENT AS STATED IN 5.3 OF THE
DECLARATION OF CONDOMINIUM OF CAMELLIA OAKS
CONDOMINIUMS.

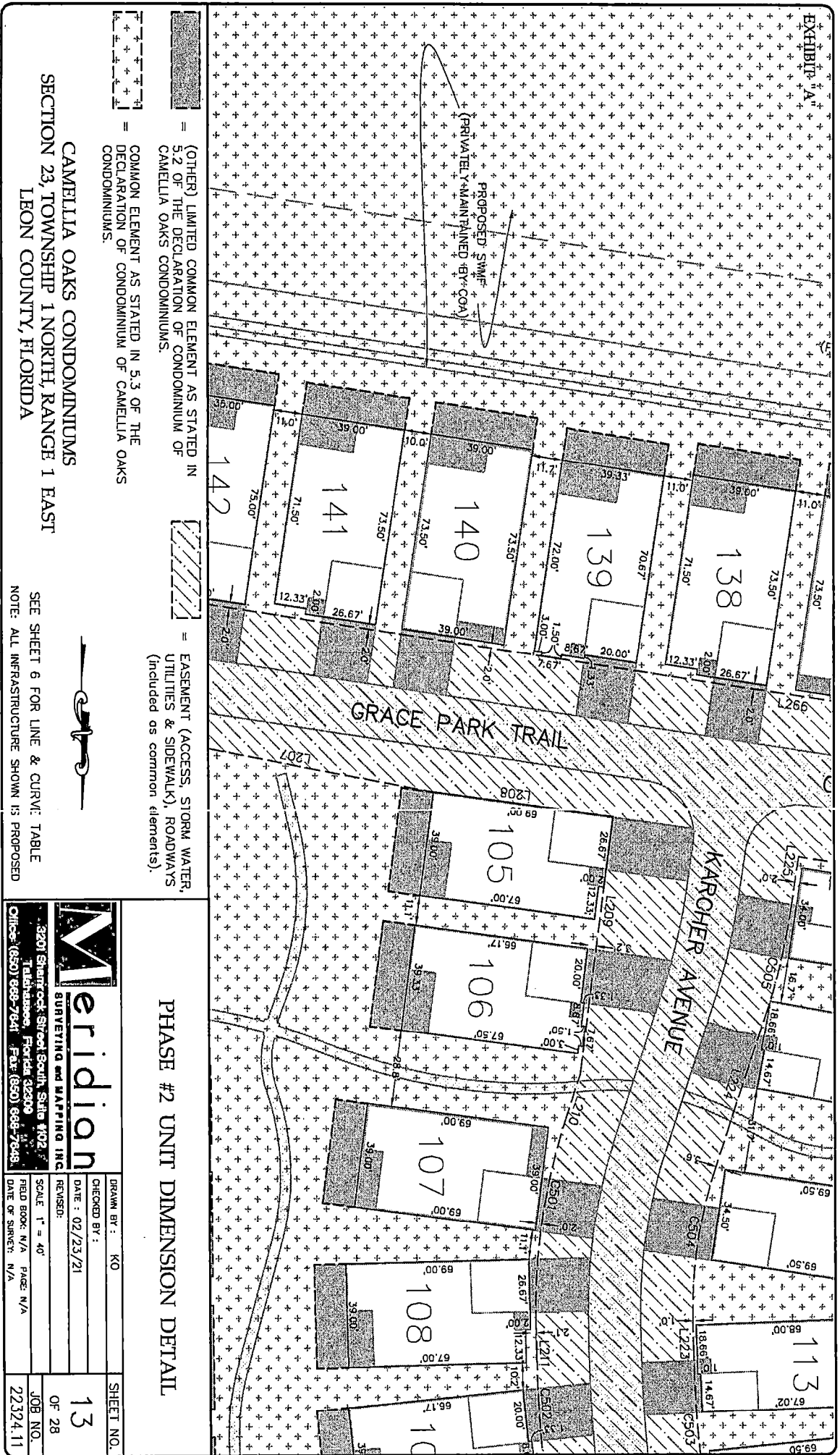
= EASEMENT (ACCESS, STORM WATER,
UTILITIES & SIDEWALK), ROADWAYS
(included as common elements).

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

SEE SHEET 6 FOR LINE & CURVE TABLE
NOTE: ALL INFRASTRUCTURE SHOWN IS PROPOSED

PHASE #2 UNIT DIMENSION DETAIL

Meridian SURVEYING AND MAPPING INC.		DRAWN BY: KO	SHEET NO.
3201 Shantock Street, Suite #102 Tallahassee, Florida 32309 Office: (850) 668-7841 Fax: (850) 668-7848		CHECKED BY:	11
DATE: 02/23/21		REVISION:	OF 28
SCALE: 1" = 40'		FIELD BOOK: N/A	JOB NO.
DATE OF SURVEY: N/A		PAGE: N/A	22324.11



(OTHER) LIMITED COMMON ELEMENT AS STATED IN 5.2 OF THE DECLARATION OF CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

COMMON ELEMENT AS STATED IN 5.3 OF THE DECLARATION OF CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

EASEMENT (ACCESS, STORM WATER, UTILITIES & SIDEWALK), ROADWAYS (included as common elements).

