

THE RIVER MEWS, A CONDOMINIUM
AMENDMENT TO THE DECLARATION OF CONDOMINIUM
ADDING SUB-PHASE 3-B

We, Donald C. Proctor, President, and David C. Page, Secretary, of THE MOORINGS DEVELOPMENT COMPANY, Developer of The River Mews, phased a condominium located in Indian River County, Florida, pursuant to Florida Statute 718.403; the Declaration of Condominium for The River Mews filed at Official Record Book 651, page 2824; the Amendment to the Declaration of Condominium filed at Official Record Book 760, page 750; the Amendment to the Declaration of Condominium adding Sub-phase 2-A recorded at Official Record Book 795 Page 2325 (as corrected by Amendment to the Declaration of Condominium filed at Official Records Book 802, Page 2823); the Amendment to the Declaration of Condominium adding Sub-phases 2-B, 2-C & 3-E, recorded at Official Record Book 822, page 245; the Amendment to the Declaration of Condominium adding Sub-Phase 2-B (1), recorded at Official Record Book 850, page 421; the Amendment to the Declaration of Condominium adding Sub-Phase 2-D and 3-D recorded at Official Record Book 853, page 675; the Amendment to the Declaration of Condominium adding Sub-Phase 3-A recorded at Official Record Book 866, page 2483; and the Amendment to the Declaration of Condominium adding Sub-Phase 3-C recorded at Official Record Book 870, page 820, all in the Public Records of Indian River County; do hereby amend the aforesaid Declaration as follows:

1. SUBMISSION TO CONDOMINIUM - The lands located in Indian River County, Florida, owned by the Developer and described as "Legal Description Phase 3-B", together with survey and Certificate of Surveyor, all located in Indian River County, Florida, and collectively attached as Exhibit "A" hereto, are, by this Amendment to the Declaration, submitted to the condominium form of ownership.

2. PROPORTION OF CHANGE IN THE COMMON EXPENSES & OWNERSHIP OF THE COMMON ELEMENTS - The resulting change in apportionment of common expenses and ownership of the common elements and surplus will, according to the formula set forth in the Declaration of Condominium Article 20 (as amended) will change at the time the certificate of occupancy is issued or the certificate of surveyor is recorded for any unit within the phase, whichever comes first, as follows:

$$\begin{array}{r} 1 \\ 62 \text{ existing units (Phase 1, 2-A, 2-B, 2-B(1)} \\ \quad 2-C, 2-D, 3-A, 3-C, 3-D, \& 3-E) \\ + \\ 3 \text{ units (Sub-Phase 3-B)} \end{array} = \frac{1}{65}$$

THE DEVELOPER HEREBY SUBMITS Phase 3-B to the condominium form of ownership.

The Developer hereby advises that with this sub-phase, all units that are to be created in The River Mews, a phased condominium, are completed. Those units which have been built are entitled to one hundred percent (100%) ownership of all the

Dorothy A. Hudson

CHARTERED
ATTORNEY AT LAW
2125 WINDWARD WAY, SUITE 200
VERO BEACH, FLORIDA 32963

657092

SU AUG - 8 PM 4: 22

OR0872PG0277

common elements in the phases and sub-phases actually developed and added as part of the condominium.

We further certify that this is a true copy of the amendment to the Declaration of Condominium of The River Mews, a Condominium, as recorded in Official Record Book 651 at page 2824, and amended by Official Record Book 760, page 750, and as amended at Official Record Book 795 page 2325, (as corrected by the Amendment to the Declaration at Official Records Book 802, Page 2823), the Amendment to The Declaration of Condominium adding Sub-phases 2-B, 2-C and 3-E, recorded at Official Record Book 822, Page 245; the Amendment to the Declaration of Condominium adding Sub-phase 2-B(1), the Amendment to the Declaration of Condominium adding Sub-Phase 2-D and 3-D, recorded at Official Record Book 853, page 675, recorded at Official Record Book 850 page 421, the Amendment to the Declaration of Condominium adding Sub-Phase 3-A recorded at Official Record Book 866, page 2483, and the Amendment to the Declaration of Condominium adding Sub-Phase 3-C recorded at Official Record Book 870, page 820, all in the public records of Indian River County, Florida.

This amendment adding Sub-Phase 3-B to the said Declaration, is made and adopted this 2nd day of August, 1990.

THE MOORINGS DEVELOPMENT COMPANY

By

Donald C. Proctor
Donald C. Proctor, President

Attest

David C. Page, Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DONALD C. PROCTOR and DAVID C. PAGE, well known to me to be the President and Secretary, respectively, of THE MOORINGS DEVELOPMENT COMPANY named in said instrument, and that they severally acknowledge executing the above in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them 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 2nd day of August, 1990.

Shirley L. Zuber
Notary Public, State of Florida, at
Large. My Commission expires: 8/15/93

Return to:
This Instrument prepared by:
Dorothy A. Hudson, Esquire
Dorothy A. Hudson, Chartered

Dorothy A. Hudson

CHARTERED
ATTORNEY AT LAW
2125 WINDWARD WAY, SUITE 200
VERO BEACH, FLORIDA 32963

OR0872PG0278

CERTIFICATE OF SURVEYOR

THE RIVER MEWS, A CONDOMINIUM, PHASE 3-B

Indian River County, Florida

I, Stuart A. Houston,

certify as follows:

1. That I am a land surveyor, duly authorized to practice in the State of Florida, having Certificate of Registration No. 4490, State of Florida.

2. That this Certificate is made as to The River Mews, a condominium, Phase 3-B, located in Indian River County, Florida, and in compliance with Chapter 718, Florida Statutes.

3. That the construction of the improvements described in the foregoing Declaration of Condominium is sufficiently complete so that with the survey of land as set forth in an exhibit attached hereto, together with the plot plans as set forth in an exhibit attached hereto, showing the apartment buildings and common elements, together with the wording of the foregoing Declaration of Condominium, there can be determined therefrom the identification, location and dimensions of each unit, the common elements and limited common elements, and that the aforementioned material is an accurate representation of the location and dimensions of the improvements.

4. That all planned improvements including, but not limited to, landscaping, utility services, and access to the unit, and common element facilities serving the building in which the units to be conveyed are located, have been substantially completed.

Stuart A. Houston
Land Surveyor, Certificate of Registration No. 4490
State of Florida.

Sworn to and subscribed before me,
this 8 day of AUGUST,
1990.

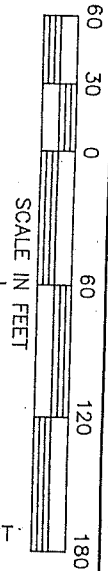
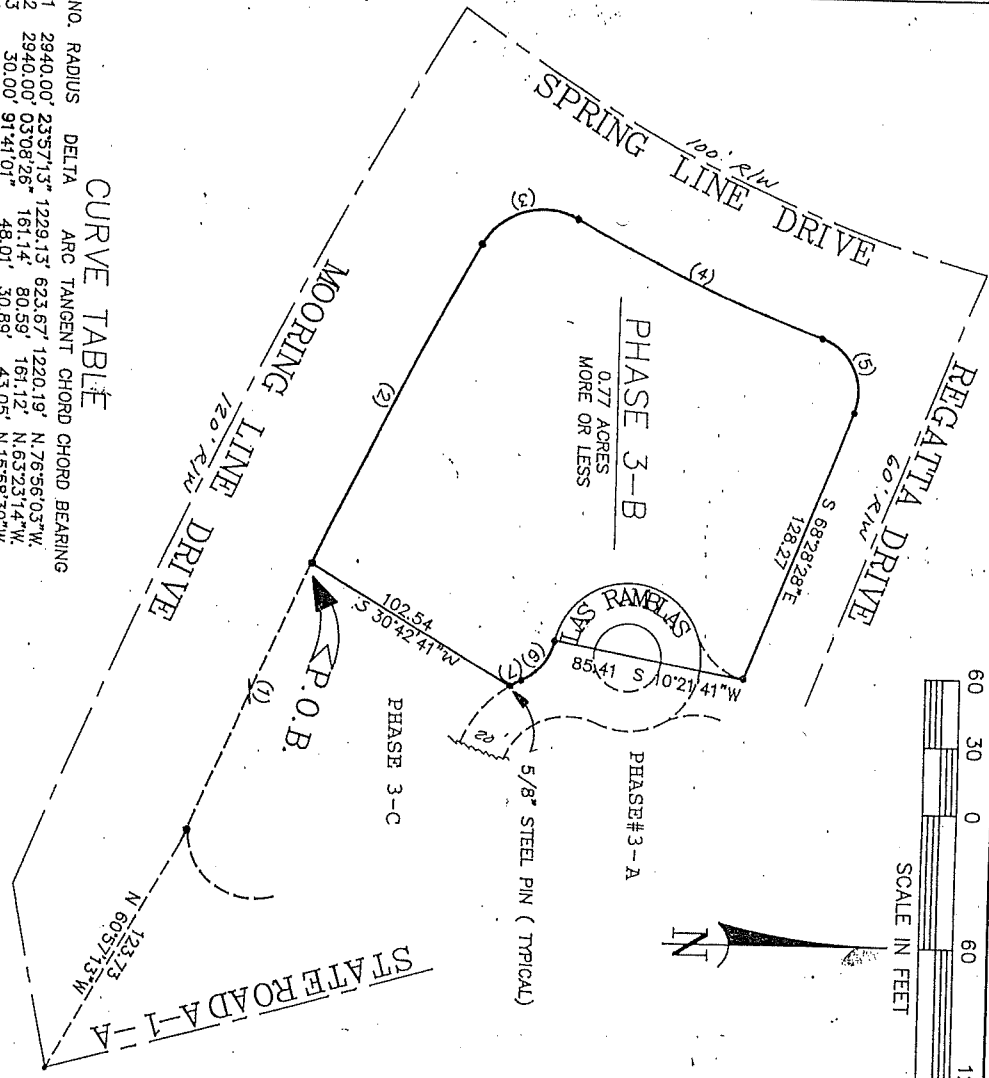
[Signature]
Notary Public, State of Florida
at Large. My Commission expires:
11/19/91

OR0872P60279

Exhibit A

NO.	RADIUS	DELTA	ARC TANGENT	CHORD	CHORD BEARING
1	2940.00'	235°13'	1229.13'	623.67'	1220.19' N. 76°56.03' W.
2	2940.00'	03°08'26"	161.14'	80.59'	161.12' N. 63°23'14" W.
3	30.00'	91°41'01"	48.01'	30.89'	43.05' N. 15°58'30" W.
4	700.00'	09°57'42"	121.70'	61.01'	121.55' N. 24°55'09" E.
5	25.00'	91°37'14"	39.98'	25.72'	35.85' N. 65°42'55" E.
6	25.00'	53°49'17"	23.48'	12.69'	22.63' S. 51°15'24" E.
7	50.00'	06°45'09"	5.89'	2.95'	5.89' S. 27°43'20" E.

