

For Mr. Brown

254100  
2600

CERTIFICATE OF SEBASTIAN HARBOR  
VILLAS CONDOMINIUM ASSOCIATION, INC.

Pursuant to Section 718.110, Florida Statutes (1995), the undersigned, the secretary of the Sebastian Harbor Villas Condominium Association, Inc., a Florida corporation not-for-profit ("The Association") certifies as follows:

1. The Developer has heretofore executed a Declaration of Condominium for Sebastian Harbor Villas Condominium, a Condominium, dated 1/22, 1986, and recorded 1/30, 1986 in Official Records Book 896, Page 48, of the public records of St. Johns County, Florida.

2. The Association has amended certain provisions of the Declaration to provide for the addition to the common elements and limited common elements of the condominium property sixteen (16) floating pier boat slips and for the addition to the limited common elements the fixed dock associated with the boat slips. This Amendment was enacted, and this Agreement approved, by adoption of a Resolution at a regular meeting of the Unit Owners at which a quorum was present by the affirmative vote of seventy-five percent (75%) of the total number of votes to which the Unit Owners were entitled to cast. A copy of the Amendment is attached hereto as Exhibit "A."

3. The Association has also amended certain provisions of the Declaration to modify the By-laws of the Association to provide for the creation of the office of Vice President. This Amendment was enacted, and this Agreement approved, by adoption of a Resolution at a regular meeting of the Unit Owners at which a quorum was present by the affirmative vote of two thirds of the members of the Association's Board of Directors and by a vote of two thirds of the Members of the Association. A copy of the Amendment is attached hereto as Exhibit "B."

4. The President of the Association was authorized to execute said Amendments to the Declaration of Condominium and such other documents as are necessary to file and record the

Recorded in Public Records St. Johns County, FL  
Clerk# 97007867 O.R. 1226 PG 950 04:32PM 03/07/1997  
Recording \$45.00 Surcharge \$6.00

Recorded in Public Records St. Johns County, FL  
Clerk# 97006289 O.R. 1224 PG 426 04:05PM 02/24/1997  
Recording \$41.00 Surcharge \$5.50

Being RE-RECORDED DUE TO MISSING "EXHIBIT A"  
PAGE. THANK-YOU DFP DOBSON & BROWN

3-7-97

Amendments as required by Chapter 718, Florida Statutes (1995). Jerry Cameron and Daphne Cameron are the duly elected President and Secretary, respectively, of the Association and have been duly appointed and are presently serving in that capacity in accordance with the By-laws of the Association.

5. There is no provision in the Articles of Incorporation or By-laws of the Association limiting the powers of the Board of Directors or the members to approve said Amendment, which is in conformity with the provisions with the Articles of Incorporation and By-laws of the Association and are duly recorded in the Minute Book of the Association.

IN WITNESS WHEREOF, I have subscribed my signature to this Certificate and have affixed the Seal of the Association on the date hereof.

Signed, sealed and delivered  
in the presence of:

SEBASTIAN HARBOR VILLAS  
CONDOMINIUM ASSOCIATION, INC.

Jerry Cameron  
Print name:

By: [Signature]  
Its President

Daphne Cameron  
Name:

Attest: [Signature]  
Its secretary  
(Seal)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 22 day of February, 1997, by Jerry Cameron, the President of Sebastian Harbor Condominium Association, Inc., a Florida corporation not-for profit, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

[Signature]  
Notary Public, State of Florida  
At Large

RONALD WAYNE BROWN  
Notary Public, State of Florida  
My Comm. expires Aug. 29, 2000  
Comm. No. CC 574758

RESOLUTION

SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC.

A RESOLUTION OF THE SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC. ADOPTING THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR SEBASTIAN HARBOR VILLAS CONDOMINIUM.

WHEREAS, there has been heretofore executed a Declaration of Condominium for Sebastian Harbor Villas Condominium, a Condominium, dated 1/22, 1986 and recorded in Official Records Book 896, commencing on Page 48 of the Public Records of St. Johns County, Florida; and

WHEREAS, the Sebastian Harbor Villas Condominium Association, Inc. desires to modify certain provisions of the Declaration in order to add to the Condominium property limited common elements described as sixteen (16) floating boat pier slips; and

WHEREAS, the Sebastian Harbor Villas Condominium Association, Inc. desires to modify certain provisions of the Declaration in order to add to the Condominium property common elements described as the pier and dock associated with the sixteen (16) boat pier slips; and

WHEREAS, the First Amendment including a description and site plan for the sixteen (16) boat pier slip and the dock are attached hereto as Exhibit "A;"

THEREFORE, BE IT RESOLVED by the Sebastian Harbor Villas Condominium Association, Inc. As follows:

Section 1: That the First Amendment has received the approval of at least seventy-five per cent (75%) of the members of the Association at a meeting where a quorum was present and which was held on February 17, 1997.

