

This instrument prepared by  
and returned to

Malcolm R Kirschenbaum  
516 Delannoy Avenue  
Cocoa FL 32922-7814

**FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
OF  
COCOA CABANAS CONDOMINIUM ASSOCIATION, INC.**

**THIS FIRST AMENDMENT** to the Declaration of Condominium of Cocoa Cabanas Condominium Association, Inc is made this 23rd day of August, 2016, by COCOA CABANAS BUILDERS, L L C , a Florida limited liability company, (hereinafter referred to as "Successor Developer")

**WHEREAS, COCOA CABANAS DEVELOPMENT, L.L.C., a Florida limited liability company** (the "Original Developer") executed and recorded that certain Declaration of Cocoa Cabanas Condominium Association, Inc (hereinafter referred to as "Declaration") dated the 23<sup>rd</sup> day of July, 2014, as recorded in Official Records Book 7173, Page 300, et Seq , Public Records of Brevard County, Florida,

**WHEREAS**, pursuant Section 6 4 of the Declaration provides that to the extent permitted by the Florida Condominium Act, as amended from time to time, the Original Developer, during the time it is in control of the Board of Directors may amend the Declaration, and applicable rules and regulations to correct an omission or error, or effect any other amendments,

**WHEREAS**, the Successor Developer has reviewed the First Amendment to the Declaration and has determined that it is in the best interest of the Association to amend the Declaration as set forth below

**NOW THEREFORE**, the Successor Developer amends the Declaration as follows:

- 1 The original floorplans have been revised and Exhibit "B" is hereby amended with the new Exhibit "B" attached
- 2 As a result of changes in the floorplans, the undivided fractional shares of ownership elements and common area surplus are hereby amended in Exhibit "C"

All other Covenants, Conditions and Restrictions of the Declaration, not directly amended herein shall remain in full force and effect

Witnessed by

## The “Successor Developer”

**~~COCOA/CABANAS BUILDERS, L.L.C.,~~**  
**a Florida limited liability company**

  
Witness Signature

~~Witness Signature~~

LYNDA L VINCENT

Print Witness Name

Don Price

Witness Signature

Lori Picos

Print Witness Name

**MALCOLM R. KIRSCHENBAUM**

## Manager

516 Delannoy Avenue

Cocoa FL 32922-7814

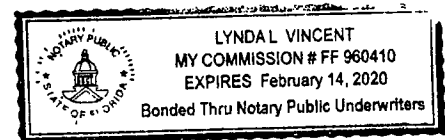
STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was executed before me this 13<sup>rd</sup> day of AUGUST, 2016, by MALCOLM R KIRSCHENBAUM as MANAGER of COCOA CABANAS BUILDERS, L L C , a Florida limited liability company, who is ☒ personally known to me or        produced \_\_\_\_\_ as identification.

## “Seal”

*Linda L. Vincent*  
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC SIGNATURE



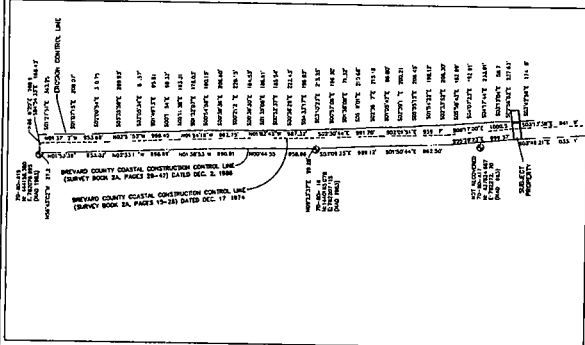
**EXHIBIT "B"**

**FLOOR PLANS, PLOT PLAN AND SURVEY**



[illegible]

|                                                                                                                                                                                                  |  |                                                                                                |                                                                                                          |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------|
| REVISIONS<br>6-23-09 1-27-16 ENGINEERING REVISION#1<br>8-10-09 2-6-16 REVISED ENGINEERING REVISION#1<br>3-24-09 2-18-16 ENGINEERING REVISION#2<br>3-8-15 3-10-16 ENGINEERING REVISION#2 COMMENTS |  | JOB NUMBER 0918<br>DATE 5-22-06<br>SITE PLAN<br>COCOA CABANA CONDOMINIUM<br>AIA COCOA BEACH FL | WILLIAM H. S. PETERSON<br>1015 ALICE COOK ROAD, N.W.<br>MIAMI, FL 33136<br>305-406-1800 FAX 305-406-2000 | SHEET 3 OF 10 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------|



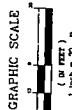
CONTROL-SETBACK LINE DETAIL  
SCALE 1"=800'

**LEGAL DESCRIPTION**

LOTS 1 AND 2 AND THE NORTH ONE-HALF OF LOT 10 BLOCK C TOGETHER WITH THE VACATED ALLEY LYING ADJACENT TO LOTS 1 & 2 AND TOGETHER WITH THE VACATED ALLEY LYING ADJACENT TO LOTS 1 & 2 AND TOGETHER WITH THE SOUTH 10 FEET OF VACATED OLANDER STREET PLAT OF BLOCKS D E F G H AND TRACTS I J AND K OF THE CITY OF BREWSTER, BREWSTER COUNTY, MINNESOTA, BEING ADJACENT TO CRESCENT BEACH ACCORDING TO THE RECORD THEREOF RECORDED IN PLAT BOOK 3 PAGE 5 OF THE PUBLIC RECORDS OF BREWSTER COUNTY, MINNESOTA.

