

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
RIVER RUN DOCK
A CONDOMINIUM

THIS FIRST AMENDMENT, is made this 16th day of November, 1988, by River Run Development, Inc., a Florida corporation, hereinafter called "Developer," for itself, its successors and assigns; and River Run of Sebastian Condominium Association, Inc., hereinafter called "Association."

WITNESSETH:

WHEREAS, the Developer recorded in the Public Records of Indian River County, Florida that certain Declaration of Condominium of RIVER RUN DOCK, a Condominium, which Declaration was dated June 1, 1987, and recorded April 29, 1988, in Official Record Book 707, Page 342; and

WHEREAS, Paragraph 37 of the said Declaration provides that the same may be amended; and

WHEREAS, the Developer is the sole owner of all units in RIVER RUN DOCKS, a Condominium;

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

1. By the deletion therefrom of the legal description appended thereto as Exhibit A, and the substitution for such deleted Exhibit A with Exhibit A-1 attached hereto and made a part hereof;

2. By the deletion therefrom of the survey appended thereto as Exhibit B, and the substitution for such deleted Exhibit B with Exhibit B-1 attached hereto and made a part hereof;

3. By the withdrawal from condominium ownership of the lands described in Exhibit A-2 hereto which is to be designated as Recreational Walkway Area.

4. By the addition of Survey of Recreational Walkway Area as Exhibit B-2 attached hereto and made a part hereof and Detail of Slips and Docks as Exhibit B-3 attached hereto and made a part hereof.

5. By the deletion of Easement Deed appended thereto as Exhibit F and its attachments labeled ED and the substitution for such deleted Exhibit F with Exhibit F-1 and its attachments labeled FF attached hereto and made a part hereof.

6. By the notation that Paragraph 12 was intentionally omitted and left blank.

7. By the deletion of Paragraph 7 and the substitution for such deleted Paragraph with the following:

"7. Improvements - General Description.

a. The Condominium consists of 45 slips and 20 docks and navigable waterways located on a parcel of land to the east of U.S. Highway 1.

b. Limited Common Elements are the docks adjacent to the slips, which docks are limited to the use of the adjoining slip owners."

8. By the deletion of Paragraph 8 and the substitution for such deleted Paragraph with the following:

"8. Unit Boundaries. Each Unit shall include the area of waterway adjacent to a dock or seawall or walkway as shown on Exhibit B from the water's surface down to the underlying bottom land and shall include the air space above the designated area."

9. By the substitution of Exhibit E therein with Exhibit E attached hereto.

In all other respects, the Declaration of Condominium is ratified as recorded.

IN WITNESS WHEREOF, the Developer and Declarer, River Run Development, Inc., a Florida corporation, has executed this First Amendment to the Declaration of Condominium of RIVER RUN DOCK, a Condominium, the day and year first above written.

Signed, sealed and delivered in the presence of

Sandra Carpenter
[Signature]

RIVER RUN DEVELOPMENT, INC.

By: [Signature]
Henry J. Muller, Pres.

Attests: [Signature]

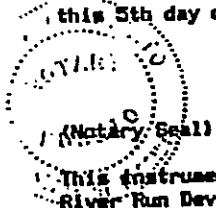
(corp. seal)

"Developer"

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 Development, 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 5th day of December, 1988.



Sandra Carpenter

Notary Public
My Commission Expires:

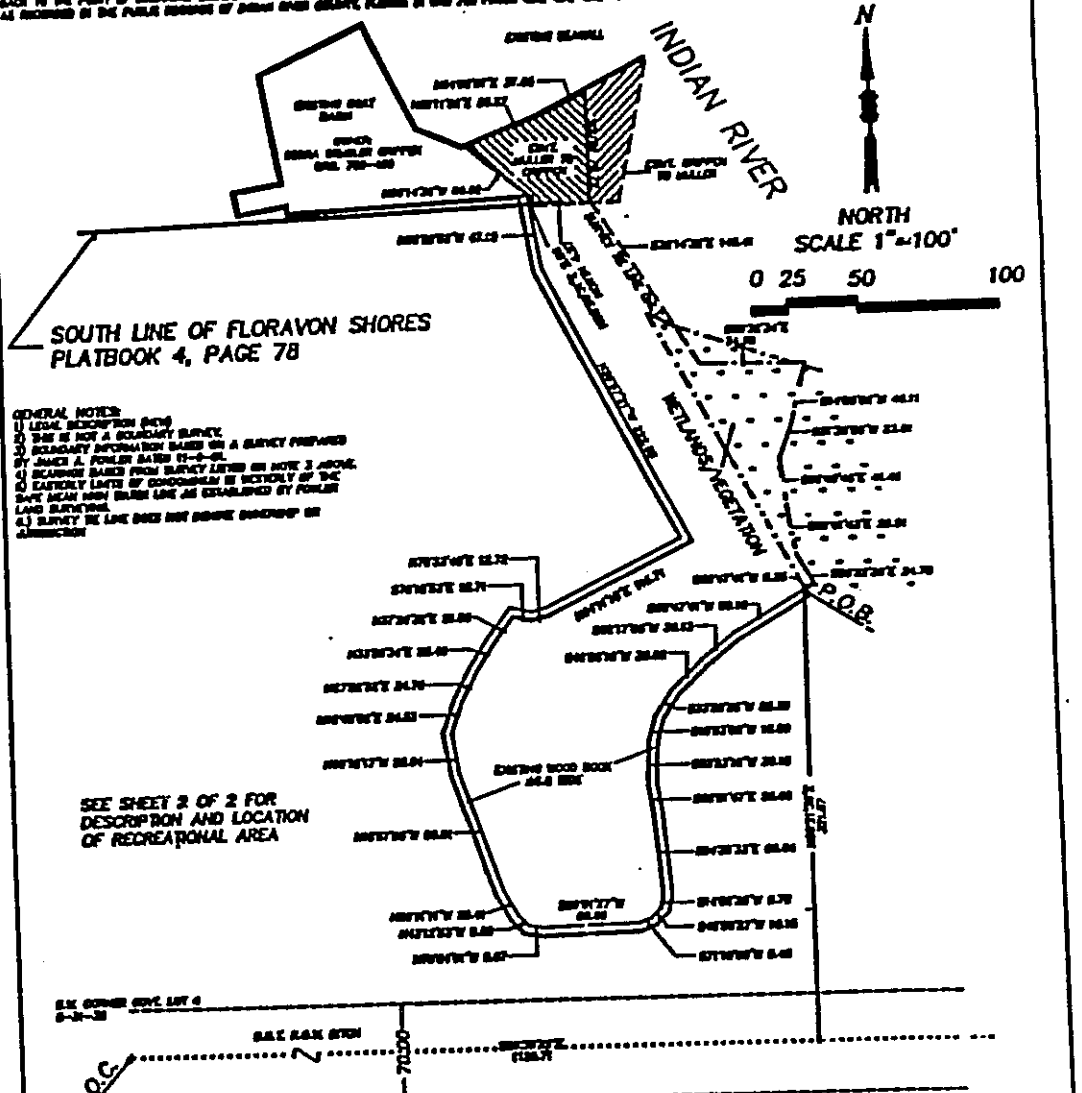
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: NOV. 1, 1991.
DONOR: THOMAS NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:
River Run Development, Inc.
65 Royal Palm Blvd., Suite A
Vero Beach, Florida 32960