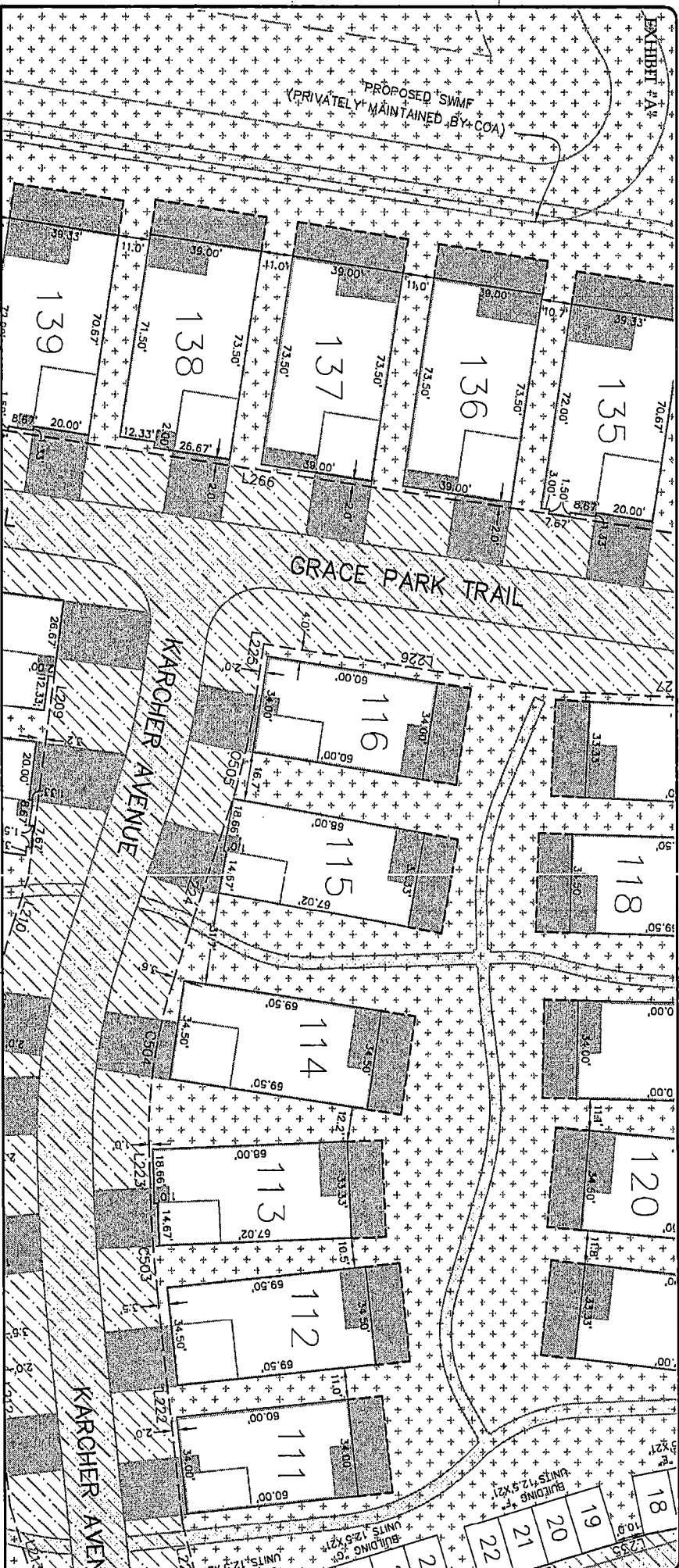
CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

