

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

THIS AMENDMENT, made this 25th day of March, 1988 by River Run of Sebastian Condominium Association, Inc., a Florida Not-for-Profit corporation, hereinafter called "Association" and River Run Development, 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 1 (6200) 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 6; D-3 Page 7; D-6 Pages 17 to 20; E, Page 5 Exhibit B, Page 3 is hereby replaced with the attached Exhibit B, Page 3 attached hereto and made a part hereof are hereby added to said Declaration.

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, RIVER RUN DEVELOPMENT, 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:

RIVER RUN OF SEBASTIAN CONDOMINIUM  
ASSOCIATION, INC.

*Linda Lundeen*  
-----  
Witness

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

*Joseph Carter*  
-----  
Witness

RIVER RUN DEVELOPMENT, INC.,  
a Florida corporation

*Linda Lundeen*  
-----  
Witness

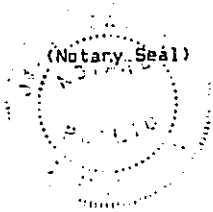
By: *Henry J. Muller*  
-----  
Henry J. Muller, President

*Joseph Carter*  
-----  
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 the President of RIVER RUN DEVELOPMENT, 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 25th day of March, 1988.



*[Handwritten Signature]*  
-----  
Notary Public

My Commission Expires: Notary Public, State of Florida  
My Commission Expires Dec. 4, 1988  
Issued from 'They Talk' Insurance Co.

