

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

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**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# 01-020089
O.R. 1593 PG 1696
09:21AM 04/30/2001
REC \$9.00 SUR \$1.50

THIS AMENDMENT is made this 25th day
of April, 2001, 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 8th day of October,
2000 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, ~~2001~~ 2003. 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 25th day of April, 2001.

PELICAN REEF HOMEOWNERS' ASSOCIATION, INC

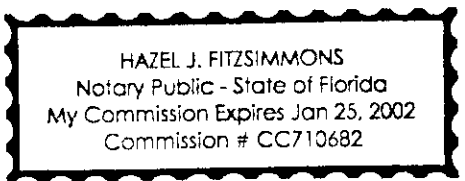
BY: *Pierre D. Thompson*
President

Attest: *Paul J. Thom*
Secretary
(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 IS KNOWN as identification and who executed the foregoing instrument and acknowledged before me the execution of same in the County and State aforesaid this 25th day of April, 2001.

Hazel J. Fitzsimmons
Notary Public, State of Florida



This Document prepared by:
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**CERTIFICATE OF
AMENDMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS
OF PELICAN REEF SUBDIVISION**

Public Records of
St. Johns County, FL
Clerk# 01-020088
O.R. 1593 PG 1694
09:20AM 04/30/2001
REC \$9.00 SUR \$11.50

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

1. That the Declaration of Covenants and Restrictions of Pelican Reef Subdivision was duly recorded at Official Records Book 937, Page 198 of the Public Records of St. Johns County, Florida.
2. That the First Amendment to said Declaration of Covenants and Restrictions of Pelican Reef Subdivision was duly recorded at Official Records Book 948, Page 2054 of the Public Records of St. Johns County, Florida.
3. That this Second Amendment to said Declaration of Covenants and Restrictions of Pelican Reef Subdivision was duly recorded at Official Records Book 948, Page 2056 of the Public Records of St. Johns County, Florida.
4. That the Third Amendment to said Declaration of Covenants and Restrictions of Pelican Reef Subdivision was recorded at Official Records Book 1420, Page 905 of the Public Records of St. Johns County, Florida.
5. That the Declaration of Covenants and Restrictions of Pelican Reef Subdivision is hereby further amended to modify Section 4.3 of the Declaration to read as follows:

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, 2001 ~~2001~~ 2003. 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.

Executed this 25th day of April, 2001 at St. Augustine, St. Johns County, Florida.

PELICAN REEF HOMEOWNERS' ASSOCIATION, INC.

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

By: *Pierre D. Thompson*
President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Second Amendment to the Declaration of Condominium for Pelican Reef Subdivision was sworn to, subscribed and acknowledged before me, an officer dully authorized in the State and County aforesaid to take acknowledgments, this 25th day of April, 2001 by Pierre D. Thompson, who provided is known as identification and did take an oath.

Hazel J. Fitzsimmons
Notary Public, State of
Florida at Large

