

January 18, 2022

RECORD & RETURN TO:

THIS INSTRUMENT PREPARED BY:
THE BOARD OF DIRECTORS
CONDOMINIUM XVII OF
THE GREAT OUTDOORS PREMIER
R.V./GOLF RESORT
145 PLANTATION DRIVE
TITUSVILLE, FLORIDA 32780

HC

SECOND AMENDMENT to the
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT
CONDOMINIUM XVII ASSOCIATION, INC.,
As Recorded on January 20, 2011

THIS AMENDMENT to the DECLARATION OF CONDOMINIUM OF THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT CONDOMINIUM XVII ASSOCIATION, INC., is made this 28 day of January, 2022 by The GREAT OUTDOORS PREMIER R.V./GOLF RESORT CONDOMINIUM XVII, Inc., a Florida Corporation (hereinafter referred to as Condo XVII).

WHEREAS, The Great Outdoors Premier R.V./Golf Resort, Inc., the Developer, and the The GREAT OUTDOORS PREMIER R.V./GOLF RESORT CONDOMINIUM XVII, ASSOCIATION, Inc., executed and recorded certain Declaration of Covenants, Conditions and Restrictions as well as Amendments and Supplemental changes thereto and By-Laws for The Great Outdoors Premier R.V./Golf Resort CONDOMINIUM XVII Association, Inc., (hereinafter referred to as Condo XVII) recorded in Official Records:

- Book 4692, Pages 3258, et. Seq., September 24, 2002.
- Book 4724, Pages 2683, et. Seq., October 30, 2002
- Book 5567, Pages 8677, et Seq., November 21, 2005, and;
- Book 5925, Pages 2035, et. Seq., April 7, 2009
- Book 6319, Pages 487, et. Seq., January 20, 2011
- Book 8093, Pages 86, et. Seq., February 15, 2018

all of the Public Records of Brevard County, Florida.

WHEREAS, Section 6 of the Declaration and Section 12 of the By-Laws of THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT Condominium XVII, also provides that the Declaration and By-Laws may be amended by (1) a unanimous vote of the Board of Directors; (2) the approval by not less than a majority of the votes of all members of the Association represented at a meeting at which a quorum has been attained and by not less than two-thirds (2/3's) of the entire Board or Directors; or, (3) by not less than eighty (80%) percent of the votes of the members of the Association represented at a meeting at which a quorum has been attained.

WHEREAS, the Directors have reviewed the Amended & Restated Declaration of Covenants, Conditions and Restrictions and the By-Laws of the GREAT OUTDOORS PREMIER R.V./GOLF RESORT Condominium XVII, Association, Inc., and have determined that it is in the best interest of THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT Condominium XVII, Association, Inc., to amend the Declaration of Covenants, Conditions and Restrictions and the By-Laws as set forth below.

NOW THEREFORE, having received not less than eighty (80%) percent of the votes of the members of the Association represented at a meeting at which a quorum has been attained, as more fully set forth in the attached Certificate of Amendment, **Condo XVII hereby amends Sections 9, 16.1, 16.3, 16.9, 16.14, 16.17, and 16.24 of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS along with Sections 4.1 and 4.2 of the By-Laws OF THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT CONDOMINIUM XVII ASSOCIATION, INC., as per the attachments of this same date hereto.**

THIS DOCUMENT IS BEING RE-RECORDED TO ADD CERTIFICATION.

