

CERTIFICATE OF AMENDMENTS
TO THE
DECLARATION OF RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS
OF
COCONUT COVE MARINA

The Declaration of Restrictions, Covenants, Easements and Conditions of Coconut Cove Marina has been recorded in the public records of St. Lucie County, Florida at Official Records Book 2966, Page 310, et. seq. The same Declaration of Covenants, Easements and Conditions of Coconut Cove Marina is hereby amended as approved by the Membership by vote sufficient for approval at the Members Meeting held August 2014.

1. Article VII is amended to add the following:

ARTICLE VII
ASSESSMENTS

7.1.3 Capital Contributions. Each Owner, upon acquiring title to a Unit, shall pay to the Association an amount equal to two (2) months of installments of the Annual Assessment. The purpose of this fund is to assure that the Association will have cash available to meet its obligations, unforeseen expenditures, or to acquire additional property, equipment or services deemed necessary or desirable. Amounts paid into the fund are not to be considered as advanced payment of assessments.

(The balance of Article VII remains the same)

ARTICLE IX
INSURANCE

2. Article IX, Section 9.3 is amended to read as follows:

9.3 Flood Insurance. In the event the Property is located within an area that has been designated a special flood zone, as defined by the Federal Emergency Management Agency, the Association shall purchase and maintain a policy of flood insurance, naming the Association as insured, and covering the Common Area, Dock Area and Roadway Area, and any improvements, building fixtures, personal property, equipment, supplies and materials located on and used in connection with the operation of the Property, and the Association shall purchase and maintain a similar policy covering all Units. The Association coverage shall be in an amount not less than the following: the lesser of (a) the maximum coverage available under the National Flood Insurance Program for all buildings and other improvements located on any portion of the Common Area and Dock Area and Units that falls within a designated special flood zone; or (b) one hundred percent (100%) of the current replacement cost of such improvements, buildings and other insurable property. Any such policy shall provide

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3993541 09/10/2014 at 10:46 AM
OR BOOK 3670 PAGE 1669 - 1671 Doc Type: DEC
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that it cannot be cancelled or substantially modified without at least thirty (30) days prior written notice to the Association, or Owner, whoever the insured is under such policy. Provided, however, the Association shall not be required to obtain flood insurance coverage for (1) portions of the Common Area that are not within a building; (2) the Dock Area; or (3) Roadway Area, if such coverage is not available at a reasonable cost through the National Flood Insurance Program.

(The balance of Article IX remains unchanged)

3. The foregoing amendments to the Declaration of Covenants, Easements and Conditions of Coconut Cove Marina were approved by the Membership by vote sufficient for approval at the Members Meeting held August 5, 2014.

4. The adoption of these amendments appear upon the minutes of said meeting and are unrevoked.

5. All provisions of the Declaration of Covenants, Easements and Conditions of Coconut Cove Marina are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

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 3rd day of September, 2014.

WITNESSES AS TO PRESIDENT:

COCONUT COVE MARINA
HOMEOWNERS ASSOCIATION, INC.

Diane Korbey
Printed Name: DIANE KORBAY
Alexander M. Urbani
Printed Name: Alexander M. Urbani

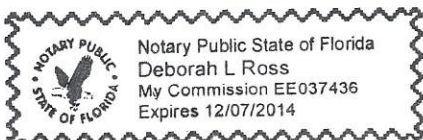
By: Doris McGee
Doris McGee, President

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledge before me on September 3, 2014, by Doris McGee, as President of Coconut Cove Marina Homeowners Association, Inc. [] who is personally known to me, or [] who has produced identification [Type of Identification: _____].

Notarial Seal

Notary Public



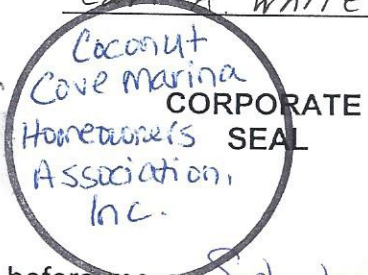
WITNESSES AS TO SECRETARY:

COCONUT COVE MARINA
HOMEOWNERS ASSOCIATION, INC.

[Signature]
Printed Name: DAVE BORSSEY

By: [Signature]
Carl A. White, Secretary

[Signature]
Printed Name: Alexander M. Urbani



STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledge before me on September 3, 2014, by Carl A. White, as Secretary of Coconut Cove Marina Homeowners Association, Inc. who is personally known to me, or who has produced identification [Type of Identification: _____].

Notarial Seal

[Signature]
Notary Public

Record and Return to:

ROSS EARLE & BONAN, P.A.
Post Office Box 2401
Stuart, FL 34995