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## Permanent Reference Monument

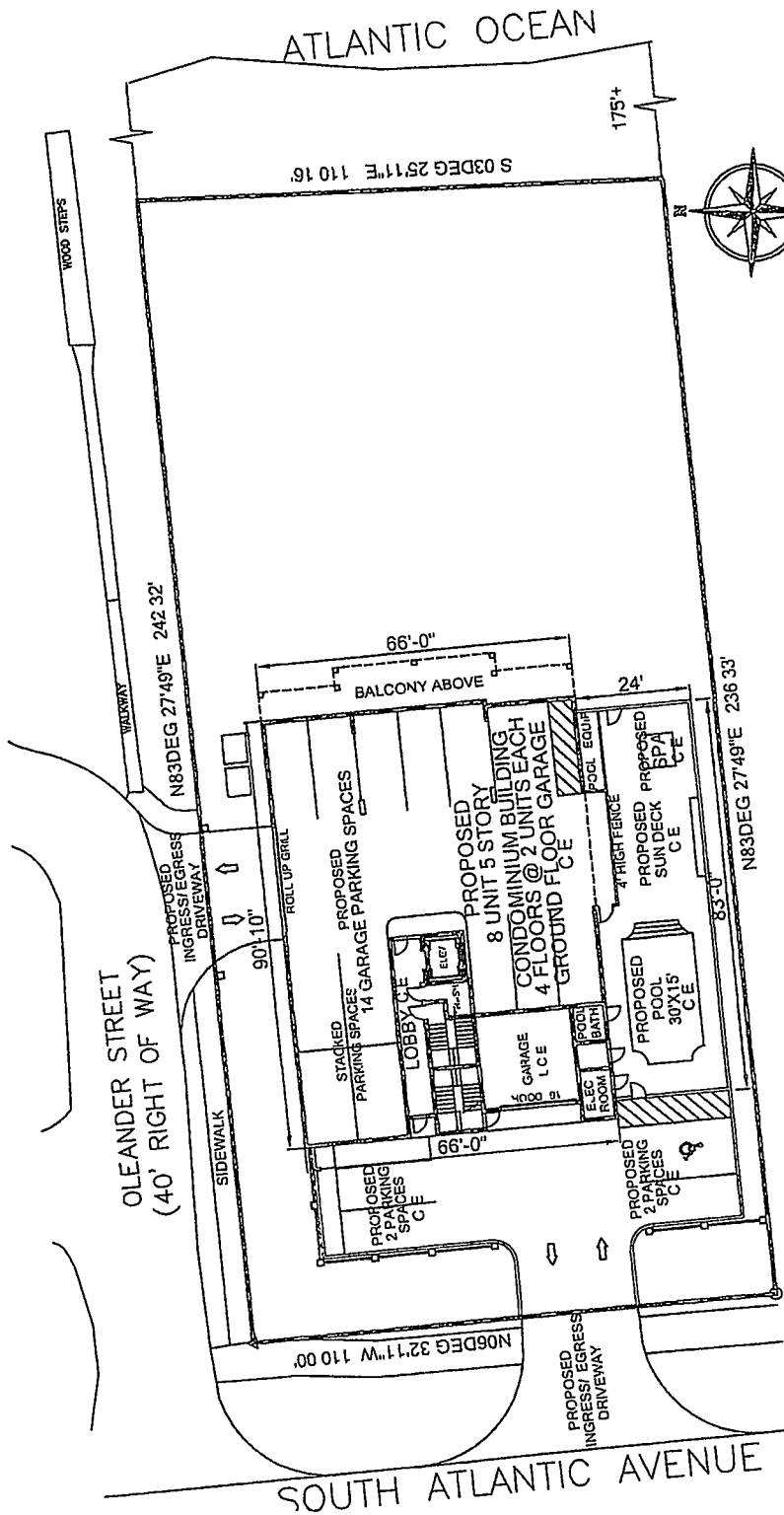
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## STATE PLANE COORDINATES

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### LEGEND

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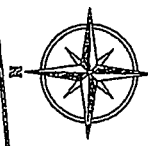