DESCRIPTION: BEING A PART OF GOVT. LOTS 3 AND 4 SECTION 8, TOWNSHIP 31 SOUTH, RANGE 20 EAST AND FLORIAN SHORES AS RECORDED IN PLAINBOOK 4, PAGE 78, PUBLIC RECORDS OF HOKAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: THENCE N00°21'39"E. 321.87 FEET TO CORNER AT THE S.W. CORNER OF SAID GOVT. LOT 4, THENCE S06°32'27"E. ALONG THE PERPENDICULAR OF SAID RIVER RUN DOCKS, A COMPOUND: S08°47'41"W. 58.16; S92°17'05"W. 30.16; S13°07'28"W. 22.18; S15°31'08"W. 18.00; S03°25'18"W. 20.15; S04°35'32"E. 60.04; S14°02'25"W. 8.76; S01°15'00"W. 8.48; S89°01'27"W. 68.88; N78°54'01"W. 8.87; N43°25'37"W. 8.58; N28°11'11"W. 20.41; N16°57'55"W. 90.01; N09°16'17"W. 190.41; S01°15'00"W. 8.48; S89°01'27"W. 68.88; N78°54'01"W. 8.87; N43°25'37"W. 8.58; S16°35'32"E. 12.71; N76°23'40"E. 12.72; N64°11'15"E. 118.71; N28°57'21"W. 222.55; S01°15'00"E. 10.15; S71°10'00"W. 8.48; S89°01'27"W. 68.88; N78°54'01"W. 8.87; N43°25'37"W. 8.58; S16°35'32"E. 12.71; N76°23'40"E. 12.72; N64°11'15"E. 118.71; N28°57'21"W. 222.55; N18°48'02"E. 74.53; N27°32'27"E. 24.76; N13°50'24"E. 25.48; N27°28'12"E. 21.06; S16°35'32"E. 12.71; N76°23'40"E. 12.72; N64°11'15"E. 118.71; N28°57'21"W. 222.55; N09°28'53"W. 47.18; N08°30'31"E. 2.66; NORTH 437' N50°14'38"W. 60.52; N08°11'32"E. 26.22; N04°00'07"E. 37.08; SOUTH 78.72; S31°14'32"E. 140.41; S08°21'34"E. 74.50; S14°05'07"W. 48.11; S21°28'02"W. 21.81; S08°48'45"E. 41.44; S08°41'43"E. 28.51; S28°27'20"E. 24.78; S89°47'41"W. 8.29 FEET BACK TO THE POINT OF BEGINNING SUBJECT TO A PERPETUAL NON EXCLUSIVE EASEMENT FOR HIGHWAY AND CROSS OVER SUCH PORTION OF THE CHANNEL AS RECORDED IN THE PUBLIC RECORDS OF HOKAN RIVER COUNTY, FLORIDA IN ONE 219 PAGES 420, 421, 422, 423 AND 424.

A CONDOMINIUM

DESCRIPTION BEING A PART OF SAID LOTS 2 AND 4, SECTION 4, TOWNSHIP 30 NORTH, RANGE 28 EAST AND FLORAVON SHOES AS SHOWN IN PLATBOOK 4, PAGE 78. PLATBOOK 4 OF SAID COUNTY FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: ...



GENERAL NOTES:
 1) LEGAL DESCRIPTION SHOWS
 2) THIS IS NOT A BOUNDARY SURVEY
 3) BOUNDARY INFORMATION BASED ON A SURVEY PREPARED BY JAMES A. POWERS DATED 10-6-68.
 4) BOUNDARY BASED FROM SURVEY LINES ON NOTE 3 ABOVE.
 5) EASTERN LOTS OF CONDOMINIUM IN SECTION 4 OF THE SAID BEAN MEAN BOUNDARY LINE AS ESTABLISHED BY POWERS 1968 SURVEY.
 6) SURVEY LINE DOES NOT SHOW OWNERSHIP OR INTEREST.

SEE SHEET 2 OF 2 FOR DESCRIPTION AND LOCATION OF RECREATIONAL AREA

FLOOD ZONE N/A		N/A	DATE	REVISED
STREET ADDRESS		N/A	8/4/88	DOCK LOCATION 1
TYPE OF SURVEY		CONDOMINIUM DOCUMENT SURVEY		

CERTIFICATION: I, LEO REED, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED 8-21-88, AND SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND 21HH-6 OF THE ADMINISTRATIVE CODE.