Section 2: That the First Amendment displayed in Exhibit "A" attached to this Resolution, is hereby adopted by the Association.

PASSED this 17th day of February, 1997.  
Attest: [Signature] Secretary  
(Seal) [Signature] President

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM  
FOR SEBASTIAN HARBOR VILLAS CONDOMINIUM

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR SEBASTIAN HARBOR VILLAS, A CONDOMINIUM, is made this 17<sup>th</sup> day of February, 1997 by Sebastian Harbor Villas Condominium Association, Inc. (hereinafter "the Association"), the authorized owners' Association for Sebastian Harbor Villas Condominium;

WITNESSETH:

WHEREAS, there has previously been executed a Declaration of Condominium for Sebastian Harbor Villas Condominium dated 11/22 1986, which was recorded at Official Records Book 896, commencing on Page 48, Public Records of St. Johns County, Florida; and

WHEREAS, the Association desires to modify certain provisions of the Declaration by adding as a limited common element to the Condominium property sixteen (16) floating boat pier slips and by adding as common elements the fixed dock associated with the sixteen (16) floating boat pier slips as fully described in the Amendment displayed below; and

WHEREAS, the Association has complied with all procedural requirements of the Declaration for proposing and approving the Amendment; and

WHEREAS, this Amendment has received the approval of at least seventy-five percent (75%) of the Unit Owner members of the Association;

THEREFORE, the Association hereby amends the Declaration of Condominium as follows (underlined portion represent additions to the Article and strikeouts represent deletions):

1. Article 3.08, Common Elements, is hereby amended to add the following new Section to the Article:

(f) The fixed dock associated with sixteen (16) floating boat pier slips as described in the legal description attached hereto as Exhibit "A."

2. Article 3.12, Condominium Documents, is hereby amended to add to Exhibit "A," Legal Description, and Exhibit "B-1," Survey of the Land/Plot Plan, the Legal Description and Survey of the land for the sixteen (16) floating boat pier slips and their associated fixed dock as displayed in Exhibit "A," attached to this Amendment.

3. Article 6.03(c), Appurtenances to Units, Use of Limited Common Elements, is hereby amended to read as follows:

(c) Use of Limited Common Elements. Exclusive use of the Limited Common Elements appurtenant to each Unit, which Limited Common Elements consist of the balcony respectively attached and adjacent to each individual unit; and those covered parking spaces as assigned on Exhibit "B-1"; and sixteen (16) floating boat pier slips as described in Exhibit "A" and Exhibit "B-1". as amended.

4. Article 6.04, Liability for Common Expenses, is hereby amended to read as follows:

6.04 Liability for Common Expenses. Each Unit Owner shall be liable for a proportionate share of the common expenses, that share being the same as the undivided share in the common elements appurtenant to this Unit, as set forth in Exhibit "C" attached hereto, subject to the limitations set forth in the By-laws. Each of the sixteen (16) Unit Owners whose units include one of the sixteen (16) floating boat pier slips shall be liable for the expense associated with the maintenance and repair of the boat slips appurtenant to that Owner's unit. Each Unit Owner in the condominium shall be liable for a proportionate share of the common expenses related to the dock associated with the boat slips, that share being the same as the undivided share in the common expenses appurtenant to this unit, as set forth attached hereto, as set forth in Exhibit "C" attached hereto, subject to the limitations set forth in the By-Laws.

5. Article 7.02(a), Maintenance, Common Elements, By the Association, is hereby amended to read as follows:

The maintenance and operation of all Common Elements, including the fixed dock associated with the sixteen (16) floating boat pier slips appurtenant to certain units, shall be the

responsibility of the Association and the costs shall be a common expense.

6. Article 7.02(b), Maintenance, Common Elements, By the Unit Owner, is hereby amended to read as follows:

(b) By the Unit Owners. Each Unit Owner shall be solely and exclusively responsible for the operation, including power, maintenance, and repair of the individual air compressor unit and attendant piping, valves, wiring, and other facilities which provide air conditioning to the respective individual Unit, despite the fact that the same are a portion of the common elements. Furthermore, each Unit Owner shall be solely and exclusively responsible for the maintenance and repair of the floating boat pier slip which is appurtenant to that Owner's unit.

7. Article 9, Association, is hereby amended to add the following new Section to the Article:

9.07, Boat Slips, Pier and Dock. The Association shall govern the assignment of boat slips to the individual Units for which the boat slips shall become appurtenances. This power of the Association shall be exercised exclusively by the Association's Board of Directors. No assignment or transfer of any boat slips shall be made, however, without the written authorization of the Owner of the Unit to which the slip is currently assigned and the written authorization of the Owner of the Unit to which the slip will be assigned.

The initial assignment of the boat slips shall be made by the Board of Directors upon written authorization of the Owners of the Units to which the slips will be assigned.

In the event a current Unit Owner decides to sell his or her Unit and in the event the purchaser of that Unit decides not to accept the assignment of the boat slip as an appurtenance to the subject Unit, the current Unit Owner may then request that the Board of Directors assign the boat slip to another Unit Owner or to the Association.

8. Article 10.02(a), Coverages, Casualty, is hereby amended to read as follows:

(a) Casualty. All buildings and improvements on the land, the sixteen (16) floating boat pier slips and associated fixed, and all personal property included in the common elements shall be insured in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, as determined by the Board of Directors of the Association. Such coverage shall afford protection against: (1) loss or damage by fire and other hazards covered by a standard extended coverage; and (2) "All Risks" coverage Special Building Form; and such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location and use as the buildings on the land.

IN WITNESS WHEREOF, the Association has caused this Document to be executed on the day and year written above.

SEBASTIAN HARBOR VILLAS CONDOMINIUM  
ASSOCIATION, INC.

By: [Signature]  
Its: President

ATTEST: [Signature]  
Its Secretary  
(SEAL)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing Second Amendment to the Declaration of Condominium for Sebastian Harbor Villas Condominium, a Condominium, was sworn to, subscribed and acknowledged before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, this 17th day of February, 1997 by Jerry Cameron, who provided \_\_\_\_\_ as identification and did take an oath.

[Signature]  
Notary Public, State of  
Florida at Large

This Document prepared by:  
DEBSON AND BROWN, P.A.  
Ronald W. Brown  
66 Gena Street, Suite A  
St. Augustine, Florida 32084  
Telephone: (904) 824-9000  
FAX: (904) 824-9000

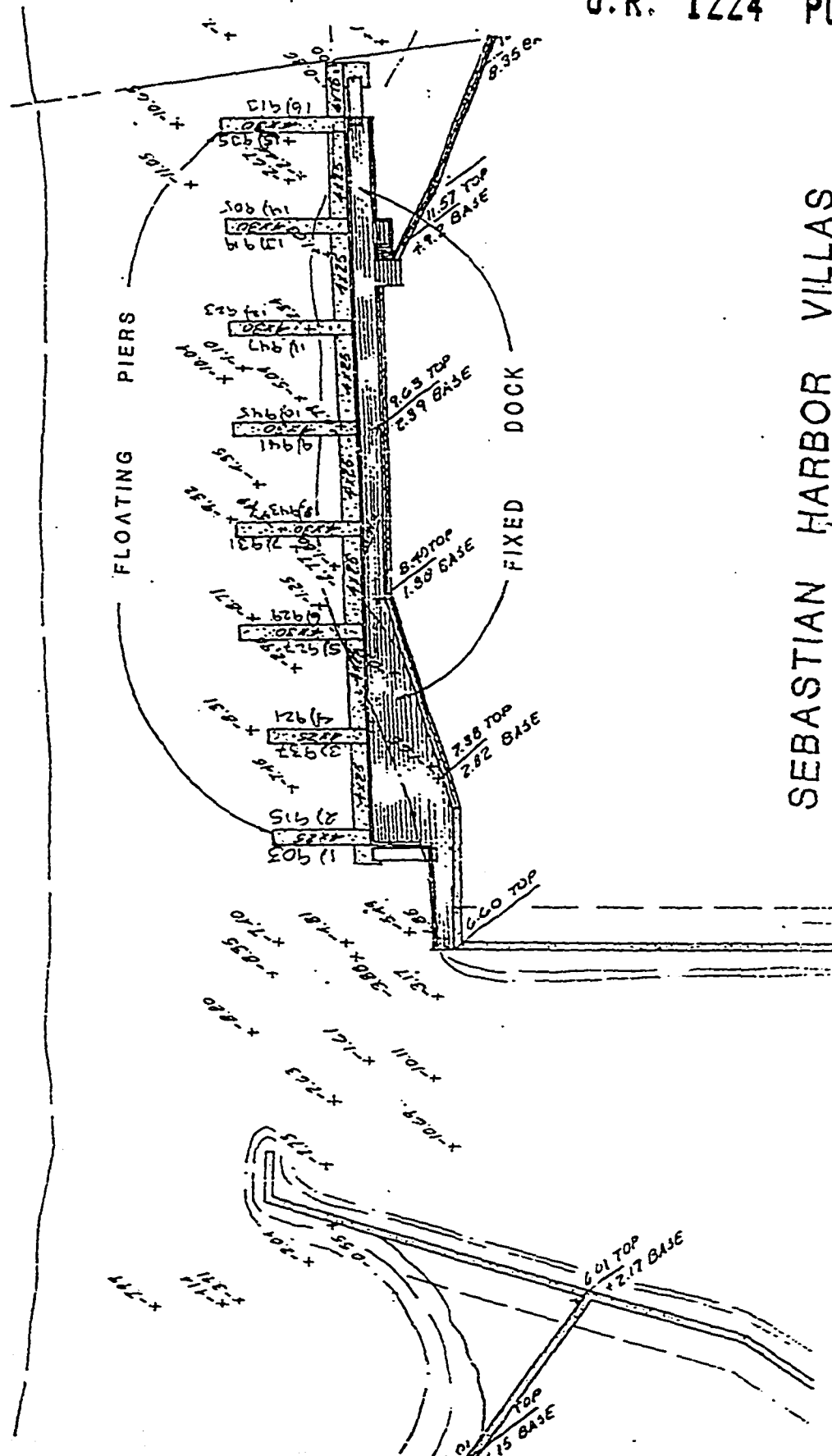
RONALD WAYNE BROWN  
Notary Public, State of Florida  
My Comm. expires Aug. 29, 2000  
Comm. No. CC 974758

