

This Instrument Prepared by
and Record and Return to
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P.O. Box 236007
Cocoa, Florida 32923-6007

CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM OF
WATERSIDE AT SUNTREE ASSOCIATION, INC

Pursuant to Section 718.112(1), Florida Statutes, and the provisions of Article XVIII of the Declaration of Condominium of WATERSIDE AT SUNTREE ASSOCIATION, INC., as recorded in Official Records Book 2830, Page 926, Public Records of Brevard County, Florida and pursuant to the approval of the Board and members of the Association as provided in the Declaration, the Declaration of Condominium is amended as follows

1 Article 18.4 of the Declaration is amended to provide as follows

18.4 Leasing A UNIT OWNER may lease his UNIT for a period of not less than three (3) months without the prior approval of the ASSOCIATION. Any lease must be in writing and specifically be the subject to this DECLARATION, the ARTICLES, the BYLAWS, and the Rules and Regulations of the ASSOCIATION. Without the prior written consent of the ASSOCIATION, no lease shall be for a term of less than three (3) months. The ASSOCIATION shall have the right, but not the obligation, to terminate any lease or occupancy and/or to bring summary proceedings to evict any tenant or occupant in the event of a default by the tenant or occupant in the performance of the obligations under the lease to the extent such default adversely affects the ASSOCIATION or the other UNIT OWNERS, or in the event any tenant or occupant creates a nuisance or unreasonably annoys the other UNIT OWNERS, or fails to observe any of the provisions of this DECLARATION, the ARTICLES, the BYLAWS, or the Rules and Regulations of the Association. Any costs or attorneys fees incurred by the ASSOCIATION in connection with the eviction of any tenant or occupant shall be assessed to the UNIT OWNERS.

Each UNIT OWNER hereby assigns all rentals, under each lease of a UNIT, to the ASSOCIATION, effective at all times that UNIT OWNER'S assessment amount is at least 30 days in arrears. Each Lease must be submitted to the ASSOCIATION prior to occupancy, and must include an Addendum executed by the UNIT OWNER, the tenant, and the ASSOCIATION, containing the following language:
All rentals payable hereunder shall be payable to the Lessor, except after receipt of written direction from the ASSOCIATION to make such payments to the ASSOCIATION. Upon receipt of written direction from the ASSOCIATION, the

Lessee shall thereafter make all rental payments to the ASSOCIATION, and shall forward same to the Management office (or in the absence thereof, to the ASSOCIATION office) Failure to do so shall be a default under this Lease, and this provision may be enforced by the ASSOCIATION by eviction and/or any other remedy at law and equity Rentals shall not again be paid directly to the Lessor until the Lessee receives written notice to do so from the ASSOCIATION

CERTIFICATE OF ASSOCIATION

The undersigned, as President and Secretary of Waterside At Suntree Association Inc, hereby certify the foregoing Amendments to the Declaration of Condominium were adopted by the membership of the Association

IN WITNESS WHEREOF, the Association has caused this instrument to be signed in its name and by its President and Secretary this 9th day of February, 2010, for purposes of recording in the Brevard County Public Records as required by the Florida Condominium Act

WATERSIDE AT SUNTREE ASSOCIATION, INC

BY [Signature]
Print Sue Huseman
As its president

BY [Signature]
Print Suzanne S. Greier
As its secretary

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 9th day of February, 2010, by Sue Huseman, President of Waterside At Suntree Association Inc, on behalf of the corporation who produced FL DL as identification and did not take an oath

[Signature]
NOTARY PUBLIC, State of Florida at Large
My Commission Expires
10-29-12

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 9th day of February, 2010, by Suzanne Greier, Secretary of Waterside At Suntree Association Inc, on behalf of the corporation who produced FL DL as identification and did not take an oath

[Signature]
NOTARY PUBLIC, State of Florida at Large
My Commission Expires
10-29-12

