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FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
PARK SHORES II, A CONDOMINIUM
101 FRED R. TUERK DRIVE
INDIAN RIVER SHORES, FLORIDA 32960

THIS FIRST AMENDMENT, made this 24th day of September, 1982 by TREASURE COAST SERVICE CORPORATION and MULLER & ASSOCIATES, INC., both Florida corporations, d/b/a PARK SHORES LTD., a joint venture, hereinafter called "Developer", for itself, its successors and assigns; and HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION, formerly known as FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT PIERCE, as its interest may appear, hereinafter called "Mortgagee"; and PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM ASSOCIATION, INC., hereinafter called "Association";

W I T N E S S E T H :

WHEREAS, Developer recorded in the public records of Indian River County, Florida that certain Declaration of Condominium of PARK SHORES II, a Condominium, said Declaration being dated May 25, 1982, recorded May 27, 1982 in O.R. Book 643, page 2347; and

WHEREAS, Paragraph 38 of said Declaration provides that same may be amended;

NOW, THEREFORE, the Declaration of Condominium of PARK SHORES II, a Condominium, is hereby first amended in the following respects:

1. By the addition of Exhibit E-1 constituting a Certificate of Land Surveyor attached hereto and made a part hereof;
2. By the addition of Exhibit D-1C constituting a survey and site plan of land referred to in said Exhibit E-1 and attached hereto and made a part hereof; and
3. By the addition of Exhibits D-4A, D-5A, D-6A, D-7A, D-8A, D-9A, D-10A, D-8B and D-10B, constituting floor plans and elevations referred to in said Exhibit E-1 and attached hereto and made a part hereof.

In all other respects, the Declaration of Condominium is to remain as filed.

IN WITNESS WHEREOF, the Developer and Declarer, PARK SHORES LTD., a Florida joint venture, has executed this First Amendment to the Declaration of Condominium of PARK SHORES II, a Condominium, on the day and year first above written.

Signed, sealed and delivered in the presence of:

TREASURE COAST SERVICE CORPORATION

Christine Fowler

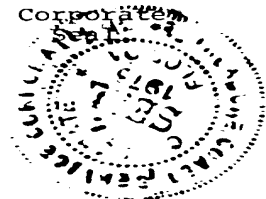
By Michael J. Brown
Michael J. Brown, President

Thomas A. Driscoll
As to Treasure Coast

Attest: Thomas A. Driscoll
Thomas A. Driscoll, Secretary

Harbor Federal
P.O. Box 249
 Ft. Pierce, Fla.
 33454
Attention:
Tom Driscoll

FEE. FEE. KOBLEGARD, TEEL & KENNY, P.A.
ATTORNEYS AT LAW
POST OFFICE BOX 1000
FORT PIERCE, FLORIDA 33454
TELEPHONE (305) 461 5020



O.R. BOOK 649 PAGE 1885

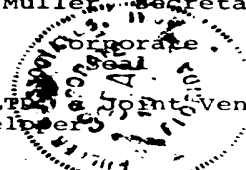
Steve Smith
[Signature]
As to Muller

MULLER & ASSOCIATES, Inc.

By [Signature]
Henry J. Muller, President

Attest: [Signature]
Cecelia Z. Muller, Secretary

d/b/a PARK SHORES LTD. Joint Venture
"Developers"



CERTIFICATE OF ASSOCIATION

At a duly called meeting of the Board of Directors of PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM ASSOCIATION, INC. held on the 24th day of September, 1982, the foregoing changes to the Declaration of Condominium of PARK SHORES II, a Condominium, were adopted and approved for the Association by a majority of the Board of Directors, pursuant to Paragraph 38(b) of the Declaration of Condominium.

Signed, sealed and delivered in the presence of:

PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM ASSOCIATION, INC.

Steve Smith
[Signature]
As to Park Shores

By [Signature]
Henry J. Muller, President

Attest: [Signature]
Cecelia Z. Muller, Secretary



JOINDER AND CONSENT OF MORTGAGEE

The undersigned mortgagee, HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION, f/k/a First Federal Savings and Loan Association of Fort Pierce, having examined the foregoing First Amendment to the Declaration of Condominium of PARK SHORES II, a Condominium, hereby consents to said Amendment and to the recording of same.

WITNESSES:

HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION

Christine Fowler
[Signature]
As to Harbor Federal

By [Signature]
John W. Collins, Vice-President



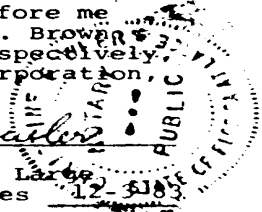
FEE. FEE. KOBLEGARD, TEEL & KENNY, P.A.
ATTORNEYS AT LAW
POST OFFICE BOX 1000
FORT PIERCE, FLORIDA 34954
TELEPHONE (305) 461.5020

981 2006 9 PAGE 1 886

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 24 day of September 1982 by Michael J. Browne and Thomas A. Driscoll, President and Secretary, respectively, of Treasure Coast Service Corporation, a Florida corporation, on behalf of the corporation.

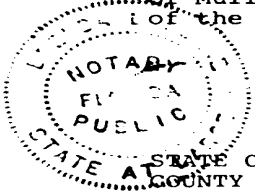
Christine Fowler
Notary Public
State of Florida at Large
My commission expires 12-31-83



STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 24th day of September 1982 by Henry J. Muller and Cecelia Z. Muller, President and Secretary, respectively, of Muller & Associates, Inc., a Florida corporation, on behalf of the corporation.

Deanna J. Skene
Notary Public
State of Florida at Large
My commission expires _____

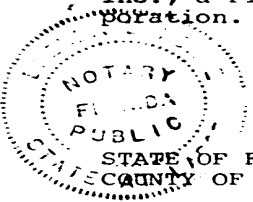


NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT 23 1985
BONDED THRU GENERAL TRS. UNDERWRITERS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 24th day of September 1982 by Henry J. Muller and Cecelia Z. Muller, President and Secretary, respectively, of Park Shores of Indian River Shores Condominium Association, Inc., a Florida nonprofit corporation, on behalf of the corporation.

Deanna J. Skene
Notary Public
State of Florida at Large
My commission expires _____

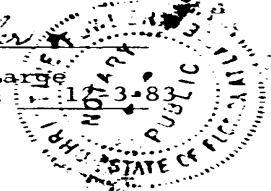


NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT 23 1985
BONDED THRU GENERAL TRS. UNDERWRITERS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 24 day of September 1982 by John W. Collins, Vice-President of Harbor Federal Savings and Loan Association, a United States corporation, on behalf of the corporation.

Christine Fowler
Notary Public
State of Florida at Large
My commission expires 12-31-83



FEE, FEE, KOBLEGARD, TEEL & KENNY, P. A.
ATTORNEYS AT LAW
POST OFFICE BOX 1000
FORT PIERCE, FLORIDA 33454
TELEPHONE (305) 461-5020

00000649 PAGE 1887

PARK SHORES II
A CONDOMINIUM

101 Fred R. Tuerk Drive
Indian River County
Indian River Shores, Florida

EXHIBIT E-1

I, JAMES L. BEINDORF, of Vero Beach, Indian River County, Florida, certify as follows:

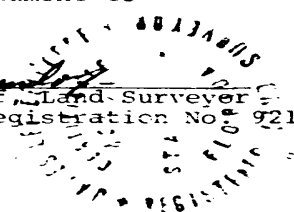
1. I am a Land Surveyor, duly authorized to practice in the State of Florida, having Certificate of Registration No. 921, State of Florida.