CURVE TABLE



NORTH BASED ON PLAT BEARING OF N 19°41'42" WEST
ALONG THE CENTERLINE OF STATE ROAD A-1-A.
SEE ATTACHED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE

I, STUART A. HOUSTON, DO HEREBY CERTIFY THAT I AM DULY LICENSED AND A PRACTICING LAND SURVEYOR IN THE STATE OF FLORIDA, AND THAT UNDER MY SUPERVISION THIS SURVEY WAS MADE PER DESCRIPTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY OTHER THAN SHOWN.

IN WITNESS WHEREOF I HAVE HEREUNTO EXECUTED THIS SURVEY THIS 22ND DAY OF August 1990, BEING THE DATE SAID SURVEY WAS MADE.

Stuart A. Houston
REGISTERED LAND SURVEYOR
NUMBER 24903

BOUNDARY SURVEY:
PHASE# 3-B

THE RIVER MEWS
AT THE MOORINGS
SKETCH OF BOUNDARY SURVEY

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22ND PLACE, SUITE 201, VERO BEACH, FLORIDA 32980

THE RIVER MEWS AT THE MOORINGS

PHASE 3-B

LEGAL DESCRIPTION

COMMENCE AT THE CENTERLINE INTERSECTION OF MOORING LINE DRIVE AND STATE ROAD A-1-A AS RECORDED ON THE MOORINGS UNIT SIX SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 63, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE RUN NORTH 60°57'13" WEST A DISTANCE OF 123.73 FEET TO INTERSECT WITH THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE. THENCE RUN ALONG THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE ON A CURVE TO THE RIGHT OF WHICH THE CHORD BEARS NORTH 76°56'03" WEST HAVING A RADIUS OF 2940.00 FEET WITH A CENTRAL ANGLE OF 23°57'13" AND RUN AN ARC DISTANCE OF 1229.13 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE ON THE SAME CURVE TO THE RIGHT HAVING A RADIUS OF 2940.00 FEET WITH A CENTRAL ANGLE OF 03°08'26" AND RUN AN ARC DISTANCE OF 161.14 FEET TO A CURVE TO THE RIGHT. HAVING A RADIUS OF 30.00 FEET WITH A CENTRAL ANGLE OF 91°41'01" AND RUN AN ARC DISTANCE OF 48.01 FEET TO INTERSECT WITH THE EAST RIGHT-OF-WAY LINE OF SPRING LINE DRIVE. THENCE RUN ALONG THE EAST RIGHT-OF-WAY LINE OF SPRING LINE DRIVE ON A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET WITH A CENTRAL ANGLE OF 09°57'42" AND RUN AN ARC DISTANCE OF 121.70 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET WITH A CENTRAL ANGLE OF 91°37'14" AND RUN AN ARC DISTANCE OF 39.98 FEET TO INTERSECT WITH THE SOUTH RIGHT-OF-WAY LINE OF REGATTA DRIVE. THENCE RUN SOUTH 68°28'28" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF REGATTA DRIVE A DISTANCE OF 128.27 FEET. THENCE RUN SOUTH 10°21'41" WEST A DISTANCE OF 85.41 FEET TO A CURVE TO THE RIGHT OF WHICH THE CHORD BEARS SOUTH 51°15'24" EAST HAVING A RADIUS OF 25.00 FEET WITH A CENTRAL ANGLE OF 53°49'17" AND RUN AN ARC DISTANCE OF 23.48 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET WITH A CENTRAL ANGLE OF 06°45'09" AND RUN AN ARC DISTANCE OF 5.89 FEET. THENCE RUN SOUTH 30°42'41" WEST A DISTANCE OF 102.54 FEET TO THE POINT OF BEGINNING. CONTAINING 0.77 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

LEGAL DESCRIPTION:

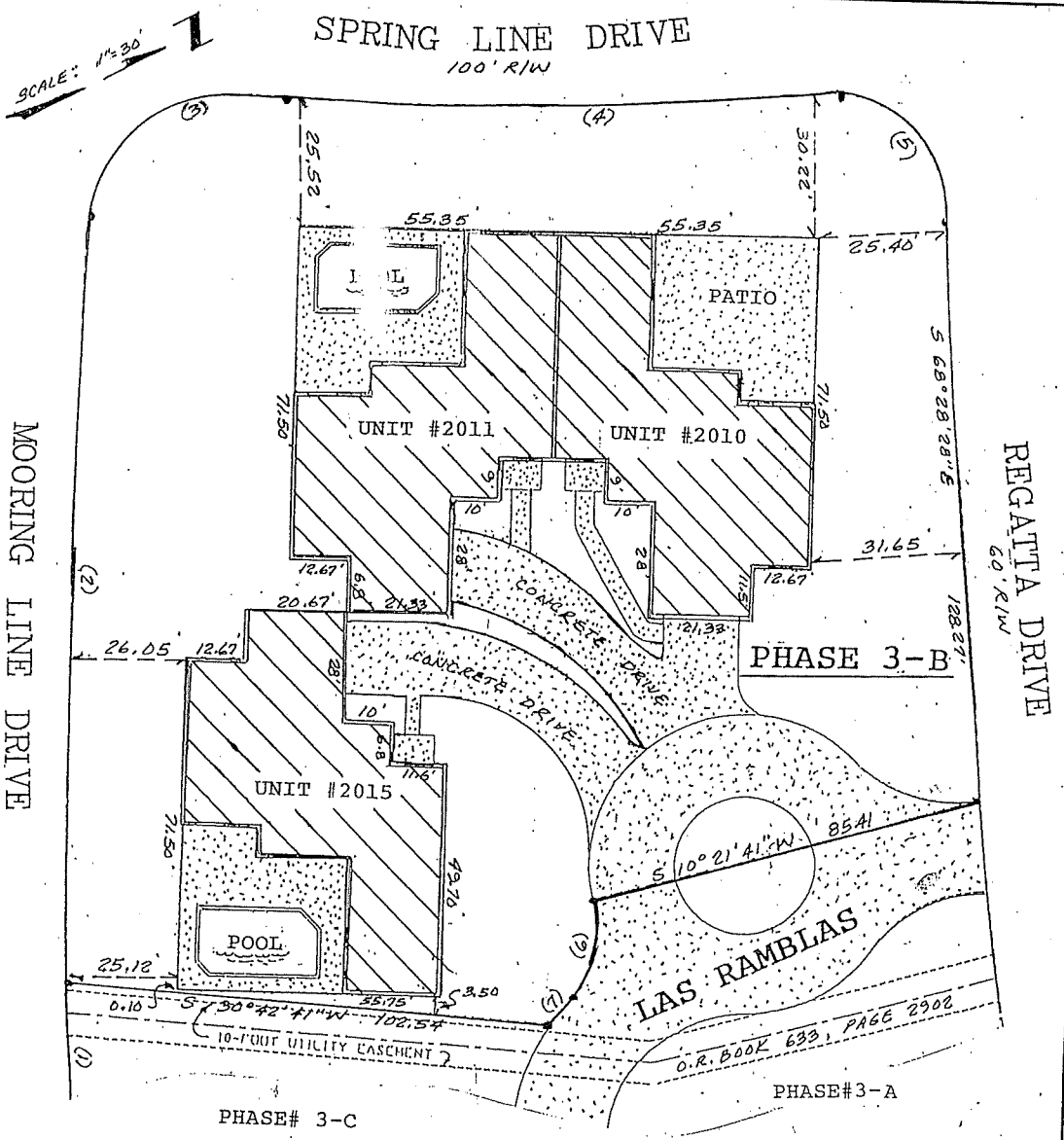
PHASE 3-B

Stuart A. Hall



THE RIVER MEWS
AT THE MOORINGS
LEGAL DESCRIPTION

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

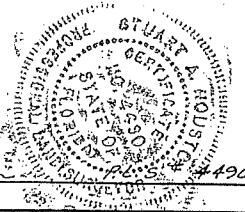


CURVE TABLE

NO.	RADIUS	DELTA	ARC TANGENT	CHORD	CHORD BEARING
1	2940.00'	23°57'13"	1229.13'	623.67'	1220.19' N.76°56'03"W.
2	2940.00'	03°08'26"	161.14'	80.59'	161.12' N.63°23'14"W.
3	30.00'	91°41'01"	48.01'	30.89'	43.05' N.15°58'30"W.
4	700.00'	09°57'42"	121.70'	61.01'	121.55' N.24°53'09"E.
5	25.00'	91°37'14"	39.98'	25.72'	35.85' N.65°42'55"E.
6	25.00'	53°49'17"	23.48'	12.69'	22.63' S.51°15'24"E.
7	50.00'	06°45'09"	5.89'	2.95'	5.89' S.27°43'20"E.