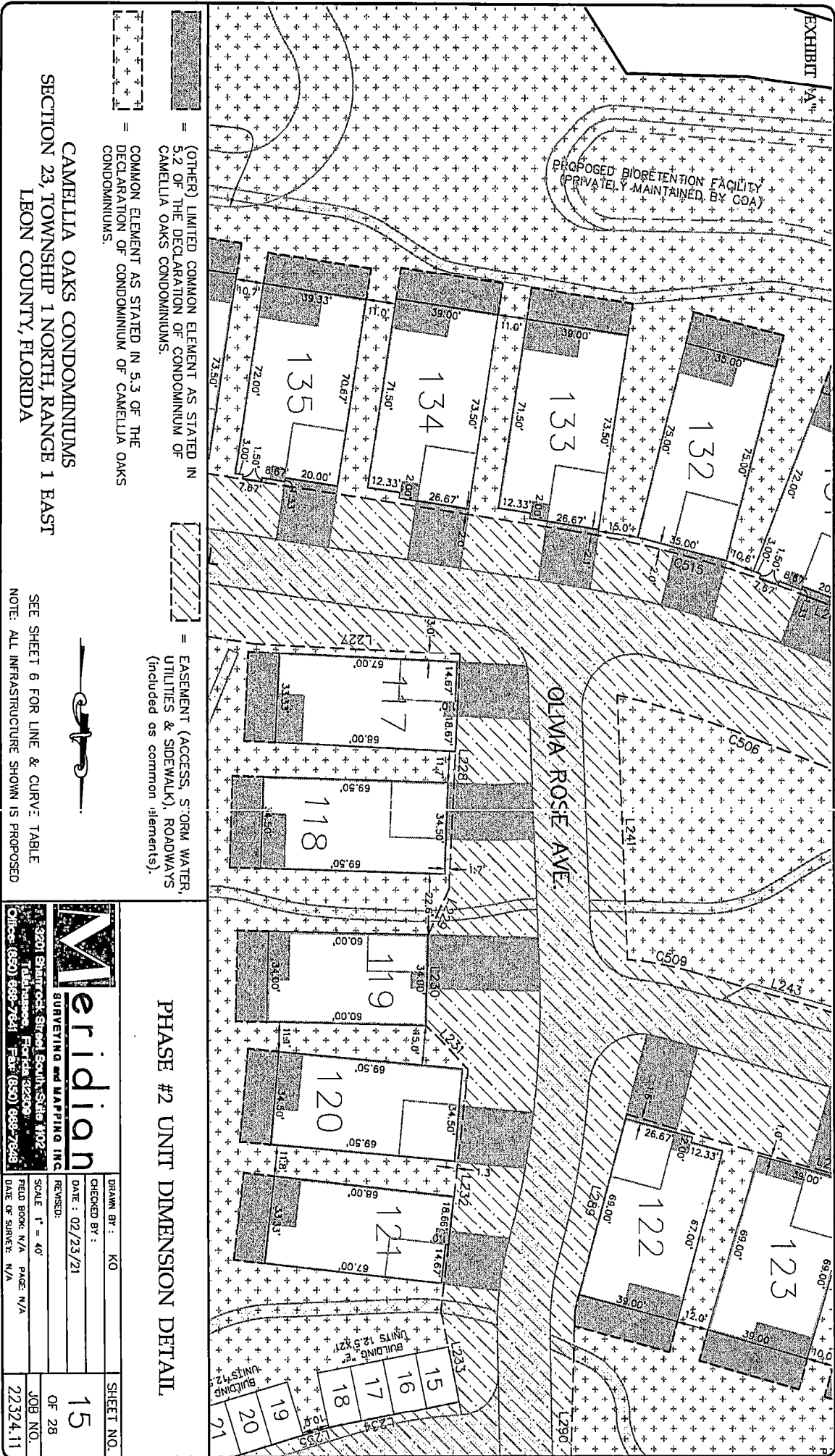
SEE SHEET 6 FOR LINE & CURVE TABLE
NOTE: ALL INFRASTRUCTURE SHOWN IS PROPOSED

Meridian
SURVEYING AND MAPPING INC.
3201 Shawnee Road, Suite 102
Tallahassee, Florida 32309
Phone: (904) 838-7641 Fax: (904) 838-7648

CHECKED BY: KO	SHEET NO. 13
DATE: 02/23/21	OF 28
REVISION:	JOB NO. 22324.11
SCALE: 1" = 40'	
FIELD BOOK: N/A	
DATE OF SURVEY: N/A	