EXHIBIT "A"

TOGETHER with sixteen (16) floating boat pier slips and their associated fixed dock located easterly of the mean high water line of the San Sebastian River. The initial assignments of each slip as appurtenant to a specific unit is described in the graphic display attached as Exhibit B-1, as amended.



SEBASTIAN HARBOR VILLAS



RESOLUTION

SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC.

A RESOLUTION OF THE SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC. ADOPTING AN AMENDMENT TO THE BY-LAWS FOR SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC.

WHEREAS, there has been heretofore executed the By-Laws for Sebastian Harbor Villas Condominium Association, Inc. dated 1/22, 1986, and recorded in Official Records Book 896, commencing on Page 48 of the Public Records of St. Johns County, Florida; and

WHEREAS, the Sebastian Harbor Villas Condominium Association, Inc. desires to modify certain provisions of the By-Laws in order to add the office of Vice-President as an executive officer of the Association; and;

WHEREAS, a copy of the proposed Amendment is attached hereto as Exhibit "A;"

THEREFORE, BE IT RESOLVED by the Sebastian Harbor Villas Condominium Association, Inc., As follows:

Section 1: That the proposed Amendment has received the approval of either (a) not fewer than two-thirds (2\3) of the membership of the Board of Directors and not fewer than two-thirds (2\3) of the votes of the entire membership of the Association or (b) not fewer than eighty (80) per cent of the votes of the entire membership of the Association and that said approval occurred at a meeting held on February 17, 1997 where a quorum was present.

Section 2: That the proposed Amendment, displayed in Exhibit "A," attached hereto and made a part hereof, is hereby adopted by the Association.

PASSED this 17th day of February, 1997.

Attest:

[Signature]  
Secretary  
(Seal)

[Signature]  
President

AMENDMENT I  
BY-LAWS

SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC.

Article 5, Offices, of the By-laws of the Sebastian Harbor Villas Condominium Association, Inc., is hereby amended as follows: (additions are underlined, deletions are strikeouts):

5.1 Executive Offices.

The executive officers of the Association shall be a president and a vice-president, who shall be ~~a~~ directors, a treasurer, and a secretary, all of whom shall be elected annually by the board of directors and who may be peremptorily removed at any meeting by concurrence of a majority of all of the directors. A person may hold more than one office, except that the president may not also be the secretary. No person shall sign an instrument nor perform an act in the capacity of more than one office. The board of directors from time to time shall elect such other officers and designate their powers and duties as the board shall find to be required to manage the affairs of the Association.

