

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
RUSSELL D. GAUTIER, ESQUIRE
WILLIAMS, GAUTIER, GWYNN, DELOACH & SORENSON, P.A.
P. O. BOX 4128
TALLAHASSEE, FLORIDA 32315-4128

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR MISSION SAN MIGUEL**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR MISSION SAN MIGUEL is made and executed this 26th day of
Sept., 2006, by **San Miguel Partnership, LLP**, a Florida limited liability partnership, whose
address is 537 Frank Shaw Road, Tallahassee, Florida 32312 (hereinafter referred to as the
“Declarant”)

WITNESSETH:

WHEREAS, the Declarant subjected certain property located in Leon County, Florida to
certain easements, restrictions, covenants and conditions pursuant to that Declaration of Covenants,
Conditions and Restrictions for Mission San Miguel dated December 8, 2005, and recorded in
Official Records Book 3571, Page 1500, of the Public Records of Leon County, Florida (hereinafter
referred to as the “Declaration”); and

WHEREAS, the engineer’s estimate attached to the Declaration as “Exhibit B” contains a
mathematical error; and

WHEREAS, the Declarant desires to amend the Declaration to correct the estimate.



STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 26th day of Sept., 2006,
by Charles A. White, as Managing Partner of San Miguel Partnership, LLP, a Florida limited liability
partnership, on behalf of the company. He

- is personally known to me, or
- has produced _____ as identification.

Charlene M. Sciame
Notary Public

Print or Type Name
NOTARY PUBLIC
My Commission Expires:

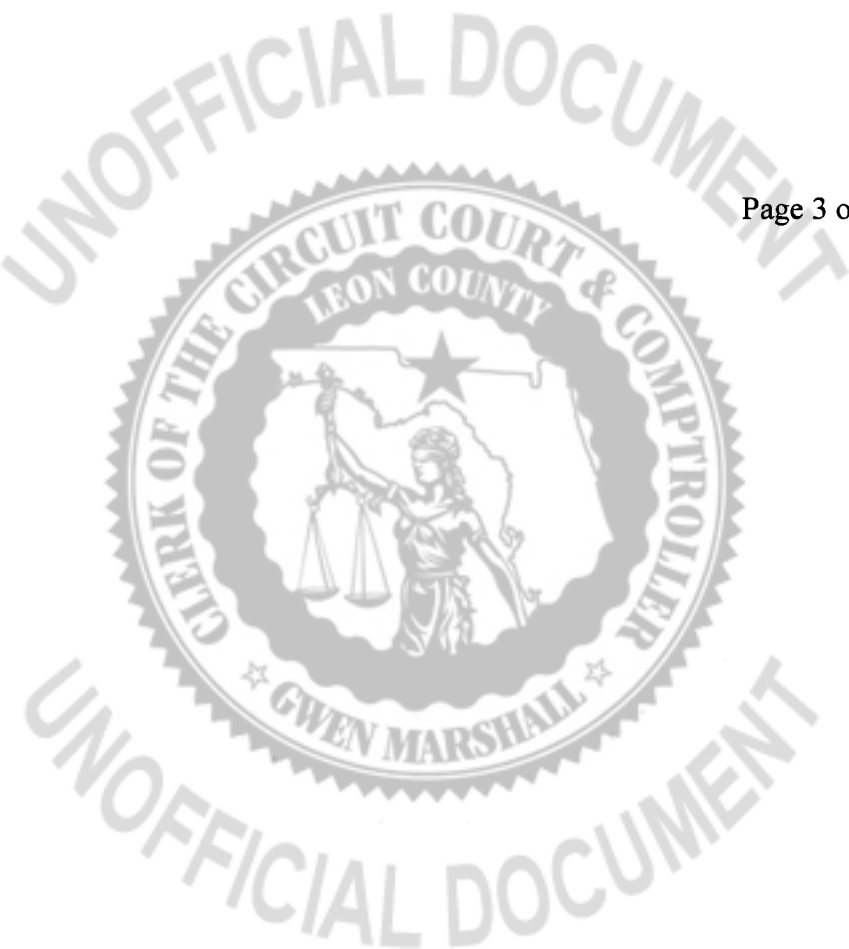


EXHIBIT B

MISSION SAN MIGUEL

OPINION OF CONSTRUCTION COST FOR INFRASTRUCTURE MAINTENANCE

I. DITCH REMEDIATION (Annually)

| | |
|---|-------------------|
| 1) Regrading (21,000 Linear Feet) | \$5,000.00 |
| 2) Sodding / Seeding Stabilization (3 foot wide Ditch Bottom) | <u>\$7,000.00</u> |

