

This instrument prepared by:
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Cocoa Beach, FL 32932-0757

Sandy Crawford Clerk Circuit Court
Recorded and Verified Brevard County, FL
Pgs. 4 # Names 2
Trust Fund 2.50 Rec Fee 17.00
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Service Chg _____ Refund _____

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

THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT, INC., a Florida corporation (the "Developer"), pursuant to the authority reserved in Article XIII of the Declaration of Condominium of THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT III, A CONDOMINIUM, and in the Florida Condominium Act, and pursuant to an affirmative vote of a majority of Association members at the duly noticed Board of Directors meeting of The Great Outdoors Premium R.V./Golf Resort III Condominium Association, Inc. on September 25th, 1993, hereby amends the Declaration of Condominium, as recorded on July 17, 1990, in Official Records Book 3071, page 4748, et seq., as amended by Amendment to Declaration of Condominium of The Great Outdoors Premier R.V./Golf Resort III, a condominium, dated April 5, 1991, and recorded in ORB 3118, page 3419; of the Public Records of Brevard County, Florida (the "Declaration"), as follows:

1. Section 16.1 of the Declaration is hereby amended by deleting the third complete sentence therefrom as follows:

~~"Units must be modern, commercially manufactured and presentable in looks and repair. Any R.V. Unit may have two (2) cars, van, small non-work truck or mini home which is used for transportation."~~

and substituting the following therefor:

All R.V.'s must be modern, commercially manufactured and presentable in looks and repair. Any R.V. Unit may have two (2) cars, vans, or small non-work trucks which are used for transportation, exclusive of the R.V. located on the Unit. A park model Unit may have an R.V. (trailer, motor home, fifth wheel, mini-motorhome), plus two (2) cars, vans, or small non-work trucks which are used for transportation, subject to the restrictions found in Subsection 16.1(a) and (b) below. All vehicles must be parked on the Unit's concrete pad (or the Unit's storage shed). Ingress and egress for all vehicles must be over concrete. In addition, all Units may have golf carts (which will not be considered vehicles for purposes of this paragraph), mopeds, motor scooters, and other small forms of transportation.

and further adding new Subsections 16.1(a) and 16.1(b) to the Declaration as follows:

16.1(a) Any R.V. located on a park model Unit may not be used for living accommodations. However, the R.V. Unit may be used as living accommodations for guests of the Unit Owner, for a period of time not to exceed two (2) weeks.

16.1(b) Any R.V. located on a park model Unit must be parked on the Unit's concrete, and may not be located closer than five feet (5') from any paved roadway surface, or such R.V. will be deemed to be encroaching on such paved roadway surface. Exceptions to this Subsection 16.1(b) may be granted by the Board of Directors. Notwithstanding anything in this Subsection to the contrary, any encroachment by an R.V. that existed prior to the recording of this amendment shall be allowed to continue.

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2. Section 16.3 of the Declaration is hereby amended by deleting the last sentence of that Section as follows:

~~"All lots with a survey on a 90° angle will be for a park model only."~~

and substituting the following therefor:

All R.V.'s (mobile vehicles or combinations thereof, not including park homes) must be self-contained and must be capable of functioning as recreational vehicles. This means that the R.V. may function for overnight accommodations without any outside assistance and have holding tanks, electrical capability and, if the R.V. has a pop-out, such pop-out must be able to be easily retracted into the R.V. Any R.V. that will stay on any Unit continuously without leaving, for more than sixty (60) days, must be approved by the Architectural Review Committee of The Great Outdoors Premier R.V./Golf Resort Community Services Association, Inc. ("ARC"). The ARC will review the R.V. to make sure it maintains the R.V. nature of the area, as well as to be sure that the R.V. is in like-new condition and will not detract from the value of the surrounding property if left on the site. Any Unit that has been given permission to stay more than sixty (60) days that is deemed at any time to fall below the high standards of The Great Outdoors will be required to bring their R.V. up to The Great Outdoors' standards, or be removed.

For purposes of this Section a Park Home is defined as modern, commercially manufactured, presentable in looks and repair, and must be purchased from the Developer. A Park Home must be approved by the Federal Agency for Housing and Urban Development and cannot exceed 500 square feet in area. (The most common dimensions used are 12' x 41.6'). A Park Home may only be installed upon Units with a 90° survey angle. Additions may be constructed and attached to a Park Home, but may not exceed 500 square feet of enclosed living space. All proposed additions must be approved by the ARC and must be constructed to at least the same standards as a manufactured Park Home.

For purposes of this Section, a Travel Trailer is defined as a trailer no more than 8-1/2 feet x 40 feet in its travel mode, bearing a license plate issued by a competent motor vehicle agency, and equipped by its original manufacturer so that it is capable of providing a liveable environment for at least 24 hours without connection to external services or utilities and/or without the use of a generator between the hours of 6:00 p.m. and 6:00 a.m. For purposes of this definition, a "liveable environment" is defined as one that provides potable water, permanent sanitation facilities (Porta-Potties or similar facilities may not be used for compliance with this definition), internal power and illumination. A Travel Trailer must be permanently equipped with all apparatus, fixtures and equipment required by the statutes of the jurisdiction issuing the license plate affixed to the Travel Trailer. Any finding by any competent jurisdiction in the State of Florida that any trailer is real property will exclude that trailer from the definition of a Travel Trailer.

Any Unit Owner who has purchased and installed a trailer on a 60° survey angle prior to the recording of this Amendment, and whose trailer does not meet the requirements of the definition proposed herein for Travel Trailers shall be permitted to continue occupancy on a "grandfathered" basis. That is, the existing owners may continue occupancy at their existing location. Any change in ownership or location will void this "grandfather" privilege.

JOINDER

THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT COMMUNITY SERVICES ASSOCIATION, INC., a Florida corporation not for profit, hereby agrees to accept all the benefits and all the duties, responsibilities, obligations, and burdens imposed upon it by the provisions of this Declaration and Exhibits hereto.

IN WITNESS WHEREOF, THE GREAT OUTDOORS R.V./GOLF RESORT COMMUNITY SERVICES ASSOCIATION, INC., has caused these presents to be signed in it's name by it's proper officer and it's corporate seal to be affixed this 28 day of June, 1994.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

THE GREAT OUTDOORS PREMIER
R.V./GOLF RESORT COMMUNITY
SERVICES ASSOCIATION, INC., a
non-profit Florida corporation

Nancy K. Turgeon
Signature of Witness
NANCY K. TURGEON
Printed Name of Witness
Connie Cosentino
Signature of Witness
CONNIE COSENTINO
Printed Name of Witness

By: Barry Weinstein
Barry Weinstein, President
TREASURER

corporate seal

STATE OF FLORIDA, COUNTY OF BREVARD, TO-WIT:

BEFORE ME, the undersigned authority, duly authorized by law to take oaths and acknowledgments, personally appeared Barry Weinstein, as ~~President~~ ^{Treasurer} of THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT COMMUNITY SERVICES ASSOCIATION, INC., a non-profit Florida corporation, for the corporation, who after first being duly sworn, acknowledged that he executed the foregoing instrument as such officer, for the reasons and purposes therein expressed.

WITNESS my hand and official seal this 28 day of June, 1994.

Sally J. Bauer
NOTARY PUBLIC

My commission expires:
BJ\ego\JOINDER.CBA