PHASE #2 UNIT DIMENSION DETAIL





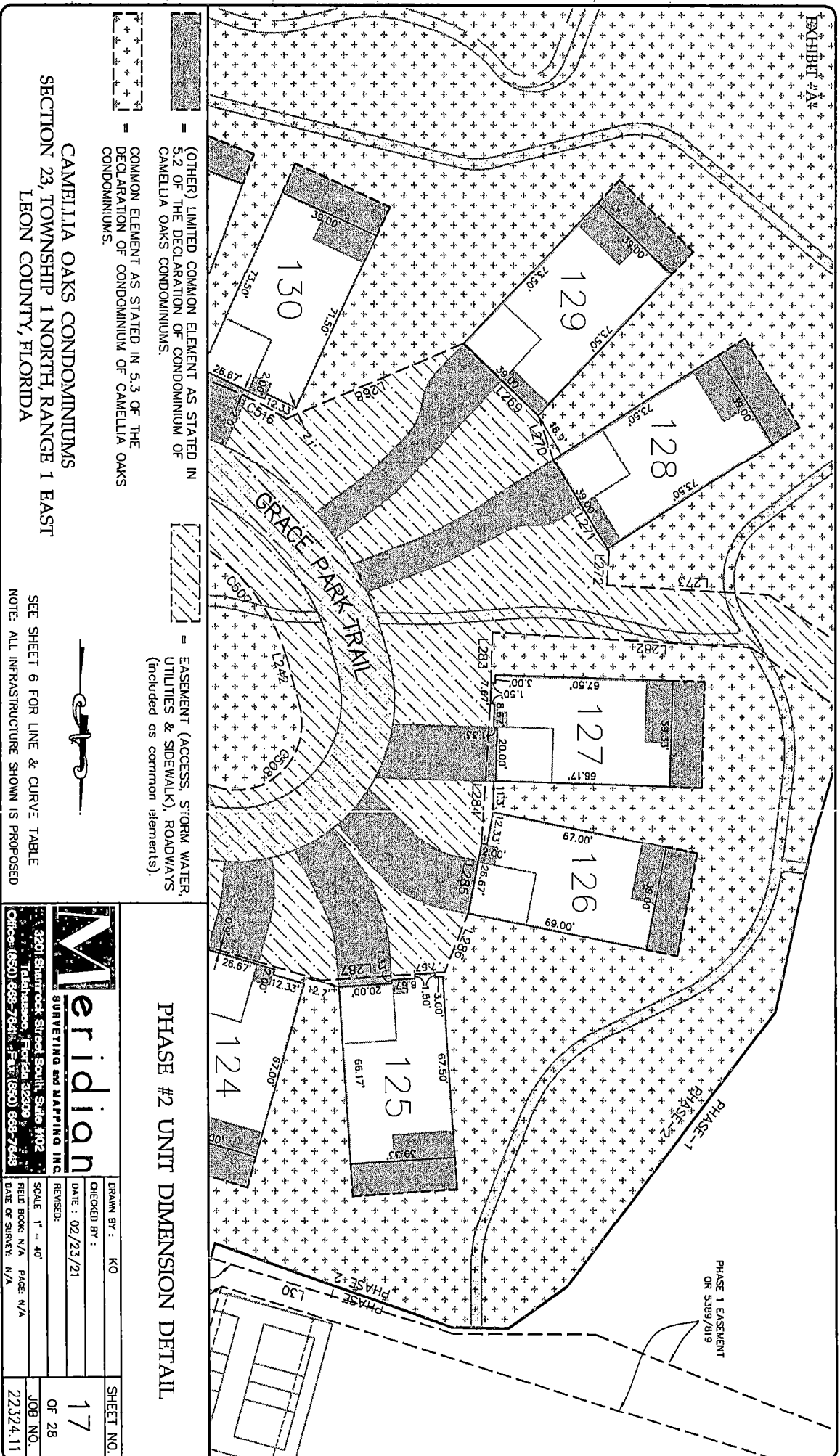
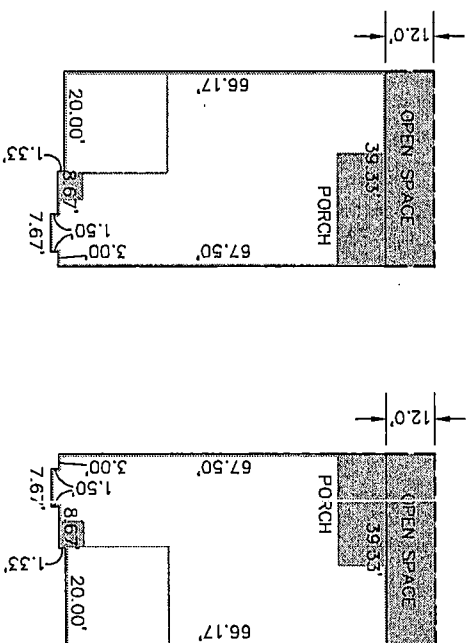


EXHIBIT "A"

PHASE-2 UNITS 69,72,76,81,84,101,106,109,125,127 DETAIL

AVERY (LEFT) AVERY (RIGHT)
UNITS 76, 81, 84, 101 UNITS 69, 72, 106, 109, 125, 127

FINAL DIMENSIONS MAY VARY SEE
NOTE BELOW



(OTHER) UNITED COMMON ELEMENT AS STATED IN
S.2 OF THE DECLARATION OF CONDOMINIUM OF
CAMELLIA OAKS CONDOMINIUMS.

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FURTHER
DEFINED IN S.1 (a)-1-2) & (b)-1-2) OF THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

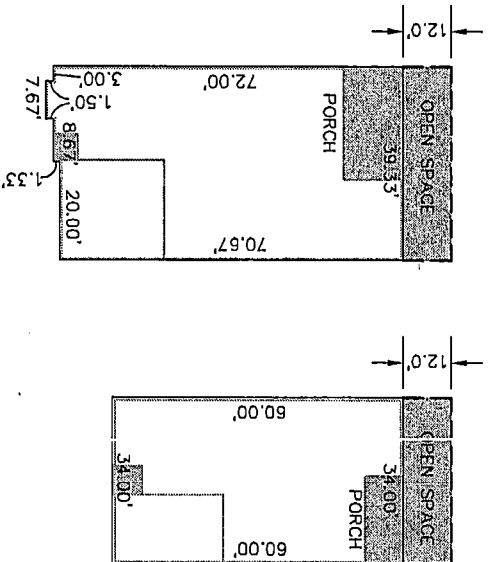
AVERY
UNIT DETAIL PHASE-2

 Meridian SURVEYING and MAPPING INC. 3201 Shantrock Street South, Suite #02 Tallahassee, Florida 32309 Office: (850) 688-7841 Fax: (850) 688-7848	DRAWN BY: KO	SHEET NO. 19 OF 28 JOB NO. 22324.11
	CHECKED BY:	
	DATE: 02/23/21	
	REVISION:	
SCALE: 1" = 30'	FIELD BOOK: N/A	PAGE: N/A
DATE OF SURVEY: N/A		

EXHIBIT "A"

LG AVERY (RIGHT) LG AZALEA (RIGHT)
UNITS 131, 135, 139 UNITS 111, 116, 119

FINAL DIMENSIONS MAY VARY SEE
NOTE BELOW



= (OTHER) LIMITED COMMON ELEMENT AS STATED IN
5.2 OF THE DECLARATION OF CONDOMINIUM OF
CAMELLIA OAKS CONDOMINIUMS.

