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CLERK OF DISTRICT COURT
INDIAN RIVER COUNTY
Stark
Clerk DC

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
PARK SHORES III, A CONDOMINIUM
PARK SHORES CIRCLE
INDIAN RIVER SHORES, FLORIDA 32963

Recording 41.00

THIS FIRST AMENDMENT, made this 28th day of September, 1984, by MULLER & ASSOCIATES, INC., a Florida corporation, d/b/a PARK SHORES LTD., hereinafter called "Developer" for itself, its successors and assigns; and the 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 III, a Condominium, said Declaration being dated July 2, 1984 and recorded July 2, 1984 in Official Record Book 688, page 2638, Public Records of Indian River County, Florida;

WHEREAS, pursuant to Paragraph 38.b. of said Declaration the same may be amended by vote of the Board of Directors of the Association so long as the Developer retains certain rights under Paragraph 32 of the said Declaration;

WHEREAS, the Developer does on the date of this First Amendment retain the rights referred to under Paragraph 32 of the said Declaration;

WHEREAS, further pursuant to Paragraph 38 of the said Declaration, the joinders of mortgagees may be omitted from amendments to the Declaration when such amendments do not affect the validity or priority of any mortgage held by an institutional first mortgagee or which would alter, amend or modify the rights, powers and privileges granted and reserved in such Declaration in favor of such institutional first mortgagees; and

WHEREAS, none of the present amendments affect the validity or priority of any mortgage held by an institutional first mortgagee or which would alter, amend or modify the rights, powers and privileges granted and reserved in such Declaration in favor of such institutional first mortgagees.

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

1. By the addition to Exhibit B thereto of a fifth, sixth, seventh, eighth and ninth page, in the form of Exhibits SS, TT, UU, VV and WW attached hereto and made a part hereof.
2. By the deletion of the present page 2 of Exhibit D-2 therefrom, and the addition to such Exhibit of new pages 2 and 3, in the form, respectively, of Exhibits XX and YY attached hereto and made a part hereof.
3. By the deletion therefrom of the present Exhibit E and the addition thereto of a new Exhibit E in the form of Exhibit ZZ attached hereto and made a part hereof.

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

IN WITNESS WHEREOF, the Developer and Declarer, MULLER & ASSOCIATES, INC., a Florida corporation, d/b/a PARK SHORES LTD. ("Developer") has executed this First Amendment to the Declara-

RETURN TO: COMMERCIAL TITLE SERVICES

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tion of Condominium of PARK SHORES III, a Condominium, the day and year first above written.

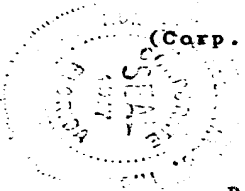
Signed, sealed and delivered in the presence of:

Brenda L. Harne
Debra J. Millwater

MULLER & ASSOCIATES, INC.

By Henry J. Muller
Attest Cecelia Z. Muller

(Corp. Seal)



CERTIFICATE OF ASSOCIATION

Pursuant to a duly executed unanimous consent of all of the Board of Directors of PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM ASSOCIATION, INC., executed pursuant to powers granted in Sections 607.134 and 617.002, Florida Statutes, the foregoing amendments were approved by the Board of Directors of the said Association on September 28, 1984.

The aforesaid approval is binding on the said Association without the vote of the members of the Association pursuant to the powers granted to the Board of Directors of the Association in Paragraph 38.b. of the Declaration of Condominium of Park Shores III, a Condominium, as aforesaid.

Signed, sealed and delivered in the presence of:

Brenda L. Harne
Debra J. Millwater

PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM ASSOCIATION, INC.

By Henry J. Muller
Henry J. Muller, President
Attest Cecelia Z. Muller
Cecelia Z. Muller
Secretary

(Corp. Seal)

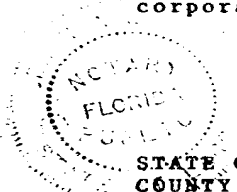


"Association"

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 28th day of September, 1984, by HENRY J. MULLER and CECELIA Z. MULLER, the President and Secretary, respectively, of MULLER & ASSOCIATES, INC., a Florida corporation, on behalf of the corporation.