**LEGEND**

(C E ) COMMON ELEMENT  
(L C E ) LIMITED COMMON ELEMENT

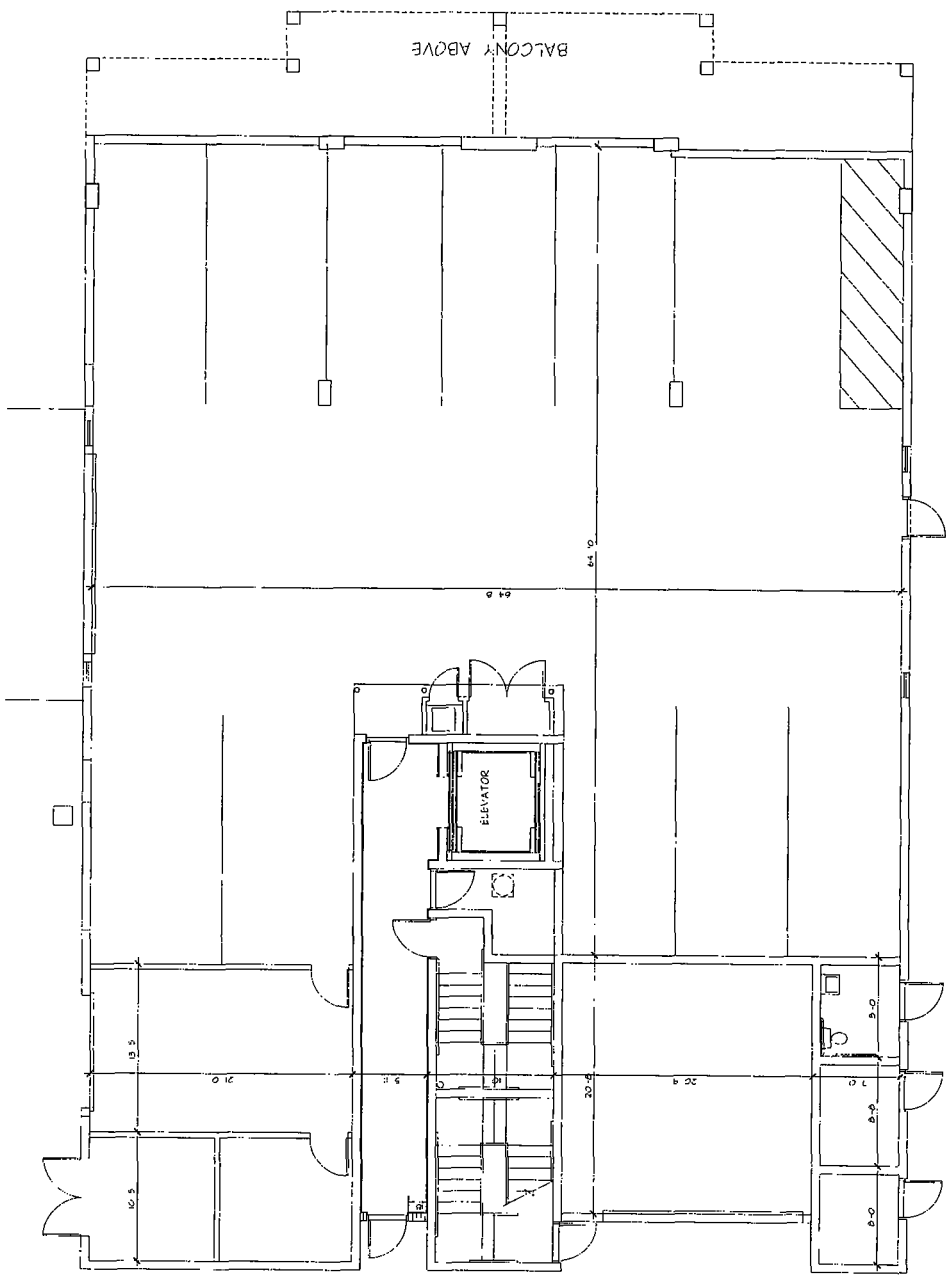
**Plot Plan**

**Cocoa Cabanas Condominium**  
1915 South Atlantic Avenue, Cocoa Beach, Florida



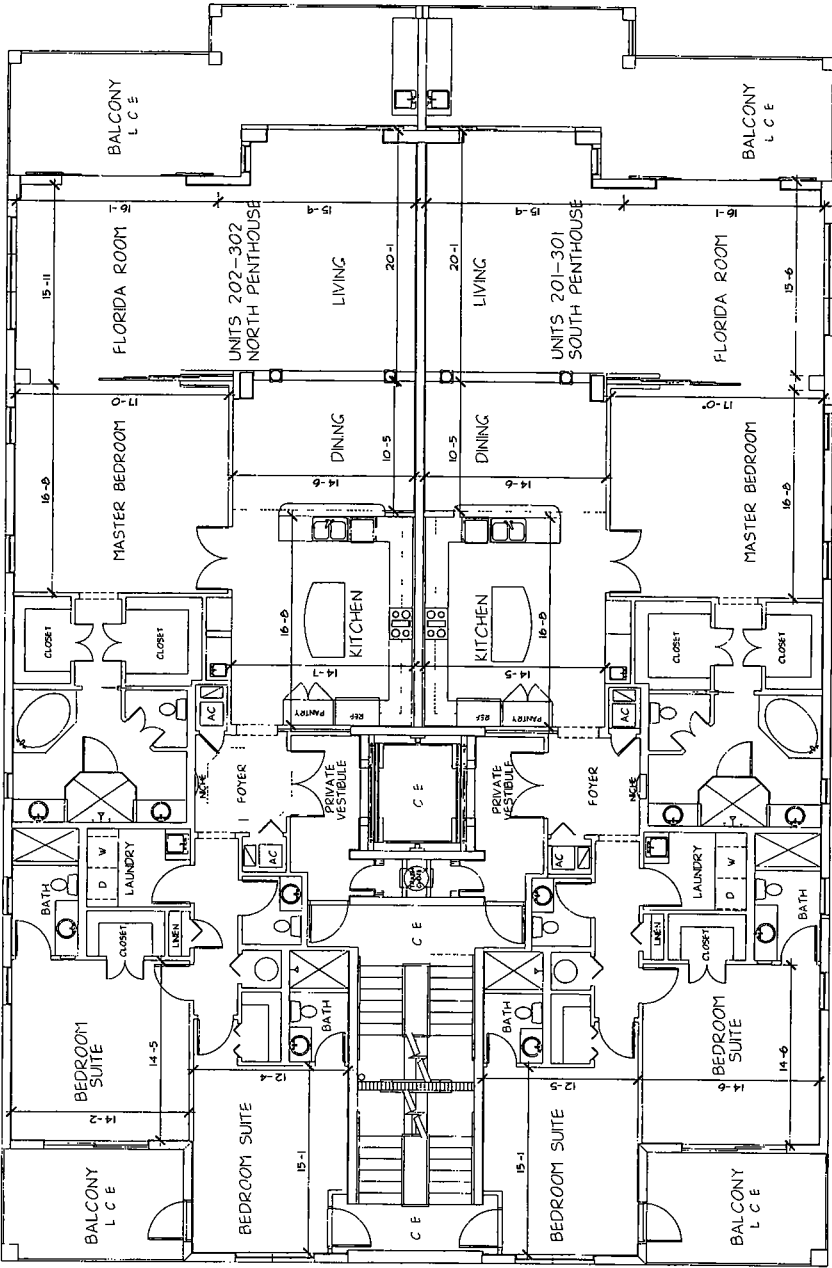
0 5 10 20 30  
SCALE

PREPARED BY  
**WILLIAM H. STEPHENSON P.E.**  
2540 FAIRFIELD DRIVE COCOA BEACH, FLORIDA 32926  
(321) 632-8182 P.E. NO. 21639  
Date 10-21-2009



⊙ DIMENSIONS SHOWN ARE APPROXIMATE

GARAGE LEVEL FLOOR PLAN  
COCOA CABANAS CONDOMINIUM  
1915 South Atlantic Avenue, Cocoa Beach, Florida



DIMENSIONS SHOWN ARE APPROXIMATE

TYPICAL FLOOR PLANS LEVELS 2-3

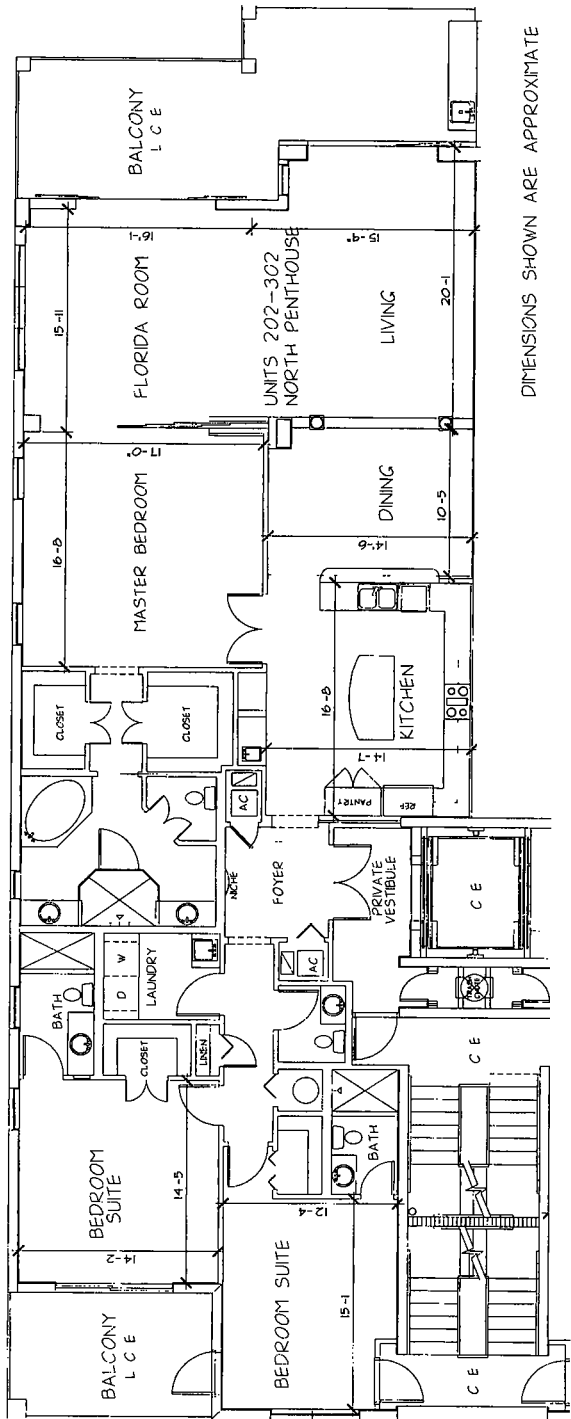
COCOA CABANAS CONDOMINIUM

1915 South Atlantic Avenue, Cocoa Beach, Florida

LEGEND

(C E) COMMON ELEMENT

(L C E) LIMITED COMMON ELEMENT



TYPICAL NORTH CORNER UNIT FLOOR PLAN LEVELS 2-3

COCOA CABANAS CONDOMINIUM

1915 South Atlantic Avenue, Cocoa Beach, Florida

⊙

LEGEND

(C E) COMMON ELEMENT

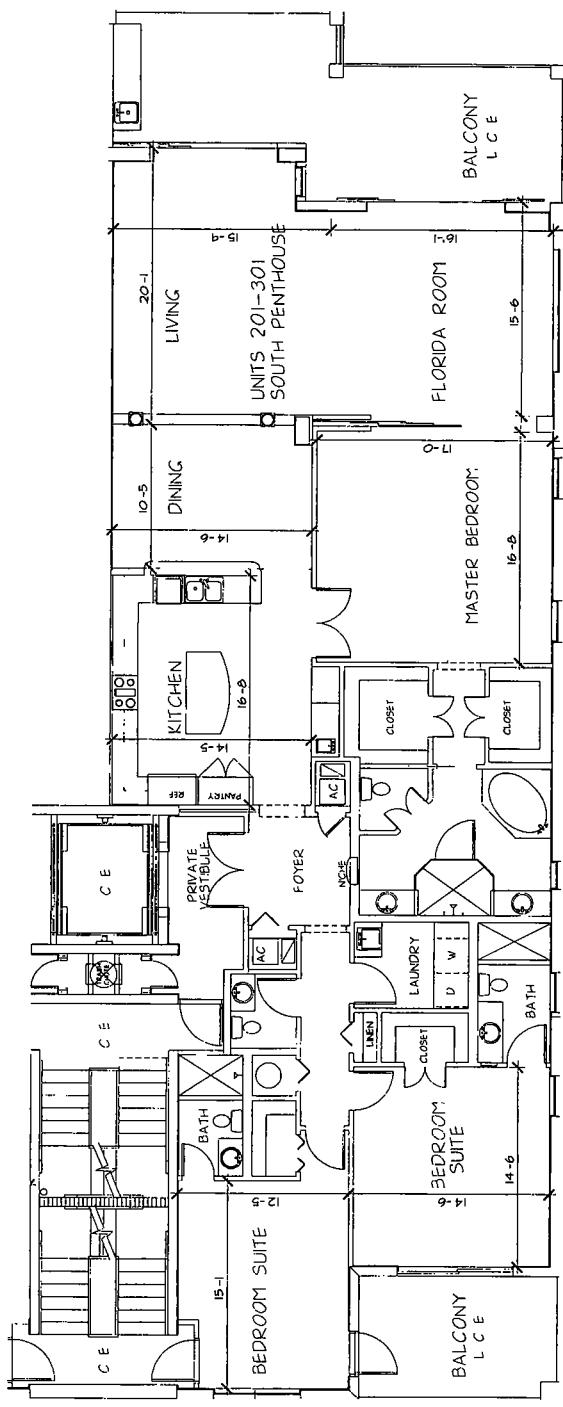
(L C E) LIMITED COMMON ELEMENT

TYPICAL END UNIT LIVING AREA

UNDER AIR= 2,580 SF

BALCONIES= 475 SF

TOTAL AREA= 3,055 SF



DIMENSIONS SHOWN ARE APPROXIMATE

TYPICAL SOUTH CORNER UNIT FLOOR PLAN LEVELS 2--3

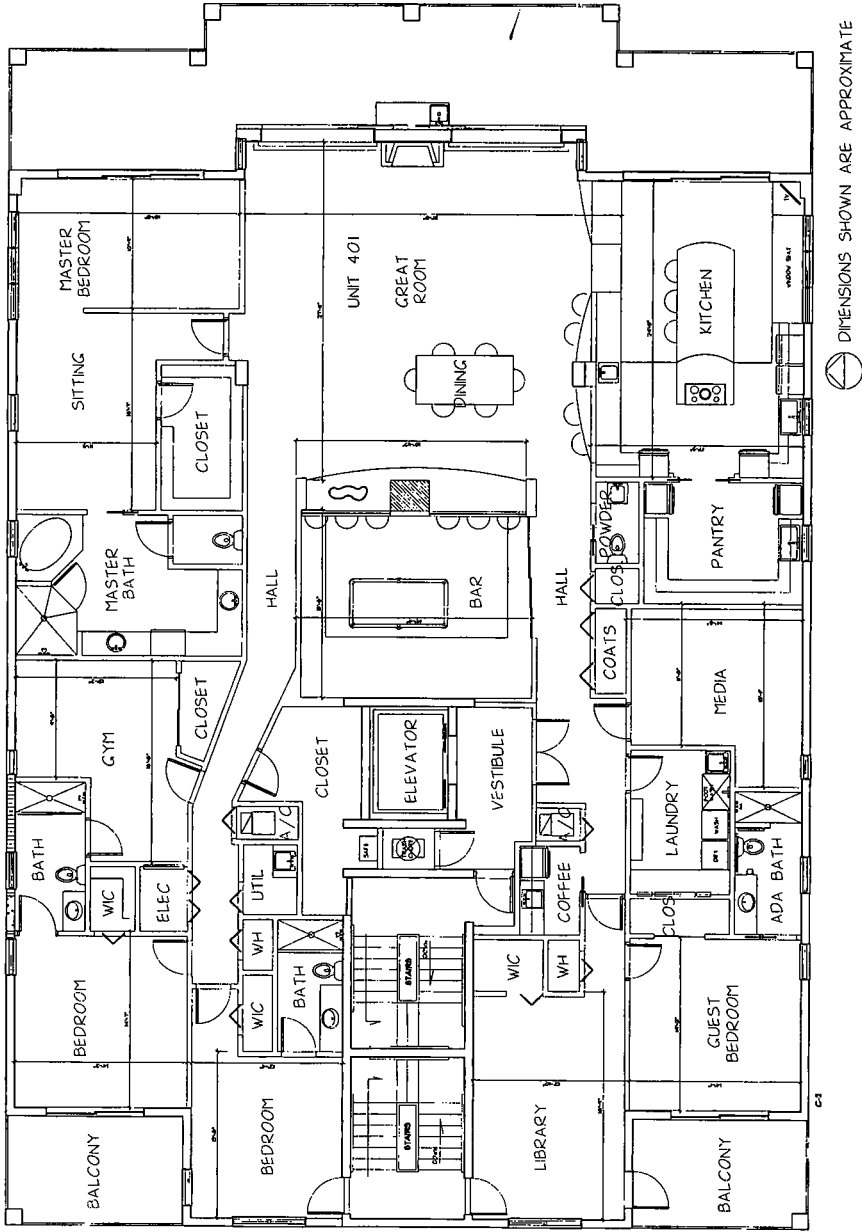
COCOA CABANAS CONDOMINIUM  
 1915 South Atlantic Avenue, Cocoa Beach, Florida

**LEGEND**

(C E) COMMON ELEMENT

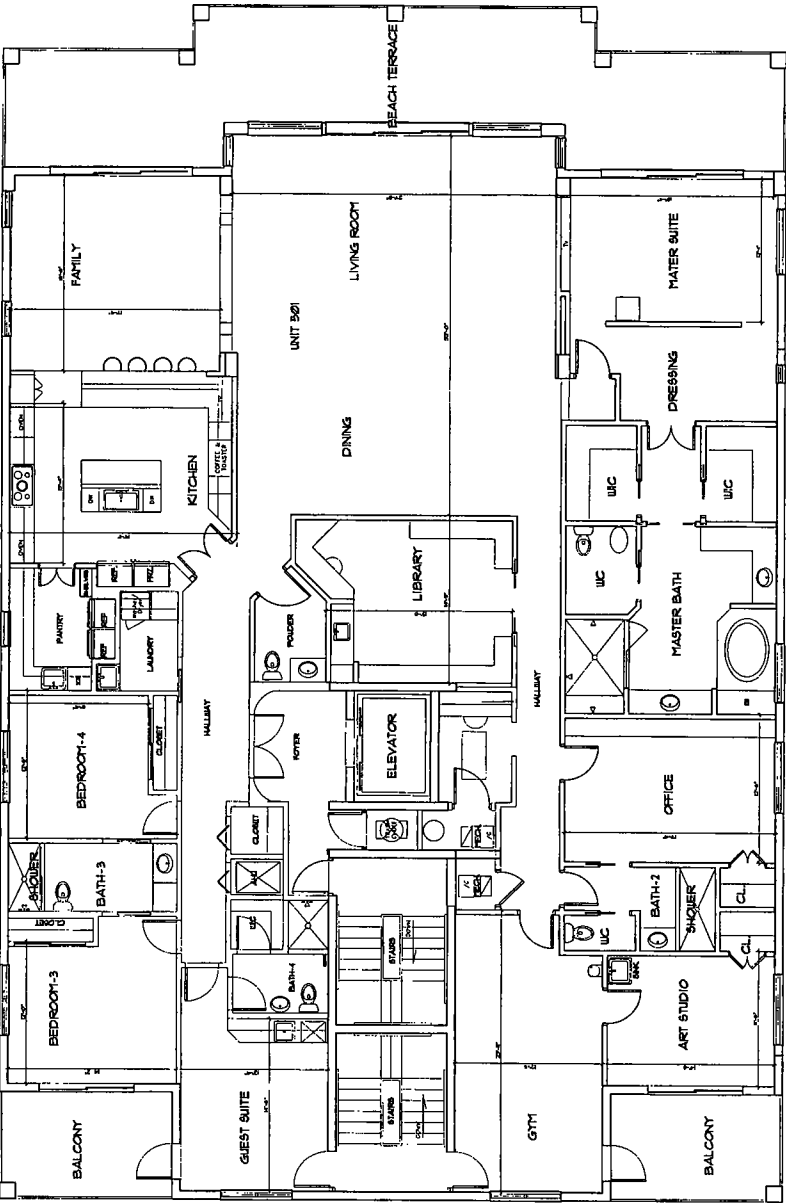
(L C E) LIMITED COMMON ELEMENT

| TYPICAL END UNIT LIVING AREA |                 |
|------------------------------|-----------------|
| UNDER AIR=                   | 2 580 SF        |
| BALCONIES=                   | 475 SF          |
| <b>TOTAL AREA=</b>           | <b>3 055 SF</b> |



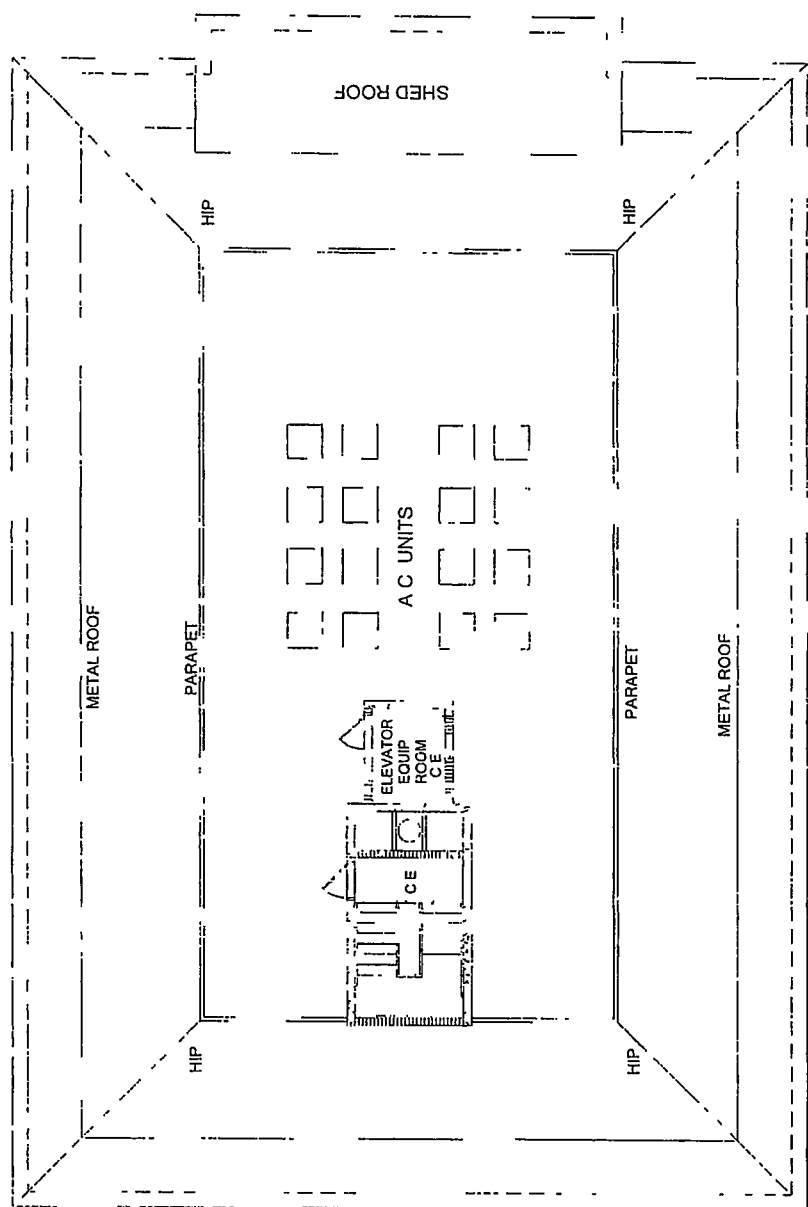
FOURTH FLOOR PLAN

COCOA CABANAS CONDOMINIUM  
1915 South Atlantic Avenue, Cocoa Beach, Florida



⊙ DIMENSIONS SHOWN ARE APPROXIMATE

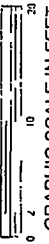
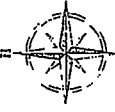
FIFTH FLOOR PLAN  
COCOA CABANAS CONDOMINIUM  
1915 South Atlantic Avenue, Cocoa Beach, Florida



### RooF Floor Plan

## Cocoa Cabanas Condominium

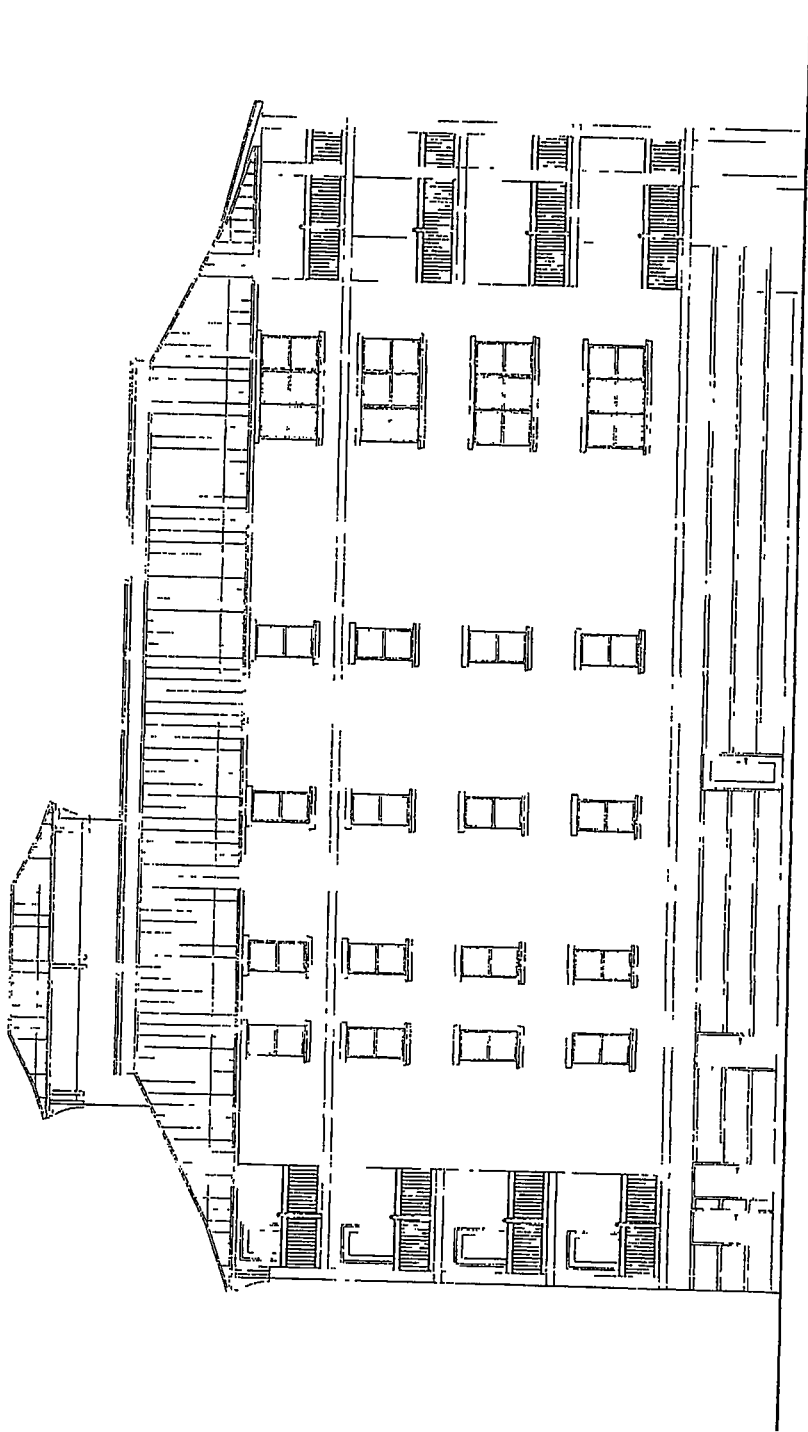
1915 South Atlantic Avenue, Cocoa Beach, Florida