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FURTHER
DEFINED IN S.1 (a.1-2) & (b.1-2) OF THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

LG - AZALEA, LG - AVERY
UNIT DETAIL PHASE-2

		DRAWN BY: KO		SHEET NO.	
SURVEYING and MAPPING INC.		CHECKED BY:		20	
3201 Shawnee Street, Suite 102		DATE: 02/23/21		OF 28	
Tallahassee, Florida 32309		REVISED:		JOB NO.	
Office: (850) 888-7841 Fax: (850) 888-7848		SCALE 1" = 30'		22324.11	
		FIELD BOOK: N/A			
		DATE OF SURVEY: N/A			

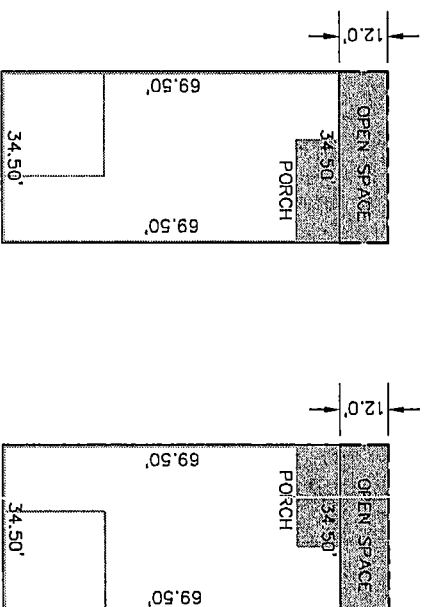
EXHIBIT "A"

PHASE-2 UNITS 68,73,85,112,114,118,120 DETAIL

OLIVIA (LEFT)
UNITS 68, 73, 85, 120

OLIVIA (RIGHT)
UNITS 112, 114, 118

FINAL DIMENSIONS MAY VARY SEE
NOTE BELOW



LEG = (OTHER) LIMITED COMMON ELEMENT AS STATED IN
5.2 OF THE DECLARATION OF CONDOMINIUM 3P
= CAMELLIA OAKS CONDOMINIUMS.

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FURTHER
DEFINED IN 5.1 (a)-(2) & (b)-(2) OF THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

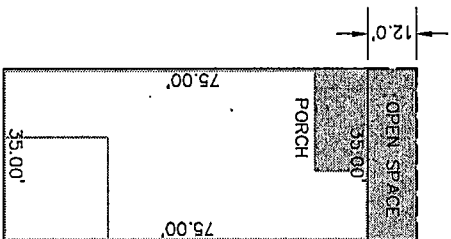
OLIVIA
UNIT DETAIL PHASE-2

Meridian SURVEYING and MAPPING INC. 3201 Shawrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 688-7841 Fax: (850) 688-7848	DRAWN BY: KO	SHEET NO. 21 OF 28 JOB NO. 22324.11
	CHECKED BY:	
	DATE: 02/23/21	
	REVISION:	
SCALE: 1" = 30'	FIELD BOOK: N/A	PAGE: N/A
DATE OF SURVEY: N/A		

EXHIBIT "A"

LG OLIVIA (RIGHT)
UNITS 132, 142

FINAL DIMENSIONS MAY VARY SEE
NOTE BELOW



(OTHER) LIMITED COMMON ELEMENT AS STATED IN
S.2 OF THE DECLARATION OF CONDOMINIUM OF
CAMELLIA OAKS CONDOMINIUMS.

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FURTHER
DEFINED IN S.1, (a)-(2) & (b)-(2) OF THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

PHASE-2 UNITS 132,142 DETAIL

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

LG-OLIVIA
UNIT DETAIL PHASE-2

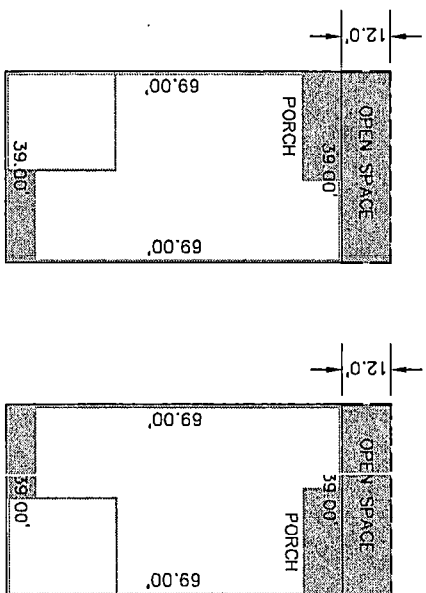
Meridian SURVEYING and MAPPING INC. 3201 Shamrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 688-7841 Fax: (850) 688-7848	DRAWN BY: KO	SHEET NO. 22 OF 28 JOB NO. 22324.11
	CHECKED BY:	
	DATE: 02/23/21	
	REVISION:	
SCALE: 1" = 30'	FIELD BOOK: N/A	PAGE: N/A
DATE OF SURVEY: N/A		

EXHIBIT "A"

PHASE-2 UNITS 70,75,79,80,83,100,104,107,110,123, DETAIL

STEWART 1,2 (LEFT) STEWART 1,2 (RIGHT)
UNIT 70, 80, 107, 110, 123, UNIT 75, 79, 83, 100, 104,

FINAL DIMENSIONS MAY VARY SEE
NOTE BELOW



(OTHER) UNITED COMMON ELEMENT AS STATED IN
5.2 OF THE DECLARATION OF CONDOMINIUM OF
CAMELLIA OAKS CONDOMINIUMS.

