



RECORDED AND VERIFIED

CLERK, CIRCUIT COURT  
BREVARD COUNTY, FLA.

REC FEE	\$ 7.00
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INT TAX	\$
SER' CHG	\$ 3.00
REFUND	\$

REC'D PAYMENT AS  
INDICATED FOR CLASS  
"C" INTANGIBLE & DOC  
STAMP TAXES. SIGNED

Clerk Circuit Court Brevard Co Florida

AMENDMENTS TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF MARHALL,  
INC. AND SECURITY TREASURE COAST SERVICE  
CORPORATION

THIS AMENDMENT, made this 30th day of November, 1981, amends the Declaration of Covenants, Conditions and Restrictions of MARHALL, INC. and SECURITY TREASURE COAST SERVICE CORPORATION dated July 1, 1981 and recorded in Official Records Book 2313, Page 1644; Re-recorded in Official Records Book 2337, Page 1953, all of the Public Records of Brevard County, Florida.

WHEREAS, in accordance with Article VII, Section 4 of original Declaration of Covenants, Conditions and Restrictions, in excess of Seventy-Five Percent (75.00%) of the Lot owners wish to amend the Declaration of Covenants, Conditions and Restrictions and said owners have affixed their signatures to this instrument.

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions is hereby amended as follows:

1. Article IV, Section 3 is amended to read as follows:

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance by the Declarant (s) of the first Lot to an owner, the maximum annual assessment shall be \$50.00 per Lot.

a. From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessment may be increased each year not more than ten percent (10.00%) above the maximum assessment for the preceding year, without a vote of the membership.

b. From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessment may be increased more than ten percent (10.00%) above the maximum annual assessment for the preceding year, by a vote of three-fourths (3/4) of the members who are voting in person or by proxy at a meeting duly called for said purpose.

c. The Board of Directors of the Association may fix the annual assessment at any amount not in excess of the maximum.

d. The assessments on Lots owned by the Declarant (s) may be reduced to no less than twenty-five percent (25.00%) of the assessment levied to owner occupant Lots, provided however, the Declarant (s) pay any deficiency in the operating costs of the Longwood Homeowners Association.

2. Article IV, Section 7 is amended to read as follows:

Section 7. Date of Commencement of Annual Assessments and Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area.

The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto. The due dates shall be established by the Board of Directors of the Association. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth the assessments in a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on any Lot shall be binding upon the Association, as of the date of its issuance.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment this 30th day of November, 1981.

Signed, Sealed and Delivered in the presence of:

DECLARANT: MARHALL, INC.

[Signatures]

BY: [Signature]

ATTEST: \_\_\_\_\_

DECLARANT: SECURITY TREASURE COAST SERVICE CORPORATION

[Signatures]

BY: [Signature]

ATTEST: [Signature]

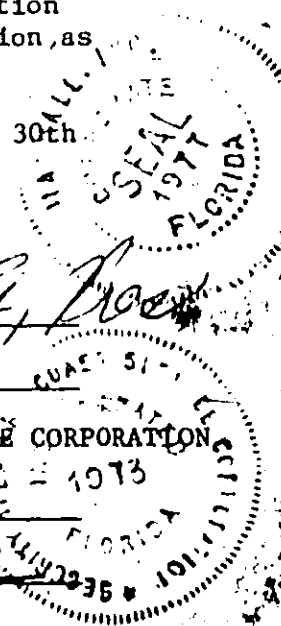
PREPARED BY: MARHALL, INC. P.O. Box 1317  
MERRITT PARK, FLA.

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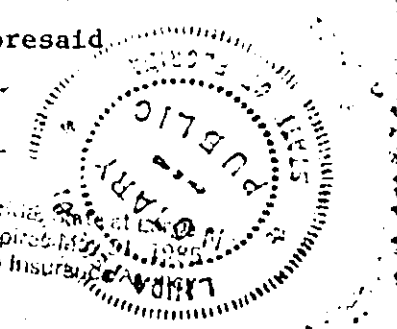
STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an office duly authorized in the State and County aforesaid to take acknowledgments, personally appeared EDWARD M. COOK, well known to me to be the President of MARHALL, INC., named Declarant in the foregoing instrument and that he acknowledged executing the same in the presence to two (2) subscribing witnesses 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 County and State last aforesaid this 30th day of November, 1981.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

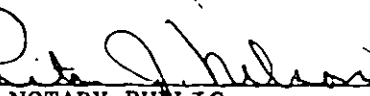
Notary Public, Florida  
My Commission Expires: 11/30/1985  
Secured thru Lexico Insurance



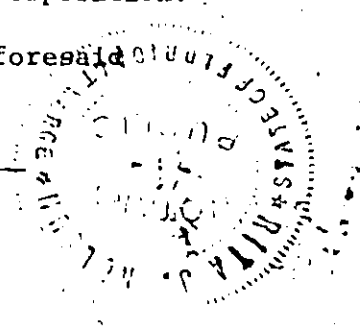
STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an office duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DANIEL A. NELSON and JAMES D. CHASTAIN, well known to me to be the Executive Vice-President and Secretary respectively, of SECURITY TREASURE COAST SERVICE CORPORATION named Declarant in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two (2) subscribing witnesses freely and voluntarily under authority duly vested in them 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 County and State last aforesaid this 30th day of November, 1981.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large.  
My Commission Expires Sept. 13, 1984.



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