



Prepared by and Return to:
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University of Florida Foundation, Inc.
Post Office Box 14425
Gainesville, FL 32604-2425

**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR ALACHUA PROFESSIONAL CENTER**

This Amendment to Declaration dated as of May ____, 2002 (Amendment) amends the Declaration of Covenants, Conditions, and Restrictions dated September 9, 1996, and recorded in Official Records Book 2080, page 211, public records of Alachua County, Florida (Declaration).

Background: This Amendment is the result of a proposal made by the Board of Directors of the Alachua Professional Center Owners Association, Inc., a Florida corporation (Association), in written Consents in Lieu of a Meeting dated April 1, 2002. The Declaration is being amended with the approval of the owners of 100 percent of the property subject to the Declaration.

The Declaration is amended as follows:

**EXHIBIT A
PROPERTY SUBJECT TO DECLARATION**

Property now owned by the City of Alachua is not subject to the Declaration. The property described in Exhibit A of this Amendment is the property subject to the Declaration.

**ARTICLE II, Section 1
ESTABLISHMENT OF COMMON IMPROVEMENTS**

The Association holds a nonexclusive, perpetual easement for construction, maintenance, and operation of a development sign and landscaping on the property. The easement was recorded in Official Records Book 2080, page 223, public records of Alachua County, Florida.

**ARTICLE II, Section 4
PAYMENT OF ASSESSMENTS**

Annual assessments shall be due on March 1.

Amendment to Declaration of Covenants, Conditions
and Restrictions for Alachua Professional Center
Page 2 of 6

ARTICLE II, Section 5
MOWING

The road and improvements have been constructed and conveyed so that the City of Alachua now holds title to Professional Drive and two retention areas and holds two drainage easements associated with the retention areas.

ARTICLE III, Section 4
MANAGEMENT OF THE ASSOCIATION

The right of Donald E. Wallace to select one member of the Board of Directors is eliminated.

ARTICLE III, Section 6
DEVELOPMENT SIGN

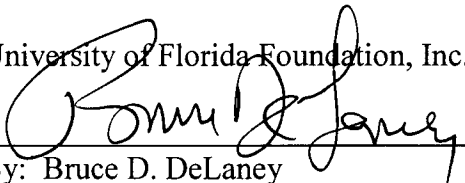
The development sign shall contain the name and address of the Alachua Professional Center. Upon the approval of a majority of members of the Association, the development sign shall list the names of the owners or businesses located in the Alachua Professional Center.

ARTICLE IX, Section 1
RESTRICTIONS

The term "front" in paragraph 10 of the Declaration means the part of the building adjacent to Professional Drive.


The Association may establish a Building Standards Review Committee with the power to determine compliance with the standards, to waive any or all building standards requirements, and to require that buildings provide visual screening of rooftop equipment.

IN WITNESS WHEREOF, the undersigned owners of property subject to the Declaration, who constitute the owners of 100 percent of the property, have executed this Amendment on the date below.

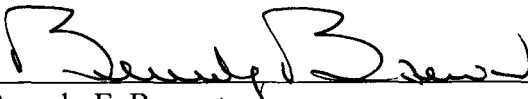
University of Florida Foundation, Inc.

By: Bruce D. DeLaney
As its: Assistant Vice President for Administration – Real Estate
Date: 5/8/02

Amendment to Declaration of Covenants, Conditions
and Restrictions for Alachua Professional Center

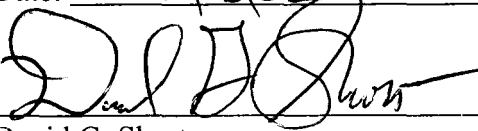
Page 3 of 6



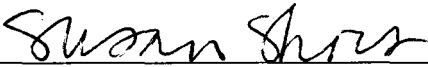
John R. Brewer
Date: 5/13/02



Beverly E. Brewer
Date: 5/13/02



David G. Short
Date: 5/14/02



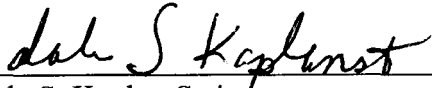
Susan M. Short
Date: 5-14-02

Amendment to Declaration of Covenants, Conditions
and Restrictions for Alachua Professional Center

