

REC'D \$ 13.00
INT'D \$ 3.00
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RECORDS
Date Rec'd: 10/10/86

prepared by William H. Harrell
P.O. Drawer 639
Melbourne, FL 32902-0639

CERTIFICATE OF AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OF
THE REEF, A CONDOMINIUM

The undersigned, being the president and secretary of The Reef Condominium Association of Melbourne, Inc., hereby certify that the following amendments to the Declaration of Condominium recorded in the public records of Brevard County at Official Records Book 2094, Pages 1627-1676, were duly approved and adopted at the annual membership meeting on February 4, 1986, and the Declaration of Condominium is amended as follows:

I. Article VII of the Declaration of Condominium, Official Records Book 2094, Page 1632, is amended to reflect the correct name of the Association as The Reef Condominium Association of Melbourne, Inc.

II. Article IX of the Declaration of Condominium, Official Records Book 2094, Page 1633 is amended by deleting paragraphs 4, 5 and 6 of that Article and adding the following language. (The changes are substantial. Please see Article IX for present text.)

The record owners of each unit shall be personally liable, jointly and severally to the Association for the payment of all assessments, regular or special, made by the Association and for all costs of collection of delinquent assessments.

The liability for assessments may not be avoided by waiver of use or enjoyment of any common elements or by abandonment of the unit for which the assessments are made.

Unit owners failing to pay any assessment within ten days of date on which it is due shall, in addition to the assessment, be fined a late charge of \$20. The total outstanding balance shall then bear interest at the rate of 18% per annum beginning on the 31st day after the assessment became due and continuing until paid in full.

In the event an assessment is not paid within sixty (60) days after its due date, the Association shall have the right to accelerate the total assessments due for the remainder of that year and to foreclose its lien for such assessments. (remainder unchanged)

III. Article XII of the Declaration of Condominium, Official Records Book 2094, page 1639, and the subsequent amendment thereto, Official Records Book 2319, page 1917, is amended as follows:

a. Each two bedroom unit is hereby restricted to no more than four occupants, none of whom may be under twelve (12) eighteen (18) years of age. Each apartment is restricted to residential use by the owner or owners thereof, their immediate family, guests, and invitees, or pursuant to paragraph b. below, tenants.

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IV. Article XIII of the Declaration of Condominium, Official Records Book 2094, page 1640, is amended by adding the following:

Notwithstanding the above, any owner shall have the right to install hurricane shutters of the type and design which have specifically been approved by the Association.

V. Article XV of the Declaration of Condominium, Official Records Book 2094, page 1640, is amended as follows:

These restrictions, reservations, covenants, conditions and easements may be modified or amended by recording such modifications in the public records of Brevard County, Florida, signed by the owners of at least 75% of the units whose votes were cast in person or by proxy at the meeting duly held in accordance with the Bylaws and Articles of Incorporation of the Association, and This Declaration of Condominium may be amended, except as otherwise provided, if the amendment is approved by the owners of not less than two-thirds of the units. An amendment is effective when properly recorded in the public records of Brevard County. Provided further... (remainder unchanged)

VI. Article XXVI of the Declaration of Condominium, Official Records Book 2094, page 1644, is amended by adding the following paragraph:

The Board may levy reasonable fines against a unit for failure of the owner of the unit or its occupant, licensee or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. No fine shall become a lien against a unit. No fine shall exceed \$50 nor shall any fine be levied except after giving reasonable notice and opportunity for a hearing to the unit owner, and if applicable, its licensee or invitee.

In all other respects, the Declaration of Condominium shall remain as it was prior to the Amendments being adopted.

4 IN WITNESS WHEREOF, we hereby set our hands and seals this day of February, 1986.

By:

President

Attest:

Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

Before me, personally appeared Michael A. Charron and Lawrence G. Gilbert, to me well known and known to me to be the persons described in and who executed the foregoing Certificate of Amendments as President and Secretary of The Reef Condominium Association of Melbourne, Inc., and severally acknowledged to and before me that they executed said instrument for the purposes therein expressed.

Witness my hand and official seal this 4th day of February, 1986, in the aforesaid County and State.

Margaret Smith
NOTARY PUBLIC, State of Florida
at large

My Commission Expires November 13, 1989
Bonded thru Huckleberry, Soley & Harvey Insurance and Bonds, Inc.

C. J. Wilk
L. E. Day
L. E. Day - P. Trucking
Robert B. Baker, L.P.
Robert J. Wells L.P.
Sam J. Matthews
John Stefan L.P.
Jane Wildman
Doris L. Keegan
Anita Avery M.Ch.
Anita Myers L.P.
Jim Waters
R. B. Baker 788
Ronny Jabbar 788
Carl Cooner L.P.
John Vilzouli M.Ch.
William Kittle M.Ch.
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