Total Estimated Annualized Maintenance and Operation Cost = \$12,000.00

II. ROADWAY REPAVING (Every 10 Years)

10,300 Linear Feet of 20' wide roadway (avg)

| ITEM | UNIT | QUANTITY | \$/UNIT | \$COST |
|--------------------|------|----------|-------------|--------------|
| Mobilization | LS | 1 | \$5,000.00 | \$5,000.00 |
| 1" Asphalt Paving | SY | 23000 | \$7.00 | \$161,000.00 |
| Shoulder Regrading | SY | 9400 | \$1.00 | \$9,400.00 |
| Sod | SF | 42000 | \$0.30 | \$12,600.00 |
| Striping | LS | 1 | \$2,000.00 | \$2,000.00 |
| 10% Contingency | LS | 1 | \$19,000.00 | \$19,000.00 |

Total Repaving Cost \$209,000.00

Total Estimated Annualized Maintenance and Operation Cost = \$20,900.00

II. STORMWATER POND MAINTENANCE

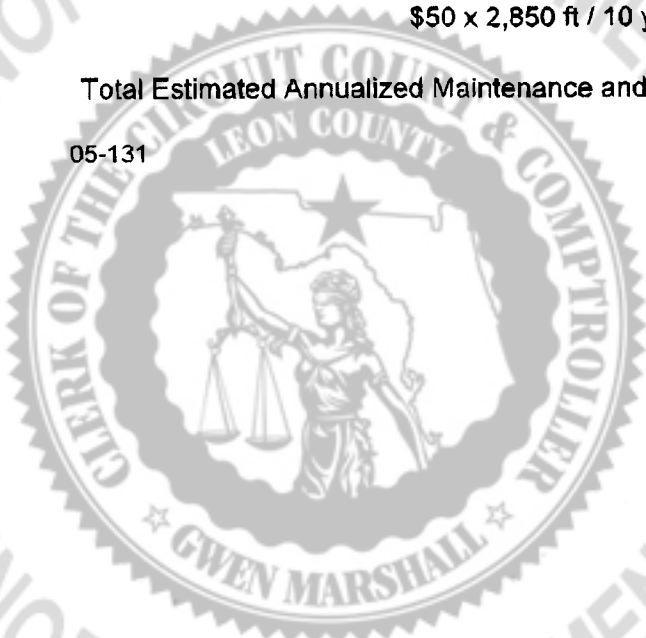
Estimated Annualized Cost of Maintenance and Operation

Six stormwater treatment ponds and one dammed lake

- 1) **Routine Maintenance (Inspections and debris removal)**
 Hand tools required
 0.5 hour per week @ \$20.00/hr = 0.5 x 20 x 52 x 6 ponds = \$3,120.00/yr

- 2) **Periodic Maintenance**
 Mowing, watering, etc. - Hand tools and mowers required
 Personnel and equipment @ \$200 / month / pond
 200 x 12 x 6 = \$14,400.00/yr
 Remove vegetation from pond bottom
 Hand tools, pumps, heavy duty mowing equipment, trucks
 Cleanup one (1) time/year/pond (6 ponds)
 Equipment and personnel/cleanup = \$500
 6 x 1 x \$500 = \$3,000.00/yr
 Sand filters – estimated rehabilitation cycle of ten (10) years
 Rehabilitation cost estimated at \$50/foot (2,850 linear feet of sand filter)
 \$50 x 2,850 ft / 10 years = \$14,250/yr

Total Estimated Annualized Maintenance and Operation Cost = \$34,770.00



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III. GATE REPAIRS (Every 3 Years)

Replace mechanism and arm \$3,000.00

Total Estimated Annualized Maintenance and Operation Cost = \$1,000.00

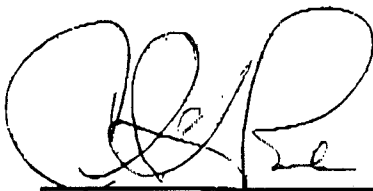
IV. COMMON AREA RECREATION FACILITIES

Two playing fields, swimming pool, clubhouse, tennis courts, basketball court, parking facility

- 1) Routine Maintenance (Mowing, debris removal, watering)
 $\$200 \text{ per month} = 200 \times 12 = \$2,400.00/\text{yr}$
- 2) Swimming Pool / Clubhouse Routine Maintenance
 $\$1,250 \text{ per month} = 1250 \times 12 = \$15,000.00/\text{yr}$
- 3) Court Repairs / Resurfacing
 $\$75 \text{ per month} = 75 \times 12 = \$900.00/\text{yr}$
- 3) Parking Lot Repairs / Resurfacing (Every 15 Years)
 $\$7 \text{ per Square Yards} = \$7.00 \times 1570 / 15 \text{ Years} = \$750.00/\text{yr}$

Total Estimated Annualized Maintenance and Operation Cost = \$19,050.00

TOTAL ANNUALIZED COSTS \$87,720.00



Cheryl L. Poole, P.E.
 Florida Registered Engineer
 Certificate Number 42037
 Poole Engineering & Surveying, Inc. License #6246
 2145 Delta Blvd., Suite 100
 Tallahassee, FL 32303

05-131

August 28, 2006



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