GRAPHIC SCALE IN FEET

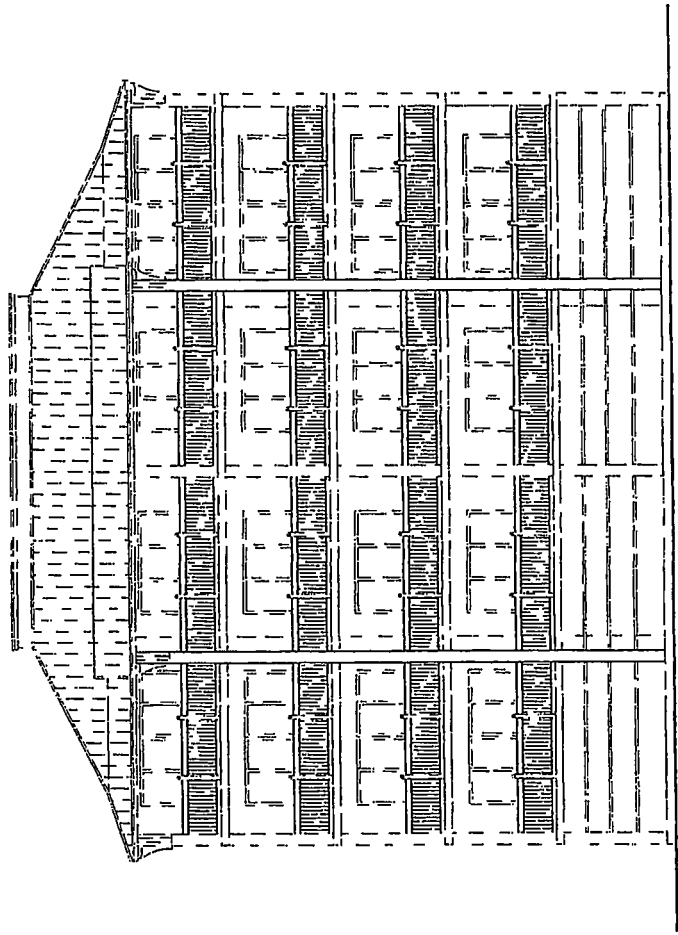
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LEGEND (L C E ) LIMITED COMMON ELEMENT  
(C E ) COMMON ELEMENT

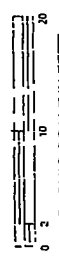


South Elevation  
**Cocoa Cabanas Condominium**  
1915 South Atlantic Avenue, Cocoa Beach, Florida

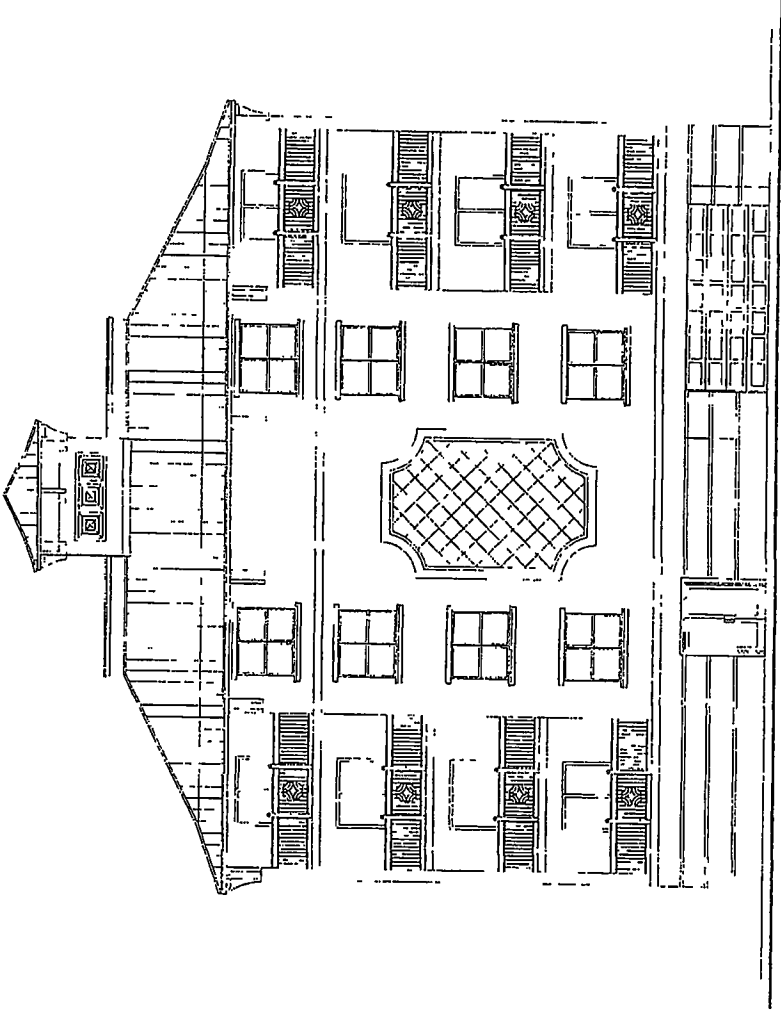
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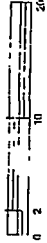
East Elevation  
**Cocoa Cabanas Condominium**  
1915 South Atlantic Avenue, Cocoa Beach, Florida



GRAPHIC SCALE IN FEET  
DIMENSIONS SHOWN ARE APPROXIMATE



West Elevation  
**Cocoa Cabanas Condominium**  
1915 South Atlantic Avenue, Cocoa Beach, Florida



GRAPHIC SCALE IN FEET  
DIMENSIONS SHOWN ARE APPROXIMATE

**EXHIBIT "C"****UNDIVIDED FRACTIONAL SURPLUS OF OWNERSHIP  
ELEMENTS AND COMMON AREA SURPLUS**

The Unit Owners shall own the following undivided fractional interests of the common elements and common surplus and shall be obligated for the same fractional interests of the common expenses, which have been calculated based upon the total number of units in the condominium

| UNIT #   | FRACTIONAL SHARE OF COMMON ELEMENTS AND COMMON SURPLUS |
|----------|--------------------------------------------------------|
| UNIT 201 | 1/8                                                    |
| UNIT 202 | 1/8                                                    |
| UNIT 301 | 1/8                                                    |
| UNIT 302 | 1/8                                                    |
| UNIT 401 | 2/8                                                    |
| UNIT 501 | 2/8                                                    |