

Prepared by and return to :
Dobson and Brown, P.A.
Ronald W. Brown
66 China Street, Suite A
St. Augustine, Florida 32084

Space reserved for Clerk pursuant to Sec. 695.26, F.S., and/or Rule 2.055(c), Florida Rules of Judicial Administration

**AMENDMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS
PELICAN REEF SUBDIVISION,
NOTICE OF PROVISIONS OF PELICAN
REEF HOMEOWNERS' ASSOCIATION, INC.**

Public Records of
St. Johns County, FL
Clerk# 99030173
O.R. 1420 PG 965
04:41PM 06/24/1999
REC \$9.00 SUR \$1.50

THIS AMENDMENT is made this
2nd day of November, 1998, by
PELICAN REEF HOMEOWNERS'
ASSOCIATION, INC., a
not-for-profit corporation,
hereinafter referred to as
"ASSOCIATION."

WHEREFORE, the ASSOCIATION, desires to amend the DECLARATION
OF COVENANTS AND RESTRICTIONS PELICAN REEF SUBDIVISION, NOTICE OF
PROVISIONS OF PELICAN REEF HOMEOWNERS' ASSOCIATION, INC.; and

WHEREAS, a Special Meeting of the ASSOCIATION was held on the
2nd day of November, 1998 pursuant to notice duly given; and

WHEREAS, the amendment received the approval of at least
eighty percent (80%) of those persons entitled to cast a vote;

NOW, THEREFORE, the ASSOCIATION hereby declares the following
Amendment to the DECLARATION OF COVENANTS AND RESTRICTIONS PELICAN
REEF SUBDIVISION, NOTICE OF PROVISIONS OF PELICAN REEF HOMEOWNERS'
ASSOCIATION, INC. (deletions are ~~stricken~~, additions are
underlined):

Section 4.3. The initial regular monthly assessment is hereby
set at the rate of \$30.00 per Lot or Dwelling Unit. Lots or
Dwelling Units owned by the Developer shall not be subject to
assessments, either regular or special. The Developer guarantees
the initial assessment fee shall not exceed \$70.00 per month per
Lot or Dwelling Unit until the Owners have, excluding the
Developer, 80% of the votes in the Association or January 1, 1994,
whichever occurs first. The Developer agrees to turn over control
of the ARB and the streets and Common Areas and the sewer system to
the Association not later than January 1, ~~1997~~ 2001. After
turnover of control has occurred, regular monthly assessments shall
be determined by the Board of Directors at its regular annual
meeting. The regular assessment may be increased beyond that set
by the Board of Directors upon approval by 60% of the voting members
in attendance, in person or by proxy, at any regular or special
meeting of the membership of the Association, but only after notice

of the recommendation is given to all members at least ten (10) days prior to the date of said meeting, provided, however, that nothing herein shall be construed to preclude the Board of Directors of the Association from fixing and levying an emergency assessment not to exceed one month's regular assessment, which emergency assessment may be levied without notice to the membership and without the holding of any special or regular meeting of said membership of the Association.

The monthly assessment fee will become due and payable on the first day of the month following the closing on the Lot.

Except as modified herein, the remaining terms and conditions of said Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the President and Secretary have caused this Amendment to the Declaration of Covenants and Restrictions to be executed in its name and corporate seal to be affixed this 18th day of June, 1999.

PELICAN REEF HOMEOWNERS' ASSOCIATION, INC.

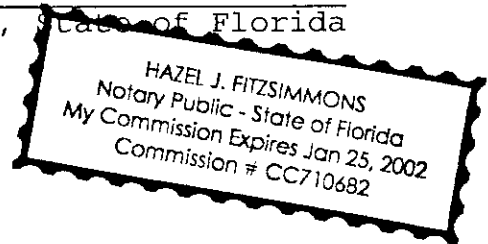
BY: *Pierre D. Thompson*
President PIERRE D. THOMPSON

Attest: *Paul J. Thompson*
Secretary PAUL J. THOMPSON
(Seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared PIERRE D. THOMPSON, President of Pelican Reef Homeowners' Association, Inc., to me known to be the person described in or who has produced _____ as identification and who executed the foregoing instrument and acknowledged before me the execution of same in the County and State aforesaid this 18th day of June, 1999.

Hazel J. Fitzsimmons
Notary Public, State of Florida



Certificate of Amendment
Declaration of Covenants and
Restrictions, Pelican Reef
Subdivision, Notice and Provisions
of Pelican Reef Homeowners'
Association, Inc.

Space reserved for Clerk pursuant to Sec. 695.26, F.S., and/or Rule 2.055(c),
Florida Rules of Judicial Administration

Public Records of
St. Johns County, FL
Clerk# 99030174
O.R. 1420 PG 967
04:41PM 06/24/1999
REC \$9.00 SUR \$1.50

COME NOW the undersigned,
the President and Secretary of the
Pelican Reef Homeowners'
Association, Inc., and hereby
certify the following:

1. That the attached writing
is a true copy of the AMENDMENT TO
DECLARATION OF COVENANTS AND
RESTRICTIONS, PELICAN REEF
SUBDIVISION, NOTICE OF PROVISIONS
OF PELICAN REEF HOMEOWNERS'
ASSOCIATION, INC.

2. That the Amendment was voted on and adopted on November 2,
1998 with eighty percent(80%) or more of the authorized and
designated unit owners voting in favor of said amendment.

3. The adopted amendment appears in the minutes of the
aforementioned meeting, is attached hereto and is unrevoked.

EXECUTED this 18th day of June, 1999, at St. Augustine, St.
Johns County, Florida.

PELICAN REEF HOMEOWNERS'
ASSOCIATION, INC.

By: Pierre D. Thompson
PIERRE D. THOMPSON, Its President

Attest: Paul J. Thompson
Paul J. Thompson, Secretary

(Seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Certificate of Amendment for PELICAN REEF
HOMEOWNERS' ASSOCIATION, INC., was sworn to, subscribed and

acknowledged before me this 18th day of June, 1999, by PETER HAMPSON, as President of the Pelican Reef Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of said corporation. _____ produced a Florida Driver's license as identification and did take an oath.

Hazel J. Fitzsimmons
Notary Public, State of Florida

