

CERTIFICATE OF ASSOCIATION  
RIVER RUN OF SEBASTIAN  
CONDOMINIUM ASSOCIATION, INC.

RIVER RUN C, A CONDOMINIUM  
6100 RIVER RUN DRIVE  
SEBASTIAN, FLORIDA 32958

At a duly called emergency meeting of the Board of Directors of RIVER RUN OF SEBASTIAN CONDOMINIUM ASSOCIATION, INC., held on the 30 th day of September, 1987, the proper amendment procedures have been followed, the attached Amendment to the Declaration of Condominium of RIVER RUN C, a Condominium, which Declaration was recorded in Official Record Book 764, Page 322, Public Records of Indian River County, Florida, were approved by said Board of Directors

Signed, sealed and delivered  
in the presence of:

RIVER RUN OF SEBASTIAN CONDOMINIUM  
ASSOCIATION, INC.

*[Signature]*  
Witness

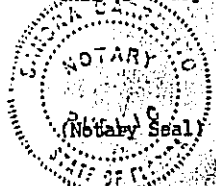
*[Signature]*  
by: Henry J. Muller, President

*[Signature]*  
Witness

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 Henry J. Muller, well known to me to be the President of River Run of Sebastian Condominium Association, Inc., and he acknowledged executing the foregoing instrument 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 State and County last aforesaid this 30<sup>th</sup> day of September, 1987.



*[Signature]*  
Notary Public  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Nov. 1, 1987  
Revised June 1985 - 104-00000, 104

This instrument prepared by:  
Muller Enterprises, Inc.  
949 Beachland Blvd.  
Vero Beach, Florida 32963 3761

FILED FOR RECORD  
BOOK AND PAGE ABOVE  
RECORD VERO BEACH  
1987 OCT -6 PM 3:18  
CLERK OF DISTRICT COURT  
INDIAN RIVER COUNTY, FLA.  
BY *[Signature]* 20-10-C.

AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
RIVER RUN C, A CONDOMINIUM  
6100 RIVER RUN DRIVE  
SEBASTIAN, FLORIDA 32958

THIS AMENDMENT, made this 30<sup>th</sup> day of September, 1987 by River Run of Sebastian Condominium Association, Inc., a Florida Not-for-Profit corporation, hereinafter called "Association" and Muller Enterprises, Inc., a Florida corporation, hereinafter called "Developer", for themselves, their successors and assigns;

WITNESSETH:

WHEREAS, Developer recorded in the Public Records of Indian River County, Florida, that certain Declaration of Condominium of RIVER RUN C, a Condominium, said Declaration being dated MARCH 16, 1987 and recorded in Official Record Book 764, Page 322, Public Records of Indian River County, Florida.

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

WHEREAS Buildings 4 and 5 (6500 and 6520) have been completed

NOW THEREFORE, the Declaration of Condominium of RIVER RUN C, a Condominium, is hereby amended in the following respect:

1. Exhibits D-2, Pages 2 & 3, D-3, Pages 3 & 4 and D-6, Pages 4 to 8, E Pg2, attached hereto and made a part hereof are hereby added to said Declaration. Exhibits B, Pages 3 & 4 are hereby replaced with attached new Exhibits. In all other respects, the Declaration of Condominium is to remain as filed.

IN WITNESS WHEREOF, the Association, River Run of Sebastian Condominium Association, Inc., a Florida Not-for-Profit corporation and the Developer and Declarer, MULLER ENTERPRISES, INC., a Florida corporation, has executed this AMENDMENT to the Declaration of Condominium of RIVER RUN C, a Condominium, on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Sandra Carpenter  
Witness

[Signature]  
Witness

Sandra Carpenter  
Witness

[Signature]  
Witness

RIVER RUN OF SEBASTIAN CONDOMINIUM  
ASSOCIATION, INC.

By: [Signature]  
Henry J. Muller, President

MULLER ENTERPRISES, INC., a Florida  
corporation

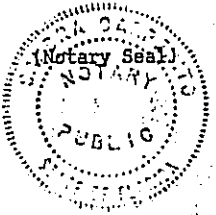
By: [Signature]  
Henry J. Muller, President

RETURN TO COMMERCIAL TITLE SERVICES

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 Henry J. Muller, well known to me to be the President of River Run of Sebastian Condominium Association, Inc. and the President of Muller Enterprises, Inc., and he acknowledged executing the foregoing instrument freely and voluntarily under authority duly vested in him by said corporations and that the seal affixed thereto is the true corporate seal of said corporations.

WITNESS my hand and official seal in the State and County last aforesaid this 30 th day of September, 1987.



*Sanda Carpenter*

Notary Public  
My Commission Expires:

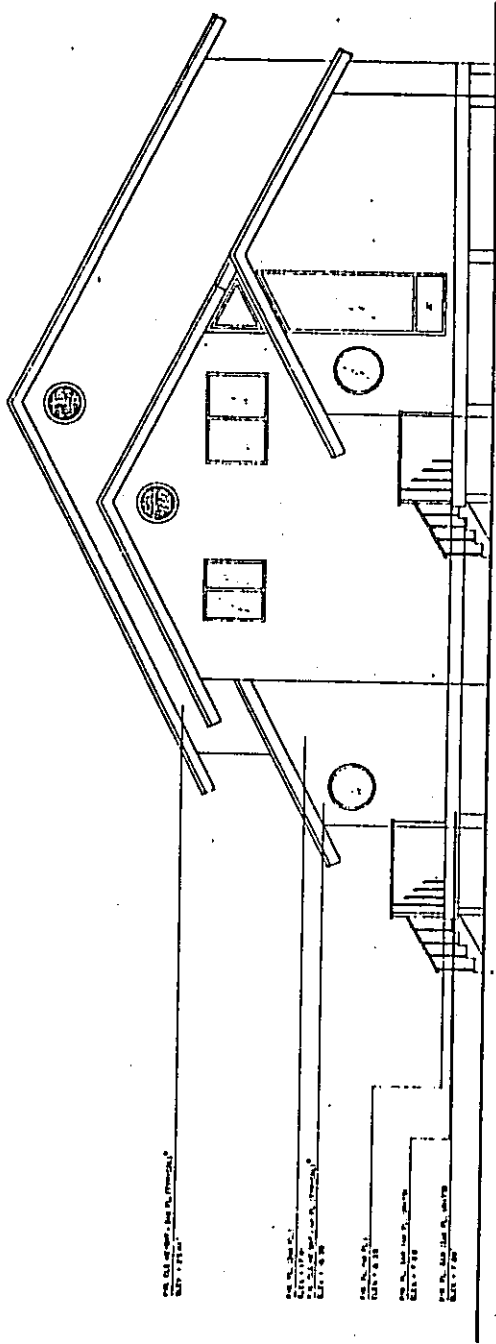
Notary Public, State of Florida  
My Commission Expires Nov. 1, 1987  
Bonded thru True Fair - Insurance, Inc.



DESIGNATION AND LOCATION OF UNITS

BUILDING NUMBER	STREET NUMBER	CONTAINS UNITS:	
		FIRST FLOOR	SECOND FLOOR
1	6200	6202 6204	6206 6208
2	6300	6302 6304	6306 6308
3	6400	6402 6404	6406 6408
4	6500	6502 6504	6506 6508
5	6520	6522 6524	6526 6528
6	6401	6403 6405	6407 6409
7	6301	6303 6305	6307 6409
8	6201	6203 6205	6207 6209
9	6101	6103 6105	6107 6109

EXHIBIT "B"  
Page 4 of 4



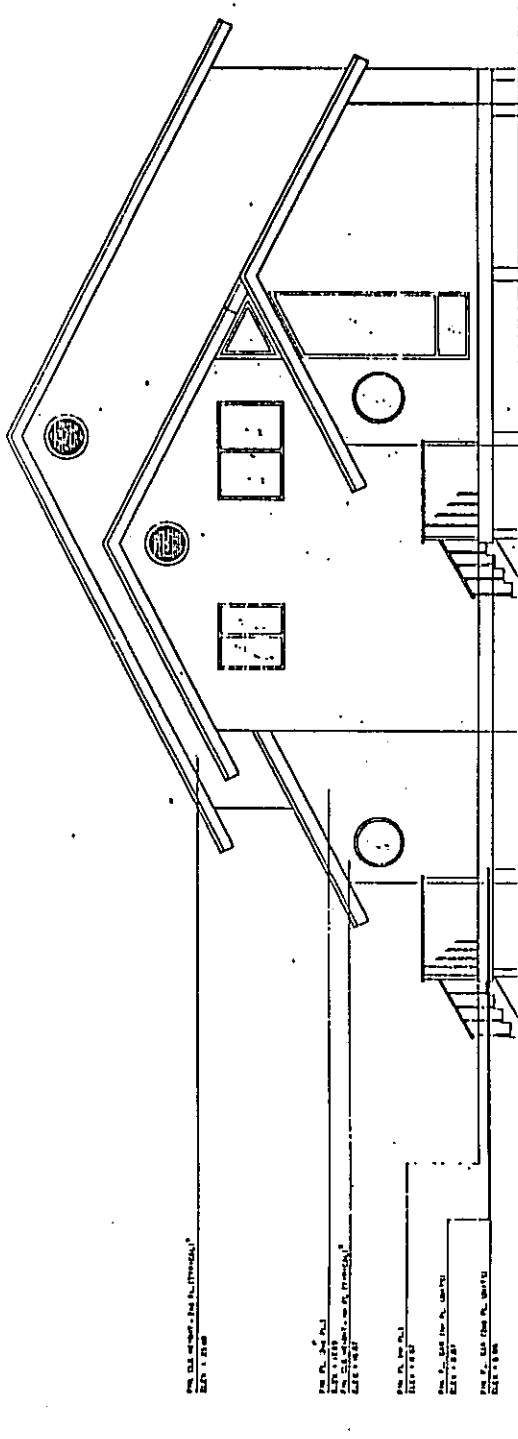
EAST ELEVATION

RIVER RUN C  
BUILDING 6500

NOTE: ELEVATIONS SHOWN ARE BASED ON  
ACTUAL U.S. COAST & GEODETIC  
SERVICE MASS DATA 8-200 1940  
ELEVATION 1078 MSL.

UNLESS OTHERWISE NOTED  
ALL DIMENSIONS ARE IN FEET  
AND INCHES  
RIVER RUN C  
BUILDING 6500

EXHIBIT D--2  
Page 2



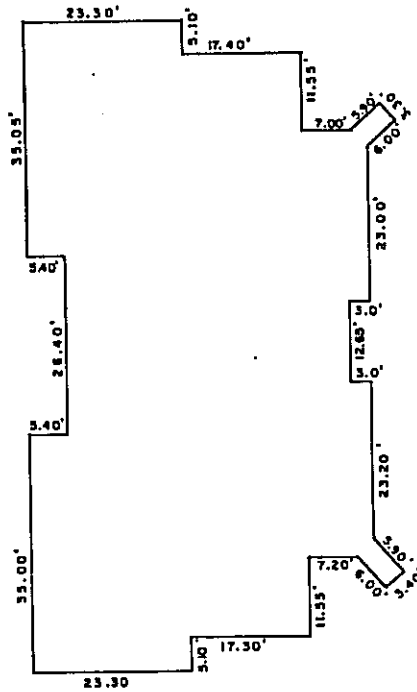
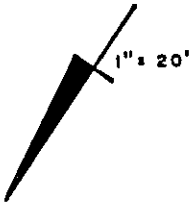
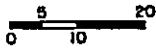
EAST ELEVATION

RIVER RUN C  
BUILDING 6520

NOTE: ELEVATIONS SHOWN ARE BASED ON  
ACTUAL U.S. COAST & GEODETIC  
SURVEY BRASS DISK D-250 1960  
ELEVATION 17.78 ACVD.

UNLESS OTHERWISE NOTED  
ALL DIMENSIONS ARE IN FEET  
AND INCHES  
RIVER RUN C  
BUILDING 6520  
STATION N. 1 24.8

EXHIBIT D-2  
Page 3



RIVER RUN C  
 BUILDING 6500  
 AS-BUILT

EXHIBIT D-3  
 Page 3

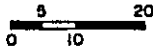
O. R. 0780 PG 1019

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

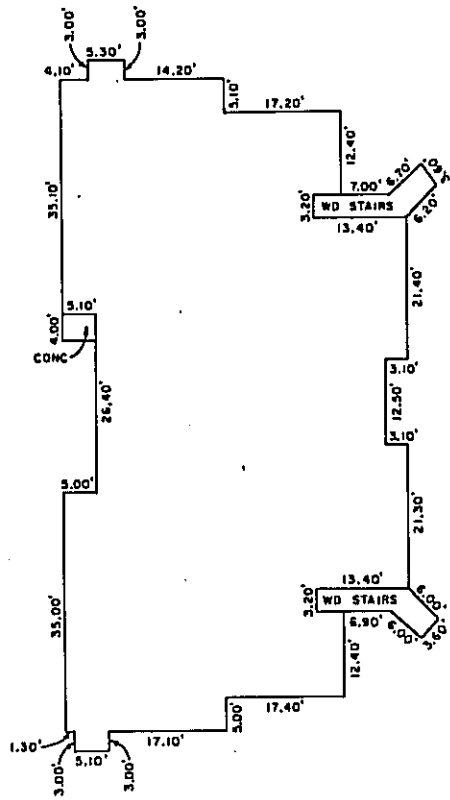
2050 40th AVE, SUITE 9      1500 SE 3rd CT (D-100)  
 VERD BEACH, FL. 32980      DEERFIELD BCH, FL. 33441  
 305-969-2218                      305-421-8882

BOUNDARY • MORTGAGE • ROUTE • CONSTRUCTION • TOPOGRAPHIC • CONTROL • HYDROGRAPHIC SURVEYS





1" = 20'



RIVER RUN C  
 BUILDING 6520  
 AS - BUILT

EXHIBIT D-3  
 Page 4

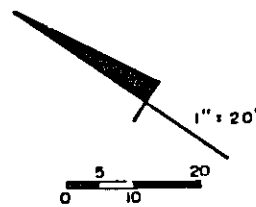
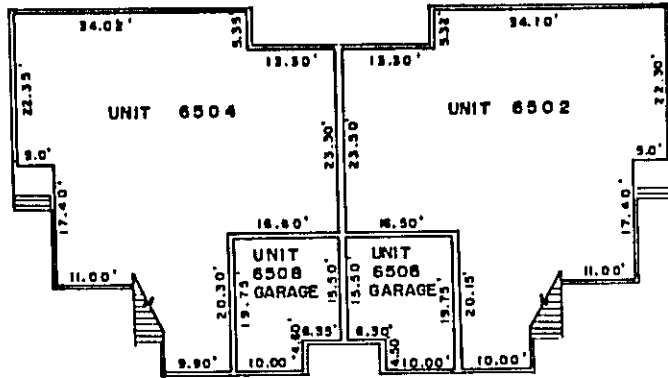
**MORGAN & EKLUND**

PROFESSIONAL SURVEY CONSULTANTS

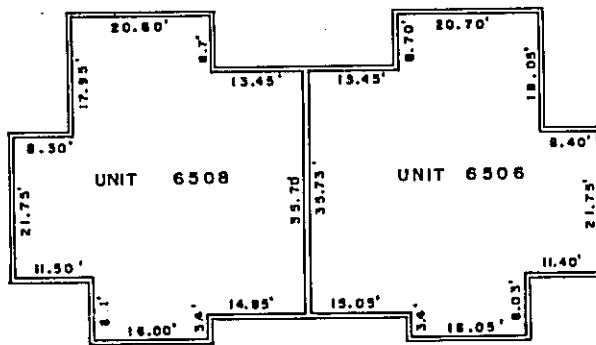
2050 4TH AVE, SUITE B    1500 SE 3RD CT (D-1001)  
 VERO BEACH, FL 32960    DEERFIELD BCH, FL 33441  
 305-969-2218                305-421-6882

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O.R. 0780 PG 1020



FIRST FLOOR  
RIVER RUN C  
BUILDING 6500



SECOND FLOOR  
RIVER RUN C  
BUILDING 6500

UNIT BOUNDARY PLANS

NOTES:

1. Interior partitioning as part of the Unit is not shown.
2. Dimensions shown are interior measurements taken from standard 4" walls (6" standard walls at bath). Actual wall thickness may vary.

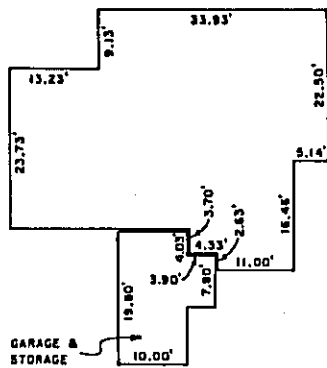
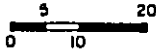
EXHIBIT D-6  
Page 4

**MORGAN & EKLUND**  
PROFESSIONAL SURVEY CONSULTANTS

2050 40th AVE, SUITE 9    1300 NE 3rd CT (D-100)  
VERO BEACH, FL 32900    DEERFIELD BCH, FL 33441  
305-569-2218    305-421-6882

BOUNDARY • MORTGAGE • ROUTE • CONSTRUCTION • TOPOGRAPHIC • CONTROL • HYDROGRAPHIC SURVEYS

O.R. 0780 PG 1021



**NOTES:**

1. These plans and dimensions have been compiled from plans prepared by Charles Harrison Pawley, architect, and are supplemented by field surveys and measurements as deemed necessary by Morgan & Eklund, Inc.
2. "Unit boundary" is as defined by the declaration of condominium.
3. Common elements such as, but not limited to, conduits, wires, outlets, utility lines, ducts, plumbing, lighting, etc. have not been graphically illustrated.
4. Interior partitioning as part of the units is not shown.

RIVER RUN C  
 AS-BUILT UNIT BOUNDARY PLANS  
 1st FLOOR  
 UNIT 6522

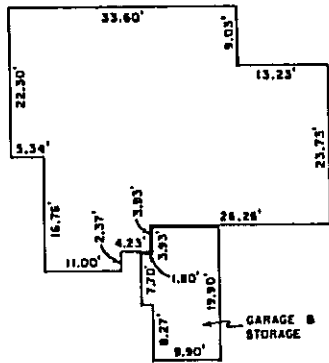
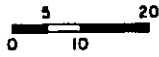
EXHIBIT D-6  
 Page 5

**MORGAN & EKLUND**  
**PROFESSIONAL SURVEY CONSULTANTS**

2050 QUIN AVE, SUITE B 1500 SE 5th CT 10-1001  
 VERO BEACH, FL 32980 DEERFIELD BCH, FL 33441  
 305-568-2218 305-421-6882

BOUNDARY • MORTGAGE • ROUTE • CONSTRUCTION • TOPOGRAPHIC • CONTROL • HYDROGRAPHIC SURVEYS

O.R. 0780 PG 1022



**NOTES:**

1. These plans and dimensions have been compiled from plans prepared by Charles Harrison Pawley, architect, and are supplemented by field surveys and measurements as deemed necessary by Morgan & Eklund, Inc.
2. "Unit boundary" is as defined by the declaration of condominium.
3. Common elements such as, but not limited to, conduits, wires, outlets, utility lines, ducts, plumbing, lighting, etc. have not been graphically illustrated.
4. Interior partitioning as part of the units is not shown.

RIVER RUN C  
 AS-BUILT UNIT BOUNDARY PLANS  
 1st FLOOR  
 UNIT 6524

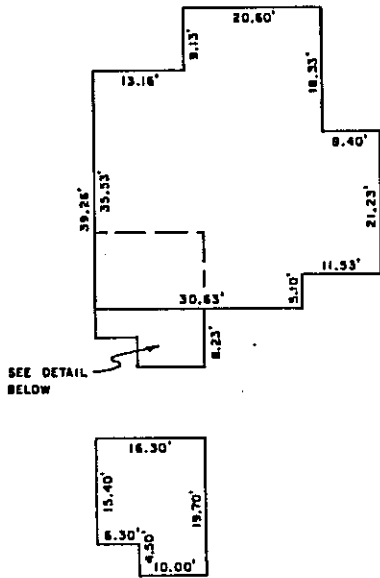
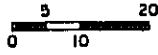
EXHIBIT D-6  
Page 6

O.R. 0780 PG 1023

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

2050 40th AVE, SUITE B    1500 SE 3/4 CT, (D-100)  
 VERO BEACH, FL 32960    DEERFIELD BCH, FL 33441  
 305-969-2210                305-421-8882

BOUNDARY • MORTGAGE • ROUTE • CONSTRUCTION • TOPOGRAPHIC • CONTROL • HYDROGRAPHIC SURVEYS



SEE DETAIL  
BELOW

DETAIL OF GARAGE

**NOTES:**

1. These plans and dimension have been compiled from plans prepared by Charles Harrison Pawley, architect, and are supplemented by field surveys and measurements as deemed necessary by Morgan & Eklund, Inc.
2. "Unit boundary" is as defined by the declaration of condominium.
3. Common elements such as, but not limited to, conduits, wires, outlets, utility lines, ducts, plumbing, lighting, etc. have not been graphically illustrated.
4. Interior partitioning as part of the units is not shown.

RIVER RUN C  
AS-BUILT UNIT BOUNDARY PLANS  
2nd FLOOR  
UNIT 6526

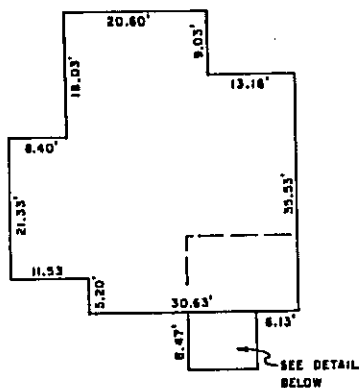
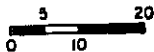
EXHIBIT D-6  
page 7

**MORGAN & EKLUND**  
**PROFESSIONAL SURVEY CONSULTANTS**

2050 40th AVE, SUITE B 1500 SE 3rd Ct (D-100)  
VERO BEACH, FL 32980 DEERFIELD, ILL. 60015  
305-369-2210 305-421-8882

BOUNDARY • MORTGAGE • ROUTE • CONSTRUCTION • TOPOGRAPHIC • CONTROL • HYDROGRAPHIC SURVEYS

O.R. 0780 PG 1024



DETAIL OF GARAGE

**NOTES:**

1. These plans and dimensions have been compiled from plans prepared by Charles Harrison Pawley, architect, and are supplemented by field surveys and measurements as deemed necessary by Morgan & Eklund, Inc.
2. "Unit boundary" is as defined by the declaration of condominium.
3. Common elements such as, but not limited to, conduits, wires, outlets, utility lines, ducts, plumbing, lighting, etc. have not been graphically illustrated.
4. Interior partitioning as part of the units is not shown.

RIVER RUN C  
 AS-BUILT UNIT BOUNDARY PLANS  
 2nd FLOOR  
 UNIT 6528

EXHIBIT D-6  
 Page 8

O. R. 0780 PG 1025

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

8030 40th AVE, SUITE B 1300 SE 3/4 CE (D-1001)  
 VERO BEACH, FL 32980 DEERFIELD BCH, FL 32444  
 305-888-2218 305-421-8882

BOUNDARY • MORTGAGE • ROUTE • CONSTRUCTION • TOPOGRAPHIC • CONTROL • HYDROGRAPHIC SURVEYS

SURVEYOR'S CERTIFICATE

RIVER RUN C, A CONDOMINIUM

I, John R. Morgan of Vero Beach, Indian River County, Florida  
certify as follows:

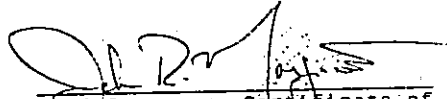
1. That I am a land surveyor, duly authorized to practice in the State of Florida, having Certificate of Registration No. 3520, State of Florida.

2. That this certificate is made as to RIVER RUN C, a Condominium, 6100 River Run Drive, Sebastian, Florida, and in compliance with Chapter 718, Florida Statutes.

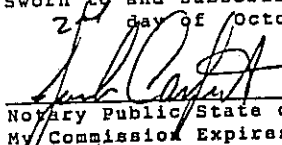
3. That all planned improvements, including but not limited to the docks, the landscaping, utility services and access to each unit, and common element facilities serving Buildings 4 and 5, (also known as Buildings 6500 and 6520), RIVER RUN C, A CONDOMINIUM, as set forth in the Declaration of Condominium recorded in Official Record Book 764, Page 322, have been substantially completed so that with the survey of the land as set forth in Exhibit B attached hereto, together with the plot plans and other drawings as set forth in Exhibit D attached hereto, showing the unit buildings and common elements, together with the wording of the said Declaration, there can be determined therefrom the identification, location and dimensions of each unit, the common elements and limited common elements of said Buildings 4 and 5 (6500 and 6520), and that the aforementioned material is an accurate representation of the location and dimensions of said improvements.

4. That 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.

In witness whereof, I have hereunto set my hand and official seal, this 2nd day of OCT 1987.

  
Land Surveyor, Certificate of  
Registration No. 3520  
State of Florida

Sworn to and subscribed before me this  
2nd day of October, 1987.

  
Notary Public, State of Florida, at Large  
My Commission Expires: Notary Public, State of Florida  
My Commission Expires Dec. 4, 1989  
Florida Title Trust Loan Insurance Inc.