

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1897276 OR BOOK 1376 PAGE 2831
Recorded: 03/30/01 10:20

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM
OF
AVALON BEACH CLUB,
A Condominium

Y 2000
Y 1992 Amc

The Declaration of Condominium of Avalon Beach Club, A Condominium has been recorded in the public records of St. Lucie County, Florida at Official Records Book 390, Page 2437 et seq., and amended at Official Records Book 392, Page 1478 et seq. and Official Records Book 776, Page 1399 et seq. The same Declaration of Condominium is hereby amended as approved by the membership by vote sufficient for approval at a Special Members' Meeting held on October 31, 2000.

1. Article XII is hereby amended as follows:

ARTICLE XII
OCCUPANCY AND USE RESTRICTIONS

A. The Residential Units shall be used for single-family residences only. No separate part of a Unit may be rented, and no transient (as defined in Chapter 509, Florida Statutes) may be accommodated therein. No trade, business, profession or other type of commercial activity may be conducted in any Unit. No Unit may be leased more than two (2) times in any twelve (12) month period.

N. Except as provided herein, after daylight hours, only passenger automobiles will be permitted on the Avalon Beach Club property. All other vehicles including, but not limited to, trucks, commercial trucks, panel trucks, motorcycles, boats, trailers, motor homes, or recreational vehicles are forbidden. In the case of any dispute about the classification of a particular vehicle, the decision of the Board of Directors will be final. The Board may adopt as a rule a specific list of prohibited vehicles consistent with this paragraph. Provided however, commercial vehicles providing services in the condominium property will be permitted to park during daylight hours while performing those services and after dark while performing emergency services. Pick-up trucks will be allowed to park on Avalon Beach Club Property during daylight hours, providing they are visiting an owner or tenant of the Avalon Beach Club.

(The balance of Article XII remains unchanged)

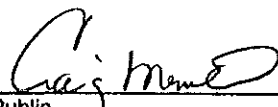
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Record and Return to:
Cornett, Googe, Ross & Earle, P.A.
P.O. Box 66
Stuart, Florida 34995

OR BOOK 1376 PAGE 2033

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on October 31
2000, by Wally McCall, as President of Avalon Beach Club Condominium Association, Inc.
[] who is personally known to me, or [] who has produced identification [Type of
identification: _____].

Notarial Seal

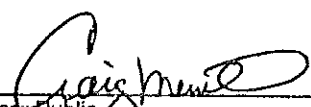

Notary Public
Printed Name: Craig Merrill
Commission Expires: _____



STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on October 31
2000 by Harry McIntyre, as Secretary of Avalon Beach Club Condominium Association, Inc.
[] who is personally known to me, or [] who has produced identification [Type of
identification: _____].

Notarial Seal


Notary Public
Printed Name: Craig Merrill
Commission Expires: _____




OR BOOK 1376 PAGE 2834

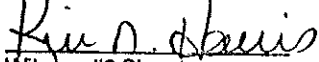
CERTIFICATE


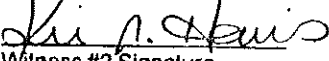
Avalon Beach Club Condominium Association, Inc., by its duly authorized officers, hereby certifies that the Amendments to the Declaration of Condominium, a copy to which this is attached hereto, was duly and regularly adopted and passed by a vote sufficient for approval by the membership at a Special Members' Meeting held on October 31, 2000.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 31 day of October, 2000.

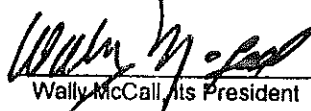
WITNESSES:



Witness #1 Signature
Julie A Tibbetts
Printed Name of Witness


Witness #2 Signature
Kim N. Harris
Printed Name of Witness


Witness #1 Signature
Julie A Tibbetts
Printed Name of Witness

Witness #2 Signature
Kim N. Harris
Printed Name of Witness

AVALON BEACH CLUB CONDOMINIUM
ASSOCIATION, INC.

