

Prepared by and Return to:
The Great Outdoors Premier R.V./Golf
Resort XVIII Association, Inc
145 Plantation Drive
Titusville, FL 32780

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SECOND AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF
THE GREAT OUTDOORS PREMIER R.V./GOLF
RESORT XVIII CONDOMINIUM ASSOCIATION, INC.

THIS SECOND AMENDMENT to the Declaration of Condominium of the Great Outdoors Premier R.V./Golf Resort XVIII Condominium Association, Inc., ("Second Amendment") is made this 30 day of January, 2018 by THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT XVIII CONDOMINIUM ASSOCIATION, INC. (hereinafter referred to as the "Association").

WHEREAS, that certain Declaration of Condominium of The Great Outdoors Premier R.V./Golf Resort XVIII, a Condominium, dated December 17, 2002, was originally recorded in Official Records Book 4762, Page 2077 *et seq.*, and re-recorded in Official Records Book 4767, Page 1456 *et seq.*; and was subsequently amended by the First Amendment to the Declaration recorded in Official Records Book 6538, Page 1846; all in the Public Records of Brevard County, Florida (hereinafter referred to as the "Declaration"); and

WHEREAS, amendment of the Declaration requires a vote of the Unit Owners and Board of Directors in accordance with Section 6.1 of the Declaration; and

WHEREAS, this Second Amendment was proposed by a majority of the Board of Directors; and

WHEREAS, this Second Amendment was passed by the affirmative vote of the Unit Owners holding not less than a majority of the votes of the members represented at the annual meeting where a quorum was present and by not less than 66 2/3% of the Board of Directors of the Association at a meeting of the Board of Directors;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Section 16.1 Occupancy of Units is hereby amended in its entirety to read as follows:

16.1 Occupancy of Units. Each Residential Unit shall be used as a residence only, except as otherwise herein expressly provided. A Unit owned by an individual, corporation, partnership, trust or other fiduciary may only be occupied by the following persons, and such persons' families and guests: (i) the individual Unit Owner, (ii) an officer, director, stockholder or employee of such corporation, (iii) a partner or employee of such partnership, (iv) the fiduciary or beneficiary of such fiduciary, or (v) permitted occupants under an approved lease or sublease of the Unit (as described below), as the case may be. Occupants of an approved leased or subleased Unit must be the following

persons, and such persons' families and guests: (i) an individual lessee or sublessee, (ii) an officer, director, stockholder or employee of a corporate lessee or sublessee, (iii) a partner or employee of a partnership lessee or sublessee or (iv) a fiduciary or beneficiary of a fiduciary lessee or sublessee. Under no circumstances may more than one family reside in a Unit at one time. "Families" or words of similar import used herein shall be deemed to mean (1) a group of natural persons related to each other by blood or legally related to each other by marriage or adoption, or (2) a group of not more than four (4) persons not so related who maintain a common household in a Unit. In no event shall occupancy (except as provided in Subsection 16.13) exceed two (2) persons per each bedroom in the Units. The Board of Directors shall have the power to authorize occupancy of a Unit per bedroom by more than two (2) persons on a case-by-case basis by persons in addition to those set forth above. ~~The restrictions in this Subsection 16.1 shall not be applicable to Units owned by the Developer.~~

2. Section 16.11 Pets is hereby amended in its entirety to read as follows:

16.11 Pets. ~~Except as otherwise required by law: (i) With with the exception of small fish or birds housed in suitable cages or aquariums, no animal may be kept on the Condominium Property unless it is either a dog, a household cat, or another "household pet" (as defined by the Condominium Association); (ii) With with the exception of small birds or fish, no more than two (2) animals may be kept by any Unit Owner.;~~ ~~No animals may be kept for commercial or breeding purposes and (iii) No no occupant of a Unit other than its Owner may keep an animal on the Condominium Pproperty. No animals may be kept for commercial or breeding purposes.~~

For their own protection, all pets must be leashed when outdoors. It is required that owners keep the pet close to them and out of private yards unless prior permission of the yard owner has been given. Dogs are not permitted on the Common Area known as Hammock Oaks Park ~~(with the exception of service dogs)~~ except as otherwise required by law. Any excretion left by a pet outdoors must be picked up immediately and disposed of in a sanitary manner by the person walking the pet.