BUILDING PLAN:
PHASE 3-B

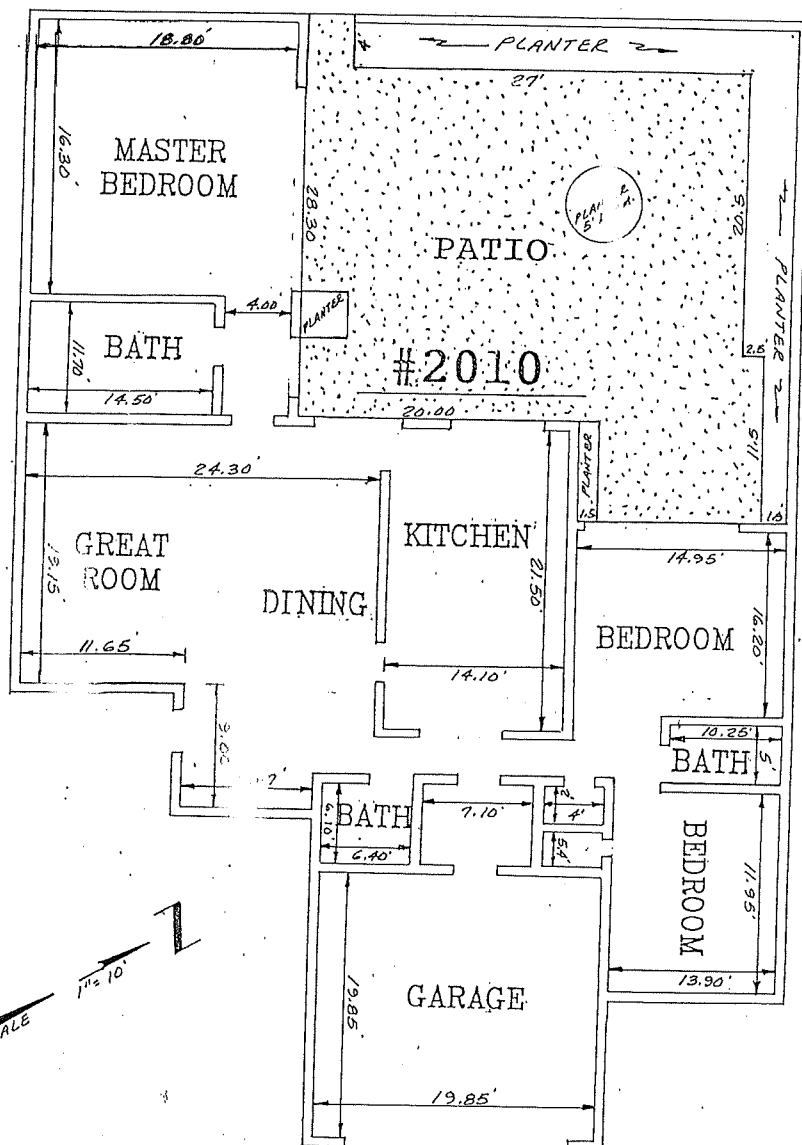
Stewart A. Hall



000072000283

THE RIVER MEWS
AT THE MOORINGS
BUILDING PLAN

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960



FINISH FLOOR ELEV. = 8.00' (N.G.V.D.)
 CEILING ELEVATION = 17.11' (N.G.V.D.)
 VAULTED CEILING ELEV. = 21.49' (N.G.V.D.)

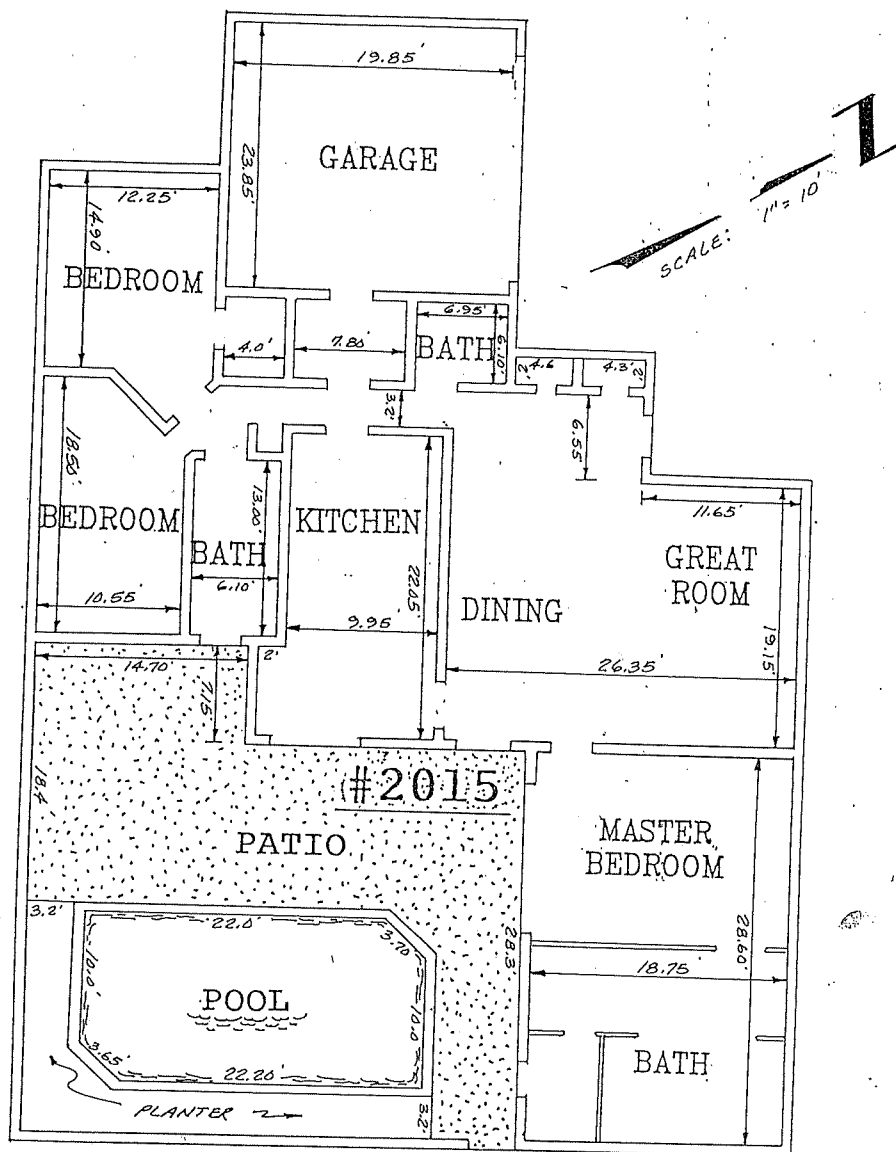
STREET ADDRESS: 2010 LAS RAMBLAS
 VERO BEACH, FL. 32963

FLOOR PLAN:
 PHASE# 3-B

THE RIVER MEWS
 AT THE MOORINGS
 UNIT #2010

McQUEEN & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 (407) 569-1322
 700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

080872PC0284



FINISH FLOOR ELEV. = 8.00' (N.G.V.D.)
 CEILING ELEVATION = 17.16' (N.G.V.D.)
 VAULTED CEILING ELEV. = 20.32' (N.G.V.D.)

STREET ADDRESS: 2015 LAS RAMBLAS
 VERO BEACH, FL. 32963

080872PG0286

FLOOR PLAN:
 PHASE# 3-B

THE RIVER MEWS
 AT THE MOORINGS
 UNIT #2015

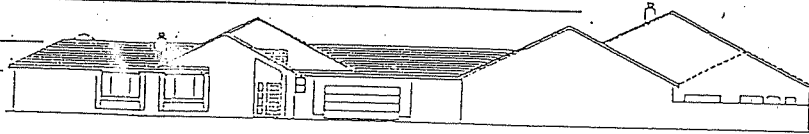
McQUEEN & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 (407) 569-1322
 700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

RIDGE ELEV. = 33.04'

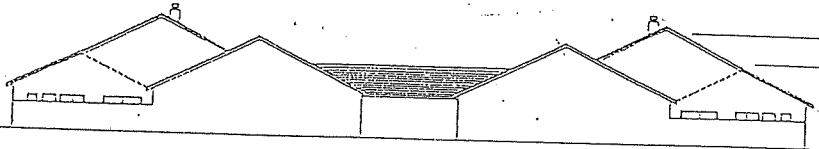
CROWN ELEV. = 20.40'

CEILING ELEV. = 17.08'

FLOOR ELEV. = 8.00'



FRONT ELEVATION



REAR ELEVATION

RIDGE ELEV. = 33.04'

CROWN ELEV. = 20.40'

CEILING ELEV. = 17.08'

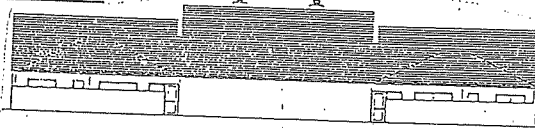
FLOOR ELEV. = 8.00'

RIDGE ELEV. = 33.04'

CROWN ELEV. = 20.40'

CEILING ELEV. = 17.08'

FLOOR ELEV. = 8.00'



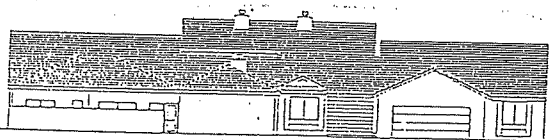
RIGHT ELEVATION

RIDGE ELEV. = 33.04'

CROWN ELEV. = 20.40'

CEILING ELEV. = 17.08'

FLOOR ELEV. = 8.00'



LEFT ELEVATION

NOTE:

ELEVATIONS BASED ON N.G.V.D. DATUM. BENCH MARK
USED IS DEPT. OF NATURAL RESOURCES CONTROL MONUMENT
88-78-A37-RM(1), ELEVATION = 6.527' LOCATED ALONG
STATE ROAD A-1-A R/W.