January 18, 2022

With the exception of the attached Amendments, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, The Great Outdoors Premier R.V./Golf Resort Condominium XVII, Inc., has caused these presents to be executed in its name, this 27th day of January, 2022.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

George Mattocks
Print Name of Witness

[Signature]
Witness Signature

Angela Woznick
Print Name of Witness

[Redacted Signature]

PRINT NAME: James Bronson
TITLE: President

[Signature]
Signature

PRINT NAME: Richard Powers
TITLE: Vice President

[Signature]
Signature

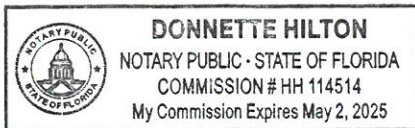
PRINT NAME: Marie Moraites
TITLE: Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing was acknowledged before me this 27th day of January, 2022, by James Bronson as president & Richard Powers, as Vice President and Marie Moraites as Secretary of The Great Outdoors Premier R.V./Golf Resort Condominium XVII, Inc., a Florida not-for-profit corporation, () who is personally known to me or () who produced _____ as identification.

[Signature]
NOTARY Signature

Notary Seal



January 18, 2022

AMENDED & RESTATED DECLARATION OF COVENANTS and BY-LAWS
for
THE GREAT OUTDOORS PREMIERE RV / GOLF RESORT
XVII CONDIMINIUM, Inc.

Section 9 of the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS is hereby amended in its entirety to read as follows:

Section 9 Additions, Alterations or Improvements by Unit Owners.

No Unit Owner 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 ("ARC") of the CSA. 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 in a timely manner. Failure by the ARC to answer any written request by a Unit Owner for approval within the stipulated timeframe promulgated in the most recent issue of the ARC Guidelines shall constitute the ARC's consent. The proposed additions, alterations and improvements by the Unit Owner 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.~~ Aside from specific Association restrictions imposed by these Covenants, By-Laws & Schedules, the Association has no further published guidelines; Unit Owners shall comply with all ARC requirements.

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 and repair thereof from and after that date of installation or construction thereof as may be required by the Association.

January 18, 2022

AMENDED & RESTATED DECLARATION OF COVENANTS and BY-LAWS for
THE GREAT OUTDOORS PREMIERE RV / GOLF RESORT
XVII CONDIMINIUM, Inc.

Section 16.1 of the AMENDED & RESTATED DECLARATION OF COVENANTS,
CONDITIONS and RESTRICTIONS is hereby amended in its entirety to read as follows:

16.1 Occupancy of Units and Living Accommodations

a) Occupancy of Units. Each Unit shall be used for residential purposes 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 16.15)~~ exceed two (2) persons per each bedroom in the Units. The Board of Directors shall have the power to authorize occupancy of a Unit by persons in addition to those set forth above. ~~All RVs must be presentable in looks and repair. Any Unit may have two (2) cars, vans or small non-work trucks which are used for transportation, exclusive of the RV located on the Unit. In addition, all Units may have golf carts, mopeds, motor scooters, and other forms of transportation. All vehicles must be parked on the Unit's concrete pad, (or in the Unit's storage shed), parallel to the long axis of the concrete pad. Ingress and egress for all vehicles must be over concrete or gravel.~~

b) Living Accommodations. All Units in Phases I & II are designated as R.V. Port sites and are restricted to use by one (1) (for living accommodations) R.V. with a minimum length of eighteen (18) feet.

c) RV & Vehicles. All RVs must be presentable in looks and repair with its wheels parked entirely on the Unit's concrete pad. Any Unit may have two (2) vehicles, i.e., cars, vans or small non-work trucks which are used for transportation, exclusive of the RV located on the Unit. All vehicles must be parked on the Unit's concrete pad, ~~(or in the Unit's storage shed),~~ parallel to the long axis of the concrete pad. In addition, all Units may have golf carts, mopeds, motor scooters, and other forms of transportation. Ingress and egress for all ~~vehicles~~ forms of transportation must be over concrete or gravel.

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AMENDED & RESTATED DECLARATION OF COVENANTS and BY-LAWS
for
THE GREAT OUTDOORS PREMIERE RV / GOLF RESORT
XVII CONDIMINIUM, Inc.

Section 16.3 of the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS is hereby amended in its entirety to read as follows:

16.3 Limitations and Additions. Accessory Structures may be permitted under applicable ARC, city and county rules, regulations and zoning laws pursuant to future amendment, and they must have a concrete base (patio).