A pet which causes any disturbance, annoyance or harm, such as barking, growling, howling, biting, squawking, quacking or any other undesirable noise which annoys or causes harm to a neighbor is a nuisance, subject to a written complaint. If a resident files a written complaint with the Board to the effect that any of these pet rules have been violated and the Board determines that a violation has or is occurring, the Board shall serve the Unit Owner in writing to either correct the violation or to dispose of the pet. If, after a second written complaint, the Board determines that the violation is continuing or that there is

another violation of the same nature, the pet will be deemed to have endangered the life, health, safety, or well being of residents and is forever barred from the park. The Unit Owner shall remove the pet from the park within two (2) weeks.

Pets kept in an aquarium, such a fish, are excluded from these rules.

3. Section 16.12 Children, as follows, is hereby deleted in its entirety and is not replaced:

~~16.12 Children. Children under sixteen (16) years of age are permitted upon Condominium Property with the supervision of a parent or other responsible adult. Children under sixteen (16) years of age must be accompanied by a parent or responsible adult at all times. If a child's conduct is destructive, loud, irresponsible or abusive, such child may be removed from any common area by or upon the requirement of the CSA or its authorized representative and shall not thereafter be permitted to return until such conduct shall have been remedied. Parents or guardians are responsible for the conduct of their children or other minors in their care at all times.~~

4. Except as otherwise provided herein, all other terms of the Declaration, as previously amended, remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Second Amendment to be executed this 30 day of January, 2018.

Witnessed by:

Lynda C. Shaw

Lynda C. Shaw

Witness Sign and Print Name

Robert C Hall

Robert C Hall

Witness Sign and Print Name

THE GREAT OUTDOORS PREMIER R.V./GOLF
RESORT XVIII CONDOMINIUM
ASSOCIATION, INC.

By:

[Signature]
[Signature]

William J. Shaw
[Printed Name]

Title: President

STATE OF FLORIDA :
COUNTY OF BREVARD :

The foregoing instrument was executed before me this 30 day of January,
2018, by William J. Shaw, as President of The Great Outdoors Premier
R.V./Golf Resort XVIII Condominium Association, Inc., a Condominium, the corporation
in whose name the foregoing instrument was executed, on behalf of the corporation,
who is personally known to me.

[Signature]
Notary Public Signature

[SEAL]



CERTIFICATE

The undersigned President and Secretary of The Great Outdoors Premier R.V./Golf Resort XVIII Condominium Association, Inc., certify that the attached SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT XVIII, A CONDOMINIUM, was duly enacted by a unanimous vote of the Board of Directors of The Great Outdoors Premier R.V./Golf Resort XVIII Condominium Association, Inc. at a duly called meeting of the Board of Directors held on December 10, 2017, and enacted by the vote of Unit Owners owning a majority of the units represented at the duly called annual meeting of members of the Association held on January 19, 2018 in accordance with Section 6 of the Declaration of Condominium of The Great Outdoors Premier R.V./Golf Resort XVIII, a Condominium.

Witnessed by:

THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT XVIII CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit

Lynda C. Shaw
Lynda C. Shaw

Witness Sign and Print Name

Robert C Hall
Robert C Hall

Witness Sign and Print Name

By: *William J. Shaw*
William J. Shaw as President

Attest: *Patricia L Small*
Patricia L Small as Secretary

STATE OF FLORIDA :

COUNTY OF BREVARD :

The foregoing instrument was executed before me, this 30 day of January, 2018, by William J Shaw and Patricia L Small, known to me to be the President and Secretary, respectively, of THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT XVIII CONDOMINIUM ASSOCIATION, INC., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation under authority duly vested in them by said corporation.

Lynn Jacobs
Notary Public Signature

[SEAL]