Brenda L. Harne
Notary Public, State of Florida
at Large. My Commission expires:

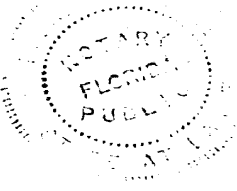


NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 23, 1985
BONDED THRU GENERAL INS. UNDERWRITERS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 28th day of September, 1984, by HENRY J. MULLER and CECELIA Z. MULLER, the President and Secretary, respectively, of PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the association.

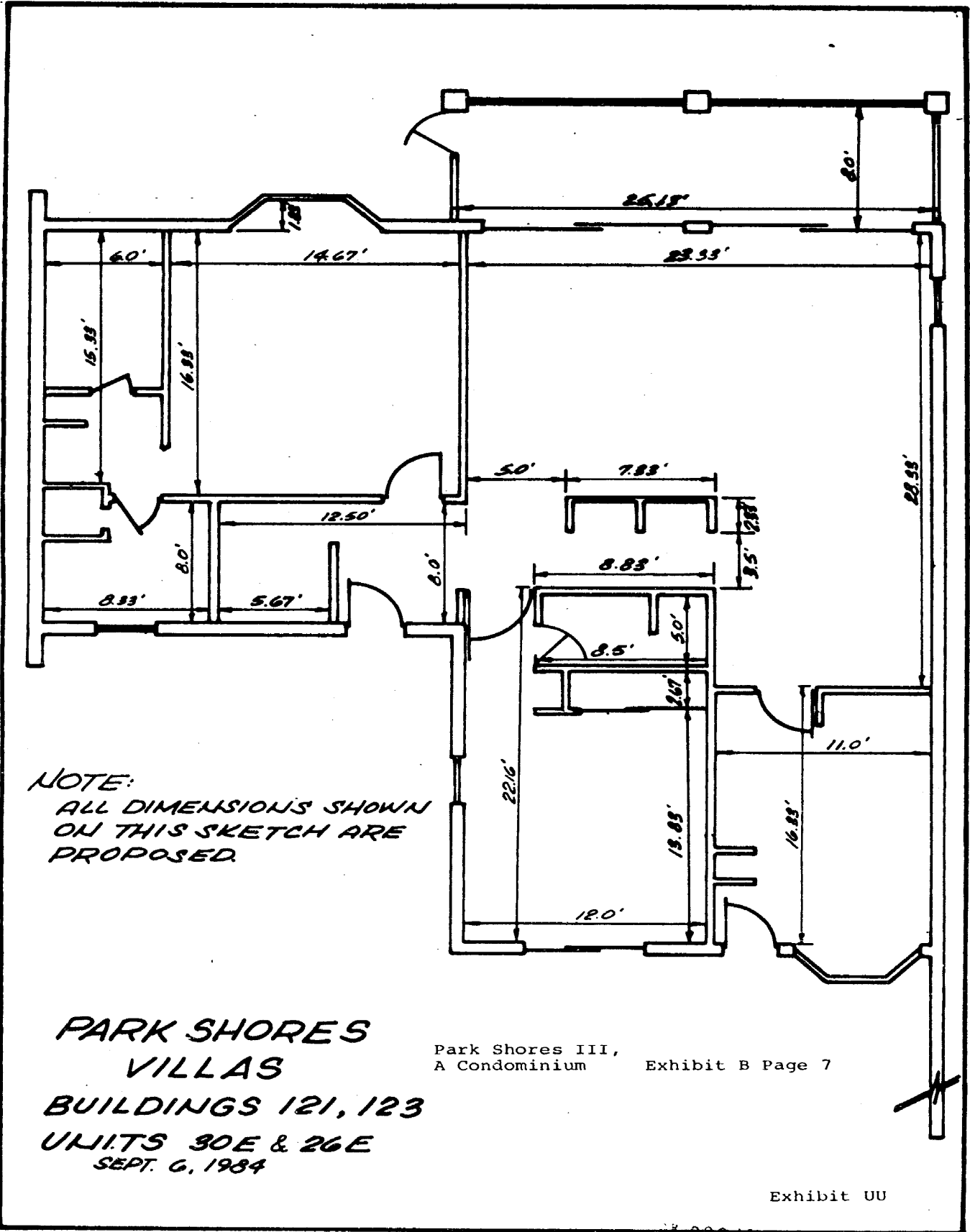
Brenda L. Harne
Notary Public, State of Florida
at Large. My Commission expires:



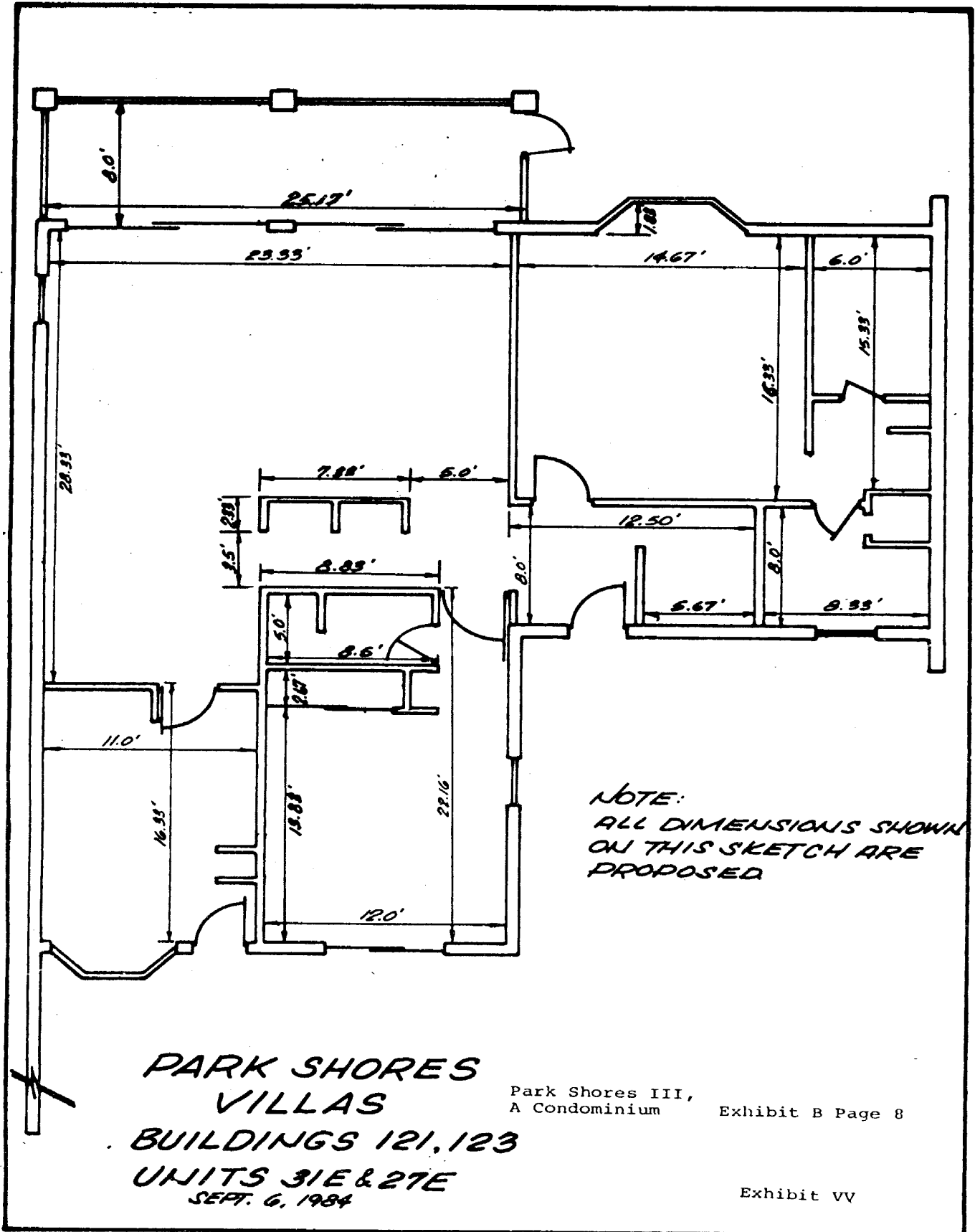
Instrument prepared by:
ROBERT F. JAFFE, Atty at law
3339 Cardinal Drive
Vero Beach, Florida 32963

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

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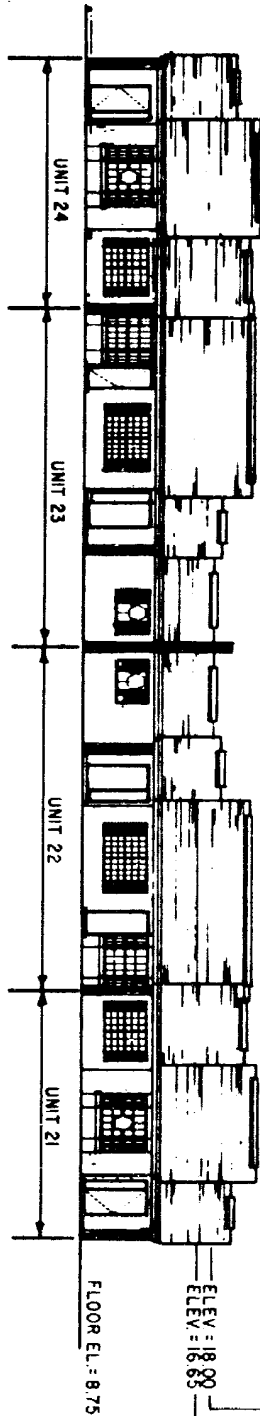
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Park Shores III, Exhibit D-2
A Condominium Page 2

NOTE: ELEVATIONS SHOWN ARE ACTUAL,
AS PER U.S. COAST & GEODETIC
SURVEY DATUM REF MONUMENT
G-307.