The color of the Accessory Structure shall conform to current ARC guidelines.

Wheel covers on RVs shall be made of substantial quality aluminum, fiberglass or canvas type to withstand the local weather and wind conditions. All RVs must be self-contained and must be capable of functioning as a recreational vehicle. This means that the RV may function for overnight accommodations without any outside assistance and have holding tanks, electrical capability and, if the RV has a slide-out, such slide-out must be able to be easily retracted into the RV. Only one (1) principal RV may be located on each Unit.

Every RV must also be mobile. No RV may have ~~the wheels, RV tongue or 5th wheel pin box removed or be leveled on concrete blocks or similar material.~~ RV tongue or 5th wheel pin box removed

Every Unit may not have a ~~concrete to grass~~ pervious to impervious ratio greater than 60:40. (No more than 60% of a unit's area may be covered with concrete or an impervious surface of any kind).

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AMENDED & RESTATED DECLARATION OF COVENANTS and BY-LAWS
for
THE GREAT OUTDOORS PREMIERE RV / GOLF RESORT
XVII CONDIMINIUM, Inc.

Section 16.9 of the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS is hereby amended in its entirety to read as follows:

16.9 General Restrictions. In order to maintain a community of congenial residents who are responsive to good management, the Community Services Association has certain restrictions. Restrictions of general interest are:

- a) Guests with vehicles must be registered with the Community Services Association (CSA) upon arrival ~~and departure for security control.~~ Guests include the invitees of Owners and include Rally participants.
- b) Recreational facilities are for the sole use of residents and their guests. Hours of use and rules for use shall be posted.
- c) Speed limits are posted.
- d) The period of time from 11:00 p.m. to 7:00 a.m. each day shall be observed as the quiet hours.
- e) ~~Alcoholic beverages may be consumed at special events only with the prior approval of the Association.~~
- f) Patio lights are allowed.

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AMENDED & RESTATED DECLARATION OF COVENANTS and BY-LAWS
for
THE GREAT OUTDOORS PREMIERE RV / GOLF RESORT
XVII CONDIMINIUM, Inc.

Section 16.14 of the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS is hereby amended in its entirety to read as follows:

16.14 Signs. Signs shall only be displayed in accordance with CSA policy. ~~No signs of any kind shall be displayed without the written consent of the CSA. This specifically includes "For Sale" and similar signs.~~

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AMENDED & RESTATED DECLARATION OF COVENANTS and BY-LAWS
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THE GREAT OUTDOORS PREMIERE RV / GOLF RESORT
XVII CONDIMINIUM, Inc.

Section 16.17 of the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS is hereby amended in its entirety to read as follows:

16.17 Commercial Activity. No commercial activity of any kind whatsoever shall be visibly conducted on or from any Unit, RV, suite, shed, or, that otherwise disturbs the residential character of the Association. Commercial activity which brings members of the public onto the Unit's property or does anything else that burdens the Association, such as manufacturing, packaging, shipping or receiving of goods, or the creation of excess noise or odors is prohibited.

January 18, 2022

AMENDED & RESTATED DECLARATION OF COVENANTS and BY-LAWS
for
THE GREAT OUTDOORS PREMIERE RV / GOLF RESORT
XVII CONDIMINIUM, Inc.

Section 16.24 of the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS is hereby amended in its entirety to read as follows:

16.24 Improvements. All Improvements constructed on any Unit within **Phase I** (the ten {10} Units on Plantation Drive & one {1} Unit on Hospitality Way) of the Condominium shall comply with the following requirements:

a) RV ports constructed on Units 862, 828-A, 830 and 832 (Plantation Drive) ~~must have R.V. Ports and Accessory Structures thereon~~ must be in substantially the same configuration as are now constructed ~~on Unit 858 of~~ on Units in The Great Outdoors Premier R.V./Golf Resort IX, Phase II, a Condominium, as recorded in Official Records Book Public Records of Brevard County, Florida ~~(the "Model Unit")~~.

b) Units 864 through ~~882~~ 874 (Plantation Drive) may have R.V. ports and Accessory Structures constructed thereon in such a configuration as may be selected by the Owner provided that all such construction meets applicable setback requirements, size restrictions and construction material criteria and are otherwise ~~are~~ satisfactory to and approved by, the ARC.

c) No more than (60%) of the gross area of any Unit may be covered with an impervious surface. The balance of the Unit shall contain grass sod and/or appropriately landscaped and irrigated.