STREET ADDRESS:

2010, 2011, & 2015 - LAS RAMBLAS,
VERO BEACH, FL. 32963

ELEVATION PLAN:

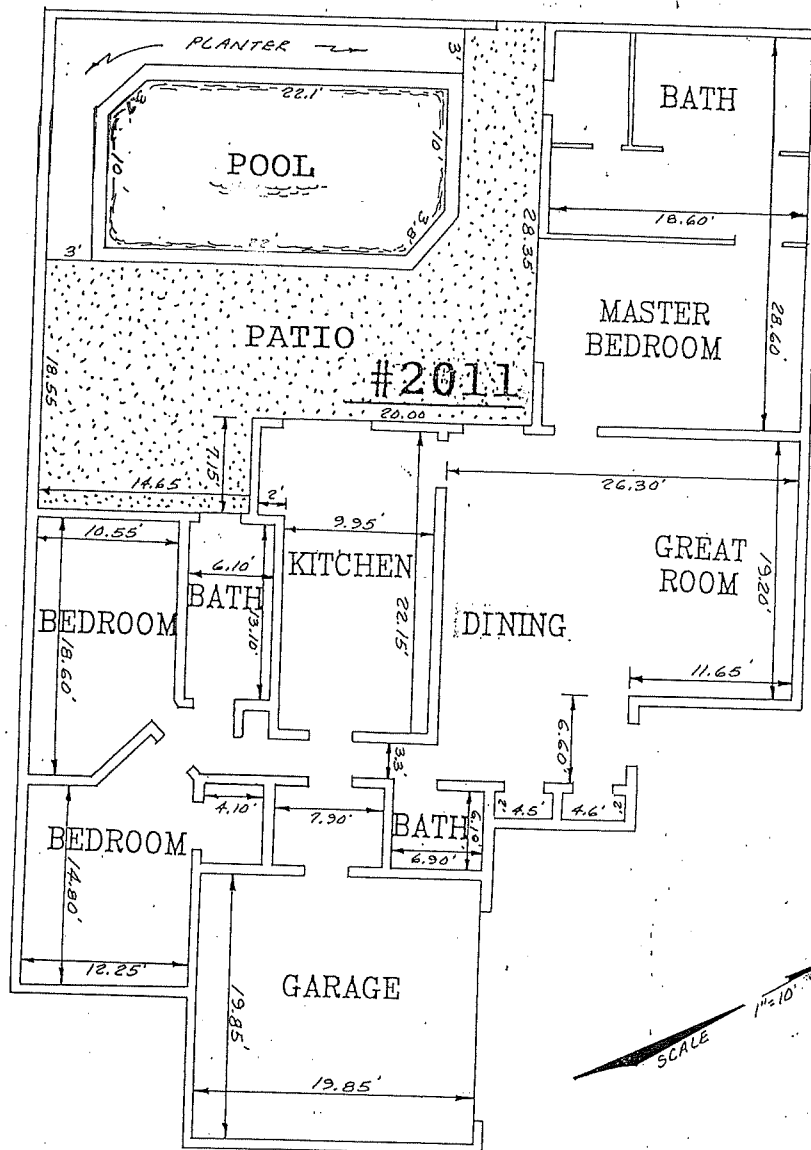
PHASE 3-B

Stuart A. Hough
STUART A. HOUGH
STATE OF FLORIDA
LAND SURVEYOR
NO. 490
2015-4490

THE RIVER MEWS
AT THE MOORINGS
ELEVATION PLAN:

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700-22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

080872PG0287

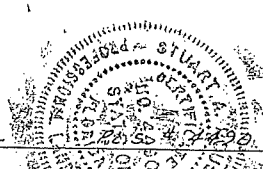


FINISH FLOOR ELEV. = 8.00' (N.G.V.D.)
 CEILING ELEVATION = 17.08' (N.G.V.D.)
 VAULTED CEILING ELEV. = 20.40' (N.G.V.D.)

STREET ADDRESS: 2011 LAS RAMBLAS
 VERO BEACH, FL. 32963

FLOOR PLAN:
 PHASE#3-B

Sharon A. Hawk



THE RIVER MEWS
 AT THE MOORINGS
 UNIT #2011

McQUEEN & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 (407) 569-1322
 700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

Exhibit A

00709278080

CONSENT OF MORTGAGEE

FIRST UNION NATIONAL BANK of FLORIDA, Successor by Merger to FLORIDA NATIONAL BANK, a national banking association, the owner and holder of a Mortgage and Security Agreement together with Assignment of Leases, Rents and Profits executed by THE MOORINGS DEVELOPMENT COMPANY, to FIRST UNION NATIONAL BANK OF FLORIDA, successor by merger to FLORIDA NATIONAL BANK dated June 19, 1988, and recorded on said date in Official Record Book 834, page 0945, and Official Records Book 834, page 0976, respectively both in the public records of Indian River County, Florida, and covering the following described property, among others, to wit:

SEE EXHIBIT A

JOINS IN and consents to the Amendment to the Declaration of Condominium of THE RIVER MEWS, a condominium, dated the 2nd day of August, 1990, as recorded at Official Records Book 872, page 0177, which Amendment to the Declaration of Condominium of THE RIVER MEWS, a condominium, dedicates a portion of the property encumbered by the mortgage, that described in Exhibit A, to the condominium form of ownership, but such joinder is not meant to include mortgagee as a developer in any way and mortgagee assumes no obligations of the developer through this Consent nor do any obligation of the developer attach to it.

IN WITNESS WHEREOF said Mortgagee has caused this Consent of Mortgagee to be executed in its name and by its duly authorized officer, and has caused its corporate seal to be hereunto affixed this 7th day of August, 1990.

Signed, sealed and delivered
in the presence of:

FIRST UNION NATIONAL BANK
of FLORIDA, Successor by
Merger to FLORIDA NATIONAL
BANK

Sue Letreault
Betty J. Githenbury

By: Jeff T. Olson
Vice President
Attest: [Signature]

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jeff T. Olson and Jay W. Hart, well known to me to be the Vice President and Vice President of FIRST UNION NATIONAL BANK OF FLORIDA, Successor by Merger to FLORIDA NATIONAL BANK, and they acknowledged executing the same for the purpose therein set forth in the presence of two subscribing witnesses freely and voluntarily under authority vested in them by said corporation and that the seal affixed thereto is the corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of August, 1990.

M. Sue Richard
NOTARY PUBLIC, State of Florida at
Large. My Commission expires:

Notary Public, State of Florida
My Commission expires 12/31/1991
Bonded then [unclear]

Exhibit B

00709718080

THE RIVER MEWS AT THE MOORINGS

PHASE 3-B

LEGAL DESCRIPTION

COMMENCE AT THE CENTERLINE INTERSECTION OF MOORING LINE DRIVE AND STATE ROAD A-1-A AS RECORDED ON THE MOORINGS UNIT SIX SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 63, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE RUN NORTH 60°57'13" WEST A DISTANCE OF 123.73 FEET TO INTERSECT WITH THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE. THENCE RUN ALONG THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE ON A CURVE TO THE RIGHT OF WHICH THE CHORD BEARS NORTH 76°56'03" WEST HAVING A RADIUS OF 2940.00 FEET WITH A CENTRAL ANGLE OF 23°57'13" AND RUN AN ARC DISTANCE OF 1229.13 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE ON THE SAME CURVE TO THE RIGHT HAVING A RADIUS OF 2940.00 FEET WITH A CENTRAL ANGLE OF 03°08'26" AND RUN AN ARC DISTANCE OF 161.14 FEET TO A CURVE TO THE RIGHT. HAVING A RADIUS OF 30.00 FEET WITH A CENTRAL ANGLE OF 91°41'01" AND RUN AN ARC DISTANCE OF 48.01 FEET TO INTERSECT WITH THE EAST RIGHT-OF-WAY LINE OF SPRING LINE DRIVE. THENCE RUN ALONG THE EAST RIGHT-OF-WAY LINE OF SPRING LINE DRIVE ON A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET WITH A CENTRAL ANGLE OF 09°57'42" AND RUN AN ARC DISTANCE OF 121.70 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET WITH A CENTRAL ANGLE OF 91°37'14" AND RUN AN ARC DISTANCE OF 39.98 FEET TO INTERSECT WITH THE SOUTH RIGHT-OF-WAY LINE OF REGATTA DRIVE. THENCE RUN SOUTH 68°28'28" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF REGATTA DRIVE A DISTANCE OF 128.27 FEET. THENCE RUN SOUTH 10°21'41" WEST A DISTANCE OF 85.41 FEET TO A CURVE TO THE RIGHT OF WHICH THE CHORD BEARS SOUTH 51°15'24" EAST HAVING A RADIUS OF 25.00 FEET WITH A CENTRAL ANGLE OF 53°49'17" AND RUN AN ARC DISTANCE OF 23.48 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET WITH A CENTRAL ANGLE OF 06°45'09" AND RUN AN ARC DISTANCE OF 5.89 FEET. THENCE RUN SOUTH 30°42'41" WEST A DISTANCE OF 102.54 FEET TO THE POINT OF BEGINNING. CONTAINING 0.77 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

THE RIVER MEWS
AT THE MOORINGS
LEGAL DESCRIPTION

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32980

Exhibit B

087260289

55-50 record.