CERTIFIED TO: HENRY MILLER _____
 LEO REED R.L.S. 43916

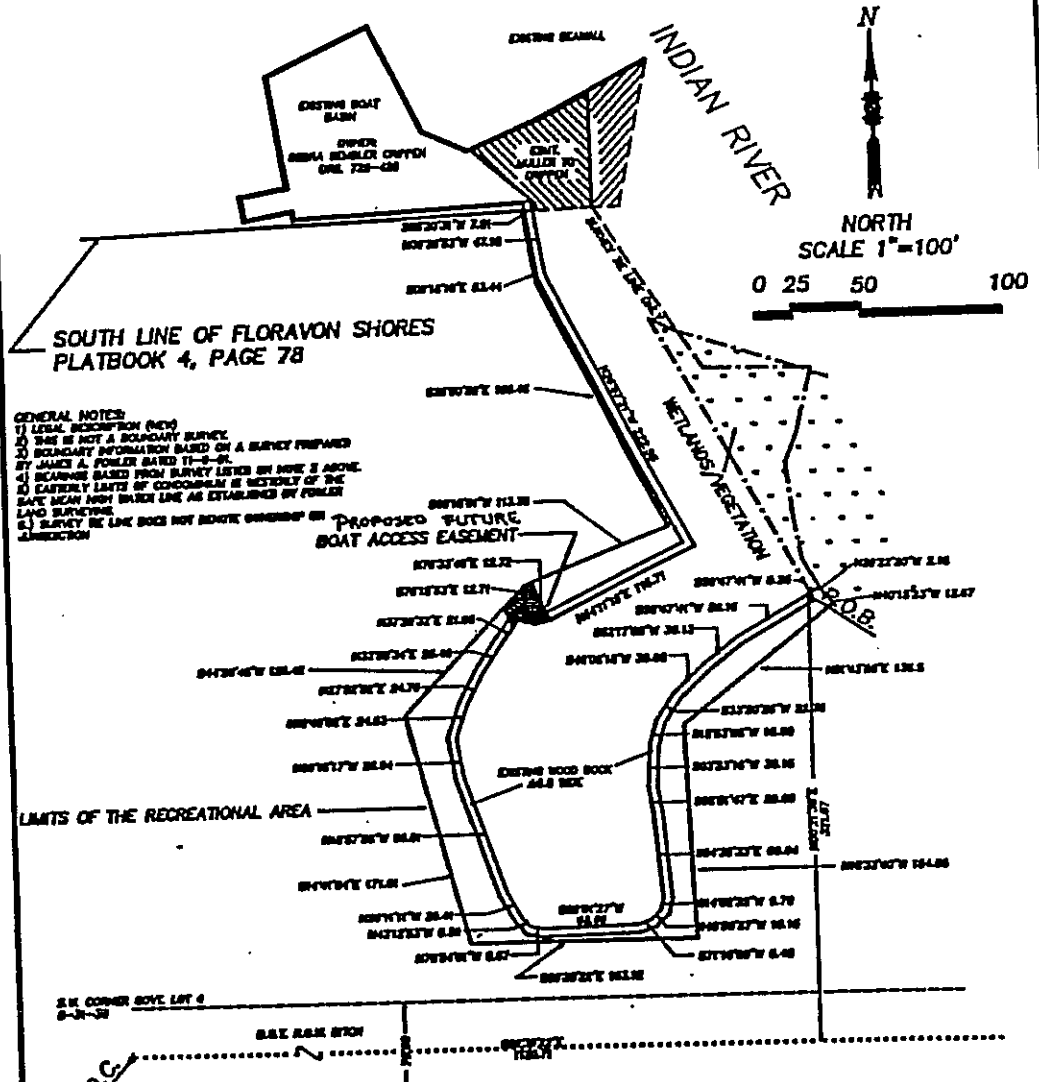
SEA:

M M **MASTELLER, MOLER & REED INC.**
 PROFESSIONAL LAND SURVEYORS — EXHIBIT B-1
 PHONE 589-4810 POST OFFICE BOX 1045 SEBASTIAN, FLORIDA 32958

SHEET 1 OF 2
 DRAWING # 88-873

RIVER RUN DOCKS A CONDOMINIUM

DESCRIPTION: BEING A PART OF BOYLE LOTS 3 AND 4, SECTION 8, TOWNSHIP 23 SOUTH, RANGE 28 EAST AND FLORAVON SHORES AS RECORDED IN PLATBOOK 4, PAGE 78, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:
RECORDS OF INDIAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:
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- GENERAL NOTES:**
- 1) LEGAL DESCRIPTION (AND)
 - 2) THIS IS NOT A BOUNDARY SURVEY
 - 3) BOUNDARY INFORMATION BASED ON A SURVEY PREPARED BY JAMES A. FOWLER DATED 7-8-81
 - 4) BEARINGS BASED FROM SURVEY LISTED ON PAGE 3 ABOVE
 - 5) EXISTING LIMITS OF CONDOMINIUM AS SET FORTH IN SAID LAND SURVEYS
 - 6) SURVEY BY LINE DOES NOT INDICATE OWNERSHIP OR ADJUNCTION

	DATE	REVISIONS
FLOOD ZONE N/A		
STREET ADDRESS N/A		
TYPE OF SURVEY CONDOMINIUM DOCUMENT SURVEY	8/4/88	DOCK-LOCATION

CERTIFICATION: I, ROO REED, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED 8-21-88, AND SAID SURVEY MEETS THE ANNUAL TECHNICAL STANDARDS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND 31HH-8 OF THE ADMINISTRATIVE CODE.

CERTIFIED TO: HENRY MILLER

[Signature]
 ROO REED R.L.S. #3916



MASTELLER, MOLER & REED INC.