Page 4 of 6

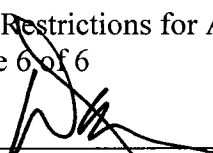


Robert E. Kaplan-Stein
Date: 6/11/02



Dale S. Kaplan-Stein
Date: 6/11/02

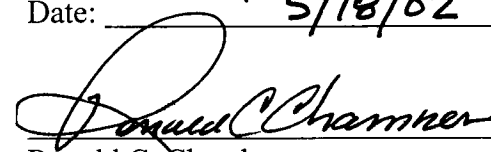
Amendment to Declaration of Covenants, Conditions
and Restrictions for Alachua Professional Center
Page 6 of 6



Donald E. Wallace

Date: _____

5/18/02



Ronald C. Chambers

Date: _____

5-20-02

LEGAL DESCRIPTION: BLOCK "A"

A portion of Fractional Section 19 and the S. D. Fernandez Grant, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the S. E. 1/4 of the S. E. 1/4 of Section 24, Township 8 South, Range 18 East for a point of reference and run S .89 deg. 45 min. 36 sec. E., along the North line of Parcel "C" of a City of Alachua Easement as described in Easement recorded in Official Records Book 1659, page 2261 of the Public Records of Alachua County, Florida, a distance of 610.03 feet to the Southwest corner of that certain parcel of land described in Warranty Deed recorded in Official Records Book 1813, page 256 of said Public Records; thence run N. 00 deg. 13 min. 45 sec. E., along the West line of said parcel of land, a distance of 377.91 feet to the Northwest corner of said parcel of land and the POINT OF BEGINNING; thence run S. 89 deg. 46 min. 15 sec. E., along the North line of said parcel of land, a distance of 230.00 feet to a corner of that certain tract of land described in Warranty Deed recorded in Official Records Book 1466, page 377 of said Public Records; thence run N. 08 deg. 49 min. 45 sec. E., along a boundary of said tract of land, a distance of 2009.33 feet to the Southwesterly right of way line of U. S. Highway No. 441 (State Road No. 20 & 25, 200 foot right of way); thence run N. 61 deg. 57 min. 52 sec. W., along said right of way line, a distance of 289.57 feet to the intersection with the Easterly right of way line of Professional Drive (a proposed 60 foot right of way); thence run Southwesterly, along said Easterly right of way line, with a curve concave Southeasterly, said curve having a radius of 504.43 feet and a central angle of 21 deg. 15 min. 21 sec., an arc distance of 187.14 feet to the point of tangency; thence run S. 06 deg. 48 min. 58 sec. W., along said right of way line, a distance of 1866.26 feet to the point of curvature of a curve concave Easterly; thence run Southerly, along said right of way line, with said curve having a radius of 790.02 feet and a central angle of 06 deg. 32 min. 48 sec., an arc distance of 90.27 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION: Block "B"

A portion of Fractional Section 19, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the S. E. 1/4 of the S. E. 1/4 of Section 24, Township 8 South, Range 18 East for a point of reference and run S. 89 deg. 45 min. 36 sec. E., along the North line of Parcel "C" of a City of Alachua Easement as described in Easement recorded in Official Records Book 1659, page 2261 of the Public Records of Alachua County, Florida, a distance of 610.03 feet to the Southwest corner of that certain parcel of land described in Warranty Deed recorded in Official Records Book 1813, page 256 of said Public Records; thence run N. 00 deg. 13 min. 45 sec. E., along the West line of said parcel of land, a distance of 377.91 feet to the Northwest corner of said parcel of land; thence run N. 89 deg. 46 min. 15 sec. W., a distance of 60.00 feet to the Westerly right of way line of Professional Drive (a proposed 60 foot right of way); thence run Northerly, along said Westerly right of way line, with a curve concave Easterly, said curve having a radius of 850.02 feet and a central angle of 06 deg. 32 min. 42 sec., an arc distance of 97.10 feet to the point of tangency; thence run N. 06 deg. 48 min. 58 sec. E., along said right of way line, a distance of 297.36 feet to the POINT OF BEGINNING; thence continue N. 06 deg. 48 min. 58 sec. E., along said right of way line, a distance of 400.24 feet; thence run N. 81 deg. 10 min. 14 sec. W., a distance of 258.63 feet; thence run S. 06 deg. 48 min. 58 sec. W., a distance of 400.24 feet; thence run S. 81 deg. 10 min. 14 sec. E., a distance of 258.63 feet to the POINT OF BEGINNING.