THE RIVER MEWS, A CONDOMINIUM
AMENDMENT TO THE DECLARATION OF CONDOMINIUM
ADDING SUB-PHASE 3-C

RECORD VERIFIED
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA.

654490

90 JUL 18 AM 10:18

We, Donald C. Proctor, President, and David C. Page, Secretary, of THE MOORINGS DEVELOPMENT COMPANY, Developer of The River Mews, phased a condominium located in Indian River County, Florida, pursuant to Florida Statute 718.403; the Declaration of Condominium for The River Mews filed at Official Record Book 651, page 2824; the Amendment to the Declaration of Condominium filed at Official Record Book 760, page 750; the Amendment to the Declaration of Condominium adding Sub-phase 2-A recorded at Official Record Book 795 Page 2325 (as corrected by Amendment to the Declaration of Condominium filed at Official Records Book 802, Page 2823); the Amendment to the Declaration of Condominium adding Sub-phases 2-B, 2-C & 3-E, recorded at Official Record Book 822, page 245; and the Amendment to the Declaration of Condominium adding Sub-phase 2-B (1), recorded at Official Record Book 850, page 421; the Amendment to the Declaration of Condominium adding Sub-Phase 2-D and 3-D recorded at Official Record Book 853, page 675, and the Amendment to the Declaration of Condominium adding Sub-Phase 3-A recorded at Official Record Book 866, page 2483, all in the Public Records of Indian River County; do hereby amend the aforesaid Declaration as follows:

1. SUBMISSION TO CONDOMINIUM - The lands located in Indian River County, Florida, owned by the Developer and described as "Legal Description Phase 3-C", together with survey and Certificate of Surveyor, all located in Indian River County; Florida, and collectively attached as Exhibit "A" hereto, are, by this Amendment to the Declaration, submitted to the condominium form of ownership.

2. PROPORTION OF CHANGE IN THE COMMON EXPENSES & OWNERSHIP OF THE COMMON ELEMENTS - The resulting change in apportionment of common expenses and ownership of the common elements and surplus will, according to the formula set forth in the Declaration of Condominium Article 20 (as amended) will change at the time the certificate of occupancy is issued or the certificate of surveyor is recorded for any unit within the phase, whichever comes first, as follows:

$$\begin{array}{rcl} & 1 & = \frac{1}{62} \\ \hline 58 \text{ existing units (Phase 1, 2-A, 2-B, 2-B(1)} & & \\ \quad 2-C, 2-D, 3-A, 3-D, \& 3-E) & & \\ & + & \\ 4 \text{ units (Sub-Phase 3-C)} & & \end{array}$$

THE DEVELOPER HEREBY SUBMITS Phase 3-C to the condominium form of ownership.

The Developer does not commit that the balance of Phase 3 will be constructed or submitted to the condominium form of ownership. In the event that one or more phases or sub-phases thereof are not built, those units which have been built are entitled to one hundred percent (100%) ownership of all the common elements in the phases and sub-phases actually developed and added as part of the condominium.

And return to:

C
Dorothy A. Hudson
CHARTERED
ATTORNEY AT LAW
2125 WINDWARD WAY, SUITE 200
VERO BEACH, FLORIDA 32963

080870PG0820

NOTE: Developer reserves the right to construct or not construct the phases, sub phases, or portions thereof in any order.

We further certify that this is a true copy of the amendment to the Declaration of Condominium of The River Mews, a Condominium, as recorded in Official Record Book 651 at page 2824, and amended by Official Record Book 760, page 750, and as amended at Official Record Book 795 page 2325, (as corrected by the Amendment to the Declaration at Official Records Book 802, Page 2823), the Amendment to The Declaration of Condominium adding Sub-phases 2-B, 2-C and 3-E, recorded at Official Record Book 822, Page 245; the Amendment to the Declaration of Condominium adding Sub-phase 2-B(1), the Amendment to the Declaration of Condominium adding Sub-Phase 2-D and 3-D, recorded at Official Record Book 853, page 675, recorded at Official Record Book 850 page 421, and the Amendment to the Declaration of Condominium adding Sub-Phase 3-A recorded at Official Record Book 866, page 2483, all in the public records of Indian River County, Florida.

These amendments adding Sub-Phase 3-C to the said Declaration, are made and adopted this 17th day of July, 1990.

THE MOORINGS DEVELOPMENT COMPANY

By Donald C. Proctor, President

Attest David C. Page, Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DONALD C. PROCTOR and DAVID C. PAGE, well known to me to be the President and Secretary, respectively, of THE MOORINGS DEVELOPMENT COMPANY named in said instrument, and that they severally acknowledge executing the above in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them 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 17th day of July, 1990.

Shirley L. Taylor
Notary Public, State of Florida at
Large. My Commission expires: 2-5-93

This Instrument prepared by:
Dorothy A. Hudson, Esquire
Dorothy A. Hudson, Chartered
2125 Windward Way - Suite 200
Vero Beach, FL 32963

Dorothy A. Hudson
CHARTERED
ATTORNEY AT LAW
2125 WINDWARD WAY, SUITE 200
VERO BEACH, FLORIDA 32963

OR0870P6U821

CERTIFICATE OF SURVEYOR

THE RIVER MEWS, A CONDOMINIUM, PHASE 3-C

Indian River County, Florida

I, Stuart A. Houston,

certify as follows:

1. That I am a land surveyor, duly authorized to practice in the State of Florida, having Certificate of Registration No. 4490, State of Florida.

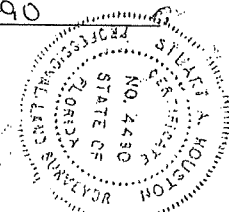
2. That this Certificate is made as to The River Mews, a condominium, Phase 3-C, located in Indian River County, Florida, and in compliance with Chapter 718, Florida Statutes.

3. That the construction of the improvements described in the foregoing Declaration of Condominium is sufficiently complete so that with the survey of land as set forth in an exhibit attached hereto, together with the plot plans as set forth in an exhibit attached hereto, showing the apartment buildings and common elements, together with the wording of the foregoing Declaration of Condominium, there can be determined therefrom the identification, location and dimensions of each unit, the common elements and limited common elements, and that the aforementioned material is an accurate representation of the location and dimensions of the improvements.

4. That all planned improvements including, but not limited to, landscaping, utility services, and access to the unit, and common element facilities serving the building in which the units to be conveyed are located, have been substantially completed.

Stuart A. Houston
Land Surveyor, Certificate of
Registration No. 4490
State of Florida.

Sworn to and subscribed before me,
this 17th day of July,
1990.

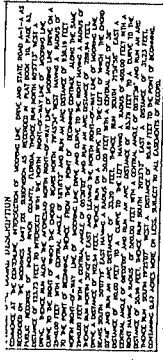


Barbara A. Davis
Notary Public, State of Florida
at Large. My Commission expires:

September 10, 1992
PUBLIC
STATE OF FLORIDA

EXHIBIT "I"

080870fc0822

[illegible]

DEVELOPER:

THE MOORINGS DEVELOPMENT CO.
2125 - WINDWARD WAY
VERO BEACH, FLA. 32963
1-407-231-5144

1. O - DENOTES 3/8" STEEL PIN WITH DURABLE PLASTIC CAP 14490 SET THIS SURVEY.
2. BENCHMARKS BASED ON PLAT OF THE WOODBINS UNIT SX OF S19-A 12-1 ALONG THE CENTERLINE OF STATE ROAD A-1-A.
1. ELEVATIONS SHOWN HEREON ARE BASED ON DEPARTMENT OF NATURAL RESOURCES CONTROL MONUMENT 188-78-32, R.M.1 LOCATED ON STATE ROAD A-1-A WITH AN ELEVATION OF 6,527 (N.C.V.D.)

