

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 4th day of December, 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.

Lucelia J. Muller
Witness

By: Henry J. Muller
Henry J. Muller, President

Sandra Carpenter
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 4th day of December, 1987.

(Notary Seal)

Sandra Carpenter
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: NOV. 1, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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

FILE FOR RECORD
37 DEC -3 4 11:13
INDIAN RIVER COUNTY
CLERK OF COUNTY COURT
INDIAN RIVER COUNTY, FLA.
BY: Sandra Carpenter D.C.

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

THIS AMENDMENT, made this 4th day of December, 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 2 (6300) has 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, Page 4; D-3, Page 5; D-6, Pages 9 to 12; E, Page 3 attached hereto and made a part hereof are hereby added to said Declaration. Exhibit B, Page 3 is hereby replaced with the attached Exhibit B, Page 3. 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:

Henry J. Muller
Witness

Sandra Carpenter
Witness

Henry J. Muller
Witness

Sandra Carpenter
Witness

RIVER RUN OF SEBASTIAN CONDOMINIUM
ASSOCIATION, INC.

By: Henry J. Muller
Henry J. Muller, President

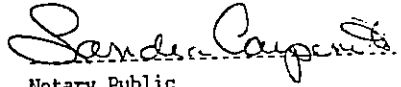
MULLER ENTERPRISES, INC., a Florida
corporation

By: Henry J. Muller
Henry J. Muller, President

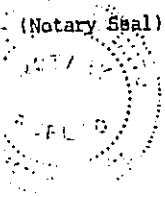
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

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.

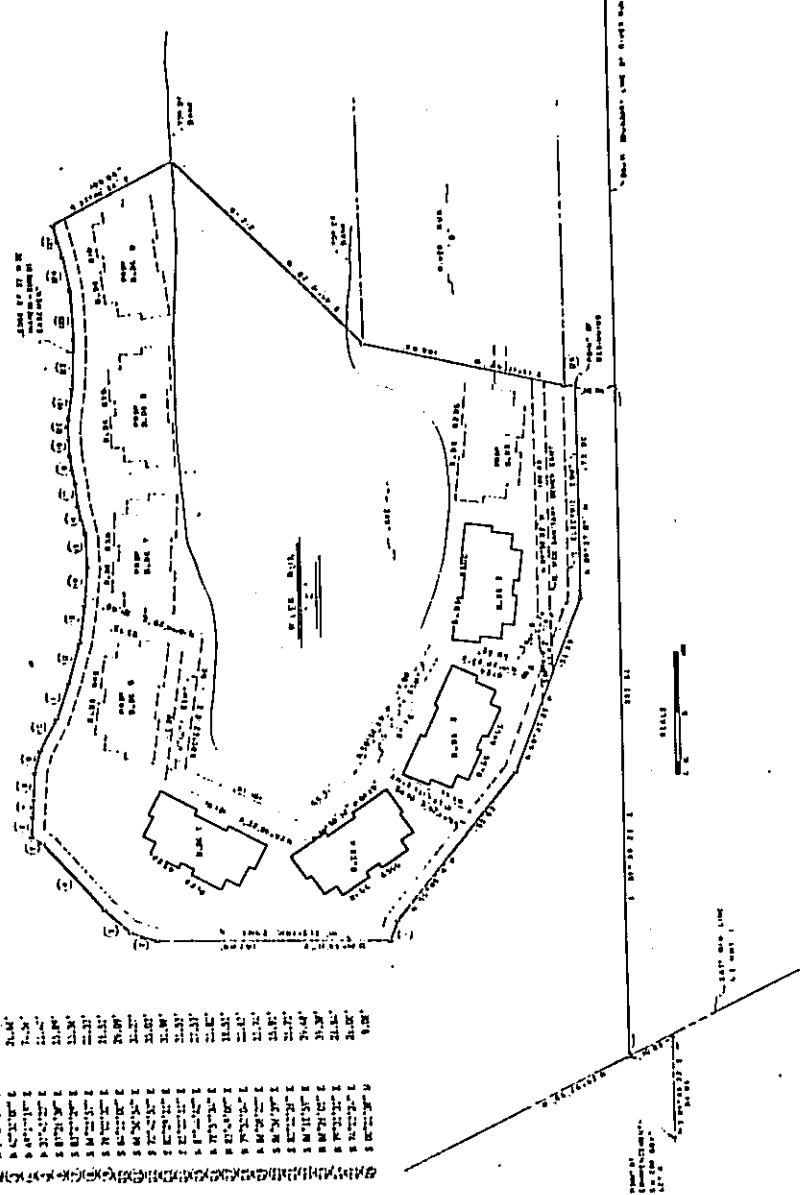
WITNESS my hand and official seal in the State and County last aforesaid this 4th day of December, 1987.



Notary Public
My Commission Expires:



NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: NOV. 1, 1991.
BUNDED THRU NOTARY PUBLIC UNDERWRITERS.



| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | N 89° 58' 00" W | 111.00 |
| 2 | S 89° 58' 00" E | 111.00 |
| 3 | S 00° 00' 00" E | 111.00 |
| 4 | N 89° 58' 00" W | 111.00 |
| 5 | S 89° 58' 00" E | 111.00 |
| 6 | S 00° 00' 00" E | 111.00 |
| 7 | N 89° 58' 00" W | 111.00 |
| 8 | S 89° 58' 00" E | 111.00 |
| 9 | S 00° 00' 00" E | 111.00 |
| 10 | N 89° 58' 00" W | 111.00 |
| 11 | S 89° 58' 00" E | 111.00 |
| 12 | S 00° 00' 00" E | 111.00 |
| 13 | N 89° 58' 00" W | 111.00 |
| 14 | S 89° 58' 00" E | 111.00 |
| 15 | S 00° 00' 00" E | 111.00 |
| 16 | N 89° 58' 00" W | 111.00 |
| 17 | S 89° 58' 00" E | 111.00 |
| 18 | S 00° 00' 00" E | 111.00 |
| 19 | N 89° 58' 00" W | 111.00 |
| 20 | S 89° 58' 00" E | 111.00 |
| 21 | S 00° 00' 00" E | 111.00 |
| 22 | N 89° 58' 00" W | 111.00 |
| 23 | S 89° 58' 00" E | 111.00 |
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| 37 | N 89° 58' 00" W | 111.00 |
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| 56 | S 89° 58' 00" E | 111.00 |
| 57 | S 00° 00' 00" E | 111.00 |
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| 59 | S 89° 58' 00" E | 111.00 |
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| 90 | S 00° 00' 00" E | 111.00 |
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| 93 | S 00° 00' 00" E | 111.00 |
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| 95 | S 89° 58' 00" E | 111.00 |
| 96 | S 00° 00' 00" E | 111.00 |
| 97 | N 89° 58' 00" W | 111.00 |
| 98 | S 89° 58' 00" E | 111.00 |
| 99 | S 00° 00' 00" E | 111.00 |
| 100 | N 89° 58' 00" W | 111.00 |

NOTES:

1. Ties to section corner, exterior boundary and bearings based on a survey by James A. Fowler dated Nov. 9, 1983.
2. This survey is not valid unless sealed with an embossed surveyors seal.
3. Lands shown herein were not abstracted for rights of way, easements of record or ownership.

CERTIFICATE OF SURVEYOR - I HEREBY CERTIFY that the information shown herein is in accordance with a recent field survey made under my direction and that it is true and correct to the best of my knowledge and belief, and meets Minimum Technical Standards as set forth by the Board of Professional Land Surveyors, Florida Statutes Chapter 21-001-6.

FIELD BOOK HC-20
 CR11. 181. 2109.01.
 1/9/1981

[Signature]
 JOHN H. WILKINSON, II, P.L.S.
 REGISTERED LAND SURVEYOR 3520
 STATE OF FLORIDA
 12/07/81

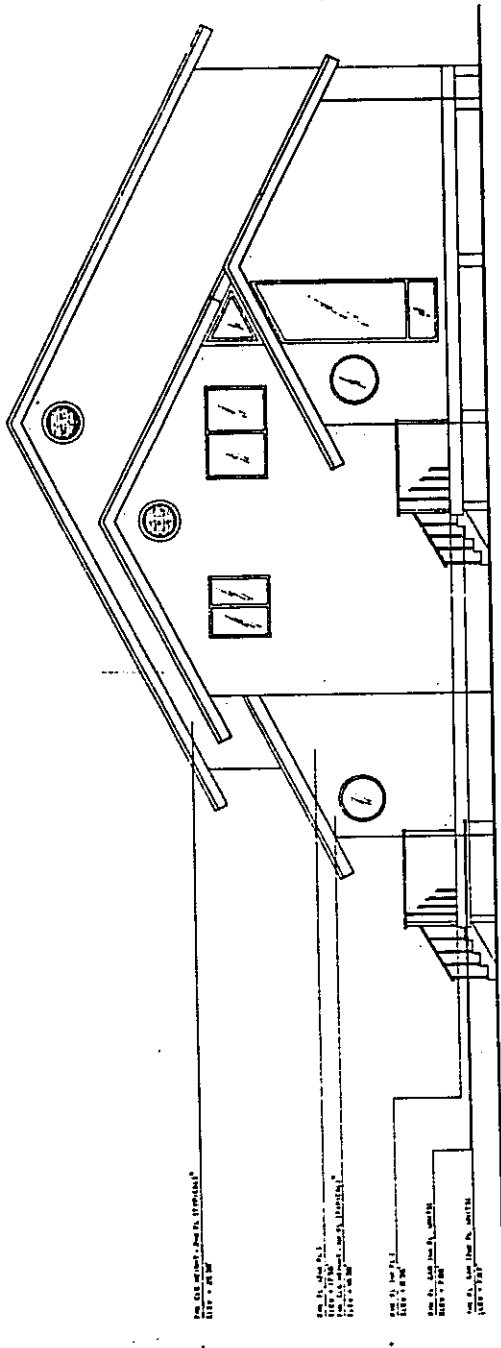
MORGAN & EKLUND
 PROFESSIONAL SURVEY CONSULTANTS

2050 40th AVE, SUITE 9 VERO BEACH, FL. 32960 305-969-2218
 1500 SE 3/4 CT (D-100) DEERFIELD BCH, FL. 33441 305-421-8882

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

O.R. 0785 PG 0890



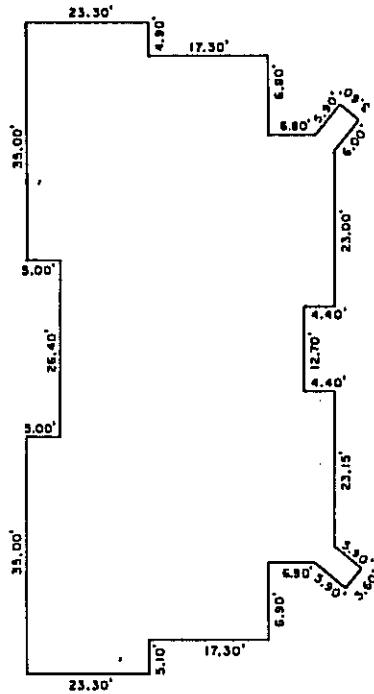
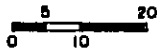


EAST ELEVATION

RIVER RUN C
BUILDING 6300

NOTED: SEE PLANS FOR
LOCATION OF ALL WINDOWS
AND DOORS
AND FOR ALL OTHER
NOTES

NOTE: ELEVATIONS SHOWN ARE BASED ON
ACTUAL U.S. COAST & GEODETIC
SURVEY BRASS BENCHMARK D-200 1960
ELEVATION 17.78 MSLVD.



RIVER RUN C
 BUILDING 6300
 AS - BUILT

EXHIBIT D-3
 Page 5

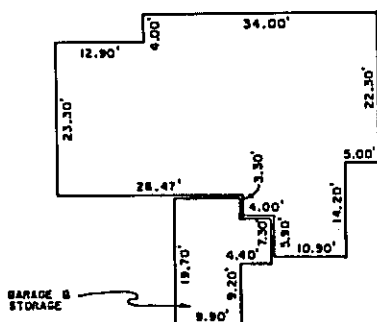
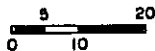
MORGAN & EKLUND

PROFESSIONAL SURVEY CONSULTANTS

2125 40th AVE, SUITE B 1500 SE 3rd CE (D-1001)
 VERO BEACH, FL 32980 OCEANFIELD BCH, FL 33441
 385-785-2218 385-421-6882

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

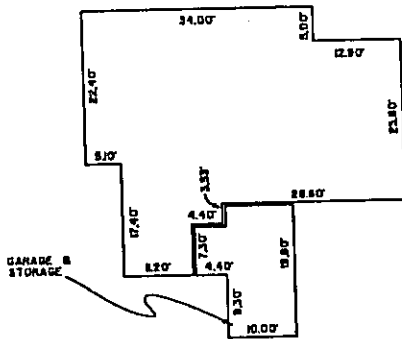
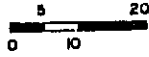
O.R. 0785 PG 0892



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 6302



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.

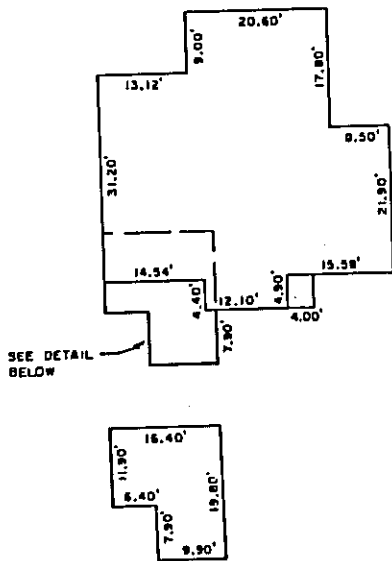
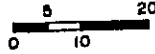
RIVER RUN C
 AS - BUILT UNIT BOUNDARY PLANS
 1st FLOOR
 UNIT 6304

EXHIBIT D-6
 Page 10

MORGAN & EKLUND
PROFESSIONAL SURVEY CONSULTANTS

2050 40th AVE, SUITE B VERO BEACH, FL. 32900 305-289-8218
 1500 SE 3rd CT (D-100) DEERFIELD BCH, FL. 33441 305-421-6882

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

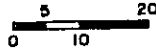


NOTES:

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, etc. have not been graphically illustrated.
4. Interior partitioning as part of the units is not shown.

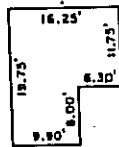
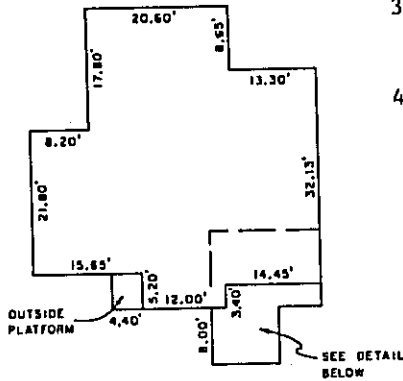
RIVER RUN C
 AS - BUILT UNIT BOUNDARY PLANS
 2nd FLOOR
 UNIT 6306

EXHIBIT D-6
 Page 11



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, etc. have not been graphically illustrated.
4. Interior partitioning as part of the units is not shown.



DETAIL OF GARAGE

RIVER RUN C
 AS-BUILT UNIT BOUNDARY PLANS
 2nd FLOOR
 UNIT 6308

EXHIBIT D-6
 Page 12

MORGAN & EKLUND
 PROFESSIONAL SURVEY CONSULTANTS

2030 40th AVE, SUITE B VERO BEACH, FL 32980 303-689-2210
 1500 SE 3/8 CT 10-1001 DEERFIELD BCH, FL 33441 305-421-8882

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

RIVER RUN C

A CONDOMINIUM

6300 River Run Drive

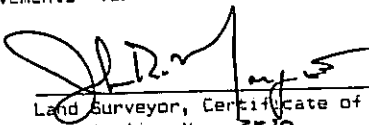
I, John R. Morgan, of Vero Beach, Indian River County, Florida, certify as follows:

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, located at 6100 River Run Drive, Sebastian, Indian River County, Florida, and in compliance with Chapter 71B, Florida Statutes.

3. That all planned improvements, including but not limited to landscaping, utility services and access to each unit, and common element facilities serving Building 2 (No. 6300) of River Run C, a Condominium, as set forth in the foregoing Declaration have been substantially completed so that with the survey of the land as set forth in Exhibits B attached hereto, together with the plot plans as set forth in Exhibits D attached hereto, showing the unit building 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 2 (No. 6300), and that the aforementioned material is an accurate representation of the location and dimensions of such 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.

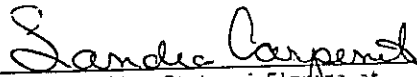

Land Surveyor, Certificate of
Registration No. 3520
State of Florida

Sworn to and subscribed before me this

4th day of December, 1987

(seal)




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

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: NOV. 1, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.