5.3 Vice-President. The vice-president shall perform all duties as assigned by the President and shall perform all duties of the president in the absence of the president.

5.3, Secretary is renumbered 5.4, Secretary.

5.4, Treasurer is renumbered 5.5, Treasurer.

5.5, Compensation is renumbered 5.6, Compensation.

CERTIFICATE OF SEBASTIAN HARBOR  
VILLAS CONDOMINIUM ASSOCIATION, INC.

Pursuant to Section 718.110, Florida Statutes (1995), the undersigned, the secretary of the Sebastian Harbor Villas Condominium Association, Inc., a Florida corporation not-for-profit ("The Association") certifies as follows:

1. The Developer has heretofore executed a Declaration of Condominium for Sebastian Harbor Villas Condominium, a Condominium, dated 11/22, 1986, and recorded 1/30, 1986, in Official Records Book 896, Page 48, of the public records of St. Johns County, Florida.

2. The Association has amended certain provisions of the Declaration to provide for the addition to the common elements and limited common elements of the condominium property sixteen (16) floating pier boat slips and for the addition to the limited common elements the fixed dock associated with the boat slips. This Amendment was enacted, and this Agreement approved, by adoption of a Resolution at a regular meeting of the Unit Owners at which a quorum was present by the affirmative vote of seventy-five percent (75%) of the total number of votes to which the Unit Owners were entitled to cast. A copy of the Amendment is attached hereto as Exhibit "A."

3. The Association has also amended certain provisions of the Declaration to modify the By-laws of the Association to provide for the creation of the office of Vice President. This Amendment was enacted, and this Agreement approved, by adoption of a Resolution at a regular meeting of the Unit Owners at which a quorum was present by the affirmative vote of two thirds of the members of the Association's Board of Directors and by a vote of two thirds of the Members of the Association. A copy of the Amendment is attached hereto as Exhibit "B."

4. The President of the Association was authorized to execute said Amendments to the Declaration of Condominium and such other documents as are necessary to file and record the

Recorded in Public Records St. Johns County, FL  
Clerk# 97006289 O.R. 1224 PG 426  
Recording \$41.00 Surcharge \$5.50  
04:05PM 02/24/1997

Amendments as required by Chapter 718, Florida Statutes (1995). Jerry Cameron and Daphne Cameron are the duly elected President and Secretary, respectively, of the Association and have been duly appointed and are presently serving in that capacity in accordance with the By-laws of the Association.

5. There is no provision in the Articles of Incorporation or By-laws of the Association limiting the powers of the Board of Directors or the members to approve said Amendment, which is in conformity with the provisions with the Articles of Incorporation and By-laws of the Association and are duly recorded in the Minute Book of the Association.

IN WITNESS WHEREOF, I have subscribed my signature to this Certificate and have affixed the Seal of the Association on the date hereof.

Signed, sealed and delivered  
in the presence of:

Jerry Cameron  
Print name:

Daphne Cameron  
Name:

SEBASTIAN HARBOR VILLAS  
CONDOMINIUM ASSOCIATION, INC.

By: [Signature]  
Its President

Attest: [Signature]  
Its secretary  
(Seal)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 22 day of February, 1997, by Jerry Cameron, the President of Sebastian Harbor Condominium Association, Inc., a Florida corporation not-for profit, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

[Signature]  
Notary Public, State of Florida  
At Large

RONALD WAYNE BROWN  
Notary Public, State of Florida  
My Comm. expires Aug. 29, 2000  
Comm. No. CC 574758

## RESOLUTION

SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC.

A RESOLUTION OF THE SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC. ADOPTING THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR SEBASTIAN HARBOR VILLAS CONDOMINIUM.

WHEREAS, there has been heretofore executed a Declaration of Condominium for Sebastian Harbor Villas Condominium, a Condominium, dated 1/22, 1996 and recorded in Official Records Book 896, commencing on Page 48 of the Public Records of St. Johns County, Florida; and

WHEREAS, the Sebastian Harbor Villas Condominium Association, Inc. desires to modify certain provisions of the Declaration in order to add to the Condominium property limited common elements described as sixteen (16) floating boat pier slips; and

WHEREAS, the Sebastian Harbor Villas Condominium Association, Inc. desires to modify certain provisions of the Declaration in order to add to the Condominium property common elements described as the pier and dock associated with the sixteen (16) boat pier slips; and

WHEREAS, the First Amendment including a description and site plan for the sixteen (16) boat pier slip and the dock are attached hereto as Exhibit "A;"

THEREFORE, BE IT RESOLVED by the Sebastian Harbor Villas Condominium Association, Inc. As follows:

Section 1: That the First Amendment has received the approval of at least seventy-five per cent (75%) of the members of the Association at a meeting where a quorum was present and which was held on February 17, 1997.

Section 2: That the First Amendment displayed in Exhibit "A" attached to this Resolution, is hereby adopted by the Association.

Attest: SECRETARY PASSED this 17th day of February, 1997.  
Secretary President  
(Seal)

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM  
FOR SEBASTIAN HARBOR VILLAS CONDOMINIUM

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR SEBASTIAN HARBOR VILLAS, A CONDOMINIUM, is made this 17th day of February, 1997 by Sebastian Harbor Villas Condominium Association, Inc. (hereinafter "the Association"), the authorized owners' Association for Sebastian Harbor Villas Condominium;

WITNESSETH:

WHEREAS, there has previously been executed a Declaration of Condominium for Sebastian Harbor Villas Condominium dated 1/22 1986, which was recorded at Official Records Book 876, commencing on Page 48, Public Records of St. Johns County, Florida; and

WHEREAS, the Association desires to modify certain provisions of the Declaration by adding as a limited common element to the Condominium property sixteen (16) floating boat pier slips and by adding as common elements the fixed dock associated with the sixteen (16) floating boat pier slips as fully described in the Amendment displayed below; and

WHEREAS, the Association has complied with all procedural requirements of the Declaration for proposing and approving the Amendment; and

WHEREAS, this Amendment has received the approval of at least seventy-five percent (75%) of the Unit Owner members of the Association;

THEREFORE, the Association hereby amends the Declaration of Condominium as follows (underlined portion represent additions to the Article and strikeovers represent deletions):

1. Article 3.08, Common Elements, is hereby amended to add the following new Section to the Article:

(f) The fixed dock associated with sixteen (16) floating boat pier slips as described in the legal description attached hereto as Exhibit "A."

2. Article 3.12, Condominium Documents, is hereby amended to add to Exhibit "A," Legal Description, and Exhibit "B-1," Survey of the Land/Plot Plan, the Legal Description and Survey of the land for the sixteen (16) floating boat pier slips and their associated fixed dock as displayed in Exhibit "A," attached to this Amendment.

3. Article 6.03(c), Appurtenances to Units, Use of Limited Common Elements, is hereby amended to read as follows:

(c) Use of Limited Common Elements. Exclusive use of the Limited Common Elements appurtenant to each Unit, which Limited Common Elements consist of the balcony respectively attached and adjacent to each individual unit; and those covered parking spaces as assigned on Exhibit "B-1"; and sixteen (16) floating boat pier slips as described in Exhibit "A" and Exhibit "B-1", as amended.

4. Article 6.04, Liability for Common Expenses, is hereby amended to read as follows:

6.04 Liability for Common Expenses. Each Unit Owner shall be liable for a proportionate share of the common expenses, that share being the same as the undivided share in the common elements appurtenant to this Unit, as set forth in Exhibit "C" attached hereto, subject to the limitations set forth in the By-laws. Each of the sixteen (16) Unit Owners whose units include one of the sixteen (16) floating boat pier slips shall be liable for the expense associated with the maintenance and repair of the boat slips appurtenant to that Owner's unit. Each Unit Owner in the condominium shall be liable for a proportionate share of the common expenses related to the dock associated with the boat slips, that share being the same as the undivided share in the common expenses appurtenant to this unit, as set forth attached hereto, as set forth in Exhibit "C" attached hereto, subject to the limitations set forth in the By-Laws.

5. Article 7.02(a), Maintenance, Common Elements. By the Association, is hereby amended to read as follows:

The maintenance and operation of all Common Elements, including the fixed dock associated with the sixteen (16) floating boat pier slips appurtenant to certain units, shall be the



responsibility of the Association and the costs shall be a common expense.

6. Article 7.02(b), Maintenance, Common Elements, By the Unit Owner, is hereby amended to read as follows:

(b) By the Unit Owners. Each Unit Owner shall be solely and exclusively responsible for the operation, including power, maintenance, and repair of the individual air compressor unit and attendant piping, valves, wiring, and other facilities which provide air conditioning to the respective individual Unit, despite the fact that the same are a portion of the common elements. Furthermore, each Unit Owner shall be solely and exclusively responsible for the maintenance and repair of the floating boat pier slip which is appurtenant to that Owner's unit.