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FURTHER
DEFINED IN 5.1 (a.1-2) & (b.1-2) OF THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

STEWART 1 & 2
UNIT DETAIL PHASE-2

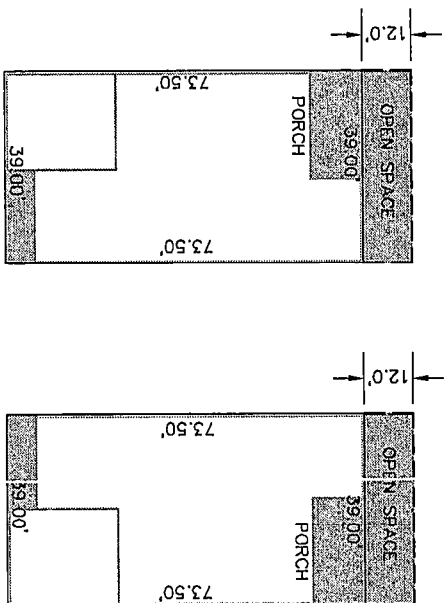
Meridian SURVEYING and MAPPING, INC. 3201 Shawnee Road, Suite 102 Tallahassee, Florida 32309 Office: (850) 898-7841 Fax: (850) 898-7848	DRAWN BY: KO	SHEET NO.
	CHECKED BY:	23
	DATE: 02/23/21	OF 28
	REVISION:	JOB NO.
SCALE: 1" = 30'	PAGE: N/A	22324.11
FIELD BOOK: N/A		
DATE OF SURVEY: N/A		

EXHIBIT "A"

PHASE-2 UNITS 128,129,136,137,140 DETAIL.

LG STEWART 1,2 (LEFT) LG STEWART 1,2 (RIGHT)
UNIT 128, 129, 140 UNIT 136, 137

FINAL DIMENSIONS MAY VARY SEE
NOTE BELOW



= (OTHER) LIMITED COMMON ELEMENT AS STATED IN
S.2 OF THE DECLARATION OF CONDOMINIUM OF
CAMELLIA OAKS CONDOMINIUMS.

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FURTHER
DEFINED IN S.1 (a.1-2) & (b.1-2) OF THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

LG - STEWART 1 & 2
UNIT DETAIL PHASE-2

Meridian
SURVEYING and MAPPING INC.
3201 Shantrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 868-7841 Fax: (850) 868-7848

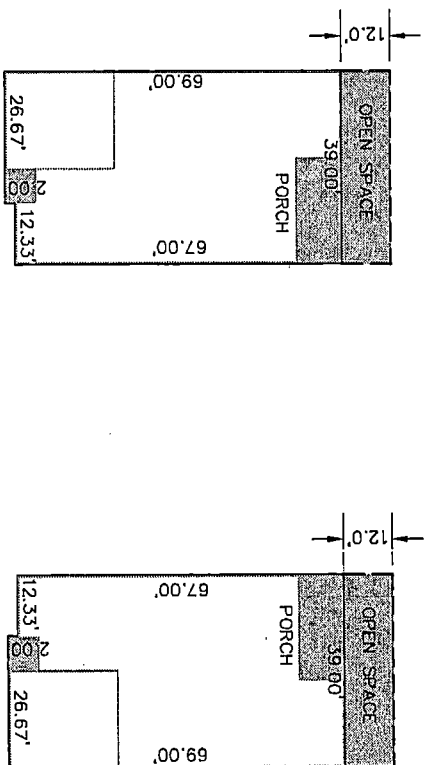
DRAWN BY :	KO	SHEET NO.	24
CHECKED BY :		OF 28	
DATE :	02/23/21		
REVISIONS:			
SCALE :	1" = 30'		
FIELD BOOK:	N/A	PAGE:	N/A
DATE OF SURVEY:	N/A	JOB NO.	22324.11

EXHIBIT "A"

PHASE-2 UNITS
71,74,77,78,82,98,99,102,103,105,108,122,124,126 DETAIL

WILLOW 1&2 (LEFT) WILLOW 1&2 (RIGHT)
UNIT 71, 74, 77, 78, 82, 99, 102, 103 UNIT 105, 98, 108, 122, 124, 126

FINAL DIMENSIONS MAY VARY SEE
NOTE BELOW



L.C.E. = (OTHER) LIMITED COMMON ELEMENT AS STATED IN
5.1 OF THE DECLARATION OF CONDOMINIUM OF
CAMELLIA OAKS CONDOMINIUMS.

