

This Instrument Prepared by
and Record and Return to:
Seth D. Chipman, Esquire
Watson, Soileau, DeLeo,
Burgett, Pickles & Baughan, P.A.
3490 North US Highway 1
Cocoa, Florida 32926

**CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM OF
THE GREAT OUTDOORS PREMIER R.V./
GOLF RESORT VII, A CONDOMINIUM**

Pursuant to Section 718.112(1), Florida Statutes (2009), and the provisions of Section 6 of the Declaration of Condominium of THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT VII, A CONDOMINIUM, as recorded in Official Records Book 3383, Page 3489, Public Records of Brevard County, Florida and pursuant to the approval of the Board and members of the Association at the duly-noticed meeting thereof, which was held on January 27, 2010, the Declaration of Condominium is amended as follows:

1. Section 2.21 of the Declaration is amended to provide as follows:

2.21 "Unit" means a part of the Condominium Property which is subject to exclusive ownership. A Unit shall include and contain an RV port with walls and ceiling constructed in accordance with standards approved by the Architectural Review Committee ("ARC"), and may be in improvements, land, or land and improvements together, as specified in the Declaration.

2. Section 3.1 of the Declaration is be amended to provide as follows:

Section 3. Description of Condominiums.

3.1 Identification of Units. The Land will have constructed thereon ~~forty (40)~~ thirty-eight (38) recreational vehicle sites and associated improvements (the "Units"). Each Unit is identifies by a separate designation set forth on Sheets 4A and 5A of Exhibit A attached hereto. Exhibit A consists of a survey of the Land and a graphic description of the improvements located thereon including, but not limited to the Units and a plot plan thereof. Exhibit A, together with this Declaration, is sufficient in detail to identify the Common Elements and each Unit and their relative locations and approximate dimensions. There shall pass with each Unit as appurtenances thereto: (a) an undivided share in the Common Elements and Common Surplus; (b) the exclusive right to use such portion of the Common

Elements as may be provided in this Declaration; (c) an exclusive easement for the use of the airspace occupied by the Unit as it exists at any particular time and as the Unit

3. Section 9.1 of the Declaration is amended to provide as follows:

Section 9. Additions, Alterations or Improvements by Unit Owners

9.1 By Non-Developer Unit Owners. Each Unit Owner(s) shall maintain a RV port on their Unit. Any Unit that does not contain and has never contained a RV port as of the date of this amendment, shall be required to construct a RV port on their Unit within one year from the date in which title to the Unit is transferred to a new Unit Owner. If an existing RV port is destroyed or removed from a Unit, then a new RV port shall be constructed within one year from the date in which the RV port was damaged or destroyed. No Unit Owners other than the Developer shall make any structural addition, alteration or improvement in or to the Common Elements, his Unit or any Limited Common Element, without the prior written consent of the Architectural Review Committee of the CSA ("ARC"). The ARC shall have the obligation to answer any written request by a Unit Owner for approval of such an addition, alteration or improvement in such Unit Owner's Unit or Limited Common Elements within thirty (30) days after such request and all additional information requested is received, and the failure to do so within the stipulated time shall constitute the ARC's consent. Once the ARC has consented, any proposed addition, alterations and improvements which would materially change the configuration or size of any unit, or materially alter or modify the appurtenances to the unit, or change the proportion or percentage by which the owner of the parcel shares the common expenses and owns the common surplus, must be approved by a majority of Unit owners. The proposed additions, alterations and improvements by the Unit Owners shall be made in compliance with all laws, rules, ordinances and regulations of all governmental authorities having jurisdiction, and with any conditions imposed by the Association with respect to design, structural integrity, aesthetic appeal, construction details, lien protection or otherwise. A Unit Owner making or causing to be made any such additions, alterations or improvements agrees, and shall be deemed to have agreed, for such Owner, and his heirs, personal representatives, successors and assigns, as appropriate, to hold the Association and all other Unit Owners harmless from any liability or damage to the Condominium Property and expenses arising therefrom, and shall be solely responsible for the maintenance, repair and insurance thereof from and after that date of installation or construction thereof as may be required by the Association.

