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**** OFFICIAL RECORDS ****
BK 1282 PG 1589

This instrument prepared by
SUSAN J. BROTMAN, ESQUIRE
Baskin and Steingut, P.A.
398 Camino Gardens Blvd. #105
Boca Raton, Florida 33432

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

FOR

SUNDESTIN INTERNATIONAL, A CONDOMINIUM

*Rec
33¹²*

THIS SECOND AMENDMENT to the Declaration of Condominium for SUNDESTIN INTERNATIONAL, INC., a Condominium, by Sundestin, Ltd. (the "Developer"), a Florida Limited Partnership, for itself, its successors and assigns:

W I T N E S S E T H:

WHEREAS, the Declaration of Condominium for SUNDESTIN INTERNATIONAL, a Condominium (the "Declaration") was recorded in Official Record Book 1269, Page 1581, of the Public Records of Okaloosa County, Florida on November 21, 1984; and

WHEREAS, a certain Amendment to the Declaration was recorded in Official Record Book 1274, Page 291, of the Public Records of Okaloosa County, Florida, on December 27, 1984; and

WHEREAS, Developer desires to correct the legend on sheet 4 entitled Building Plan-Lobby of Exhibit A of the Declaration; and

WHEREAS, Developer desires to amend the Declaration by adding an estimated operating budget; and

WHEREAS, certain additional condominium units have been completed; and

WHEREAS, a Surveyor's Certificate for said units has been

obtained pursuant to Section 718.104(4)e, Florida Statutes.

NOW, THEREFORE, in consideration of the premises, Developer hereby amends the Declaration as follows:

1. Attached hereto and made a part hereof and of the Declaration is corrected sheet 4 of Exhibit A of the Declaration entitled Building Plan-Lobby containing the corrected legend "Indicates Owner Retained Areas." All other descriptions and designations shown on sheet 4 remain unaltered and depict a correct representation of the improvements at the location shown on sheet 4.

2. Attached hereto and made a part hereof and of the Declaration is Exhibit E, Estimated Operating Budget. Exhibit E, Estimated Operating Budget, was approved for filing by the Condominium Bureau as an exhibit to the Prospectus of Sundestin International, Inc. and was inadvertently omitted by a scrivener's error for recording purposes.

3. Attached hereto and made a part hereof and of the Declaration is the Surveyor's Certificate given pursuant to Section 718.104(4)(e), Florida Statutes, certifying that the improvements described in such Certificate are substantially complete so that together with the wording of the Declaration and the Exhibits annexed to the Declaration as a part thereof, are an accurate representation of the location and dimensions of the improvements described.

4. When filed in the Public Records of Okaloosa County, Florida, this Second Amendment to the Declaration, sheet 4,

Exhibit E, and Surveyor's Certificate attached hereto shall be incorporated by reference and made a part, as fully as if set forth therein verbatim, of the Declaration, as recorded in Official Record Book 1269, Page 1581, Public Records of Okaloosa County, Florida.

IN WITNESS WHEREOF, Developer has caused the foregoing Second Amendment to the Declaration of Condominium of SUNDESTIN INTERNATIONAL, a Condominium, to be executed this 5th day of March, 1985.

Witnesses:

SUNDESTIN, LTD.
A Florida Limited Partnership

Mark J. Thomas

By: J. S. Sutton
General Partner

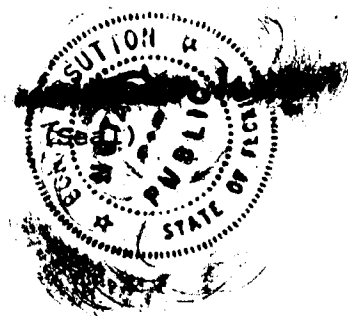
Jay Perry

The foregoing Second Amendment to the Declaration of Condominium for SUNDESTIN INTERNATIONAL, a Condominium, was acknowledged before me this 5th day of March, 1985 by JAMES S. SUTTON, General Partner of SUNDESTIN, LTD., a Florida Limited Partnership.

Bonita S. Sutton
Notary Public

My Commission Expires:

10/20/86



ESTIMATED OPERATING BUDGET

FIRST YEAR OF OPERATION

I. EXPENSES FOR THE ASSOCIATION AND CONDOMINIUM

<u>EXPENSE</u>	<u>MONTHLY</u>	<u>ANNUALLY</u>
A. Administration of Association		
1. Manager's salary	\$ 800.00	\$ 9,600.00
2. Payroll taxes	67.00	804.00
3. Payroll insurance	67.00	804.00
4. Accounting & legal	150.00	1,800.00
5. Office supplies, postage & misc.	<u>100.00</u>	<u>1,200.00</u>
	\$ 1,184.00	\$ 14,208.00
B. Management Fees	NOT APPLICABLE	
C. Maintenance and Custodial		
1. Salary (bldg., grounds, pool, other)	\$ 1,666.00	\$ 19,992.00
2. Payroll taxes	133.00	1,596.00
3. Payroll insurance	133.00	1,596.00
4. Building supplies	300.00	3,600.00
5. Grounds supplies	200.00	2,400.00
6. Pool supplies	1,000.00	12,000.00
7. Elevator maintenance	500.00	6,000.00
8. Pest control	250.00	3,000.00
9. Janitorial supplies	200.00	2,400.00
10. Miscellaneous	<u>965.00</u>	<u>11,580.00</u>
	\$ 5,347.00	\$ 60,164.00
D. Rent for Recreational and Other Commonly Used Facilities	NOT APPLICABLE	
E. Taxes on Association Property and Common Area - Personal Property	\$ 100.00	\$ 1,200.00
F. Taxes Upon Leased Areas	NOT APPLICABLE	
G. Insurance - fire, all risk, liability umbrella, employee, non-owned liability, personal property, flood	\$ 1,372.00	\$ 16,464.00
H. Security Provisions	\$ 1,916.00	\$ 22,992.00
I. Other Expenses		
1. Utilities		
(a) Electricity (A)	\$ 5,500.00	\$ 66,000.00
(b) Water & sewage disposal (A)	3,800.00	45,600.00
(c) Telephone	100.00	1,200.00
(d) Fuel for pool heater	250.00	3,000.00
(e) Cable television	2,730.00	32,760.00
(f) Garbage & trash collection	<u>250.00</u>	<u>3,000.00</u>
	\$ 12,630.00	\$ 151,560.00
J. Operating Capital	\$ 500.00	\$ 6,000.00
K. Reserves for Capital Expenditures		
1. Replacement of equipment (D)	\$ 300.00	\$ 3,600.00
L. Reserves for Deferred Maintenance		
1. Replacement of roof	\$ 827.00	\$ 9,924.00
2. Pavement resurfacing (B)	517.00	6,204.00
3. Painting (C)	<u>1,654.00</u>	<u>19,848.00</u>
	\$ 2,998.00	\$ 35,976.00

EXPENSE

M. Fees and Licenses, & Organizational Memberships (including state, county & municipal licenses and fees payable to Division of Florida Land Sales and Condominium	\$ 250.00	\$ 3,000.00
TOTALS	<u>\$26,597.00</u>	<u>\$319,164.00</u>

II. EXPENSES FOR A UNIT OWNER

A. Rent for the unit, if subject to a lease		NOT APPLICABLE
B. Rent payable by unit owner for recreational or commonly used facilities lease		NOT APPLICABLE
C. Estimated assessments per unit*		
All units	\$ 95.00	\$ 1,140.00

*The amounts shown above are rounded off to the nearest dollar. The estimated assessments are computed by dividing the estimated budget totals by the 280 units in the condominium.

FOOTNOTES TO BUDGET

- (A) Estimated based upon payment for water, sewer disposal and electrical service for common areas only with separate billings for those services that are provided to individual units. It is anticipated that garbage and trash collection will be billed to individual units with no charge to the Association.
- (B) It is estimated that the parking and street areas will need repair and resurfacing after five (5) years and that cost will be \$31,020.00.
- (C) It is estimated that the common areas and the building exteriors will require painting after five (5) years at an estimated cost of \$99,240.00.
- (D) It is estimated that repair of equipment will be required after five (5) years at a cost of \$18,000.00.
- (E) Pursuant to Section 718.116(8)(b), Florida Statutes, Sundestin, Ltd. guarantees to each purchaser that the assessment for common expenses of the Condominium imposed upon the unit owners during the first year of operation will not increase over the sum of \$311,200.00, and is obligated to pay any amount of common expenses in excess of that amount during the first year of operation.



BASKERVILLE-DONOVAN ENGINEERS, INC.
A PROFESSIONAL SERVICE ORGANIZATION

PENSACOLA • MILTON • DESTIN • DAYTONA BEACH

** OFFICIAL RECORDS **
BK 1282 PG 1594

I, MIDDLETON L. DOWDEN, THE UNDERSIGNED LAND SURVEYOR, DULY REGISTERED AND AUTHORIZED UNDER THE LAWS OF THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS AND THE GRAPHIC DESCRIPTION OF THE IMPROVEMENTS KNOWN AS: UNITS 7,8,9 ON FLOOR 2, UNIT 1 ON FLOORS 2,3,4,5,6,7,8, UNITS 1,2,3,4,5,6,7,8,9,10,11,12 ON FLOORS 9,10,11,12,14,18, AND UNITS 1,2,11,12 ON FLOORS 15,16,17, DEPICTED IN EXHIBIT "A", PAGES 63 THROUGH 78, RELATING TO THE AFOREMENTIONED UNITS AND ATTACHED TO THE DECLARATION OF CONDOMINIUM OF SUNDESTIN INTERNATIONAL, A CONDOMINIUM, AND UNITS 3,4,5,6,7,8,9,10 ON FLOORS 15,16, AND 17 AS DEPICTED ON THE ATTACHED EXHIBIT "B"; ARE SUBSTANTIALLY COMPLETE IN THAT SUCH MATERIAL, TOGETHER WITH PROVISIONS OF THE DECLARATION AS RELATING TO MATTERS OF SURVEY IS AN ACURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS SUBJECT TO: "NORMAL" CONSTRUCTION VARIANCES.

BASKERVILLE-DONOVAN ENGINEERS, INC.