7. Article 9, Association, is hereby amended to add the following new Section to the Article:

9.07, Boat Slips, Pier and Dock. The Association shall govern the assignment of boat slips to the individual Units for which the boat slips shall become appurtenances. This power of the Association shall be exercised exclusively by the Association's Board of Directors. No assignment or transfer of any boat slips shall be made, however, without the written authorization of the Owner of the Unit to which the slip is currently assigned and the written authorization of the Owner of the Unit to which the slip will be assigned.

The initial assignment of the boat slips shall be made by the Board of Directors upon written authorization of the Owners of the Units to which the slips will be assigned.

In the event a current Unit Owner decides to sell his or her Unit and in the event the purchaser of that Unit decides not to accept the assignment of the boat slip as an appurtenance to the subject Unit, the current Unit Owner may then request that the Board of Directors assign the boat slip to another Unit Owner or to the Association.

8. Article 10.02(a), Coverages, Casualty, is hereby amended to read as follows:

(a) Casualty. All buildings and improvements on the land, the sixteen (16) floating boat pier slips and associated fixed, and all personal property included in the common elements shall be insured in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, as determined by the Board of Directors of the Association. Such coverage shall afford protection against: (1) loss or damage by fire and other hazards covered by a standard extended coverage; and (2) "All Risks" coverage Special Building Form; and such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location and use as the buildings on the land.

IN WITNESS WHEREOF, the Association has caused this Document to be executed on the day and year written above.

SEBASTIAN HARBOR VILLAS CONDOMINIUM  
ASSOCIATION, INC.

By: [Signature]

Its: President

ATTEST: [Signature]

Its Secretary

(SEAL)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

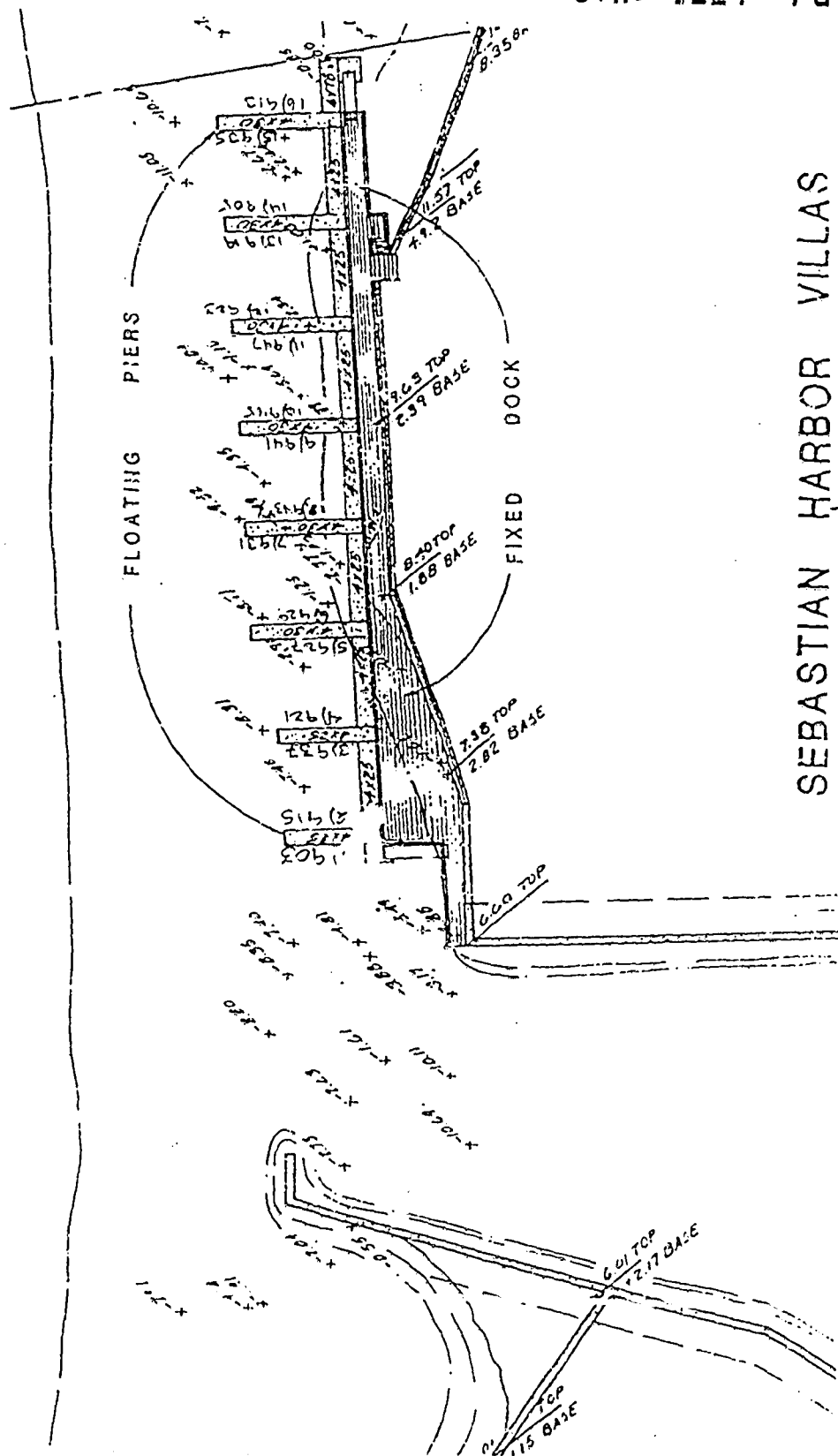
The foregoing Second Amendment to the Declaration of Condominium for Sebastian Harbor Villas Condominium, a Condominium, was sworn to, subscribed and acknowledged before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, this 17th day of February, 1997 by Jerry Cameron, who provided \_\_\_\_\_ as identification and did take an oath.