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FURTHER
DEFINED IN 5.1 (a.1-2) & (b.1-2) OF THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

WILLOW 1 & 2
UNIT DETAIL PHASE-2

Meridian SURVEYING AND MAPPING INC. 3201 Shamrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 688-7841 Fax: (850) 688-7848		DRAWN BY: KO CHECKED BY: _____ DATE: 02/23/21 REVISION: _____ SCALE: 1" = 30' FIELD BOOK: N/A PAGE: N/A DATE OF SURVEY: N/A	SHEET NO. 25 OF 28 JOB NO. 22324.11
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EXHIBIT "A"

PHASE-2 UNITS 130,133,134,138,141 DETAIL

LG WILLOW 2 (LEFT)
UNIT 130

LG WILLOW 1 & 2 (RIGHT)
UNIT 133, 134, 138, 141

FINAL DIMENSIONS MAY VARY SEE
NOTE BELOW



(OTHER) LIMITED COMMON ELEMENT AS STATED IN
S.2 OF THE DECLARATION OF CONDOMINIUM OF
CAMELLIA OAKS CONDOMINIUMS.

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FURTHER
DEFINED IN S.1 (6.1-2) & (6.1-2) OF THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

LG-WILLOW 1 & 2
UNIT DETAIL PHASE-2

Meridian SURVEYING and MAPPING INC. 3201 Shamrock Street South, Suite #102 Tallahassee, Florida 32309 Office (850) 898-7841 Fax (850) 898-7848	DRAWN BY :	KO	SHEET NO. 26 OF 28 JOB NO. 22324.11
	CHECKED BY :		
	DATE :	02/23/21	
	REVISIONS:		
SCALE: 1" = 30'		FIELD BOOK: N/A	PAGE: N/A
DATE OF SURVEY: N/A			

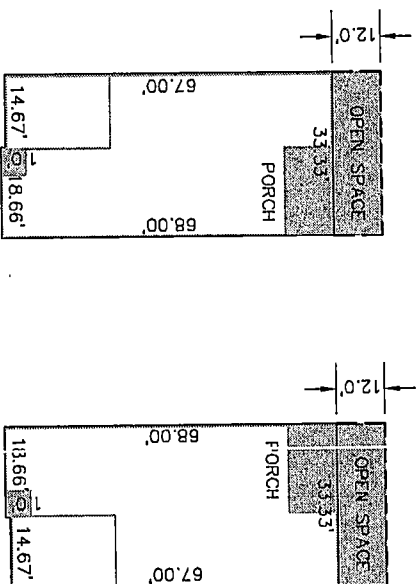
EXHIBIT "A"

PHASE-2 UNITS 113,115,117,121, DETAIL

RED OAK (LEFT)
UNIT 121

RED OAK (RIGHT)
UNIT 113, 115, 117

FINAL DIMENSIONS MAY VARY SEE
NOTE BELOW



(OTHER) LIMITED COMMON ELEMENT AS STATED IN
5.2 OF THE DECLARATION OF CONDOMINIUM OF
CAMELLIA OAKS CONDOMINIUMS.

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FURTHER
DEFINED IN 5.1 (a)-(2) & (b)-(2) OF THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

RED OAK
UNIT DETAIL PHASE-2

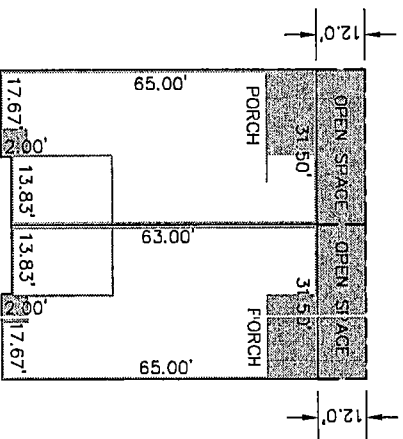
Meridian SURVEYING AND MAPPING INC. 3201 Shamrock Street South, Suite 402 Tallahassee, Florida 32309 Office: (904) 688-7941 Fax: (904) 688-7948	DRAWN BY: KO	SHEET NO.
	CHECKED BY:	27
	DATE: 02/23/21	OF 28
	REVISION:	
SCALE: 1" = 30'		JOB NO.
FIELD BOOK: N/A		22324.11
DATE OF SURVEY: N/A		

EXHIBIT "A"

PHASE-2 UNITS 86-97 DETAIL

SHUMARD 1 (RIGHT) SHUMARD 1 (LEFT)
UNIT 86, 88, 90, 93, 95, 97 UNIT 87, 89, 91, 92, 94, 96

FINAL DIMENSIONS MAY VARY SEE
NOTE BELOW



= (OTHER) LIMITED COMMON ELEMENT AS STATED IN
§ 2 OF THE DECLARATION OF CONDOMINIUM OF
CAMELLIA OAKS CONDOMINIUMS.