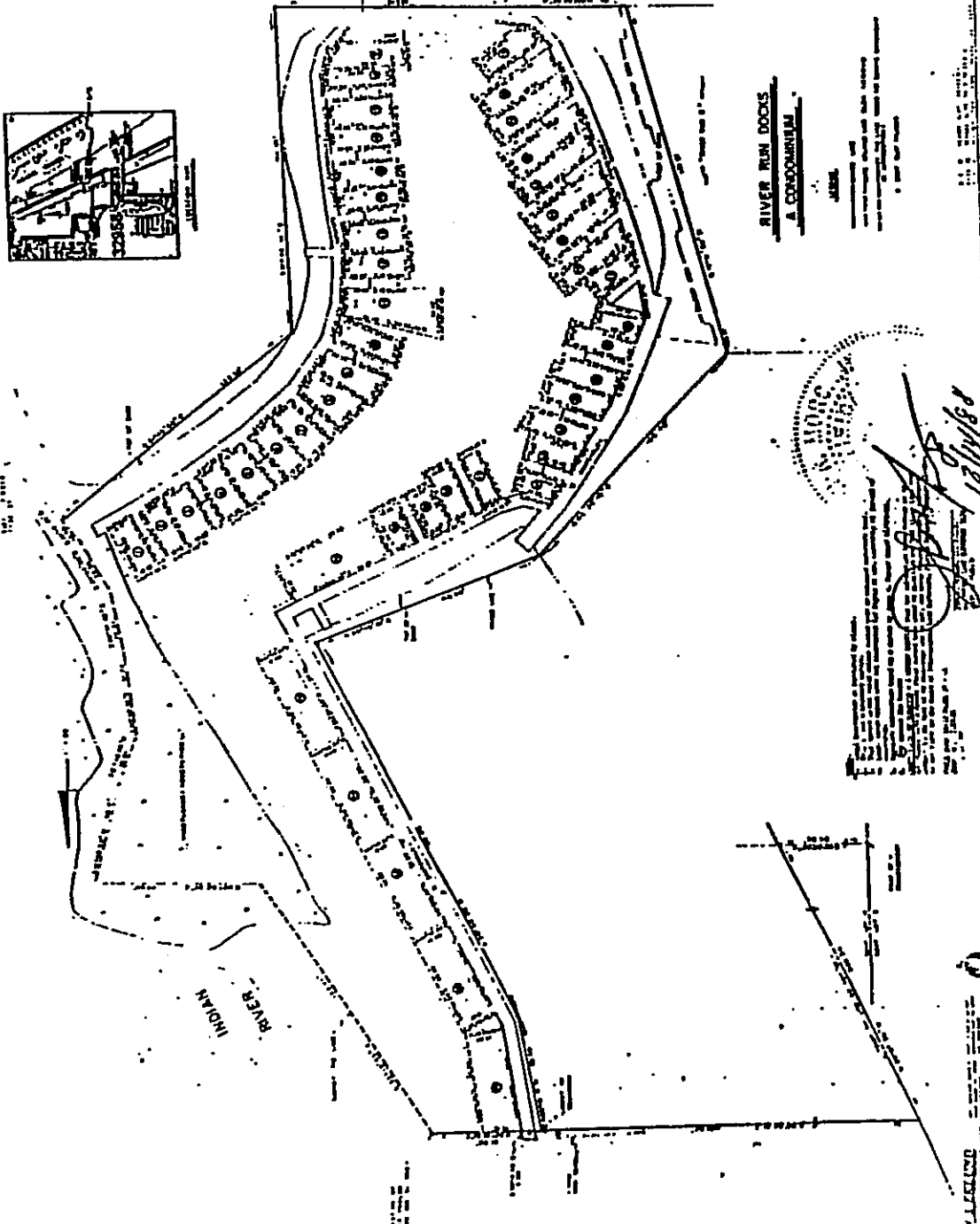
PROFESSIONAL LAND SURVEYORS
 POST OFFICE BOX 1045
 SEBASTIAN, FLORIDA 32958

SHEET 2 OF 2

DRAWING #	58-875
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PHONE 589-4810

EXHIBIT B-3



RIVER RUN DOCKS
A CONDOMINIUM

PLAN

THIS PLAN SHOWS THE LAYOUT OF THE BUILDING AND THE LOCATION OF THE UNITS AND PARKING SPACES. IT IS SUBJECT TO THE APPROVAL OF THE CITY OF MIAMI BEACH AND THE STATE OF FLORIDA.



[Handwritten Signature]
 JAMES H. ...
 SURVEYOR
 No. 12345
 State of Florida

W. J. ...
 1111 ...
 ...

SURVEYOR'S CERTIFICATE
RIVER RUN DOCKS, A CONDOMINIUM

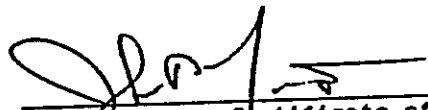
I, JOHN R. MORGAN, II, P.L.S. certify as follows:

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 DOCKS, a Condominium, 6100 River Run Drive, Sebastian, Florida.

3. That all planned improvements, including but not limited to the docks, utility services and access to each boat slip and common elements of RIVER RUN DOCKS, 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-1 attached hereto, together with site plan as set forth in Exhibits B-3 attached hereto, showing the dock units 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 Condominium and that the aforementioned material is an accurate representation of the location and dimensions of said improvements.

In witness whereof, I have hereunto set my hand and official seal, this 28th day of ~~November~~ December 1988.



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

Sworn to and subscribed before me this 28th day of ~~November~~ December, 1988.



Mary A. Oberlin
Notary Public
My commission expires:
Notary Public, State of Florida
My Commission Expires Aug. 7, 1990
Bonded Through My Life - Insurance Co.

EXHIBIT 2