

CERTIFICATE OF AMENDMENTS TO
DECLARATION OF CONDOMINIUM
OF
CALEDON SHORES CONDOMINIUM

1555301
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF
INDIAN RIVER COUNTY FL
BK: 1751 PG:1444, Page1 of 3
06/28/2004 at 09:14 AM,
JEFFREY K BARTON, CLERK OF
COURT

This Amendment to the Declaration of Condominium of Caledon Shores Condominium is executed the date and year set forth below.

WHEREAS, the Declaration of Condominium of Caledon Shores Condominium was recorded on the 6th day of April, 1981, in Official Record Book 620, beginning at Page 186, Public Records of Indian River County, Florida; and

WHEREAS, Article X, of the Declaration provides that the Declaration may be amended by the a vote of no less than two-thirds (2/3) of the total number of votes cast by the members of the Association present and voting at a duly called and held meeting of the Association; and

WHEREAS, on the 24th day of May, 2004, a Membership Meeting of the members of the Association was held at which meeting the required quorum of voting members was present in person or by proxy, and at which meeting the required number of votes were cast for the Amendment; and

NOW, THEREFORE, in consideration of the foregoing, the Declaration of Condominium Paragraph X, AMENDMENT TO DECLARATION, paragraph A is amended as follows:

A. Except as elsewhere provided herein, this Declaration may be amended from time to time by resolution adopted at any regular or special meeting of the apartment owners of the Condominium called in accordance with the By-Laws at which a quorum is present, such adoption to be by the affirmative vote of two-thirds (2/3) of all members in the Association, in person or by proxy. Such amendment shall be duly recorded in compliance with the requirements of The Condominium Act. No amendment shall change any condominium parcel or the share of the common elements, common expenses or common surplus attributable to any parcel, nor the voting rights appurtenant to any parcel, unless the record owner or owners thereof and all record owners of liens upon such parcel or parcels shall join in the execution of such amendments.

Further, paragraph XXI, PROVISIONS FOR CASUALTY INSURANCE PAYMENT OF PROCEEDS, RECONSTRUCTION, Paragraph A. is amended as follows:

A. PURCHASE OF INSURANCE. The Board of Directors of the Association shall keep the Condominium Property insured. The Condominium Property shall include all the buildings erected upon the land, all fixtures and personal property appurtenant thereto owned or used by the Association or constituting part of the common elements or limited common elements and all apartments contained therein. The insurance shall insure the interest of the Association and all apartment owners and their mortgagees as their interests may appear against loss or damage by fire and hazards covered by standard coverage endorsement and such other risks of a similar or dissimilar nature as are customarily covered with respect to buildings similar in construction, location and use to the buildings erected on the Condominium Property, in an amount which shall be equal to the maximum insurable replacement value as determined no less than every two (2) years by a professional insurance appraiser if such insurance is reasonably available. Because of the location of the Condominium Property, the Association is authorized to obtain and accept a policy with a deductible clause if the Association cannot reasonably obtain coverage without such a clause. The Directors shall have no liability to the Association if authorized to obtain insurance without a deductible clause and/or for the failure to obtain insurance in the full amount of the coverage required hereunder if, in good faith, a majority of their whole number shall have determined that such insurance is not reasonably available.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendment to Declaration of Condominium, this 2nd day of June, 2004.

CALEDON SHORES CONDOMINIUM
ASSOCIATION, INC.

BY: Philip Caliendo

President

ATTEST:

BY: Edna E. Hawkins

Secretary

(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 Philip J Caliendo and Eileen E Hawkins well known to me to be the President and Secretary of Caledon Shores Condominium Association, Inc. and that they acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that I relied upon the following forms of identification Personally Known and _____.

WITNESS my hand and official seal in the State and County last aforesaid, this 22nd day of June, 2004.

Leah Black
Notary Public