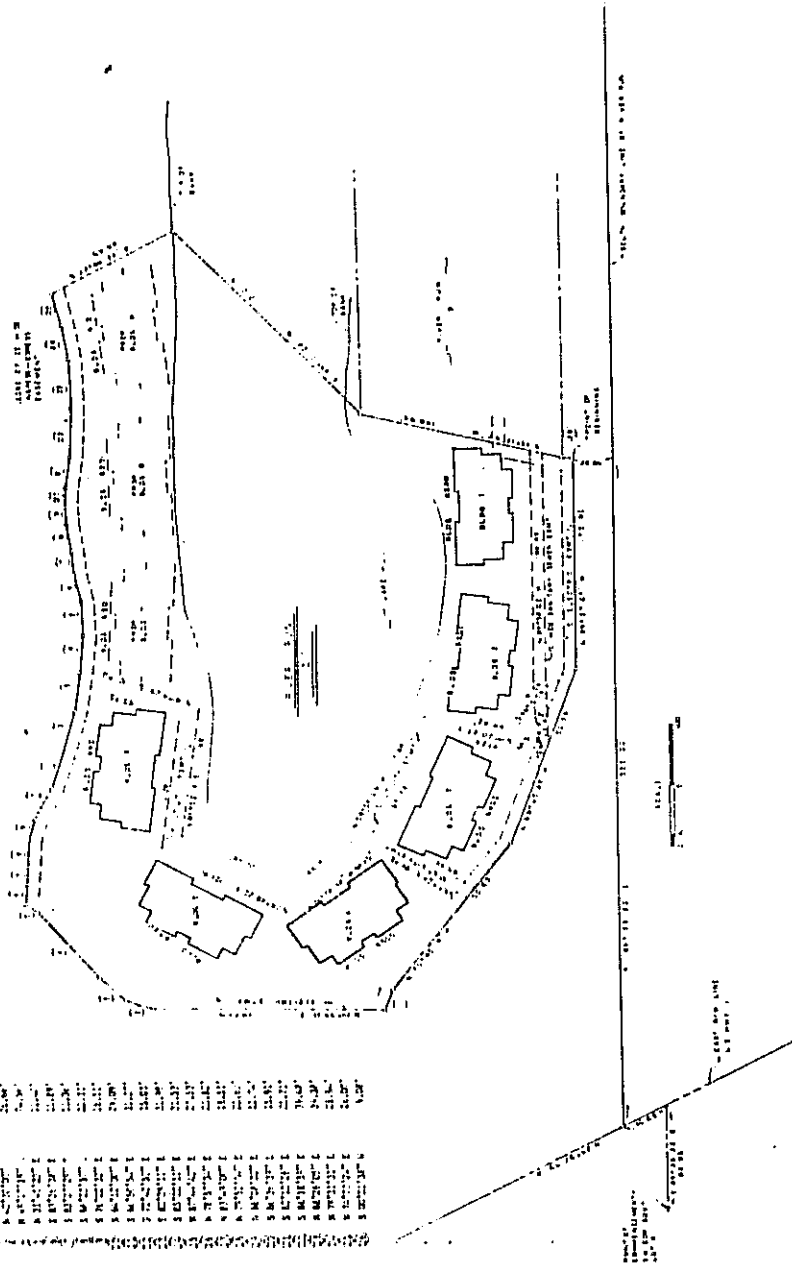


EXHIBIT B  
Page 3

LINE	BEARING	DISTANCE
1	N 89° 15' 00" W	100.00
2	S 89° 15' 00" E	100.00
3	S 00° 00' 00" E	100.00
4	N 89° 15' 00" W	100.00
5	S 89° 15' 00" E	100.00
6	S 00° 00' 00" E	100.00
7	N 89° 15' 00" W	100.00
8	S 89° 15' 00" E	100.00
9	S 00° 00' 00" E	100.00
10	N 89° 15' 00" W	100.00
11	S 89° 15' 00" E	100.00
12	S 00° 00' 00" E	100.00
13	N 89° 15' 00" W	100.00
14	S 89° 15' 00" E	100.00
15	S 00° 00' 00" E	100.00
16	N 89° 15' 00" W	100.00
17	S 89° 15' 00" E	100.00
18	S 00° 00' 00" E	100.00
19	N 89° 15' 00" W	100.00
20	S 89° 15' 00" E	100.00
21	S 00° 00' 00" E	100.00
22	N 89° 15' 00" W	100.00
23	S 89° 15' 00" E	100.00
24	S 00° 00' 00" E	100.00
25	N 89° 15' 00" W	100.00
26	S 89° 15' 00" E	100.00
27	S 00° 00' 00" E	100.00
28	N 89° 15' 00" W	100.00
29	S 89° 15' 00" E	100.00
30	S 00° 00' 00" E	100.00
31	N 89° 15' 00" W	100.00
32	S 89° 15' 00" E	100.00
33	S 00° 00' 00" E	100.00
34	N 89° 15' 00" W	100.00
35	S 89° 15' 00" E	100.00
36	S 00° 00' 00" E	100.00
37	N 89° 15' 00" W	100.00
38	S 89° 15' 00" E	100.00
39	S 00° 00' 00" E	100.00
40	N 89° 15' 00" W	100.00
41	S 89° 15' 00" E	100.00
42	S 00° 00' 00" E	100.00
43	N 89° 15' 00" W	100.00
44	S 89° 15' 00" E	100.00
45	S 00° 00' 00" E	100.00
46	N 89° 15' 00" W	100.00
47	S 89° 15' 00" E	100.00
48	S 00° 00' 00" E	100.00
49	N 89° 15' 00" W	100.00
50	S 89° 15' 00" E	100.00
51	S 00° 00' 00" E	100.00
52	N 89° 15' 00" W	100.00
53	S 89° 15' 00" E	100.00
54	S 00° 00' 00" E	100.00
55	N 89° 15' 00" W	100.00
56	S 89° 15' 00" E	100.00
57	S 00° 00' 00" E	100.00
58	N 89° 15' 00" W	100.00
59	S 89° 15' 00" E	100.00
60	S 00° 00' 00" E	100.00
61	N 89° 15' 00" W	100.00
62	S 89° 15' 00" E	100.00
63	S 00° 00' 00" E	100.00
64	N 89° 15' 00" W	100.00
65	S 89° 15' 00" E	100.00
66	S 00° 00' 00" E	100.00
67	N 89° 15' 00" W	100.00
68	S 89° 15' 00" E	100.00
69	S 00° 00' 00" E	100.00
70	N 89° 15' 00" W	100.00
71	S 89° 15' 00" E	100.00
72	S 00° 00' 00" E	100.00
73	N 89° 15' 00" W	100.00
74	S 89° 15' 00" E	100.00
75	S 00° 00' 00" E	100.00
76	N 89° 15' 00" W	100.00
77	S 89° 15' 00" E	100.00
78	S 00° 00' 00" E	100.00
79	N 89° 15' 00" W	100.00
80	S 89° 15' 00" E	100.00
81	S 00° 00' 00" E	100.00
82	N 89° 15' 00" W	100.00
83	S 89° 15' 00" E	100.00
84	S 00° 00' 00" E	100.00
85	N 89° 15' 00" W	100.00
86	S 89° 15' 00" E	100.00
87	S 00° 00' 00" E	100.00
88	N 89° 15' 00" W	100.00
89	S 89° 15' 00" E	100.00
90	S 00° 00' 00" E	100.00
91	N 89° 15' 00" W	100.00
92	S 89° 15' 00" E	100.00
93	S 00° 00' 00" E	100.00
94	N 89° 15' 00" W	100.00
95	S 89° 15' 00" E	100.00
96	S 00° 00' 00" E	100.00
97	N 89° 15' 00" W	100.00
98	S 89° 15' 00" E	100.00
99	S 00° 00' 00" E	100.00
100	N 89° 15' 00" W	100.00