~~d) All construction materials used to construct the improvements on any Unit shall be the same as were used to construct the Model Unit, except that screen rooms may be constructed with glass windows.~~

~~e) All Suites & RV Port shall be constructed with four foot (4') aluminum slat louvers on the rear and both sides.~~

January 18, 2022

EXHIBIT B
to the Declaration of Covenants, Conditions and Restrictions
Amended and Restated
BY-LAWS
Of THE GREAT OUTDOORS PREMIERE RV / GOLF RESORT
XVII CONDIMINIUM, Inc.

Section 4.1 of the By- Laws is hereby amended in its entirety to read as follows:

4.1 Membership. The affairs of the Association shall be governed by a Board of not less than three (3), nor more than five (5) ~~nine (9)~~ Directors, the exact number to be determined in the first instance in the Articles, and thereafter, except as provided herein, from time to time upon majority vote of the membership. Directors must be unit owners.

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EXHIBIT B
to the Declaration of Covenants, Conditions and Restrictions
Amended and Restated
BY-LAWS
OF THE GREAT OUTDOORS PREMIERE RV / GOLF RESORT
XVII CONDIMINIUM, Inc.

Section 4.2 of the By- Laws is hereby amended in its entirety to read as follows:

4.2 (e) The Association shall deliver either by electronic mail (e-mail), facsimile, first-class mail or hand-delivery a second notice not less than fourteen (14) days before ~~of~~ the election to all Unit Owners entitled to vote, together with a ballot which shall list all candidates. The costs of delivering the notice shall be borne by the Association.

January 17, 2022

THE BOARD OF DIRECTORS
CONDOMINIUM XVII OF
THE GREAT OUTDOORS PREMIER
R.V./GOLF RESORT
145 PLANTATION DRIVE
TITUSVILLE, FLORIDA 32780

CERTIFICATION

The undersigned Secretary of THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT CONDOMINIUM XVII ASSOCIATION, Inc., a Florida, not for profit, corporation hereby certifies that the foregoing is a true and correct Amendment to the Amended & Restated Declaration of Covenants, Conditions and Restrictions and the By-Laws of The GREAT OUTDOORS PREMIER R.V./GOLF RESORT CONDOMINIUM XVII ASSOCIATION, INC., which were approved by not less than eighty (80%) percent of the votes of the members of the Association represented at a meeting at which a quorum has been attained.

Dated this 3rd day of February, 2022

THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT CONDOMINIUM XVII ASSOCIATION, INC., A not for profit Florida Corporation.

[SEAL]

Witnessed by:

Christine M. Taylor
Signature

CHRISTINE M. TAYLOR
Print or Type Name

By: Rocco G. Santilli
Rocco G. Santilli,
Secretary

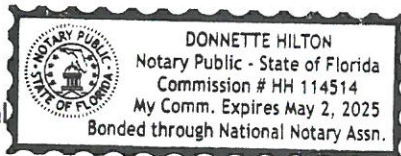
George Mattocks
Signature

GEORGE MATTOCKS
Print or Type Name

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me on this 3rd day of February, 2022, by Rocco G. Santilli as Secretary of THE GREAT OURDOORS PREMIER R.V./GOLF RESORT CONDOMINIUM XVII, INC., A Florida not for profit corporation, who () is personally known to me or () who produced _____ as identification.

Notary Seal



NOTARY Signature

Donnette Hilton