2. This certificate is made as to PARK SHORES II, a Condominium, located at 101 Fred R. Tuerk Drive, Indian River Shores, Indian River County, Florida, in compliance with Chapter 718, Florida Statutes.

3. All planned improvements, including but not limited to landscaping, utility services, and access to each unit, and common element facilities serving Building 107 of PARK SHORES II, a Condominium, as set forth in the Declaration of Condominium recorded in O.R. Book 643, page 2347, public records of Indian River County, Florida, having been substantially completed so that with the survey and site plan of the land as set forth in Exhibit D-1C attached hereto, together with the floor plans and elevations as set forth in Exhibits D-4A, D-5A, D-6A, D-7A, D-8A, D-9A, D-10A, D-11A, D-8B and D-10B showing the units and common elements, together with the wording of the foregoing Declaration, there can be determined therefrom the identification, location and dimensions of each unit, the common elements and limited common elements of said Building 107 and that the aforementioned material is an accurate representation of the location and dimensions of such improvements.

4. When the other planned improvements described in the foregoing Declaration are substantially complete, this certificate will be extended to include such other planned improvements for inclusion in an appropriate amendment to the Declaration.

James L. Beindorf
James L. Beindorf, Land Surveyor
Certificate of Registration No. 921
State of Florida



Subscribed and sworn to before me
this 24th day of September 1982.
James M. Hines
Notary Public
State of Florida at Large
My commission expires 11-11-86



FEE. FEE. KOBLEGARD, TEEL & KENNY, P.A.
ATTORNEYS AT LAW
POST OFFICE BOX 1000
FORT PIERCE, FLORIDA 33454
TELEPHONE (309) 461-5020

080649 PAGE 188

PARK SHORES SUBDIVISION
5-PAGE PLAT, 18 PAGE 11
LEGAL DESCRIPTION

Being a parcel of land lying in part of Government Lot 13, Section 16, Township 32 South, Range 40 East and part of Government Lot 2, Section 19, Township 32 South, Range 40 East, Indian River County, Florida; the boundary of which is more particularly described as follows: Begin at the point marking the intersection of the South line of the 106-foot wide right-of-way of Fred R. Turn Drive as shown on the plat thereof filed in Plat Book 8, Page 68 and 68-A, Public Records of Indian River County, Florida, with the West right-of-way line of State Road A-1-A for a distance of 410.94 feet; thence leaving said right-of-way line, run South 69° 00' 14" West a distance of 530.00 feet; thence run North 20° 55' 51" West on a line parallel with the West right-of-way line of State Road A-1-A for a distance of 410.94 feet to the South line of a 5-acre parcel as described and filed in Official Record Book 623, Page 245, Public Records of Indian River County, Florida; thence run North 69° 00' 14" East a distance of 530.00 feet along the aforementioned South line of the 5-acre parcel to the Point of Beginning. The above parcel of land lies within the Plat of Park Shores as recorded in Plat Book 10, Page 74, Public Records of Indian River County, Florida. Commencing 3 acres, more or less. Subject to utility and ingress-egress easements of record, and subject to additional utility easements more particularly described as follows: Begin at the point marking the intersection of the South line of the 106-foot wide right-of-way of Fred R. Turn Drive as shown on the plat thereof filed in Plat Book 8, Page 68 and 68-A, Public Records of Indian River County, Florida, with the West right-of-way line of State Road A-1-A; thence run North 20° 55' 51" East along the West right-of-way line of State Road A-1-A for a distance of 453.39 feet to the Point of Beginning; thence run North 69° 00' 14" West a distance of 530.00 feet; thence run North 20° 55' 51" West on a line parallel with the West right-of-way line of State Road A-1-A for a distance of 15.00 feet; thence leaving said right-of-way line, run South 69° 00' 14" West a distance of 530.00 feet; thence run North 20° 55' 51" West on a line parallel with the West right-of-way line of State Road A-1-A for a distance of 15.00 feet; thence leaving said right-of-way line, run South 69° 00' 14" West a distance of 530.00 feet to the West right-of-way line of State Road A-1-A and the Point of Beginning.

Subject to additional utility easements more particularly described as follows: Commence at the Southwest corner of a 5-acre parcel as described and filed in Official Record Book 623, Page 245, Public Records of Indian River County, Florida, and center lying along the West line of Park Shores Subdivision as recorded in Plat Book 10, Page 74, Public Records of Indian River County, Florida; thence run easterly along the West line of Park Shores Subdivision from the aforementioned Southwest corner of a 5-acre parcel a distance of 141.20 feet; thence run North 69° 00' 14" East a distance of 40.00 feet to the Point of Beginning and to the East line of a 46-foot wide driveway and Utility Easement as shown on Plat of Park Shores Subdivision; thence from the Point of Beginning, continue North 69° 00' 14" East a distance of 33.00 feet; thence run South 20° 55' 51" East and parallel to the West line of Park Shores Subdivision a distance of 10.00 feet; thence run South 69° 00' 14" West a distance of 35.00 feet to the East line of the aforesaid 46-foot wide driveway and Utility Easement; thence run North 20° 55' 51" West along the East line of aforesaid 46-foot wide driveway a distance of 10.00 feet to the Point of Beginning.

James L. Beindorf
JAMES L. BEINDORF
 REGISTERED LAND SURVEYOR #949

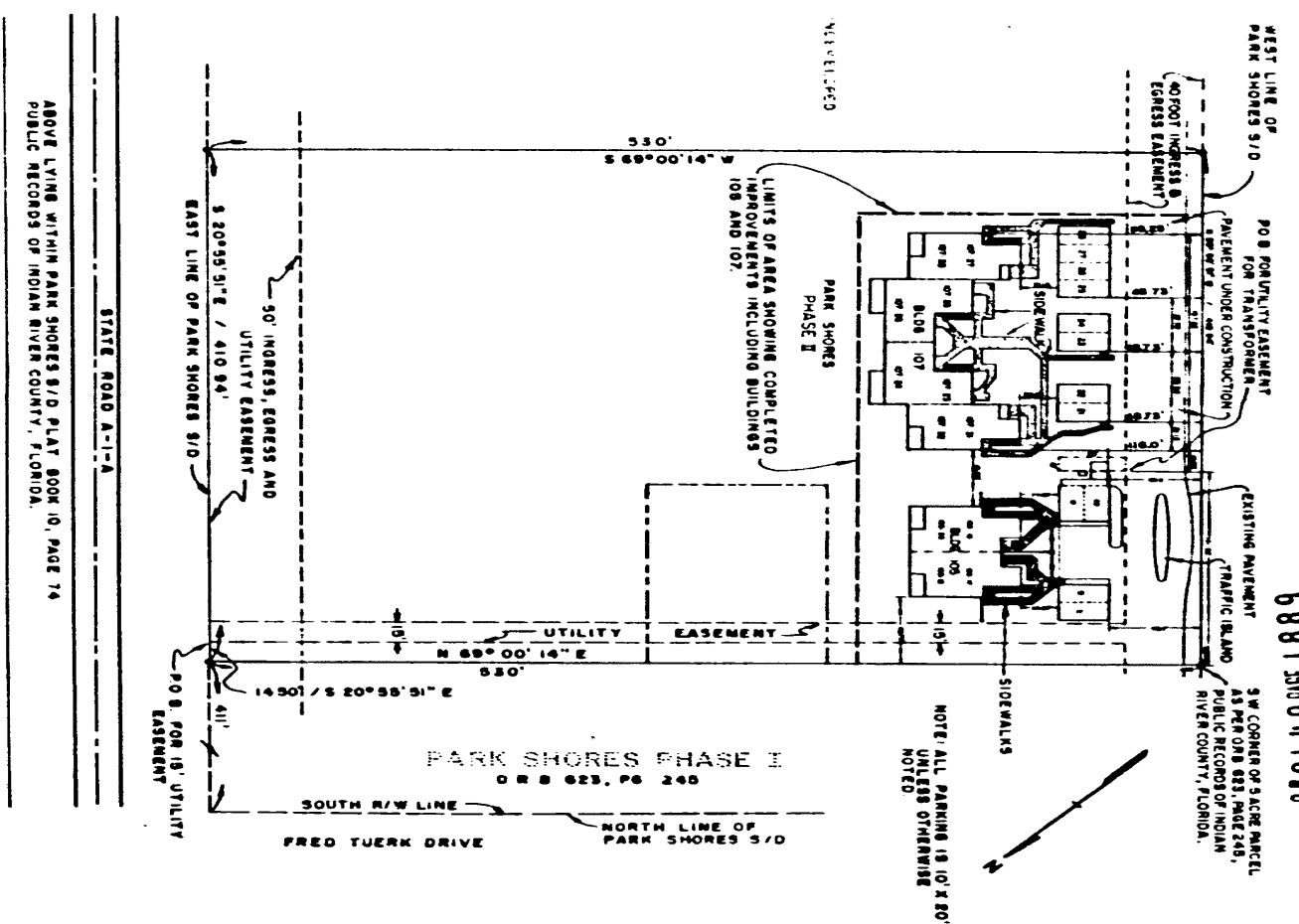
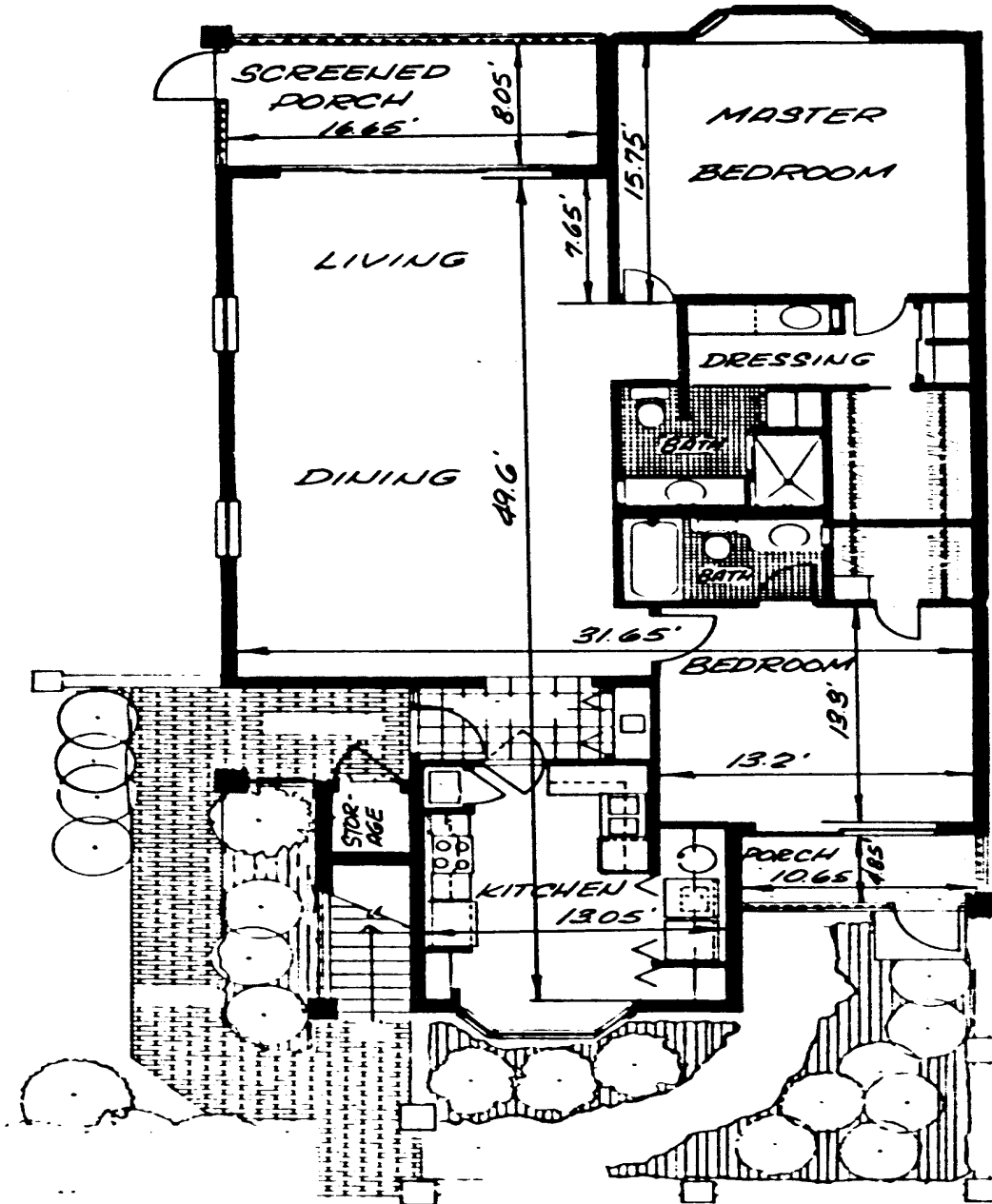


Exhibit D-1C

NOTE: SEPARATING PARTITION WALLS BETWEEN UNITS ARE TO BE 8" AS PER ARCHITECT'S DRAWINGS.



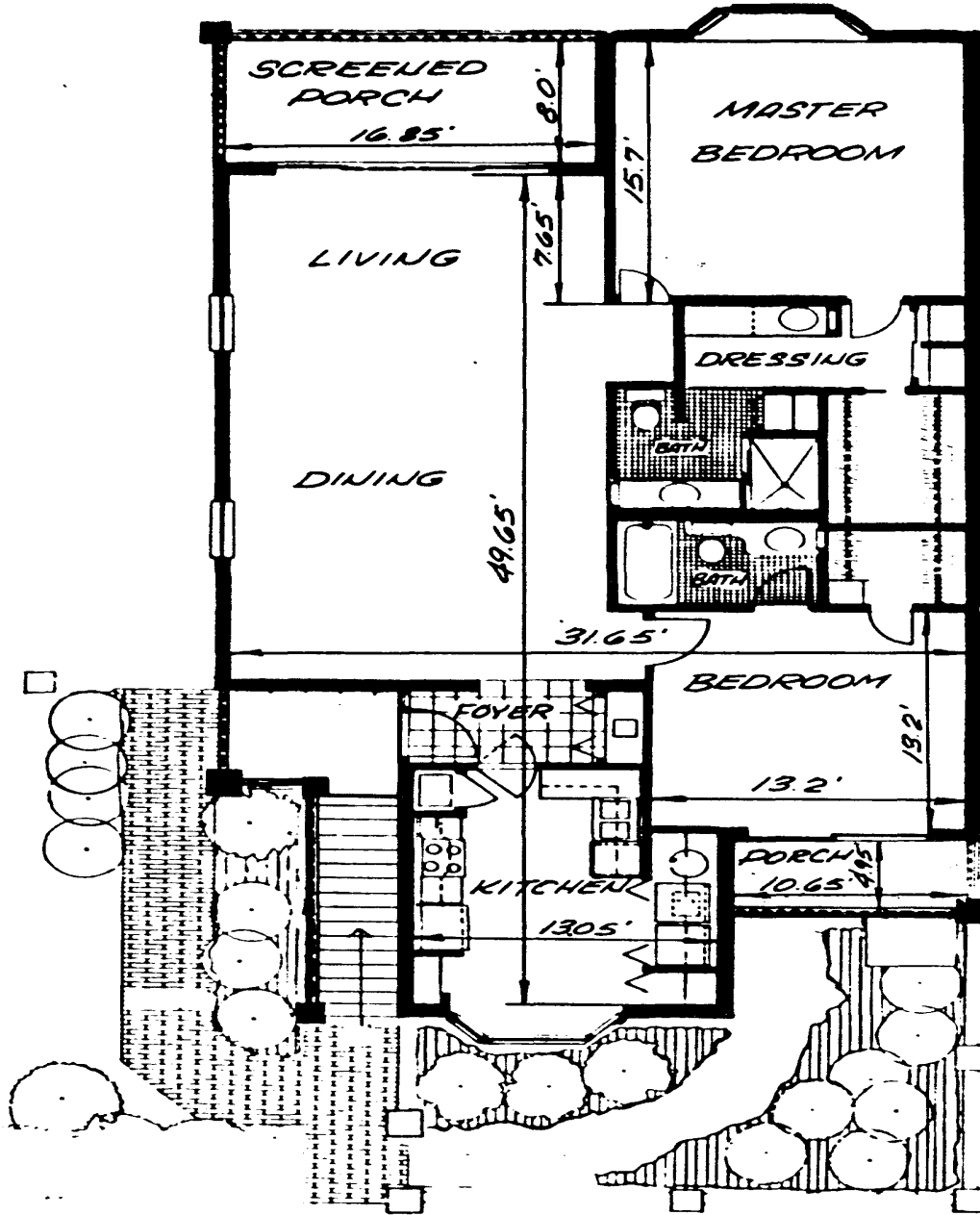
**PARK SHORES
BUILDING 107-21**

NOTES: DISTANCES ARE TO DRYWALL, INTERIOR WALL PARTITIONS WERE NOT MEASURED.

0.60 64 9 PAGE 1890

Exhibit D-4A

NOTE: SEPARATING PARTITION WALL BETWEEN UNITS ARE TO BE 8" AS PER ARCHITECT'S DRAWINGS.



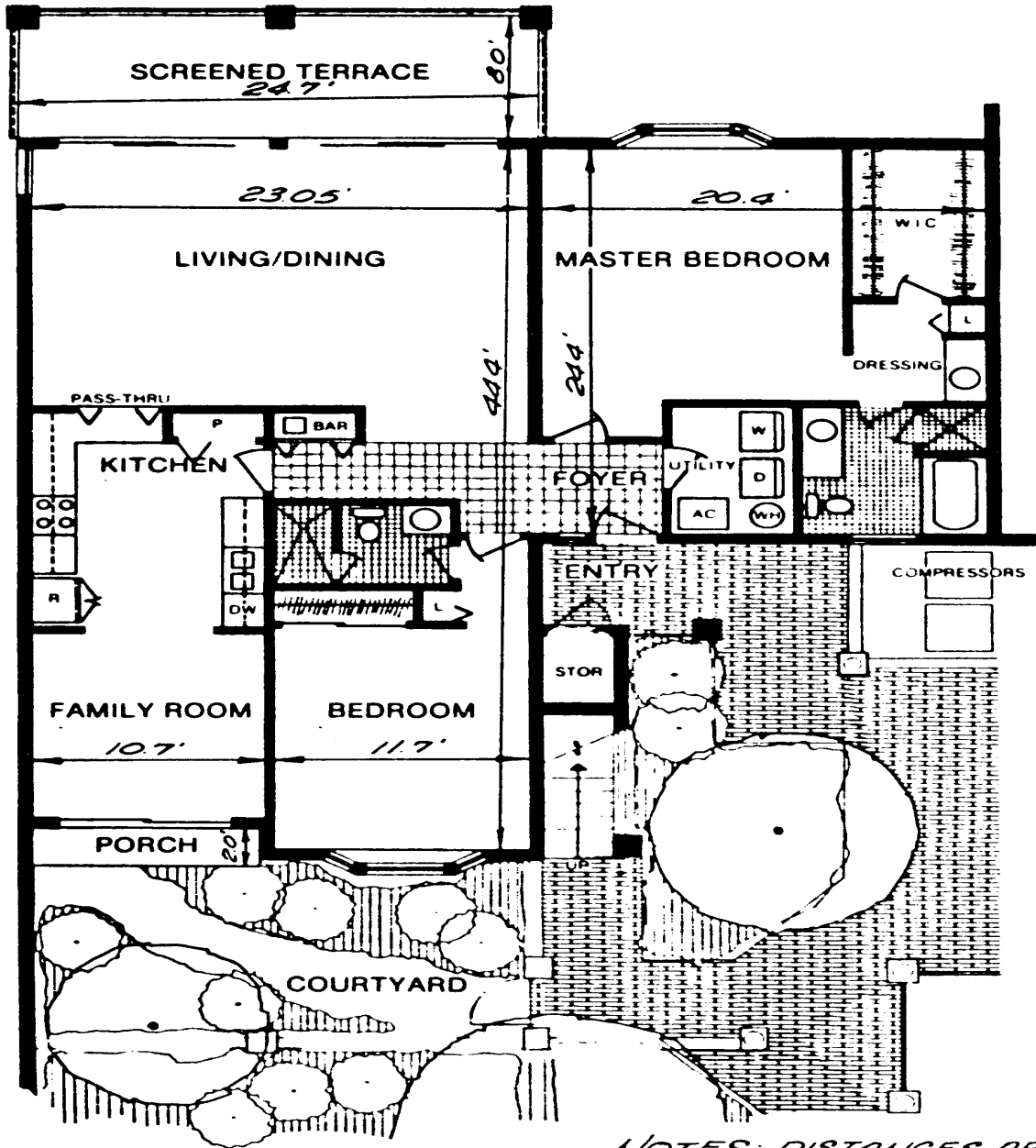
**PARK SHORES
BUILDING 107-22**

NOTES: DISTANCES ARE TO DRYWALL. INTERIOR WALL PARTITIONS WERE NOT MEASURED.

Exhibit D-5A

1891 3000 649 PAGE 1891

NOTE: SEPARATING PARTITION WALLS BETWEEN UNITS ARE TO BE 8" AS PER ARCHITECT'S DRAWINGS.



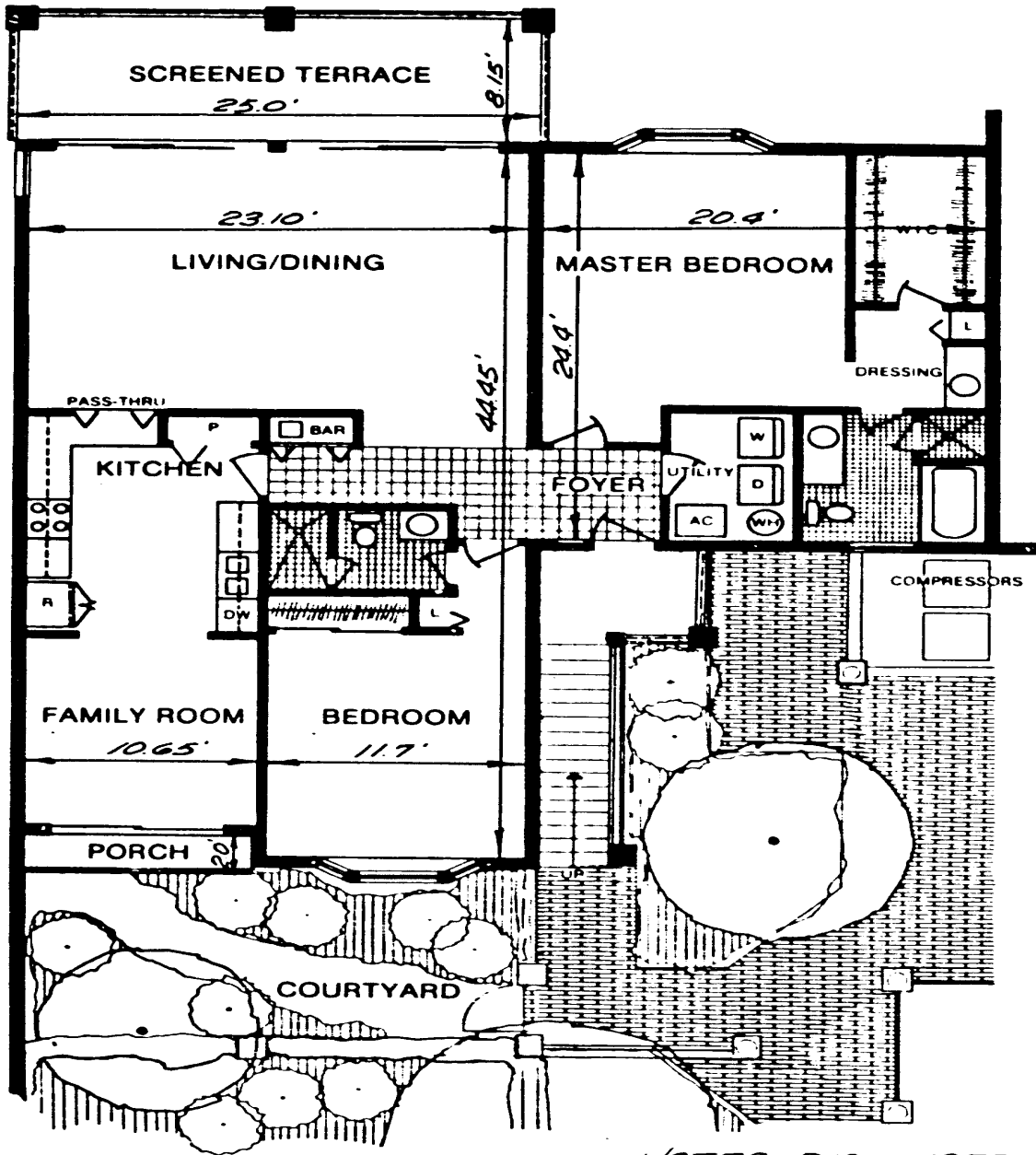
**PARK SHORES
BUILDING 107-23**

NOTES: DISTANCES ARE TO DRYWALLS. INTERIOR WALL PARTITIONS WERE NOT MEASURED.

Exhibit D-6A

P.R. 0000 b 4 9 PAGE 1892

NOTE: SEPARATING PARTITION WALLS BETWEEN UNITS ARE TO BE 8" AS PER ARCHITECT'S DRAWINGS.



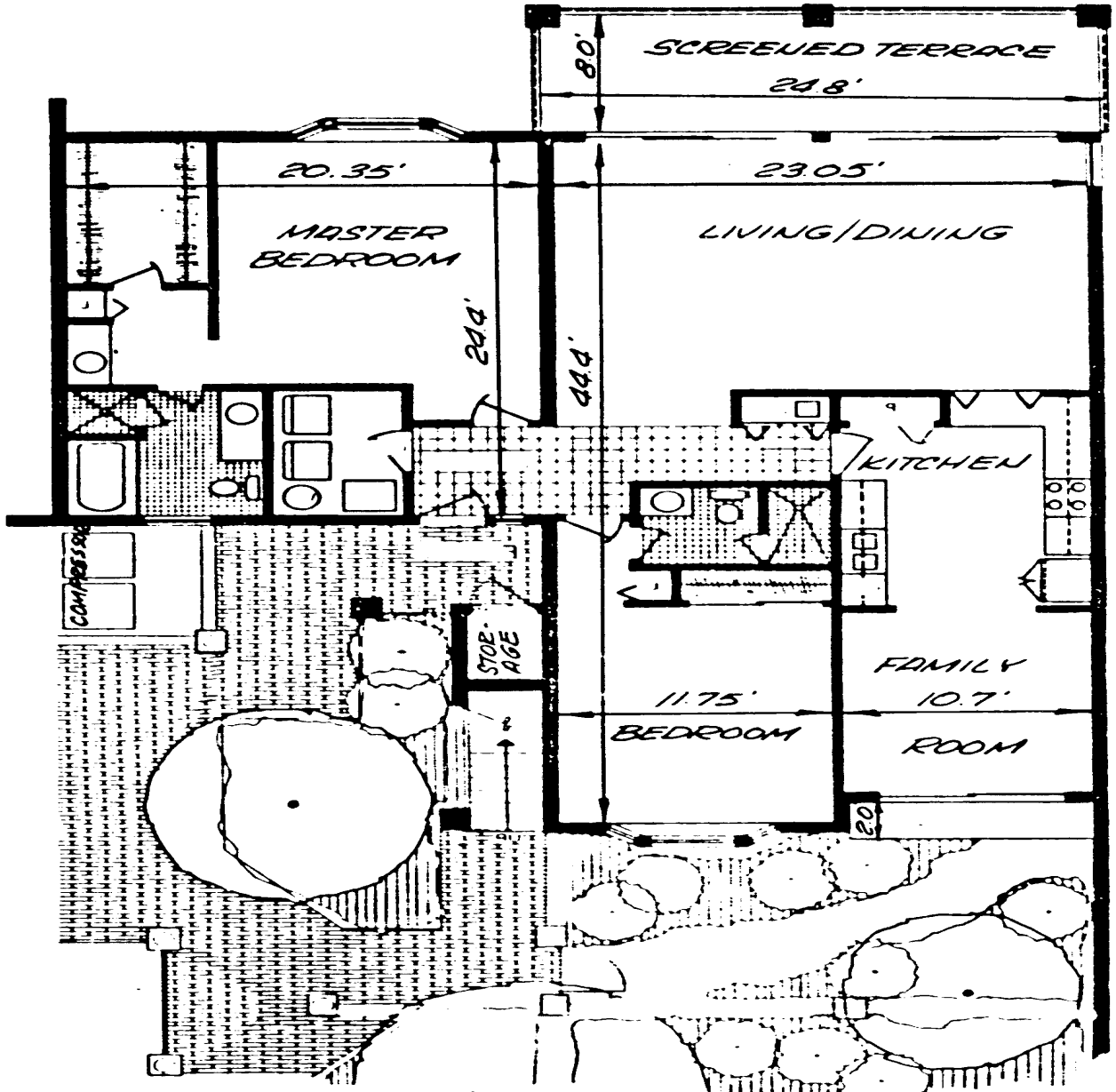
**PARK SHORES
BUILDING 107-24**

NOTES: DISTANCES ARE TO DRYWALL. INTERIOR WALL PARTITIONS WERE NOT MEASURED.