[Signature]  
Notary Public, State of  
Florida at Large

This document prepared by:  
RONALD WAYNE BROWN, Notary Public,  
6000 N.W. 11th Street, Suite A,  
Fort Lauderdale, Florida 33309-4404  
Telephone: (954) 574-7588  
FAX: (954) 574-7588

RONALD WAYNE BROWN  
Notary Public, State of Florida  
My Comm. expires Aug. 29, 2000  
Comm. No. CC 574758

SEBASTIAN HARBOR VILLAS



RESOLUTION  
SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC.

A RESOLUTION OF THE SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC. ADOPTING AN AMENDMENT TO THE BY-LAWS FOR SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC.

WHEREAS, there has been heretofore executed the By-Laws for Sebastian Harbor Villas Condominium Association, Inc. dated 1/22, 1986 and recorded in Official Records Book 896, commencing on Page 48 of the Public Records of St. Johns County, Florida; and

WHEREAS, the Sebastian Harbor Villas Condominium Association, Inc. desires to modify certain provisions of the By-Laws in order to add the office of Vice-President as an executive officer of the Association; and;

WHEREAS, a copy of the proposed Amendment is attached hereto as Exhibit "A;"

THEREFORE, BE IT RESOLVED by the Sebastian Harbor Villas Condominium Association, Inc., As follows:

Section 1: That the proposed Amendment has received the approval of either (a) not fewer than two-thirds (2\3) of the membership of the Board of Directors and not fewer than two-thirds (2\3) of the votes of the entire membership of the Association or (b) not fewer than eighty (80) per cent of the votes of the entire membership of the Association and that said approval occurred at a meeting held on February 17, 1997 where a quorum was present.

Section 2: That the proposed Amendment, displayed in Exhibit "A," attached hereto and made a part hereof, is hereby adopted by the Association.

PASSED this 17th day of February, 1997.

Attest:

[Signature]  
Secretary  
(Seal)

[Signature]  
President

AMENDMENT I  
BY-LAWS

SEBASTIAN HARBOR VILLAS CONDOMINIUM ASSOCIATION, INC.

Article 5, Offices, of the By-laws of the Sebastian Harbor Villas Condominium Association, Inc., is hereby amended as follows: (additions are underlined, deletions are strikeouts):

5.1 Executive Offices.

The executive officers of the Association shall be a president and a vice-president, who shall be ~~a~~ directors, a treasurer, and a secretary, all of whom shall be elected annually by the board of directors and who may be peremptorily removed at any meeting by concurrence of a majority of all of the directors. A person may hold more than one office, except that the president may not also be the secretary. No person shall sign an instrument nor perform an act in the capacity of more than one office. The board of directors from time to time shall elect such other officers and designate their powers and duties as the board shall find to be required to manage the affairs of the Association.

5.3 Vice-President. The vice-president shall perform all duties assigned by the President and shall perform all duties of the president in the absence of the president.

5.3, Secretary is renumbered 5.4, Secretary.

5.4, Treasurer is renumbered 5.5, Treasurer.

5.5, Compensation is renumbered 5.6, Compensation.