August 23, 1996

LEGAL DESCRIPTION: PARCEL 5

A portion of Fractional Section 19, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the S. E. 1/4 of the S. E. 1/4 of Section 24, Township 8 South, Range 18 East for a point of reference and run S .89 deg. 45 min. 36 sec. E., along the North line of Parcel "C" of a City of Alachua Easement as described in Easement recorded in Official Records Book 1659, page 2261 of the Public Records of Alachua County, Florida, a distance of 610.03 feet to the Southwest corner of that certain parcel of land described in Warranty Deed recorded in Official Records Book 1813, page 256 of said Public Records; thence run N. 00 deg. 13 min. 45 sec. E., along the West line of said parcel of land, a distance of 377.91 feet to the Northwest corner of said parcel of land; thence run N. 89 deg. 46 min. 15 sec. W., a distance of 60.00 feet to the West right of way line of Professional Drive (a 60 foot proposed right of way); thence run Northerly, along said West right of way line, with a curve concave Easterly, said curve having a radius of 850.02 feet and a central angle of 06 deg. 32 min. 42 sec., an arc distance of 97.10 feet to the point of tangency; thence run N. 06 deg. 48 min. 58 sec. E., along said right of way line, a distance of 697.60 feet to the POINT OF BEGINNING; thence run N. 81 deg. 10 min. 14 sec. W., a distance of 258.63 feet; thence run N. 02 deg. 41 min. 07 sec. E., a distance of 45.11 feet to a corner of that certain tract of land described in Warranty Deed recorded in Official Records Book 1466, page 377 of said Public Records; thence run N. 00 deg. 35 min. 40 sec. W., along a boundary of said tract of land, a distance of 1157.59 feet; thence run N. 89 deg. 24 min. 20 sec. E., a distance of 209.54 feet; thence run N. 00 deg. 35 min. 40 sec. W., a distance of 252.76 feet to the Southwesterly right of way line of U. S. Highway No. 441 (State Road No. 20 & 25); thence run S. 61 deg. 57 min. 52 sec. E., along said Southwesterly right of way line, a distance of 294.05 feet to the intersection with the aforementioned Westerly right of way line of Professional Drive; thence run Southerly, along said Westerly right of way line, with a curve concave Easterly, said curve having a radius of 564.43 feet and a central angle of 21 deg. 15 min. 13 sec., an arc distance of 209.37 feet to the point of tangency; thence run S. 06 deg. 48 min. 58 sec. W., along said Westerly right of way line, a distance of 1168.66 feet to the POINT OF BEGINNING.

(Note- Parcels 2 & 6 are within the above described land)

Exhibit A

(3 of 4)

August 23, 1996

LEGAL DESCRIPTION: PARCEL 8

A portion of Fractional Section 19 and the S. D. Fernandez Grant, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the S. E. 1/4 of the S. E. 1/4 of Section 24, Township 8 South, Range 18 East for the POINT of BEGINNING and run S .89 deg. 45 min. 36 sec. E., along the North line of Parcel "C" of a City of Alachua Easement as described in Easement recorded in Official Records Book 1659, page 2261 of the Public Records of Alachua County, Florida, a distance of 610.03 feet to the Southwest corner of that certain parcel of land described in Warranty Deed recorded in Official Records Book 1813, page 256 of said Public Records; thence run N. 00 deg. 13 min. 45 sec. E., along the West line of said parcel of land, a distance of 377.91 feet to the Northwest corner of said parcel of land; thence run N. 89 deg. 46 min. 15 sec. W., a distance of 60.00 feet to the West right of way line of Professional Drive (a 60 foot proposed right of way); thence run Northerly, along said West right of way line, with a curve concave Easterly, said curve having a radius of 850.02 feet and a central angle of 06 deg. 32 min. 42 sec., an arc distance of 97.10 feet to the point of tangency; thence run N. 06 deg. 48 min. 58 sec. E., along said right of way line, a distance of 297.36 feet; thence run N. 81 deg. 10 min. 14 sec. W., a distance of 258.63 feet; thence run S. 89 deg. 24 min. 38 sec. W., a distance of 345.63 feet to the West line of the aforementioned Fractional Section 19; thence run S. 00 deg. 35 min. 22 sec. E., along said West line, a distance of 803.98 feet to the POINT OF BEGINNING.

(Note- Parcel 9 is within the above described land)