PARK SHORES, PHASE III
BUILDING 125
UNITS 21, 22, 23, & 24
SEPT. 7, 1984

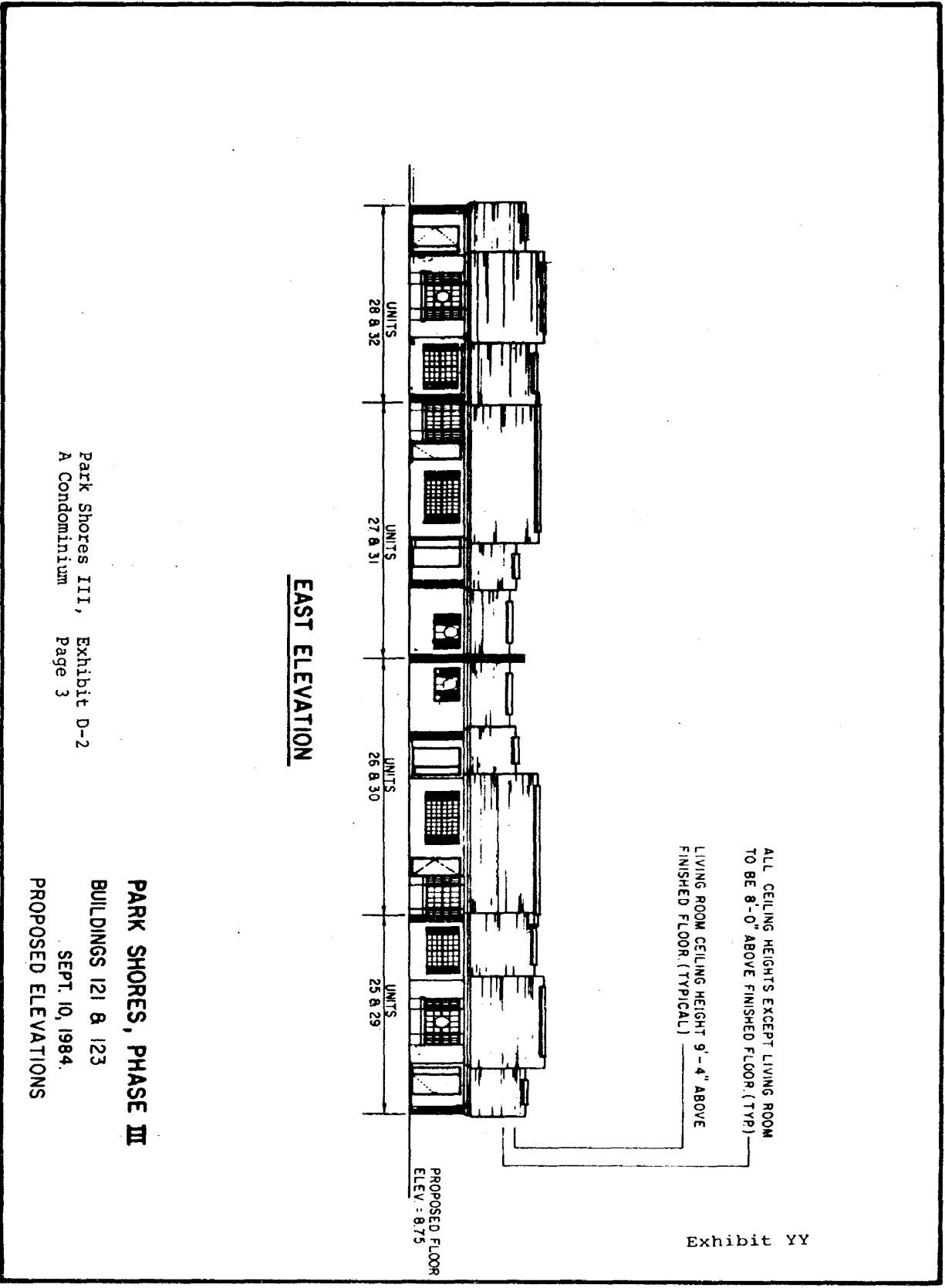
EAST ELEVATION



ALL CEILING HEIGHTS (TYPICAL) _____
EXCEPT LIVING ROOM
LIVING ROOM CEILING HEIGHT (TYPICAL) _____

Exhibit XX

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EAST ELEVATION

Park Shores III, Exhibit D-2
A Condominium Page 3

PARK SHORES, PHASE III
BUILDINGS 121 & 123
SEPT. 10, 1984.
PROPOSED ELEVATIONS

ALL CEILING HEIGHTS EXCEPT LIVING ROOM
TO BE 8'-0" ABOVE FINISHED FLOOR (TYP)
LIVING ROOM CEILING HEIGHT 9'-4" ABOVE
FINISHED FLOOR (TYPICAL)

PROPOSED FLOOR
ELEV. = 8.75

Exhibit YY

Box 00941012982

PARK SHORES III

A CONDOMINIUM

125 Park Shores Circle
Indian River Shores, Florida

EXHIBIT E

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

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

2. That this Certificate is made as to Building 125 in PARK SHORES III, a Condominium, located at 125 Park Shores Circle, Indian River Shores, Indian River County, Florida, and in compliance with Chapter 718, Florida Statutes.

3. That as to Building 125, the construction of the improvements described in the foregoing Declaration of Condominium is substantially complete so that with the survey of the land as set forth in Exhibits B, B-1, B-2 and C, attached hereto, together with the building plans as set forth in Exhibits D-1, D-2 and D-3, 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 as to Building 125, all planned improvements, including, but not limited to landscaping, utility services and access to each unit, and common element facilities serving Building 125 of PARK SHORES III, a Condominium, as set forth in the foregoing Declaration have been completed.

5. That when the other planned improvements described in the foregoing Declaration of Condominium 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
Land Surveyor, Certificate of
Registration No. 921, State of
Florida

Subscribed and sworn to before me this 16th day of September, 1984, at Vero Beach, Indian River County, Florida.

Merna M. Kreis
Notary Public, State of Florida
at Large. My Commission expires:

April 21, 1986.

Exhibit ZZ

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