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FURTHER
DEFINED IN § 1 (c)(1-2) & (b)(1-2) OF THE DECLARATION OF
CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

SHUMARD 1
UNIT DETAIL PHASE-2

Meridian SURVEYING and MAPPING, INC. 3201 Shamrock Street, South, Suite #102 Tallahassee, Florida 32309 Office: (904) 689-7641 Fax: (904) 689-7648	DRAWN BY: KO	SHEET NO. 28 OF 28 JOB NO. 22324.11
	CHECKED BY:	
	DATE: 02/23/21	
	REVISED:	
SCALE: 1" = 30'	FIELD BOOK: N/A	PAGE: N/A
DATE OF SURVEY: N/A		

Phase II

Exhibit "B"

**Supplement to the
Condominium Rules and Regulations for Camellia Oaks Condominiums**

Pursuant to the Association's power under Chapter 718, Florida Statutes, and the rights under the Declaration of Condominium of Camellia Oaks Condominiums, which is recorded at Official Records Book 5389, Page 819, in the Public Records of Leon County, Florida, the Association hereby supplements the Condominium Rules and Regulations as follows:

1. **Supplement to No. 6.** No boats or recreational vehicles shall be parked in any parking space, except such temporary parking spaces provided for the purpose as may be necessary to effectuate deliveries to the Condominium, the Association or the Owners.
2. **Supplement to No. 7.** All changes to the exterior appearance must be approved by the Association. Gutters must be seamless, professionally installed and must match the house fascia trim color. Exterior landscape lighting is prohibited. Generators must be permanently installed on a concrete pad and must be screened from view with a fence as permitted in the Architectural Control Style Guidelines. Screened porches must be full screen with vinyl trim matching the house trim color and no kick plates (a chair rail is permitted). Fences must be located within the limited common elements of the Unit and must be one of the approved styles listed in the Architectural Control Style Guidelines (See attached).
3. **Supplement to No. 10.** All personal property of Owners shall be stored within the Unit except for well-maintained potted plants within the confines of the porch and/or limited common elements, one bird feeder and/or wind chime and one grill which must be covered and placed on the back porch when not in use. Decorations and permitted items must be displayed in an aesthetically pleasing manner.
4. **Supplement to No. 22.** Up to two (2) domestic pets are allowed. Leon County Ordinances on animals must be followed.

20200006762
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF
LEON COUNTY FL
BK: 5409 PG:442, Page 1 of 4
02/04/2020 at 08:51 AM,

GWEN MARSHALL, CLERK OF COURTS

CERTIFICATE OF ASSOCIATION

Pursuant to § 718.110, Florida Statutes, and the Declaration of Condominium, the Association hereby certifies by execution of this Certificate that the foregoing was duly adopted by the Association and was approved by the developer/property owner, board members, and officers of the Association in accordance with both the aforementioned Florida Statute and the Declaration. The supplement is applicable to the Declaration of Condominium of Camellia Oaks Condominiums, which is recorded at Official Records Book 5389, Page 819, in the Public Records of Leon County, Florida. The supplement does not materially alter or adversely affect the rights of the developer/property owner, who joins in this Supplement.

WITNESSES:

Jenna Peters
Signature

Jenna Peters
Printed Name

Katie Power
Signature

Katie Power
Printed Name

STATE OF FLORIDA COUNTY OF LEON

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared JASON C. NAUMANN, as the President of CAMELLIA OAKS CONDOMINIUMS ASSOCIATION, INC., a Florida non-profit corporation, and he acknowledged that he executed the foregoing instrument on behalf of the company pursuant to due authority. He is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment.

WITNESS my hand and seal this 3 day of February, 2020.

(Notary Seal)



ASSOCIATION SIGNATURE:

CAMELLIA OAKS CONDOMINIUMS
ASSOCIATION, INC.

A Florida non-profit corporation

By: [Signature]

JASON C. NAUMANN
As its President

[Signature]
Notary Signature

Christine J. Zweydorff
Notary Printed Name

IN WITNESS WHEREOF, the Developer has executed this Supplement to Condominium Rules and Regulations this 3rd day of February, 2020.

WITNESSES:

Janina Peters
Signature

Janina Peters
Printed Name

Katie Power
Signature

Katie Power
Printed Name

DEVELOPER SIGNATURE:

Camellia Oaks, LLC
a Florida Limited Liability Company

By: [Signature]
JASON C. NAUMANN, as Manager

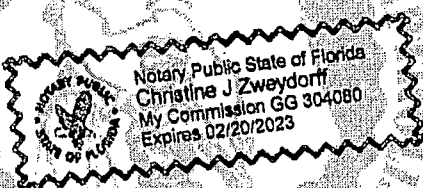
NOTARY

**STATE OF FLORIDA
COUNTY OF LEON**

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared JASON C. NAUMANN, as the Manager of Camellia Oaks, LLC, a Florida Limited Liability Company, and he acknowledged that he executed the foregoing instrument on behalf of the company pursuant to due authority. He is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment.

WITNESS my hand and seal this 3 day of February, 2020.

Stamp or Seal:



Christine J. Zweydorff
Notary Signature

Christine J. Zweydorff
Notary Printed Name

Architectural Control Style Guidelines
for
Camellia Oaks Condominiums

Fences must be four (4) feet tall and painted pure white (SW7005 in a semi-gloss) with one coat of primer and two coats of paint. The wood fencing sections must be held at 4 inches off the ground to ensure room to properly trim underneath. Approval must be obtained prior to installation. The two approved fence styles are shown below:

