

Rec 5

538778

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

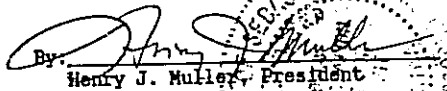
RIVER RUN C, A CONDOMINIUM  
6100 RIVER RUN DRIVE  
SEBASTIAN, FLORIDA 32958

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 February, 1988, 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.

  
Witness

By:   
Henry J. Muller, President

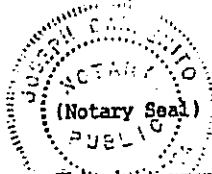
  
Witness

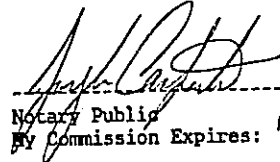
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

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 4 day of February, 1988.

RETURN TO: COMMERCIAL TITLE SERVICES



  
Notary Public  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Dec. 4, 19  
Bonded thru Troy Fair Insurance Co.

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

RECORDED  
INDEXED  
FEB 5 AM 10:35  
FRENCH  
CLERK OF DISTRICT COURT  
INDIAN RIVER COUNTY, FLA.  
Muller Enterprises, Inc.  
Muller Enterprises, Inc.

E

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 February, 1988 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 Building 6 ( 6401 ) 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 5; D-3, Page 6; D-6, Pages 13 to 16; E Page 4

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:

Sandra Carpenter  
Witness

[Signature]  
Witness

Sandra Carpenter  
Witness

[Signature]  
Witness

RIVER RUN OF SEBASTIAN CONDOMINIUM  
ASSOCIATION, INC.

By: [Signature]  
Henry J. Muller, President

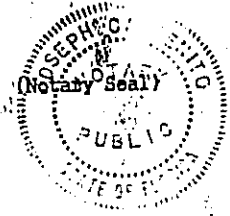
MULLER ENTERPRISES, INC., a Florida  
corporation

By: [Signature]  
Henry J. Muller, President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

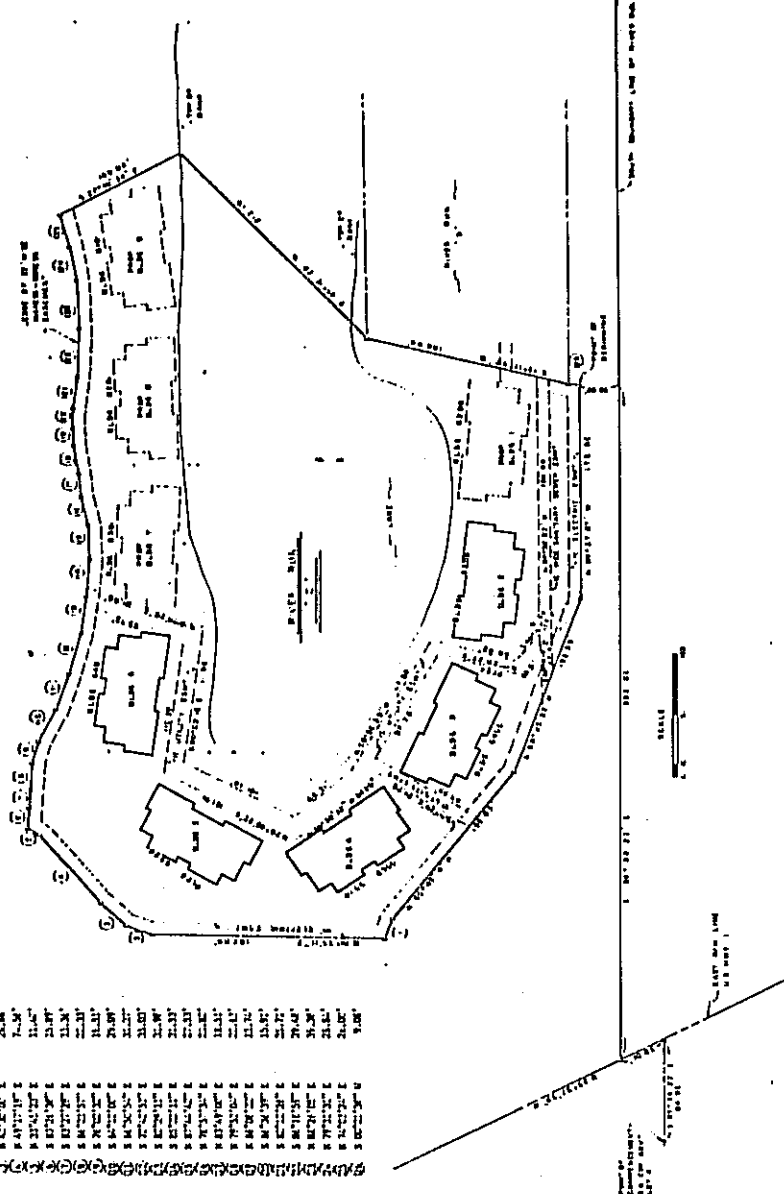
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Henry J. Muller, well known to me to be the President of River Run of Sebastian Condominium Association, Inc. and the President of Muller Enterprises, 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 4 th day of February, 1988.



*[Signature]*  
-----  
Notary Public, State of Florida  
My Commission Expires: My Commission Expires Dec. 4, 1988  
Bonded thru Toy Fair - Insurance Inc.

Exhibit B  
Page 3



BACKSIGHT	SIGHTS
11.12	11.12
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11.99	11.99
12.00	12.00

**NOTES:**

1. Ties to section corner, exterior boundary and bearings based on a survey by James A. Foster dated Nov. 9, 1983.
2. This survey is not valid unless sealed with an embossed surveyors seal.
3. Liens 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 21-181-6.

FIELD BOOK 18-20  
CONT. NO. 2109.01  
1/9/1987

JOHN R. MORGAN, II, P.L.S.  
REGISTERED LAND SURVEYOR 3520  
STATE OF FLORIDA

2/5/88

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

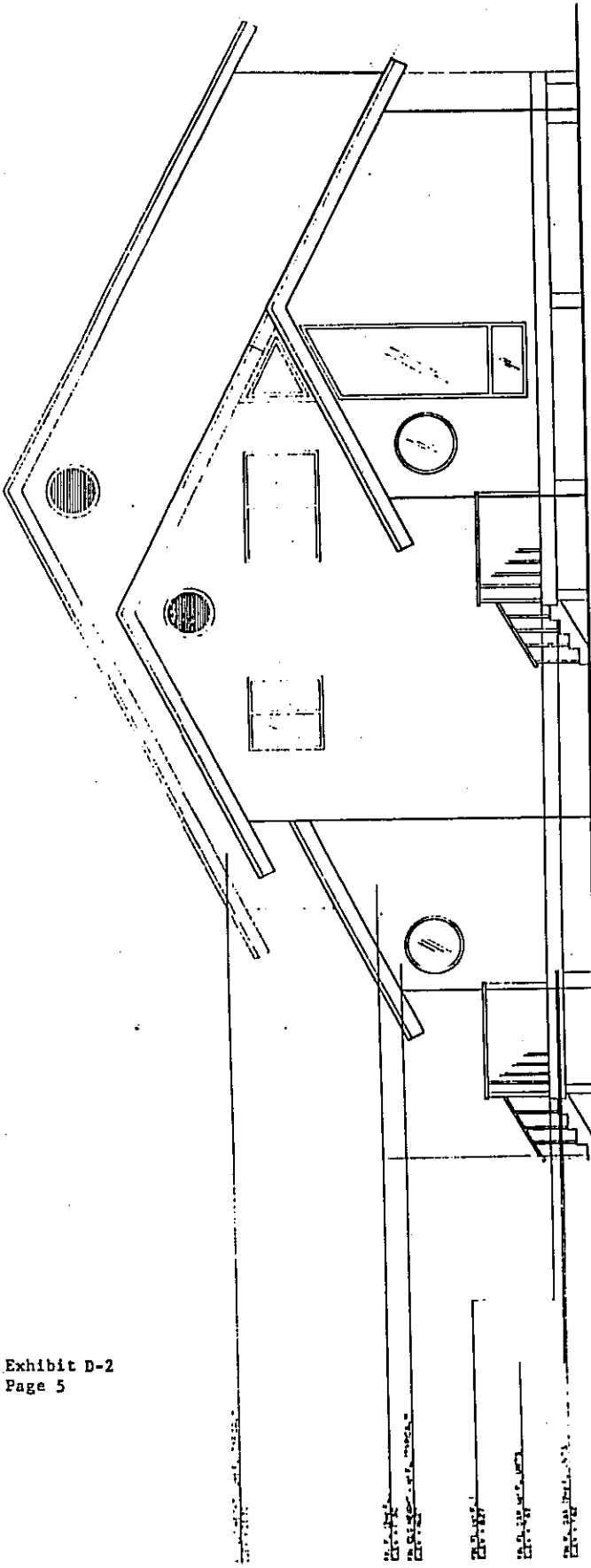
2050 40th AVE, SUITE 9 VERO BEACH, FL. 32980  
305-888-2218

1300 SE 3rd CT (D-100) DEERFIELD BCH, FL. 33441  
305-421-8888

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



Exhibit D-2  
Page 5

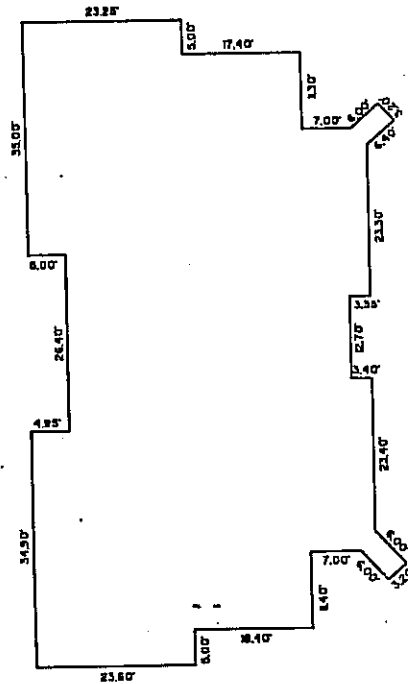
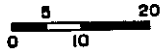


EAST ELEVATION

RIVER RUN C  
BUILDING 6401

QUALIFIED CONTRACTOR  
LIVING, DR. & BATH  
KITCHEN, HALL, BLDG.  
NO. 6401, R.R. 1  
SECTION 71, 1948

NOTE: ELEVATIONS SHOWN ARE BASED ON  
ACTUAL U.S. COAST & GEODETIC  
SURVEY BRASS DISK D - 200 195C  
ELEVATION 778 NGVD



RIVER RUN C  
 BUILDING 6401  
 AS - BUILT

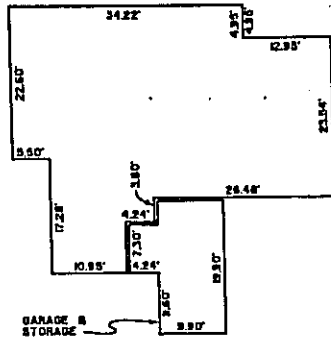
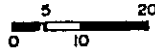
Exhibit D-3  
 Page 6

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

2050 401A AVE, SUITE 9      1500 SE 314 CT (D-1001)  
 VERO BEACH, FL 32980      DEERFIELD BCH, FL 33441  
 305-569-8216                      305-421-6888

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

O. R. 0789 PG 2321



**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.

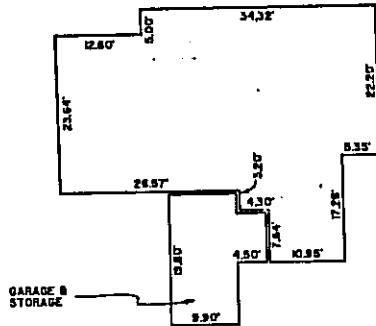
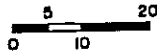
RIVER RUN C  
 AS - BUILT UNIT BOUNDARY PLANS  
 1st FLOOR  
 UNIT 6404

Exhibit D-6  
 Page 14

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

2050 40th AVE, SUITE 9    1500 SE 3rd CT (D-100)  
 VERO BEACH, FL 32906    DEERFIELD BCH, FL 33441  
 305-569-2210    305-481-8882

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



**NOTES:**

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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  
 1st FLOOR  
 UNIT 6402

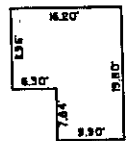
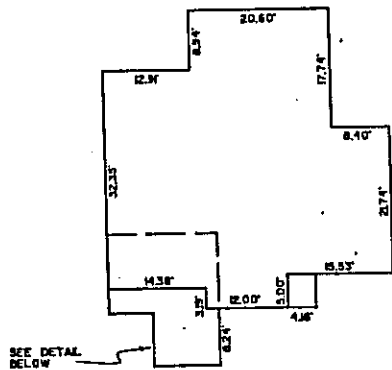
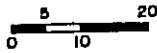
Exhibit D-6  
 Page 13

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

2050 ANNA AVE., SUITE B DEERFIELD BCH, FL 33441  
 VERU #FACI, FL - 32980  
 505-589-8210 502-421-8882

INDUSTRIAL • MORTGAGE • IRVING • CONSTRUCTION • TOPOGRAPHIC • CONTROL • HYDROGRAPHIC SURVEYS





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, 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

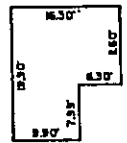
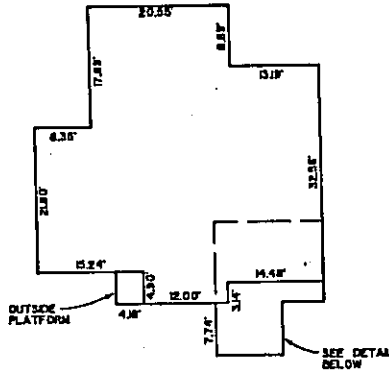
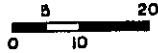
2nd FLOOR  
UNIT 6406

Exhibit D-6  
Page 15

**MORGAN & EKLUND**  
PROFESSIONAL SURVEY CONSULTANTS

2050 40th AVE, SUITE B 1900 SE 3/4 CT 10-1001  
VERO BEACH, FL. 32960 DEERFIELD BCH, FL 33441  
305-569-2218 315-421-6662

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



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 6408

Exhibit D-6  
 Page 16

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

7050 ANIR AVE, SUITE 9      1500 SE 3rd CT (D-100)  
 VERO BEACH, FL. 32980      DEERFIELD BCH, FL 33441  
 305-565-2218                      305-481-6882

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

O.R. 0789 PG 2325

RIVER RUN C

A CONDOMINIUM

6100 River Run Drive

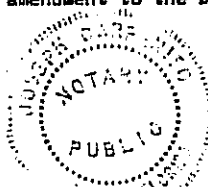
I, John R. Morgan, of Vero Beach, Indian River County, Florida, certify as follows:

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 718, 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 6 (No. 6401) 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 6 (No. 6401), 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.



*John R. Morgan*  
\_\_\_\_\_  
Land Surveyor, Certificate of  
Registration No. 3520  
State of Florida

Sworn to and subscribed before me this

5th day of February, 1988

*Joseph C. [Signature]*  
\_\_\_\_\_  
Notary Public, State of Florida at  
Large. My Commission expires

Notary Public, State of Florida  
My Commission Expires Dec. 4, 1989  
Bonded thru Troy Inc. - Insurance Inc.

Exhibit E  
Page 4