

This instrument prepared by:
Rhoda Bess Goodson of
KENNEDY, FULLER & GOODSON
Post Office Box 4319
South Daytona, FL 32121

AMENDMENTS TO DECLARATION

OF CONDOMINIUM OF

SANDPIPER LAKE AT PELICAN BAY CONDOMINIUM

WHEREAS, the Developer or Successor Developers have titled out to individual purchasers ownership of most units in Sandpiper Lake at Pelican Bay Condominium, and control of the Association has been turned over to said individual purchasers, and

WHEREAS, it is the desire of the unit owners of at least a majority of the individual purchasers to amend the Declaration of Condominium of Sandpiper Lake at Pelican Bay Condominium, which Declaration is recorded in Official Records Book 2187, Pages 1 through 54, Public Records of Volusia County, Florida.

NOW THEREFORE, the following amendments to said Declaration are hereby made as set forth:

1. Amend Paragraph 13.3 of the Declaration entitled "Limitation" (recorded in Official Records Book 2187, Page 27) to read as follows:

No amendment of this Declaration amending Paragraph 9, entitled "Insurance", or any part thereof, including sub-paragraphs, shall be effective unless all first mortgagees of record of Condominium Parcels shall join in the execution of any such amendment. Further, no amendment shall make any changes which would in any way affect any of the rights, privileges, or powers herein provided in favor or reserved to the developer, unless the developer shall join in the execution of any such amendment. Further, no amendment to Paragraph 14, entitled "Termination", or any part thereof, including sub-paragraphs shall be effective unless all Association members entitled to vote and unless all first mortgagees of record of Condominium Parcels join in the execution of any such amendment. Further, no amendment to Paragraph 6, entitled "Maintenance, Repair and Replacement, Changes, Improvements and Additions; Condominium Property" or any part thereof, including sub-paragraphs, shall be effective unless all Association members entitled to vote join in the execution of any such amendment.

2. Add Paragraph 7.4 entitled " Water, Sewage, Trash

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CLERK CIRCUIT COURT
VOLUSIA CO., FL
J. J. Smith

VOLUSIA CO., FL

Removal and Related Costs" to read as follows:

The Association may bill unit owners individually for water, sewage, trash removal and related costs. Charges not paid when due shall bear interest at the maximum rate allowed by law from the date when due until paid. All payments on account shall first be applied to interest, and then to charges first due. The Association shall have a lien against each Condominium Parcel for unpaid charges under the same terms and conditions as those pertaining to assessments in Paragraph 7.2.

3. Amend Paragraph 10.6 entitled " Leasing of Units"

(recorded in Official Records Book 2220, Page 986) to read as follows:

No unit shall be rented or leased for a period of less than ninety (90) days. The leasing of a unit shall not discharge the unit owner from compliance with any of the obligations and duties as a unit owner. All of the terms and provisions of the Condominium Act, the Declaration, Articles of Incorporation, the By-Laws and the Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a unit as a tenant to the same extent as against a unit owner, and a covenant upon the part of each such tenant to abide by the rules and regulations of the Association, and the terms and provisions of the Condominium Act, this Declaration, the Articles of Incorporation and By-Laws of the Association.

IN WITNESS WHEREOF, Sandpiper Lake at Pelican Bay

Condominium Association, Inc., has executed the above and foregoing

Amendment this 9th day of February, 1990.

SANDPIPER LAKE AT PELICAN
BAY CONDOMINIUM ASSOCIATION, INC.

Barbara J. Selwitz
Witness

Michelle Nelson
Witness

By: Robert A. Schamp
President

VOLUSIA CO., FL
STATE OF FLORIDA

COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Robert Schaffler well known to me to be the President of Sandpiper Lake at Pelican Bay Condominium Association, Inc., a not-for-profit Florida corporation, and that he acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of February, 1990.

Michelle Nelson
Notary Public, State of
Florida

My Commission Expires: 1992

Notary Public, State of Florida
My Commission Expires July 31, 1992
Bonded thru Troy Pain Insurance Inc.