

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM

Amendment made this 27 day of September, 1999, by George Eager, hereinafter called "Developer" joined in by Calusa Campground Condominium Association, Inc., hereinafter called the "Association".

WHEREAS, the Developer submitted certain property to condominium ownership pursuant to Chapter 718 of the Florida Statutes by means of the Declaration of Condominium recorded in O.R. Book 1589, Page 476, of the Public Records of Monroe County, Florida.

WHEREAS, the Developer still holds fee simple title to all of the units of the Condominium, and this Amendment shall neither adversely affect the lien or priority of any previously recorded mortgage nor change the size or dimensions of any Unit owned by the Developer.

NOW THEREFORE, in accordance with the Developer's powers under the Declaration of Condominium and under the Condominium Act, the Declaration of Condominium of Calusa Campground, a Condominium, is hereby amended as follows:

1. Parcel C of the Legal Description shown as Exhibit "A" to the Declaration of Condominium is deleted, and now reads follows:

LEGAL DESCRIPTION

PARCEL A Lots 2, 3, and 4, in Section 28, Township 61 South, Range 39 East, MODEL LAND COMPANY'S PLAT, according to the Plat thereof, as recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida.
AND

PARCEL B Lots 15 through 21, inclusive, Block 3, SUNSET WATERWAYS, according to the Plat thereof, as recorded in Plat Book 4, at Page 31, of the Public Records of Monroe County, Florida.
AND

~~PARCEL C On the Island of Key Largo and being all that part of Lot 1, of Section 28, Township 61 South, Range 39 East, lying North of a 20-foot road and lying North of the former right of way of the Florida East Coast Railway according to a survey made by P.D. Jenkins, C.E. and according to the Plat thereof, as recorded in Plat Book 1 at Page 68 of the Public Records of Monroe~~

County, Florida.

2. An Association office and a marina office has been added to the Description of Improvements in Section 4 of the Declaration of Condominium which now reads as follows:

4. **DESCRIPTION OF IMPROVEMENTS.** Each condominium unit consists of land only. The condominium will have a general store, a swimming pool, two tennis courts, a recreation building, a sewage treatment plant, laundry, playground, two bath houses and a boat ramp, and an Association office and a marina office.

3. The words "recreation room" have been modified to "recreation building" in the Common Elements in Section 6 of the Declaration of Condominium, which now reads as follows:

6. **COMMON ELEMENTS.** The common elements, shown in detail in Exhibit "B", consist of an entrance area, sewage treatment plant area, swimming pool, recreation building, two tennis courts, a recreation room building, laundry, playground, two bath houses, a boat ramp, general store, and access roads within the condominium.


4. Section 8 of the Declaration of condominium, Ownership of Restricted Common Elements, has been amended to add docks as limited and restricted common elements for Units 301-321 and Units 245-252, and now reads as follows:

8. **OWNERSHIP OF RESTRICTED COMMON ELEMENTS.** ~~There are no restricted or limited common elements in the condominium.~~ The concrete bulkhead docks fronting units 301-321 and units 245-252 (by extending the side lot lines of each unit) are limited common elements and restricted to the exclusive use of the unit owner fronting each dock area, and are appurtenant to such units.

Except as herein amended, the Declaration of Condominium is hereby ratified and affirmed as recorded and is in full force and effect.


IN WITNESS WHEREOF, the Developer and Association have executed this Amendment the day and year first written above.

Signed, sealed and delivered in the presence of:



Judge L. Day

Developer:



George Eager

Calusa Campground Condominium
Association, Inc.

Q.T.

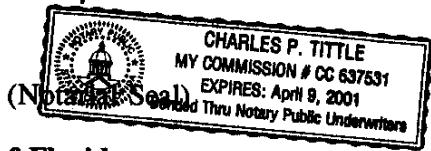
George Eager

[Signature]

by: George Eager, President

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 21st day of
Sept, 1999, by George Eager.



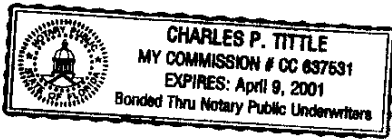
Q.T.