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Exhibit D-7A

NOTE: SEPARATING PARTITION WALLS BETWEEN UNITS ARE TO BE 8" AS PER ARCHITECT'S DRAWINGS.

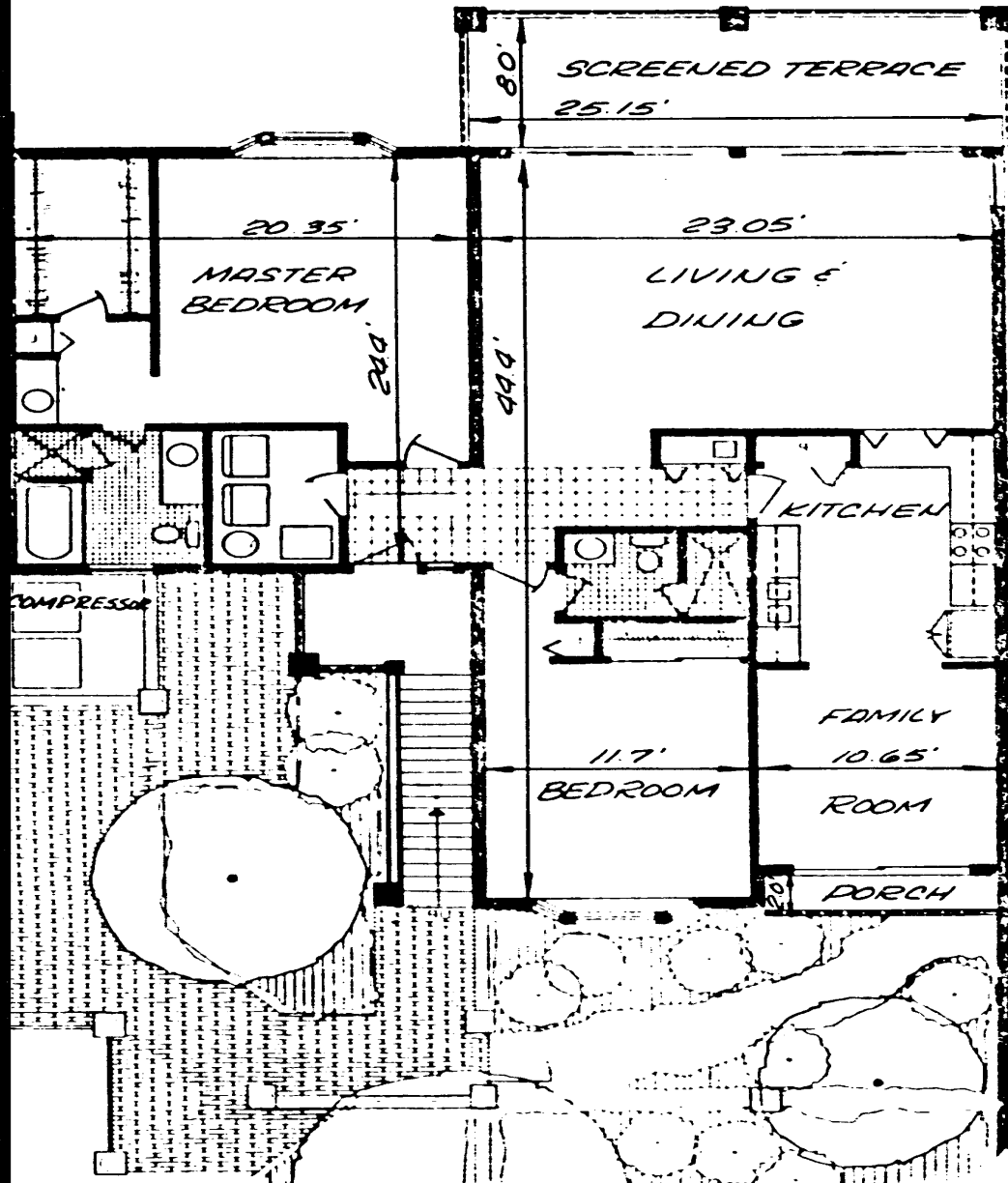


**PARK SHORES
BUILDING 107-25**

NOTES: DISTANCES ARE TO DRYWALL, INTERIOR WALL PARTITIONS WERE NOT MEASURED.

Exhibit D-8A

NOTE: SEPARATING PARTITION WALLS BETWEEN UNITS TO BE 8" AS PER ARCHITECT'S DRAWINGS.



PARK SHORES BUILDING 107-26

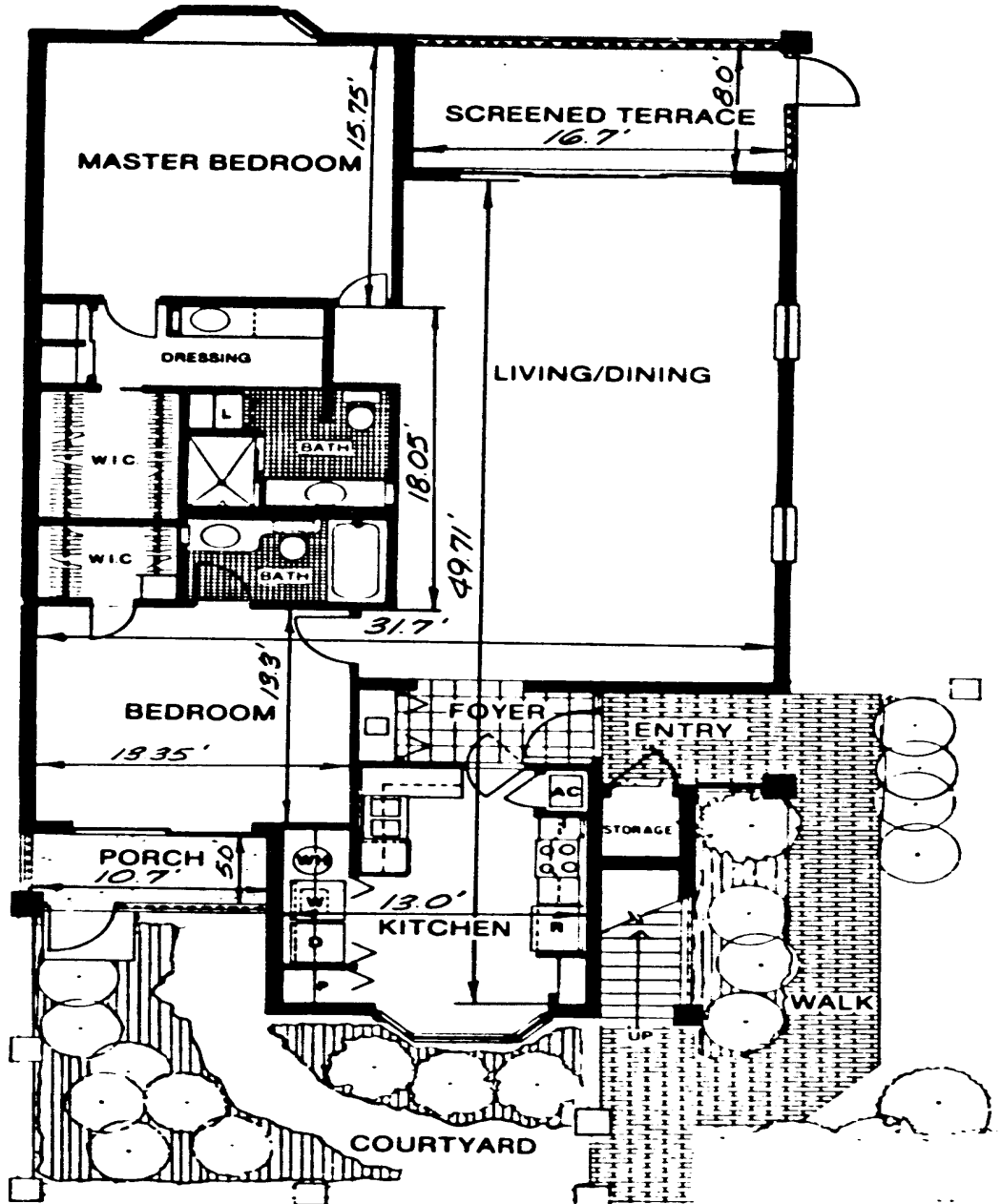
NOTES: DISTANCES ARE TO DRYWALL, INTERIOR WALL PARTITIONS WERE NOT MEASURED.

Exhibit D-9A

0.8.0649 PAGE 1894

0.8.0649 PAGE 1895

NOTE: SEPARATING PARTITION WALLS BETWEEN UNITS ARE TO BE 8" AS PER ARCHITECT'S DRAWINGS.



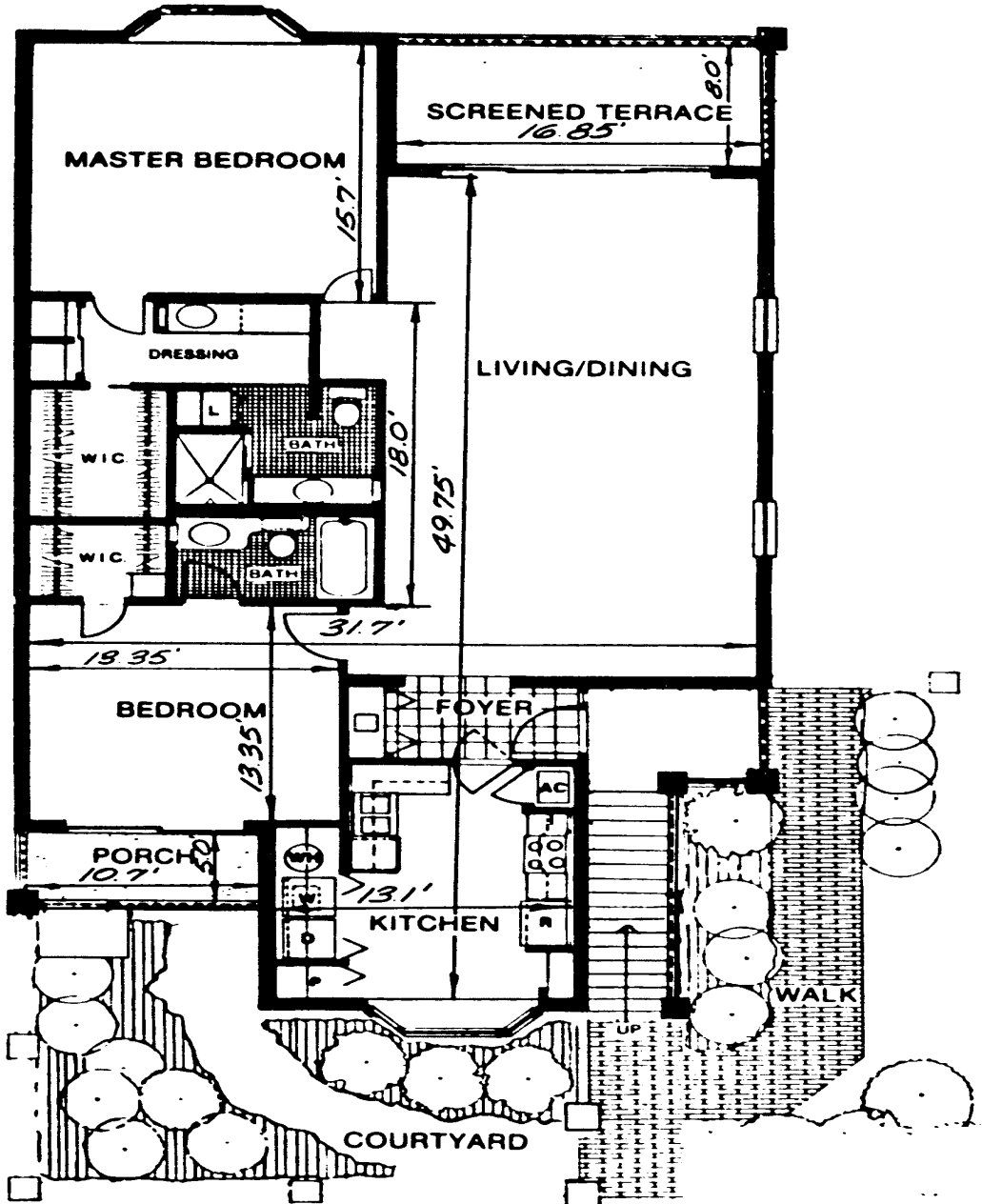
**PARK SHORES
BUILDING 107-27**

**NOTES: DISTANCES ARE TO
DRYWALL, INTERIOR WALL
PARTITIONS WERE NOT
MEASURED.**

080649 PAGE 1896

Exhibit D-10A

NOTE: SEPARATING PARTITION WALLS BETWEEN UNITS ARE TO BE 8" AS PER ARCHITECT'S DRAWINGS.