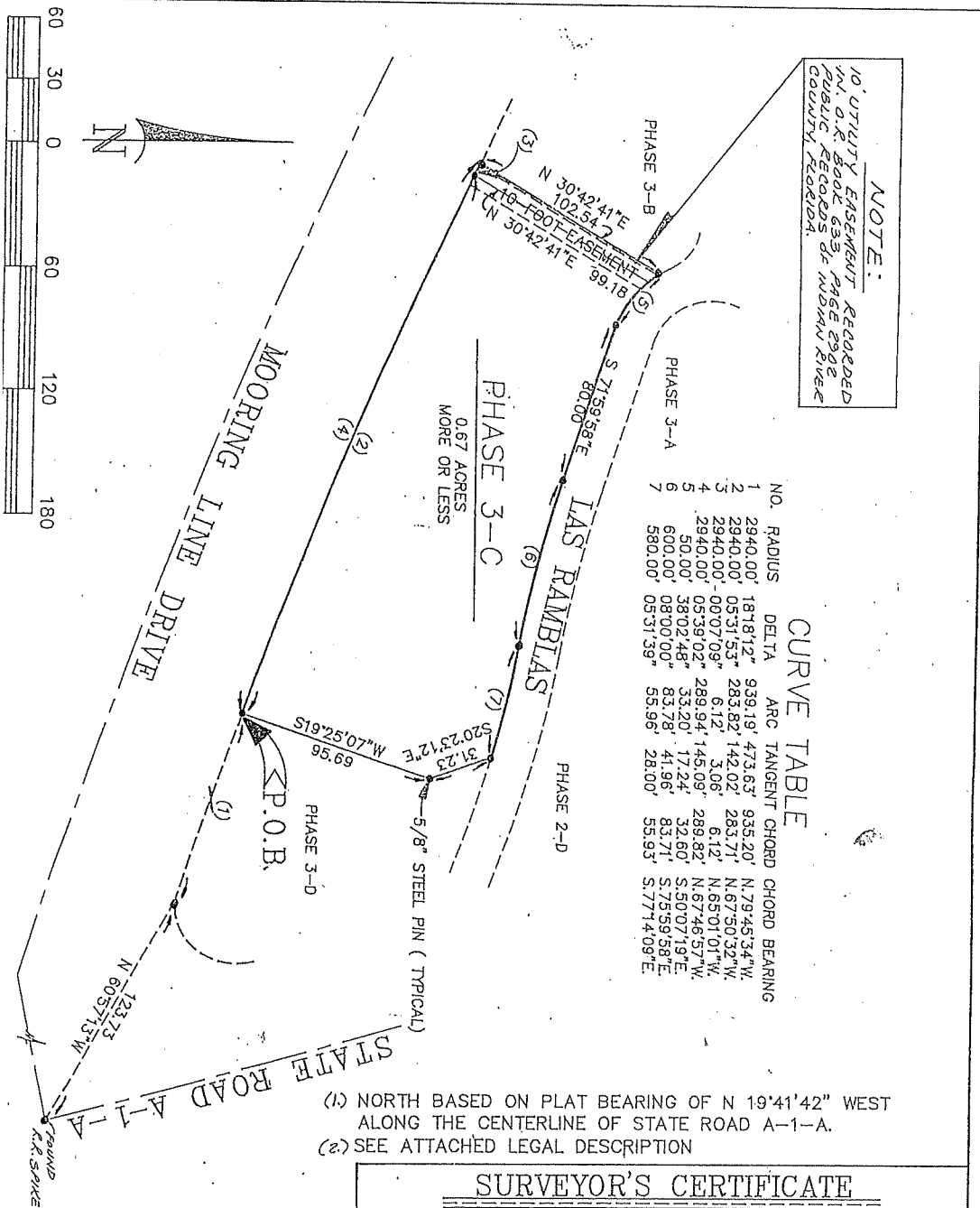
SURVEYORS' OFFICE

REFERRED TO

- 1.) FLORIDA NATIONAL BANK
- 2.) LAWERS TITLE INSURANCE CORPORATION
- 3.) MOOREBROS DEVELOPMENT COMPANY
- 4.) DOROTHY A. HUTTON, CHAIRMAN.

[illegible]

SEASON	NOVEMBER
ENJOY	



NOTE:
10' UTILITY EASEMENT RECORDED
IN O.R. BOOK 633, PAGE 2902
PUBLIC RECORDS OF INDIAN RIVER
COUNTY, FLORIDA.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	2940.00'	181°12'	939.19'	473.63'	935.20'	N.79°45'34"W.
2	2940.00'	05°31'53"	283.82'	142.02'	283.71'	N.67°50'32"W.
3	2940.00'	00°07'09"	6.12'	3.06'	6.12'	N.65°01'01"W.
4	2940.00'	08°39'02"	289.94'	143.09'	289.82'	N.67°46'57"W.
5	50.00'	38°02'46"	33.20'	17.24'	32.60'	S.50°07'19"E.
6	600.00'	08°00'00"	83.78'	41.96'	83.71'	S.75°59'58"E.
7	580.00'	05°31'39"	55.96'	28.00'	55.93'	S.77°14'09"E.

- (1) NORTH BASED ON PLAT BEARING OF N 19°41'42" WEST
ALONG THE CENTERLINE OF STATE ROAD A-1-A.
(2) SEE ATTACHED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE

I, STUART A. HOUSTON, DO HEREBY CERTIFY THAT I AM DULY LICENSED AND A PRACTICING LAND SURVEYOR IN THE STATE OF FLORIDA, AND THAT UNDER MY SUPERVISION THIS SURVEY WAS MADE PER DESCRIPTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY OTHER THAN SHOWN.

IN WITNESS WHEREOF I HAVE HEREUNTO EXECUTED THIS SURVEY THIS _____ DAY OF _____, BEING THE DATE SAID SURVEY WAS MADE.

Stuart A. Houston
REGISTERED LAND SURVEYOR
NUMBER 4490

**BOUNDARY SURVEY:
PHASE 3-C**

**THE RIVER MEWS
AT THE MOORINGS
SKETCH OF BOUNDARY SURVEY**

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

080870P60824

THE RIVER MEWS AT THE MOORINGS

PHASE 3-C

LEGAL DESCRIPTION

COMMENCE AT THE CENTERLINE INTERSECTION OF MOORING LINE DRIVE AND STATE ROAD A-1-A AS RECORDED ON THE MOORINGS UNIT SIX SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 63, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE RUN NORTH 60°57'13" WEST A DISTANCE OF 123.73 FEET TO INTERSECT WITH THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE. THENCE RUN ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE ON A CURVE TO THE RIGHT OF WHICH THE CHORD BEARS NORTH 79°45'34" WEST HAVING A RADIUS OF 2940.00 FEET WITH A CENTRAL ANGLE OF 18°18'12" AND RUN AN ARC DISTANCE OF 939.19 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING CONTINUE ALONG THE SAME NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE AND CURVE TO THE RIGHT HAVING A RADIUS OF 2940.00 FEET WITH A CENTRAL ANGLE OF 05°39'02" AND RUN AN ARC DISTANCE OF 289.94 FEET. THENCE RUN NORTH 30°42'41" EAST AND LEAVING THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE A DISTANCE OF 102.54 FEET. THENCE RUN ON A CURVE TO THE LEFT OF WHICH THE CHORD BEARS SOUTH 50°07'19" EAST HAVING A RADIUS OF 50.00 FEET WITH A CENTRAL ANGLE OF 38°02'48" AND RUN AN ARC DISTANCE OF 33.20 FEET. THENCE RUN SOUTH 71°59'58" EAST A DISTANCE OF 80.00 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET WITH A CENTRAL ANGLE OF 08°00'00" AND RUN AN ARC DISTANCE OF 83.78 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 580.00 FEET WITH A CENTRAL ANGLE OF 05°31'39" AND RUN AN ARC DISTANCE OF 55.96 FEET. THENCE RUN SOUTH 20°23'12" EAST A DISTANCE OF 31.23 FEET. THENCE RUN SOUTH 19°25'07" WEST A DISTANCE OF 95.69 FEET TO THE POINT OF BEGINNING. CONTAINING 0.67 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

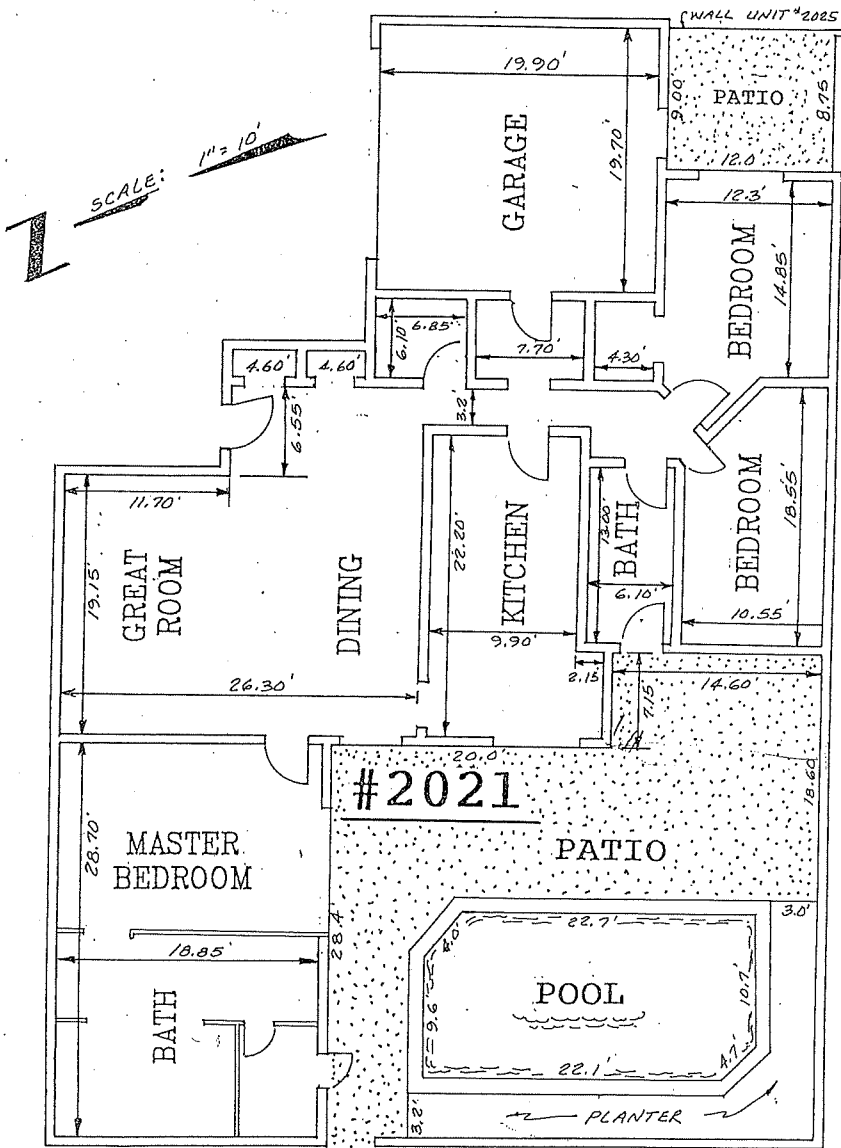
LEGAL DESCRIPTION: PHASE 3-C

Stuart A. Hays
PLAT 10, PAGE 63

THE RIVER MEWS
AT THE MOORINGS
LEGAL DESCRIPTION

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

0808 / 00P6085

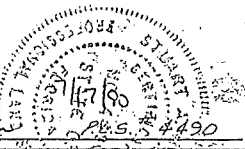


STREET ADDRESS: 2021 - LAS RAMBLAS
VERO BEACH, FL. 32963

FINISH FLOOR ELEV. = 7.92' (N.G.V.D.)
CEILING ELEVATION = 17.02' (N.G.V.D.)
VAULTED CEILING ELEV. = 20.27' (N.G.V.D.)

