

MARSHA STILLER  
CLERK OF CIRCUIT COURT  
MARTIN CO., FL

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ORDER & VERIFIED  
D.C.

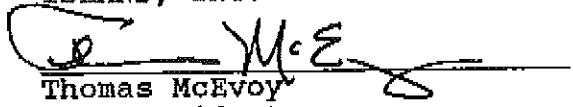
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CERTIFICATE OF FIRST AMENDMENT  
TO DECLARATION OF CONDOMINIUM

COMES NOW THOMAS McEVoy and JOSEPH SARUBBI, President and Secretary, respectively, of FAIRWINDS COVE CONDOMINIUM ASSOCIATION OF HUTCHINSON ISLAND, INC., a Florida Non-Profit Corporation and hereby certify that the attached Amendment to the Declaration of FAIRWINDS COVE OF HUTCHINSON ISLAND, a Condominium, as recorded at Official Records Book 454, Page 498, public records of Martin County, Florida, was duly adopted by FAIRWINDS COVE CONDOMINIUM ASSOCIATION OF HUTCHINSON ISLAND, INC., on the 15th day of December, 1994, in accordance with the provisions for Amendment of same as set forth at Paragraph 13.2.a, of said Declaration.

FAIRWINDS COVE CONDOMINIUM  
ASSOCIATION OF HUTCHINSON  
ISLAND, INC.

  
Thomas McEvoy  
Its President

ATTEST:


  
Joseph Sarubbi  
Its Secretary

STATE OF Florida )

COUNTY OF MARTIN )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared THOMAS McEVoy and JOSEPH SARUBBI, well known to me to be the President and Secretary of FAIRWINDS COVE CONDOMINIUM ASSOCIATION OF HUTCHINSON ISLAND, INC., and that they acknowledged executing the same freely and voluntarily under authority duly vested in them by said Association and that the seal affixed thereto is the true seal of the Association.

WITNESS my hand and official seal in the State and County last aforesaid this 20th day of December, 1995.

  
Notary Public  
My Commission Expires



PATRICIA E. LAWRENCE  
MY COMMISSION # 00432003 EXPIRES  
January 8, 1999  
BONDED THROUGH TROY FAIR INSURANCE, INC.

**FIRST AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM  
OF FAIRWINDS COVE CONDOMINIUM ASSOCIATION  
OF HUTCHINSON ISLAND, A CONDOMINIUM**

Declaration of Condominium Section 5.2.b. is hereby amended to read as follows:

b. Alteration and Improvement. After the completion of the improvements included in the common elements contemplated by this Declaration, there shall be no alteration nor further improvement of the common elements without prior approval in writing of 66% of by the record owners of all of the apartments. ~~provided, however, that any alteration or improvement of the common elements bearing the approval in writing of the record owners of not less than 75% of the common elements, and which does not interfere with the rights of any owners without their consent, may be done if the owners who do not approve are relieved from the initial cost of such alteration or improvement. The share of any cost not so assessed shall be assessed to the other apartment owners in the shares that their shares in the common elements bear to each other. There shall be no change in the shares and rights of an apartment owner in the common elements altered or further improved, whether or not the apartment owner contributes to the cost of such alteration or improvement.~~

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