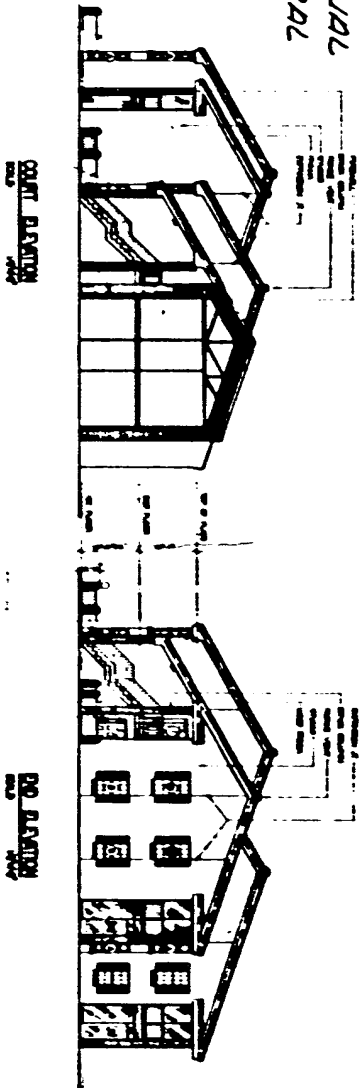
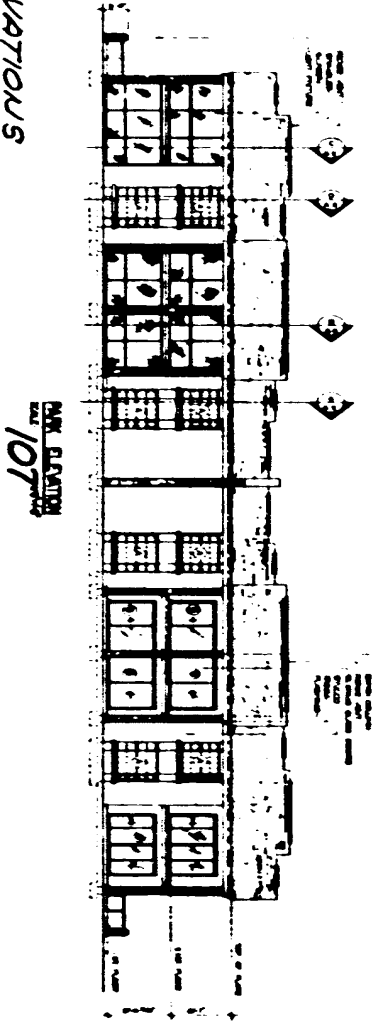
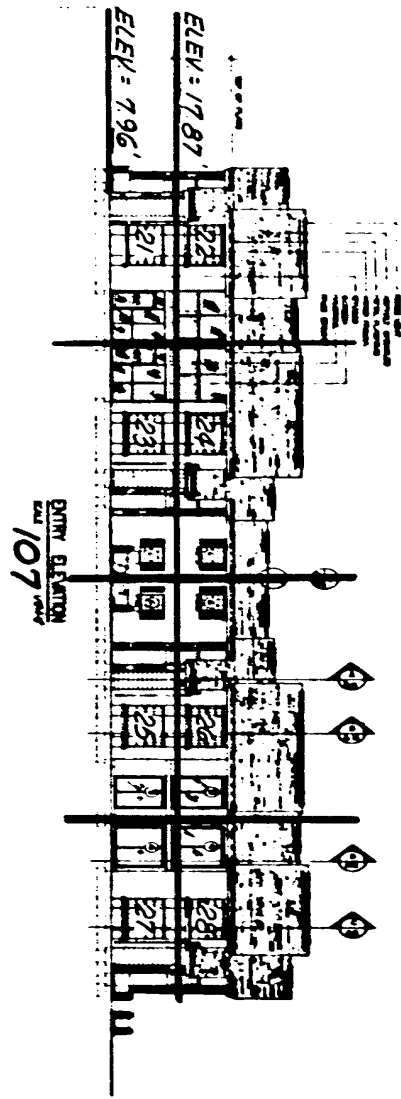
**PARK SHORES
BUILDING 107-28**

NOTES: DISTANCES ARE TO DRYWALL. INTERIOR WALL PARTITIONS WERE NOT MEASURED.

0.0000649 PAGE 1897

Exhibit D-11A

NOTE: ALL ELEVATIONS
BASED ON NATIONAL
GEODETIC VERTICAL
DATUM (NGVD)



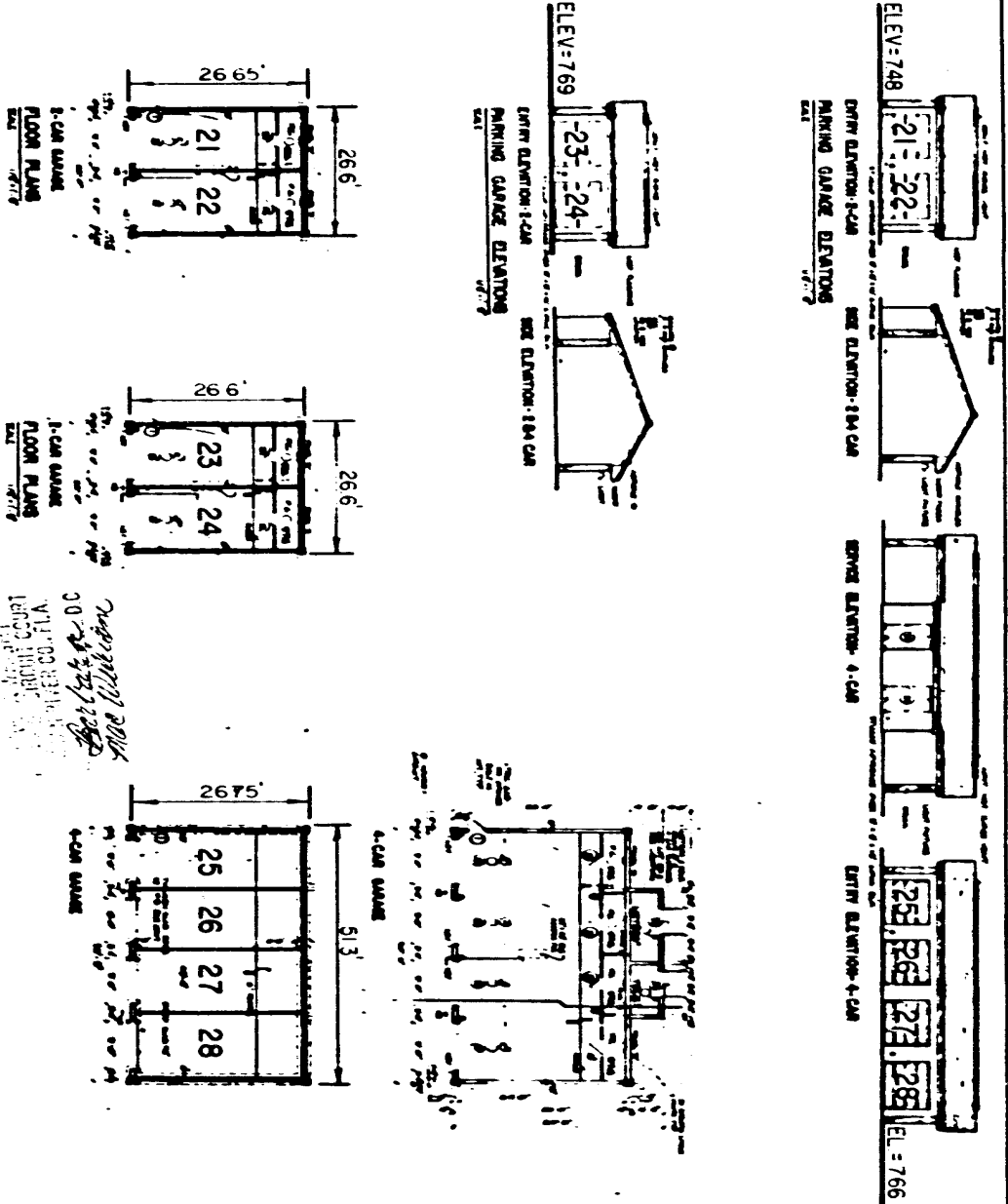
BUILDING ELEVATIONS
107

0.000 6 4 9 9 88

	BUILDING ELEVATIONS		Park Shores <i>Indian River Shores, Florida</i> <i>Park Shores E.I., Developers</i>
	PROJECT NO. 107	SHEET NO. A-10	

Exhibit D-8B

NOTE: ALL ELEVATIONS BASED ON
NATIONAL GEODETIC VERTICAL
DATUM (NGVD).



13-3-M 1/2 DJS dcl
 08/11/22
 10:36 AM
 8/9/22

	13-3-M 1/2 DJS dcl 08/11/22 10:36 AM 8/9/22	PARKING GARAGE PLANS	Park Shores <i>Michael Carr Shores Shores Park Shores, LLC Developers</i>	SHEET NO. A-5
	DATE 8/9/22	DRAWING BY DJS	PROJECT NO. 13-3-M	SCALE AS SHOWN

6681 3016 49 0000

Exhibit D-10B