FLOOR PLAN: PHASE 3-C

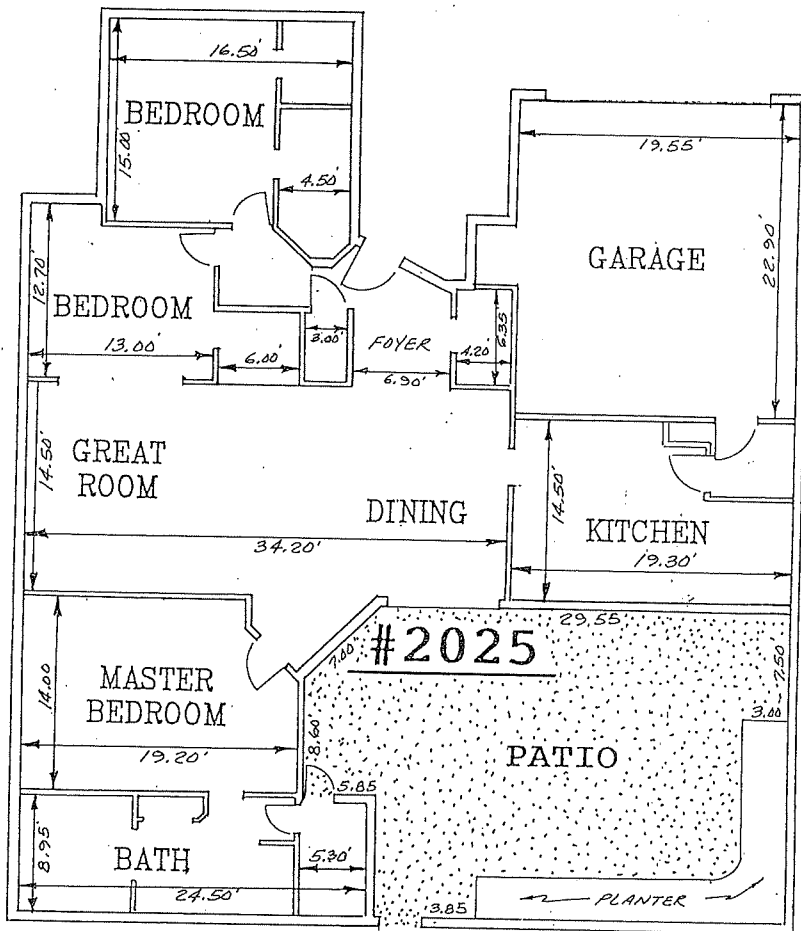
Strant A. Hoshino



THE RIVER MEWS
AT THE MOORINGS
UNIT #2021

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

08087068827



STREET ADDRESS: 2025 - LAS RAMBLAS
VERO BEACH, FL. 32963

FINISH FLOOR ELEV. = 7.92' (N.G.V.D.)
CEILING ELEVATION = 17.04' (N.G.V.D.)
VAULTED CEILING ELEV. = 25.15' (N.G.V.D.)

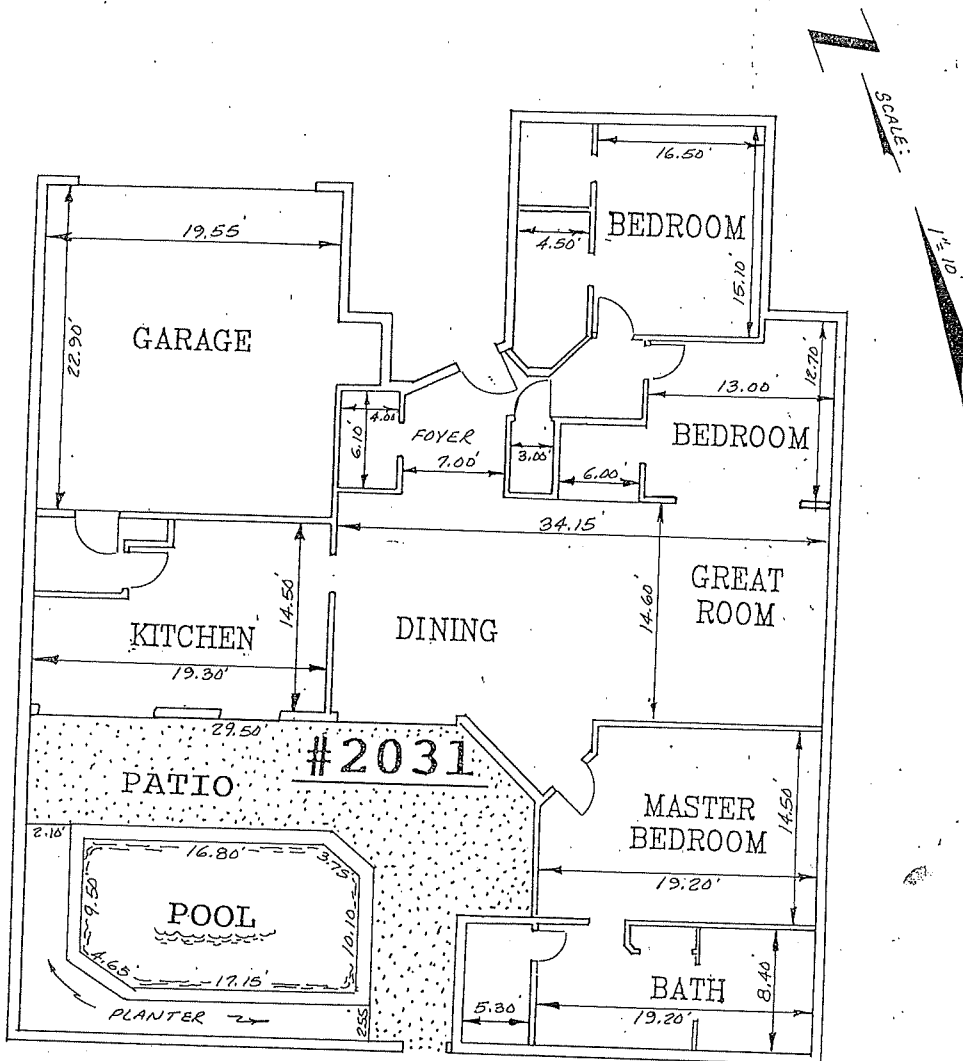
FLOOR PLAN: PHASE 3-C

Stuart A. Holden

080870260828

THE RIVER MEWS
AT THE MOORINGS
UNIT #2025

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960



STREET ADDRESS: 2031 - LAS RAMBLAS
VERO BEACH, FL. 32963

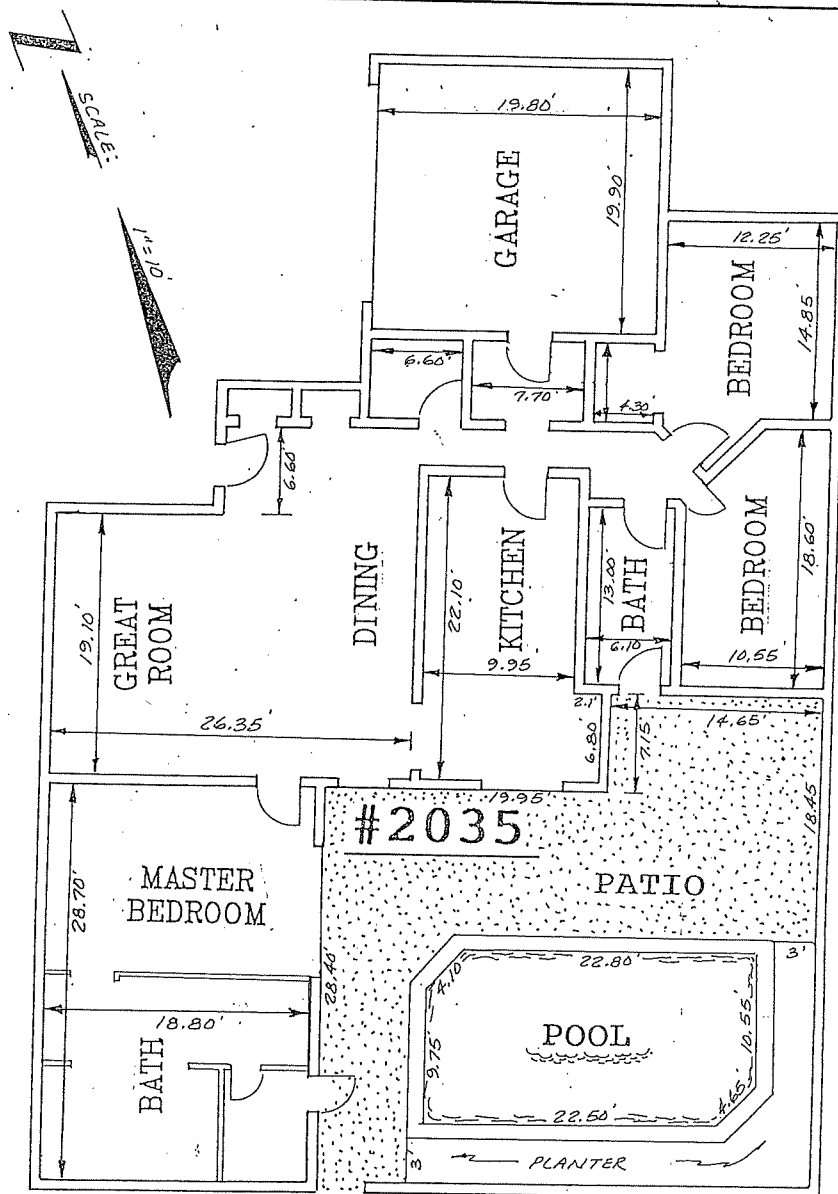
FINISH FLOOR ELEV. = 7.92' (N.G.V.D.)
CEILING ELEVATION = 17.06' (N.G.V.D.)
VAULTED CEILING ELEV. = 20.24' (N.G.V.D.)

