

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

Amendment made this 30 day of December, 1996, 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. *Section 8 of the Declaration is amended as follows:*

8. **OWNERSHIP, USE AND MAINTENANCE OF RESTRICTED COMMON ELEMENTS.**

The concrete bulkhead docks fronting units 301-321, and units 245-252, and unit 42 (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. These docks are owned by the association who shall have the maintenance responsibility of the docks and mooring posts.

2. *Section 12 of the Declaration is amended as follows:*

12. **ACQUISITION OF UNIT AT FORECLOSURE SALE; EFFECT.** Where the mortgagee of a first mortgage of record, or other purchaser of a unit obtains title to the condominium parcel by a purchase at the public sale resulting from the first mortgagee's foreclosure judgment in a foreclosure suit in which the Association has been properly named as a defendant junior lienholder, or as a result of a deed given in lieu of foreclosure, such acquirer of title and his successor and assigns shall not be liable for the share of the common expenses or assessments by the Association chargeable to such unit for any period prior to the foreclosure, unless the share is secured by a claim of lien for assessments that was recorded prior to the recording of the foreclosed mortgage filing of the foreclosure suit, any such unpaid share of common expenses or assessments shall be deemed common expenses collectable from all units, including the unit acquired by such purchaser, his heirs,

successors, and assigns.

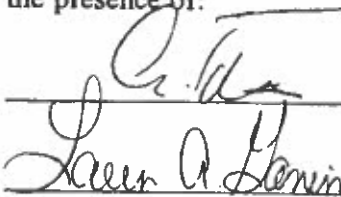
3. *Section 22 of the Declaration is amended as follows:*

22. **UNIT OWNERS' ASSOCIATION.** The administration and management of the condominium shall be vested in an Association, to be known as Calusa Campground Condominium Association. The Association shall be a Florida not for profit corporation and shall be governed by the bylaws. The developer shall appoint the initial board of directors and all directors to which the developer is later entitled, none of which are required to be members or unit owners of the condominium. All directors elected by the members must be unit owners in the condominium.

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:



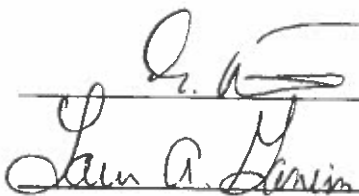
Lauren A. Levin

Developer:

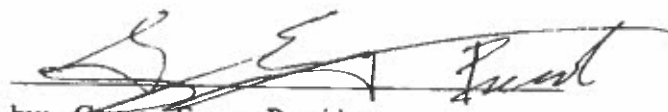


George Eager

Calusa Campground Condominium
Association, Inc.



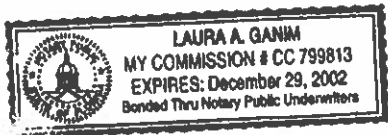
Lauren A. Levin



by: George Eager, President

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 30 day of
December, 1999, by George Eager.



(Notarial Seal)

Laura A. Ganim

(Signature of Notary Public)

Print, Stamp or Type Notary Name

State of Florida

County of Monroe

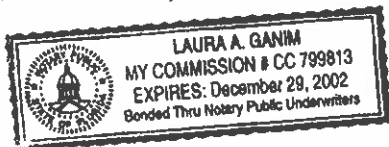
The foregoing instrument was acknowledged before me this 30 day of December, 1998, by George Eager, as President of and on behalf of Calusa Campground Condominium Association, Inc., a Florida not for profit corporation.

Laura A. Ganim

(Signature of Notary Public)

Print, Stamp or Type Notary Name

(Notarial Seal)



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