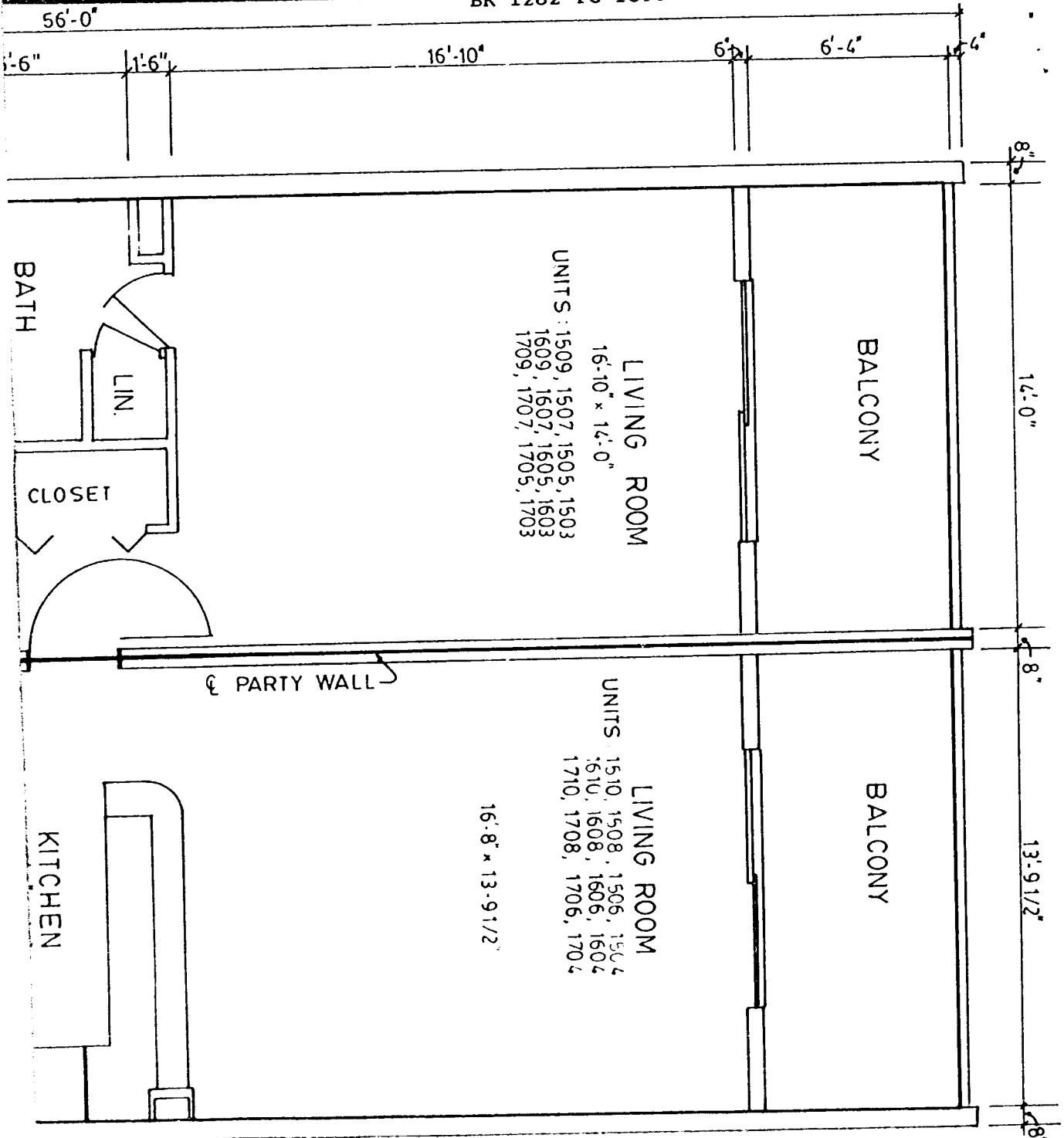


M. L. Dowden
DOWDEN, P.L.S.
REGISTRATION NUMBER 4495

18 Feb. 1985
DATE

#3 CHAMBER OF COMMERCE BLDG. P.O. BOX 959, DESTIN, FL 32541 (904) 837-2102

CORPORATE OFFICE: 16 W. ZARRAGOSSA ST., PENSACOLA, FL 32501 (904) 438-9661 or 243-3228



VAN ENGINEERS, INC.
SERVICE ORGANIZATION

DESTIN • DAYTONA BEACH

CHECKED GWM DATE 3-4-85

			REVISION	
NO.	DATE	APPR		
1	3-5-85		REVISE TITLE, ADD TITLE BLOCK	

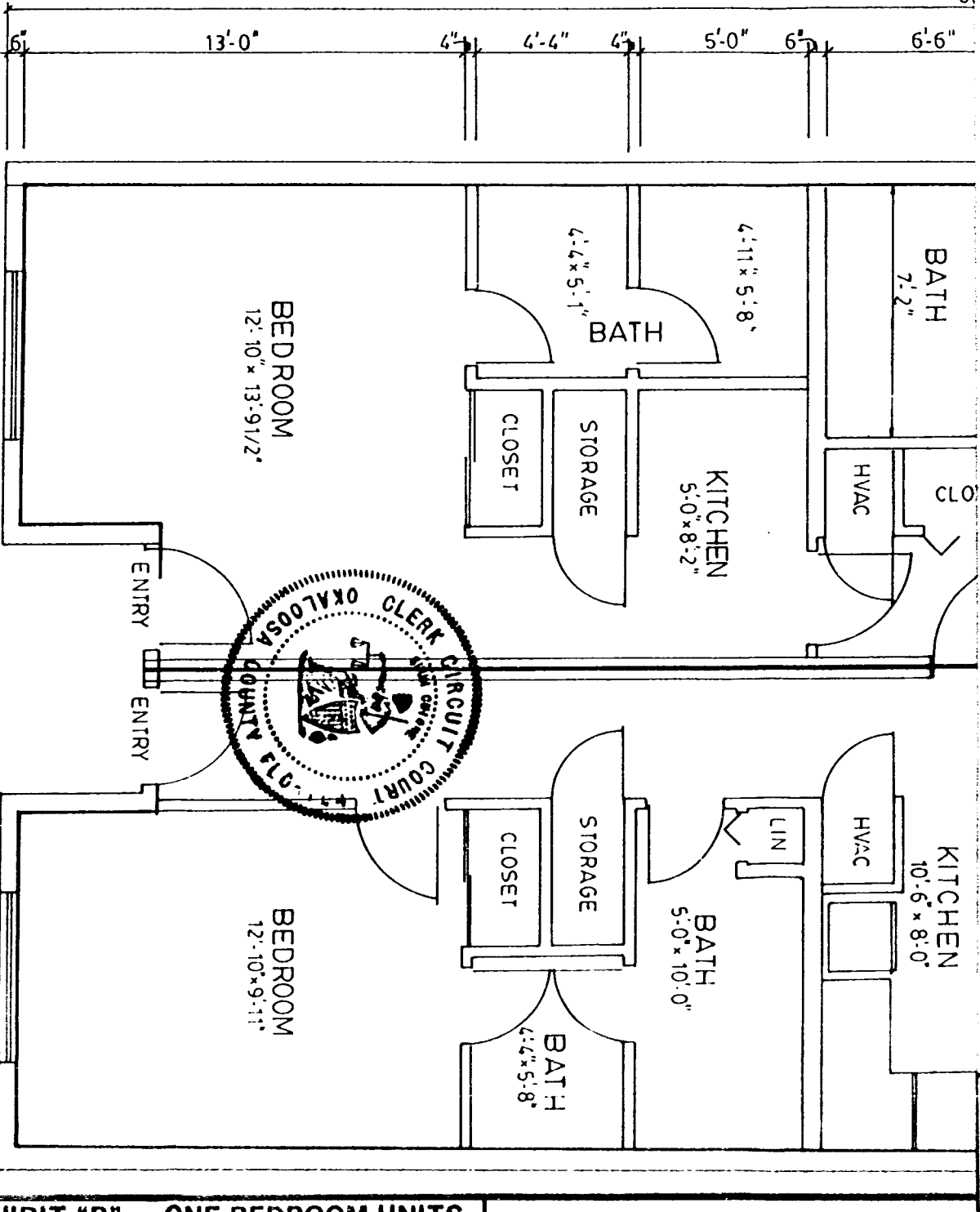
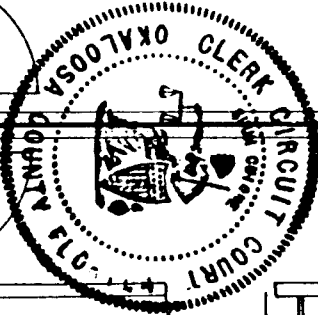


EXHIBIT "B"
ONE BEDROOM UNITS
1/4" = 1'-0"



FILE# 800663
OKALOOSA COUNTY, FLORIDA
RCD: MAR 5 1985 @ 2:13 PM
NEWMAN C BRACKIN, CLERK

EXHIBIT "B" — ONE BEDROOM UNITS
SUNDESTIN
T-2-S, R-22-W,
OKALOOSA COUNTY, FLORIDA



BASKERVILLE-DONOVAN
— A PROFESSIONAL SERVICE

PENSACOLA • MILTON • DLS

SCALE 1/4" = 1'-0" DESIGNED DRAWN BDC CHECK

PROJECT NO.
429
INDEX