**NOTES:**

1. This is position corner, exterior boundary and bearings based on a survey by James A. Baker dated Dec. 9, 1963.
2. This survey is not valid unless sealed with an authorized surveyors seal.
3. Easement 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 21-101-6.

FIELD BOOK 10-20  
CCEB, 19, 2109.01  
1/9/1988

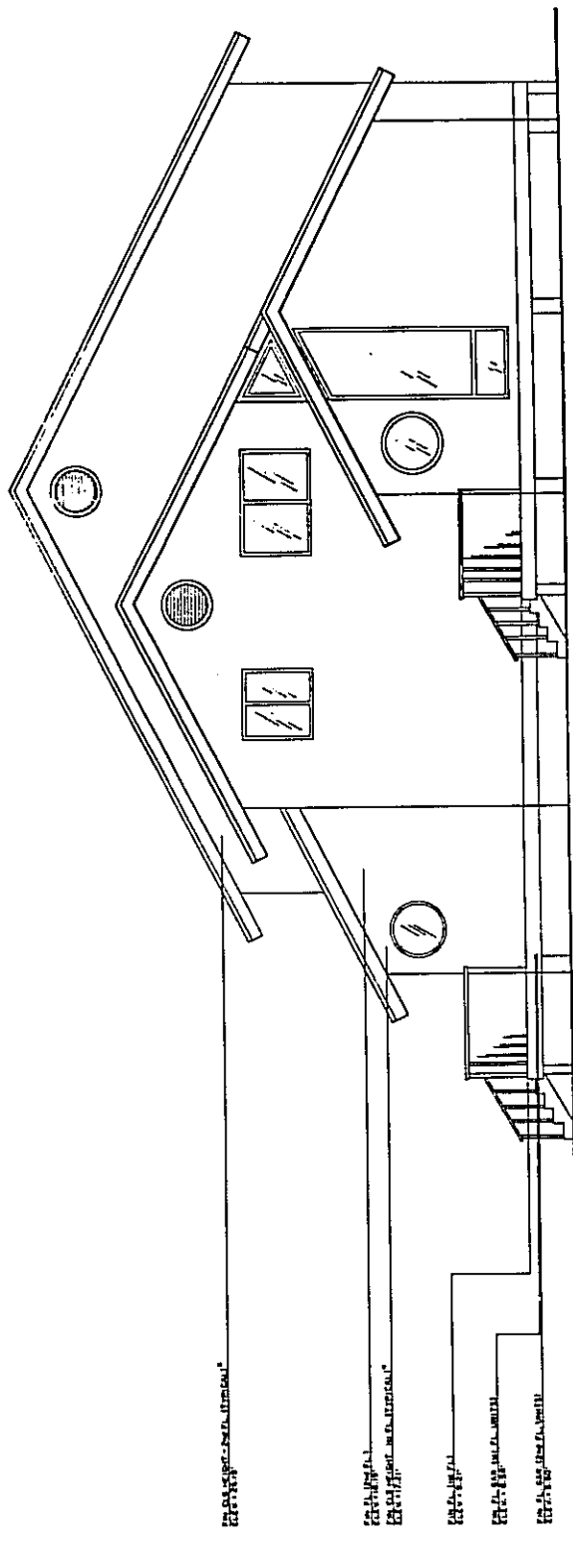
*[Signature]*  
JOHN K. LORAN, II, P.L.S.  
REGISTERED LAND SURVEYOR 3520  
STATE OF FLORIDA

**MORGAN & EKLUND**  
PROFESSIONAL SURVEY CONSULTANTS

2030 40th AVE, SUITE 9 1500 SE 3rd CT (D-100)  
VERD BEACH, FL 32980 DEERFIELD BCH, FL 33441  
305-569-8818 305-421-6882

O.R. 797 PG 0433



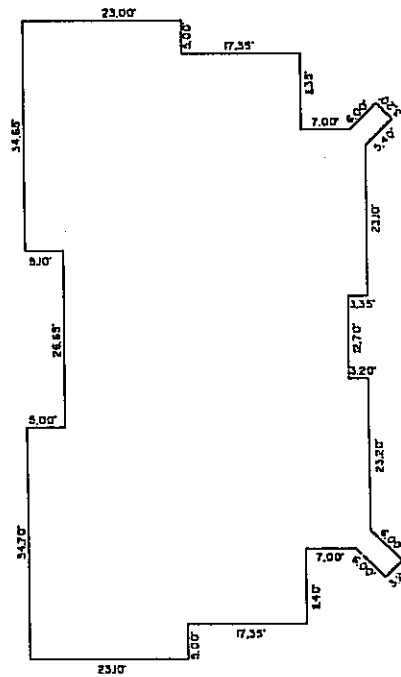
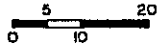


EAST ELEVATION

RIVER RUN C  
BUILDING 6200

UNLESS OTHERWISE NOTED  
ALL DIMENSIONS ARE IN FEET  
AND INCHES  
ELEVATION 1778 HIGHER

NOTE: ELEVATIONS SHOWN ARE BASED ON  
ELEVATION POINT A, GEODETIC  
SURVEY BRASS DISK D-200 1960  
ELEVATION 1778 HIGHER



RIVER RUN C  
 BUILDING 6200  
 AS - BUILT

EXHIBIT D-3  
 Page 7

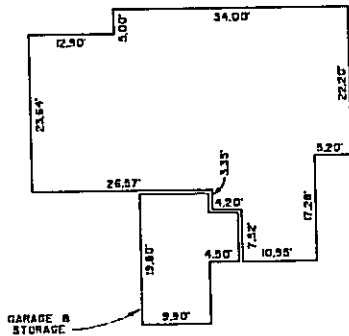
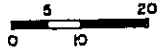
*[Handwritten signature]*  
 4/11/88

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

2050 40th AVE, SUITE 8      1500 SE 3rd CT (D-100)  
 VERO BEACH, FL 32906      DEERFIELD BCH, FL 33441  
 305-589-2218                  305-421-8882

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

O.R. 797 PG 0435



**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  
 1st FLOOR  
 UNIT 6202

EXHIBIT D-6  
 Page 17

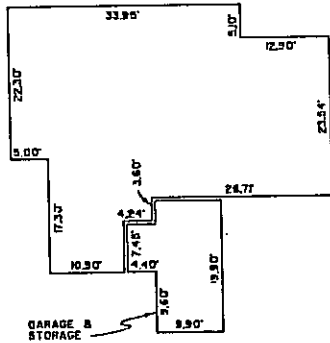
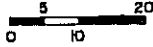
*[Handwritten Signature]*  
 4/11/88

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

2050 40th AVE., SUITE 9    1500 SE 3/4 CT (O-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. 797 PG 0436



**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.

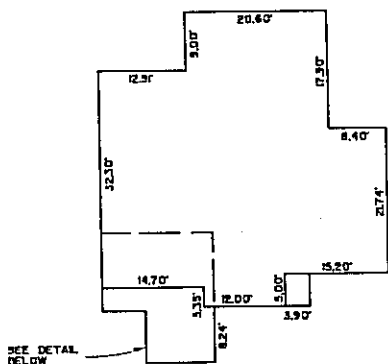
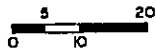
RIVER RUN C  
 AS - BUILT UNIT BOUNDARY PLANS  
 1st FLOOR  
 UNIT .6204

EXHIBIT D-6  
 Page 18

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

2050 40th AVE, SUITE 9      1500 SE 3rd CT 10-1001  
 VERO BEACH, FL 32980      DEERFIELD BCH, FL 33441  
 305-569-2218                      305-421-8882

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 .6206

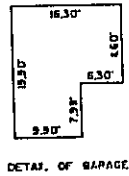
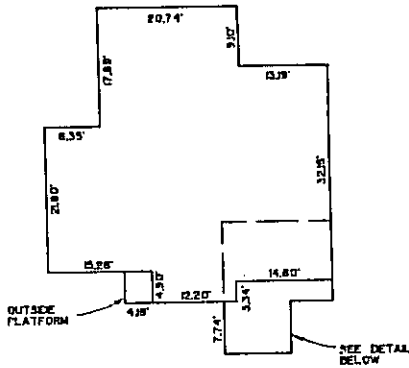
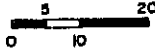
EXHIBIT D-6  
 Page 19

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

2050 40th AVE, SUITE 9    1500 SE 3rd CT (D-100)  
 VERO BEACH, FL 32980    DEERFIELD BCH, FL 33441  
 305-588-2218                305-481-8882

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 620B

*J. Morgan & Eklund*  
 4/11/88

EXHIBIT D-6  
 Page 20

**MORGAN & EKLUND**  
 PROFESSIONAL SURVEY CONSULTANTS

2050 40th AVE, SUITE 9 VERO BEACH, FL. 32960 305-569-2318  
 1500 SE 3rd CT (D-100) DEERFIELD BCH, FL. 33441 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:

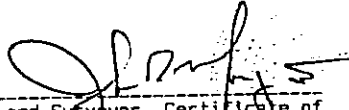
1. That I am a land surveyor, duly authorized to practice in the State of Florida, having Certificate of Registration No. 3520, State of Florida.

2. That this certificate is made as to RIVER RUN C, a Condominium, 6100 River Run Drive, Sebastian, Florida.

3. That all planned improvements, including but not limited to the landscaping, utility services and access to each unit, and common element facilities serving Building 1 (No. 6200) 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 Exhibit B attached hereto, together with the plot plans and other drawings as set forth in Exhibits D-2, D-3, D-6 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 1 (No. 6200) 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 5th day of April 1988.

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

Sworn to and subscribed before me this  
5th day of April, 1988.

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

549391

JOINER AND CONSENT OF MORTGAGEE

The undersigned, DONALD D. DORAN and LOUISE S. DORAN, his wife, the owners and holders of that certain mortgage upon land described therein situate in Indian River County, Florida, which mortgage is recorded in Official Record Book 674, Page 898, Public Records of Indian River County, Florida, which encumbers land included in the Declaration of Condominium of RIVER RUN C, a Condominium, which said Declaration was recorded in Official Record Book 764, Page 322, Public Records of Indian River County, Florida, hereby join in and consent to the Amendment adding Building 1 to said Condominium as recorded in Official Record Book 797 Page 430 ; but that all their right, title and interest as conveyed or mortgaged previous to said Amendments are and shall be treated as conveyances and mortgage in accordance with the Declaration as amended.

Witnesses:

Connie S. Doran

Date:

Donald D. Doran  
DONALD D. DORAN

Louise S. Doran  
LOUISE S. DORAN

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DONALD D. DORAN and LOUISE S. DORAN, his wife, well known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 31<sup>st</sup> day of March, 1988.

Connie S. Doran

Notary Public  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Oct. 12, 1989  
Boasted thru Top Ten - Insurance Inc.

(Notary Seal)



FILED FOR RECORD  
AND PAGE ABOVE  
CORRECTLY VERIFIED  
98 APR 29 PM 3:49  
FRENDA WRIGHT  
CLERK OF CIRCUIT COURT  
INDIAN RIVER CO., FLA.  
BY Maria W. Williams, D.C.