(Signature of Notary Public)
Print, Stamp or Type Notary Name

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 21st day of
Sept, 1999, by George Eager, as President of and on behalf of
Calusa Campground Condominium Association, Inc., a Florida not for profit corporation.

(Notarial Seal)



Q.T.

(Signature of Notary Public)
Print, Stamp or Type Notary Name

FIRST AMENDMENT TO BY-LAWS OF
CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION, INC.

Amendment made this 27 day of September, 1999, by George Eager, hereinafter called "Developer" joined in by Calusa Campground Condominium Association, Inc., hereinafter called the "Association".

WHEREAS, the Developer submitted certain property to condominium ownership pursuant to Chapter 718 of the Florida Statutes by means of the Declaration of Condominium recorded in Official Records Book 1589, Page 476, of the Public Records of Monroe County, Florida.

WHEREAS, the By-Laws of the Association were recorded in Official Records Book 1589, Page 490, of the Public Records of Monroe County, Florida.

WHEREAS, the Developer still holds fee simple title to all of the units of the Condominium, and this Amendment shall neither adversely affect the lien or priority of any previously recorded mortgage nor change the size or dimensions of any Unit owned by the Developer.

NOW THEREFORE, in accordance with the Developer's powers under the Declaration of Condominium and under the Condominium Act, the By-Laws of Calusa Campground Condominium Association, Inc., are hereby amended as follows:

1. The reference to "Dade County" in Section 4.4 of the By-Laws has been deleted which now reads as follows:

4.4 Regular Meetings. Meetings of the Board may be held according to a prearranged schedule at such time and place in ~~Dade County~~ or Monroe County, Florida, as shall be determined from time to time by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telegram, at least ten (10) days prior to the day named for such meeting.

Except as herein amended, the Declaration of Condominium is hereby ratified and affirmed as recorded and is in full force and effect.

IN WITNESS WHEREOF, the Developer and Association have executed this Amendment the day and year first written above.

Signed, sealed and delivered in
the presence of:

[Signature]
Jerdy L. Day

Developer:

[Signature]
George Eager

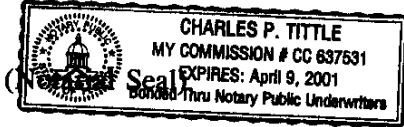
Calusa Campground Condominium
Association, Inc.

[Signature]
Jerdy L. Day

[Signature]
by: George Eager, President

State of Florida
County of Monroe

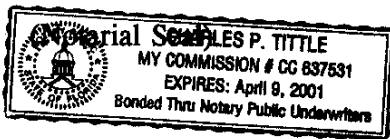
The foregoing instrument was acknowledged before me this 27th day of
Sept, 1999, by George Eager.



[Signature]
(Signature of Notary Public)
Print, Stamp or Type Notary Name

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 27th day of
Sept, 1999, by George Eager, as President of and on behalf of
Calusa Campground Condominium Association, Inc., a Florida not for profit corporation.



[Signature]
(Signature of Notary Public)
Print, Stamp or Type Notary Name

**CONSENT OF MORTGAGEE TO
FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
AND FIRST AMENDMENT TO BY-LAWS
OF CALUSA CAMPGROUND, A CONDOMINIUM**

Community Bank of Florida, fka Community Bank of Homestead, a state banking corporation, and the holder of a mortgage dated May 5, 1998, and recorded May 15, 1998, in the Official Record Book 1515, Page 1111, of Monroe County, Florida does hereby consent to the filing of the First Amendment to the Declaration of Condominium and First Amendment to the By-Laws of Calusa Campround Condominium, in accordance with the Section 718.104 of the Condominium Act.

Signed, Sealed and
Delivered in the presence of:

COMMUNITY BANK OF FLORIDA

Ellen M Kaufman
Joy K Bedford

By: [Signature]

Attest: _____

{SEAL}



STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me on NOVEMBER 2, 1999,
by MR. RICHARD A. ORAKE, JR. and _____
as _____ and _____
of Community Bank of Florida, a state banking corporation, who executed the above
document on behalf of the corporation and who are personally known to me or produced
PERSONALLY KNOWN as identification and who did NOT take an oath.

{SEAL}



[Signature]
Notary Public
Stamp, Print or Type Name

MONROE COUNTY
OFFICIAL RECORDS