LOOR PLAN: PHASE 3-C

THE RIVER MEWS
AT THE MOORINGS
UNIT #2031

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1522
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

08087060829



STREET ADDRESS: 2035 - LAS RAMBLAS
VERO BEACH, FL. 32963

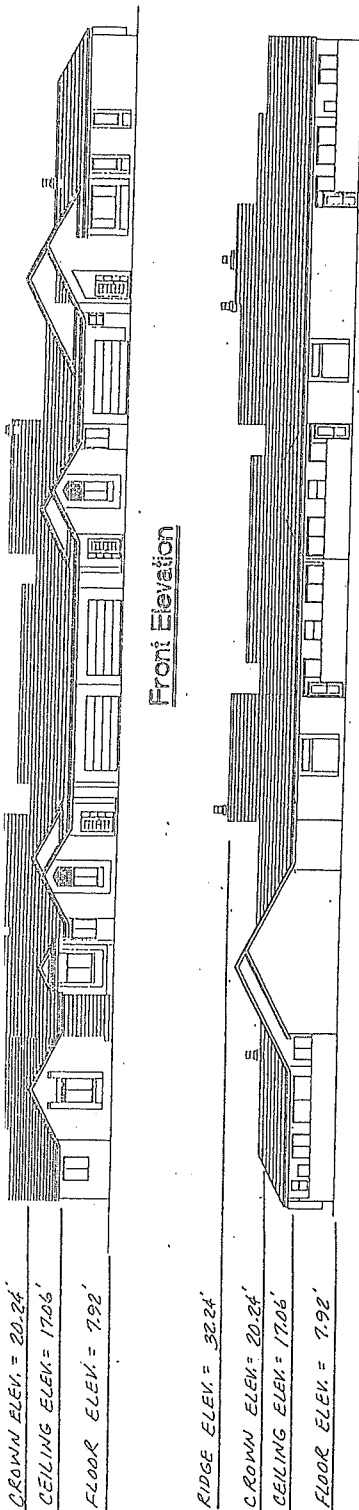
FINISH FLOOR ELEV. = 7.92 (N.G.V.D.)
CEILING ELEVATION = 17.06' (N.G.V.D.)
VAULTED CEILING ELEV. = 20.24' (N.G.V.D.)

FLOOR PLAN: PHASE 3-C *David A. Hawk* 7/17/98

THE RIVER MEWS
AT THE MOORINGS
UNIT #2035

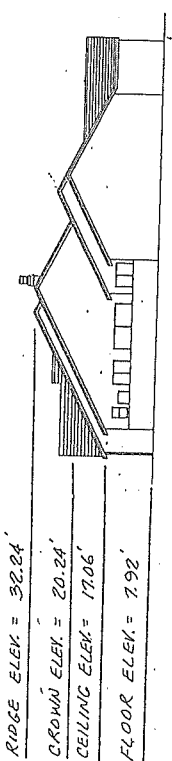
McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS AND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

080870PG0830

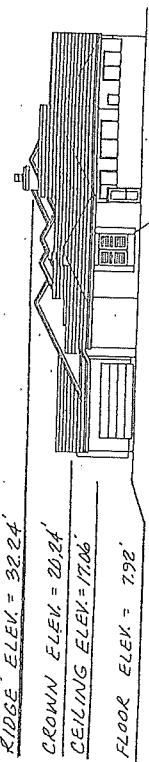


Front Elevation

Rear Elevation



Left Elevation



Right Elevation

NOTE:

ELEVATIONS BASED ON N.G.V.D. DATUM.
BENCH MARK USED IS DEPT. OF NATURAL
RESOURCES CONTROL MONUMENT #
88-78-A37-R.M.#1, ELEVATION = 6.527'
LOCATED ALONG STATE ROAD A-1-A R/W.

STREET ADDRESS:

#2021, #2025, #2031 & #2035
LAS RAMBLAS, VERO BEACH, FL. 32963

ELEVATION PLAN: PHASE 3-C

Sevent A. Hunt 7/10/82
STUART
NO. 4490
PL. 1111

THE RIVER MEWS
AT THE MOORINGS
ELEVATION PLAN

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

0087060831

CONSENT OF MORTGAGEE

FIRST UNION NATIONAL BANK of FLORIDA, Successor by Merger to FLORIDA NATIONAL BANK, a national banking association, the owner and holder of a Mortgage and Security Agreement together with Assignment of Leases, Rents and Profits executed by THE MOORINGS DEVELOPMENT COMPANY, to FIRST UNION NATIONAL BANK OF FLORIDA, successor by merger to FLORIDA NATIONAL BANK dated June 19, 1989, and recorded on said date in Official Record Book 834, page 0945, and Official Records Book 834, page 0976, respectively, both in the public records of Indian River County, Florida, and covering the following described property, among others, to wit:

SEE EXHIBIT A

JOINS IN and consents to the Amendment to the Declaration of Condominium of THE RIVER MEWS, a condominium, dated the 18th day of July, 1990, as recorded at Official Records Book 870, page 820, which Amendment to the Declaration of Condominium of THE RIVER MEWS, a condominium, dedicates a portion of the property encumbered by the mortgage, that described in Exhibit A, to the condominium form of ownership, but such joinder is not meant to include mortgagee as a developer in any way and mortgagee assumes no obligations of the developer through this Consent nor do any obligation of the developer attach to it.

IN WITNESS WHEREOF said Mortgagee has caused this Consent of Mortgagee to be executed in its name and by its duly authorized officer, and has caused its corporate seal to be hereunto affixed this 18 day of July, 1990.

Signed, sealed and delivered
in the presence of:

FIRST UNION NATIONAL BANK
of FLORIDA, Successor by
Merger to FLORIDA NATIONAL
BANK

Sue Jetreault

By: _____

Wayne L. J. L.

Attest: _____

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jay W. Hart and Patricia Bennett, well known to me to be the Vice President and Asst. Vice President of FIRST UNION NATIONAL BANK OF FLORIDA, Successor by Merger to FLORIDA NATIONAL BANK, and they acknowledged executing the same for the purpose therein set forth in the presence of two subscribing witnesses freely and voluntarily under authority vested in them by said corporation and that the seal affixed thereto is the corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of July, 1990.

M. Sue Richard
NOTARY PUBLIC, State of Florida at
Large. My Commission Expires:

RETURN TO

C Dorothy A. Hudson
CHARTERED
ATTORNEY AT LAW
2125 WINDWARD WAY, SUITE 200
VERO BEACH, FLORIDA 32963

Notary Public, State of Florida
My Commission Expires May 27, 1991
Bonded Third-Party State Insurance

655171

90 JUL 24 AM 9:08

OR0870PG2289

and return to:

THE RIVER MEWS AT THE MOORINGS

PHASE 3-C

LEGAL DESCRIPTION

COMMENCE AT THE CENTERLINE INTERSECTION OF MOORING LINE DRIVE AND STATE ROAD A-1-A AS RECORDED ON THE MOORINGS UNIT SIX SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 63, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE RUN NORTH 80°57'13" WEST A DISTANCE OF 123.73 FEET TO INTERSECT WITH THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE. THENCE RUN ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE ON A CURVE TO THE RIGHT OF WHICH THE CHORD BEARS NORTH 79°45'34" WEST HAVING A RADIUS OF 2940.00 FEET WITH A CENTRAL ANGLE OF 18°18'12". AND RUN AN ARC DISTANCE OF 939.19 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING CONTINUE ALONG THE SAME NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE AND CURVE TO THE RIGHT HAVING A RADIUS OF 2940.00 FEET WITH A CENTRAL ANGLE OF 05°39'02". AND RUN AN ARC DISTANCE OF 289.94 FEET. THENCE RUN NORTH 30°42'41" EAST AND LEAVING THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE A DISTANCE OF 102.54 FEET. THENCE RUN ON A CURVE TO THE LEFT OF WHICH THE CHORD BEARS SOUTH 50°07'19" EAST HAVING A RADIUS OF 50.00 FEET WITH A CENTRAL ANGLE OF 38°02'48" AND RUN AN ARC DISTANCE OF 33.20 FEET. THENCE RUN SOUTH 71°39'58" EAST A DISTANCE OF 80.00 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET WITH A CENTRAL ANGLE OF 08°00'00" AND RUN AN ARC DISTANCE OF 83.78 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 580.00 FEET WITH A CENTRAL ANGLE OF 05°31'39" AND RUN AN ARC DISTANCE OF 55.98 FEET. THENCE RUN SOUTH 20°23'12" EAST A DISTANCE OF 31.23 FEET. THENCE RUN SOUTH 19°25'07" WEST A DISTANCE OF 95.89 FEET TO THE POINT OF BEGINNING. CONTAINING 0.67 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

GAL DESCRIPTION: PHASE 3-C

THE RIVER MEWS
AT THE MOORINGS
LEGAL DESCRIPTION

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 589-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32980

OR0870PG2290