By: 
Wally McCall, Its President

By: 
Harry McIntyre, Its Secretary

CORPORATE
SEAL

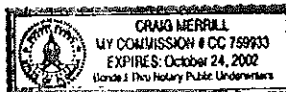
OR BOOK 1376 PAGE 2835

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on October 31
2000, by Wally McCall, as President of Avalon Beach Club Condominium Association, Inc.
[] who is personally known to me, or [] who has produced identification [Type of
identification: _____].

Notarial Seal

Craig Merrill
Notary Public
Printed Name: CRAIG MERRILL
Commission Expires: _____

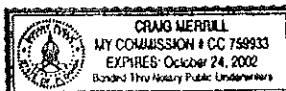


STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on October 31
2000 by Harry McIntyre, as Secretary of Avalon Beach Club Condominium Association, Inc.
[] who is personally known to me, or [] who has produced identification [Type of
identification: _____].

Notarial Seal

Craig Merrill
Notary Public
Printed Name: CRAIG MERRILL
Commission Expires: _____



Record and Return to:

Cornett, Googe, Ross & Earle, P.A.
P.O. Box 66
Stuart, FL 34995

1163192

AMENDMENT TO DECLARATION OF
CONDOMINIUM OF THE AVALON BEACH CLUB CONDOMINIUM,
a Condominium ("Amendment")

Doc Fee \$ 10.50
Doc Assump \$
Doc Tax \$
Int Tax \$
DOUGLAS DIXON
St. Lucie County
Clerk Circuit Court
By: [Signature]
Deputy Clerk

THIS AMENDMENT, made and executed this 14 day of February, 1992,
by AVALON BEACH CLUB CONDOMINIUM ASSOCIATION, INC., A Florida
not-for-profit corporation (the "Association"), whose address is 355
South Ocean Drive, Ft. Pierce, Florida 34949;

WITNESSETH:

WHEREAS, the Declaration of Condominium (the "Declaration")
establishing THE AVALON BEACH CLUB CONDOMINIUM is recorded in the
Public Records of St. Lucie County, Florida in Official Records Book
390, page 2437; and

WHEREAS, Article XXIII of the Declaration grants the Association the
right to amend the Declaration upon proposal by the Board of Directors
of the Association to the unit owners and adoption of the proposed
amendment by the unit owners of the Association; and

WHEREAS, The Board of Directors of the Association recommended to its
unit owners and amendment to Article XV,B,3 of the Declaration; and

WHEREAS, the unit owners of the Association approved the proposed
amendment to Article XV,B,3 of the Declaration by the affirmative
votes of more than two-thirds (2/3) of the unit owners;

NOW, THEREFORE, be it known that the Association hereby amends the
Declaration as follows:

ARTICLE XV,B,3 of the Declaration is hereby amended to
read as follows:

3. The Association shall have all of the powers, rights,
privileges and may avail itself of any and all of the legal
remedies provided for by the Act, including a lien upon a
Unit, for any unpaid Assessment, interest thereon owed by the
Unit Owners of such Unit and reasonable attorneys' fees at
all trial and appellate levels incurred by the Association
shall have the right to collect from such Unit Owner.

Monthly Assessments are due on the first day of each month
and are considered delinquent if not paid by the fifteenth of
the month. Delinquent Assessments not received by the end of
each month shall bear interest at the rate of eighteen (18%)
percent per annum plus an Administrative Late Fee of \$25.00,
which may be waived at the discretion of the Board of
Directors. Interest and the Administrative Late Fee shall
continue to be charged for each month the Assessments
continue to be delinquent.

Except as amended hereby, the Declaration shall continue in full force
and effect.

IN WITNESS WHEREOF, the Association has caused this Amendment to be
executed in its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

AVALON BEACH CLUB CONDOMINIUM
ASSOCIATION, INC.,
a Florida not-for-profit
corporation

[Signature]
Print Name: DAVID F. COWAN

BY: [Signature]
Violet VanSant, President

[Signature]
Print Name: DAVID F. COWAN

ATTEST: [Signature]
Secretary

O R BOOK 776 PAGE 1399

(CORPORATE SEAL)
page 1.



Community Management Inc.
P.O. Box 2059
Boca Raton, FL 33495-2059

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 14 day of February, 1992 by VIOLET VANSANT, the President and OAKLEY WATSON, the Secretary of AVALON BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit Corporation.



Edward J. Wtulich

Notary Public

Print Name: Edward J. Wtulich
My Commission expires:

Notary Public, State of Florida
My Commission Expires May 6, 1993
Issued This Year Feb - Insurance fee

This instrument prepared by
and return to:

Violet VanSant
President
Avalon Beach Club Condominium
355 South Ocean Drive
Ft. Pierce, FL 34949

1163192

'92 FEB 19 10:23

FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL *R*

1163192

AMENDMENT TO DECLARATION OF
CONDOMINIUM OF THE AVALON BEACH CLUB CONDOMINIUM,
a Condominium ("Amendment")

Doc Assn 1050
Doc Fee 1050
Notary 1050
DOUGLAS DIXON
In Lucie County
Clerk Circuit Court
Dputy Clerk

THIS AMENDMENT, made and executed this 14 day of February, 1992,
by AVALON BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida
not-for-profit corporation (the "Association"), whose address is 355
South Ocean Drive, Ft. Pierce, Florida 34949;

WITNESSETH:

WHEREAS, the Declaration of Condominium (the "Declaration")
establishing THE AVALON BEACH CLUB CONDOMINIUM is recorded in the
Public Records of St. Lucie County, Florida in Official Records Book
390, page 2437; and

WHEREAS, Article XXIII of the Declaration grants the Association the
right to amend the Declaration upon proposal by the Board of Directors
of the Association to the unit owners and adoption of the proposed
amendment by the unit owners of the Association; and

WHEREAS, The Board of Directors of the Association recommended to its
unit owners and amendment to Article XV,B,3 of the Declaration; and

WHEREAS, the unit owners of the Association approved the proposed
amendment to Article XV,B,3 of the Declaration by the affirmative
votes of more than two-thirds (2/3) of the unit owners;

NOW, THEREFORE, be it known that the Association hereby amends the
Declaration as follows:

ARTICLE XV,B,3 of the Declaration is hereby amended to
read as follows:

3. The Association shall have all of the powers, rights,
privileges and may avail itself of any and all of the legal
remedies provided for by the Act, including a lien upon a
Unit, for any unpaid Assessment, interest thereon owed by the
Unit Owners of such Unit and reasonable attorneys' fees at
all trial and appellate levels incurred by the Association
shall have the right to collect from such Unit Owner.

Monthly Assessments are due on the first day of each month
and are considered delinquent if not paid by the fifteenth of
the month. Delinquent Assessments not received by the end of
each month shall bear interest at the rate of eighteen (18%)
percent per annum plus an Administrative Late Fee of \$25.00,
which may be waived at the discretion of the Board of
Directors. Interest and the Administrative Late Fee shall
continue to be charged for each month the Assessments
continue to be delinquent.

18%
\$ 25.00 Late Fee

Except as amended hereby, the Declaration shall continue in full force
and effect.

IN WITNESS WHEREOF, the Association has caused this Amendment to be
executed in its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

AVALON BEACH CLUB CONDOMINIUM
ASSOCIATION, INC.,
a Florida not-for-profit
corporation

David F. Cowart
Print Name: DAVID F. COWART

BY: Violet E. VanSant
Violet VanSant, President

David F. Cowart
Print Name: DAVID F. COWART

ATTEST: [Signature]
Secretary

O R BOOK 776 PAGE 1399

(CORPORATE SEAL)
page 1.