4. Section 14.1 of the Declaration is amended to provide as follows:

14.1 Determination to Reconstruct or Repair. If any part of the Condominium Property shall be damaged by casualty, whether or not it shall be reconstructed or repaired shall be determined in the following manner:

1. Common Elements. If the damaged improvement is a Common Element, the damaged property shall be reconstructed or repaired, unless it is determined in the manner elsewhere provided that the condominium shall be terminated.
2. Units. If the damaged improvement is a Unit, the damaged property shall be reconstructed or repaired at the sole expense of the Unit Owner within one year from the date in which the Unit was damaged or destroyed.

5. **Section 16.3 of the Declaration is amended to provide as follows:**

16.3 Limitations and Additions. Cabanas and screen rooms may have an aggregate square foot floor area of no more than five hundred (500) feet, and they must have a concrete base (patio). The color of the cabanas and screen rooms shall either match the RV or be white. Wheel covers on R.V.'s shall be made of substantial quality aluminum, fiberglass or canvas type to withstand the local weather and wind conditions, and the color shall either match the RV or be white. All lots with survey on a 60° angle will be for travel trailers, motorhomes, fifth wheels, or mini-motorhomes. 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.

Every R.V. and Travel Trailer must also be mobile. No R.V. or Travel Trailer may have the wheels removed or be leveled on concrete blocks or similar material.

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 that 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 Unit. Any Unit Owner that has been given permission to keep their R.V. on their Unit for more than sixty (60) days, and permits their R.V. 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 the R.V. will be removed. For purposes of this Section, a Travel Trailer is defined as a trailer no more than 8½ feet by ~~40 feet~~ wide 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 travel trailer is real property will exclude that travel trailer from the definition of a Travel Trailer.

Any Unit Owner who has purchased and installed a travel trailer on a 60° survey angle, and whose trailer does not meet the requirements of the definition 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.

Every unit may not have a concrete to grass ratio greater than 60:40. (No more than 60% of a unit's area may be covered with concrete.)

IN WITNESS WHEREOF, the Association has caused this instrument to be signed in its name and by its President and Secretary this 12 day of February, 2010, for purposes of

recording in the Brevard County Public Records as required by the Florida Condominium Act.

CERTIFICATE OF ASSOCIATION

The undersigned, as President and Secretary of THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT VII, A CONDOMINIUM, hereby certify the foregoing Amendment to the Declaration of Condominium was adopted by the membership of the Association at a duly called meeting held on January 27, 2010.

THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT VII, A CONDOMINIUM

WITNESSES:

X Barbara Nordby
Print Name: BARBARA NORDBY

X Connie Hudson
Print Name: CONNIE HUDSON

BY: Charles Acton
PRINT NAME: Charles Acton
AS ITS PRESIDENT

Address:

THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT VII, A CONDOMINIUM

WITNESSES:

X Barbara Nordby
Print Name: BARBARA NORDBY

X Connie Hudson
Print Name: CONNIE HUDSON

BY: Allison Brandmiller
PRINT NAME: Allison Brandmiller
AS ITS SECRETARY

Address:

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 12 day of February, 2010, by Charles Acton, President of THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT VII, A CONDOMINIUM on behalf of the corporation who produced known to me as identification and did not take an oath. is personally

Lynn Jacobs
NOTARY PUBLIC, State of Florida at Large
My Commission Expires



STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 12 day of February, 2010,
by Allison Brandmiller, Secretary of THE GREAT OUTDOORS PREMIER
R.V./GOLF RESORT VII, A CONDOMINIUM on behalf of the corporation who produced _____
known to me as identification and did not take an oath. is personally

Lynn Jacobs
NOTARY PUBLIC, State of Florida at Large
My Commission Expires:

