



CFN 96002606 01-05-96 12:45 pm

OR Book/Page: 3533/ 4703

This instrument prepared by *Return to:*

*LA* → ROBERT L. BEALS, ESQ.  
GRAY, HARRIS & ROBINSON, P.A.  
P. O. Box 320757  
Cocoa Beach, Florida 32932-0757

**Sandy Crawford**

Clerk Of Courts, Brevard County

#Pgs. 3	#Names. 2	
Trust: 2 00	Rec: 13.00	Serv 0.00
Deed: 0 00		Excise: 0 00
Mtg: 0.00		Int Tax: 0 00

**SECOND AMENDMENT TO  
THE FAIRWAYS AT THE GREAT OUTDOORS  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS SECOND AMENDMENT to Declaration of Covenants, Conditions and Restrictions for THE FAIRWAYS AT THE GREAT OUTDOORS ("First Amendment") is made this 29th day of December, 1995 by THE GRETA OUTDOORS PREMIER R.V./GOLF RESORT, INC., a Florida corporation ("Developer").

W I T N E S S E T H :

WHEREAS, Developer is the developer under the Declaration of Covenants, Conditions and Restrictions for THE FAIRWAYS AT THE GREAT OUTDOORS, dated February 10, 1995 and recorded in Official Records Book 3455, Page 1238, as amended by First Amendment to THE FAIRWAYS AT THE GREAT OUTDOORS Declaration of Covenants, Conditions and Restrictions, dated September 13, 1995 and recorded in Official Records Book 3506, Page 3225, Public Records of Brevard County, Florida (the "Declaration"); and

WHEREAS, Paragraph I.3. Amendments, of the Declaration provides for amendment of the Declaration; and

WHEREAS, Developer desires to amend the Declaration.

NOW, THEREFORE, Developer hereby amends the Declaration by this written action as follows:

1. Article VIII, RESIDENTIAL OCCUPANCY AND USE RESTRICTIONS, Paragraph 2, ADDITIONS, is hereby deleted in its entirety and the following is substituted therefor:

2. ADDITIONS. Florida rooms and screen rooms when combined with any residential improvement may have an aggregate square foot floor area no greater than permitted by local ordinance (presently no more than forty percent (40%) of the total square footage of the Lot) or such greater amount as may be permitted under applicable city and county rules regulations and zoning laws pursuant to future

amendment, and they must have a concrete base. The color of the Florida room and screen room shall match the residence.

No lot may have a concrete to grass ratio greater than 60:40 (no more than 60% of a Lot's area may be covered with concrete).

2. Article VIII, RESIDENTIAL OCCUPANCY AND USE RESTRICTIONS, Paragraph 19, VEHICLE RESTRICTIONS, is hereby deleted in its entirety and the following is substituted therefor:

19. VEHICLE RESTRICTIONS. No unlicensed motor vehicles, with the exception of golf carts, shall be permitted within the Condominium Property. Furthermore, no noisy licensed vehicles shall be permitted, and no commercial trucks shall be permitted. Any RV to be parked on a Lot must be modern, commercially manufactured, and presentable in looks and repairs. No mobile homes, tents, truck campers, or foldout campers are permitted to be parked on any Lot. Boats may not be kept on any Lot, and must be kept in the boat storage area, for which a fee may be charged. Strictly temporary guest parking limited to 48 hours is permitted on the grass areas just off the street right-of-way. However, commercial vehicles may be parked on Lots temporarily for delivery or service functions.

Any Lot may have two (2) cars, vans, or small non-work trucks which are used for transportation, exclusive of an R.V. located on the Lot. A Lot may have an R.V. (trailer, motorhome, fifth wheel, mini-motorhome), plus two (2) cars, vans, or small nonwork trucks which are used for transportation, subject to the restrictions found in Subsection B. below. In addition, all Lots may have golf carts, mopeds, motor scooters, and other small forms of transportation. All vehicles must be parked on the Lot's concrete (or the Lot's storage shed), parallel to the long axis of the concrete pad. Ingress and egress for all vehicles must be over concrete.

Any R.V. located on a Lot must be parked on the Lot'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 B. may be granted by the Board of Directors.

3. Except as modified hereby, the Declaration shall remain in full force and effect.



OR Book/Page: 3533/ 4705

IN WITNESS WHEREOF, Developer has executed this Second Amendment on the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

DEVELOPER:

THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT, INC., a Florida corporation

By: [Signature]  
LARRY MCDANIEL, President

Address: 4505 W. Cheney Highway  
Titusville, FL 32781

[Signature]  
Witness Signature

Sally J. Bauer  
Print Witness Name

[Signature]  
Witness Signature

CONNIE HUDSON  
Print Witness Name

STATE OF FLORIDA      )  
                                  )    ss:  
COUNTY OF BREVARD    )

THE FOREGOING INSTRUMENT was acknowledged before me this 29 day of December, 1995 by LARRY MCDANIEL, as President of THE GREAT OUTDOORS PREMIER R.V./GOLF RESORT, INC., a Florida corporation, who is personally known to me, or who produced \_\_\_\_\_ as identification, and who did take an oath.

[Signature]  
Notary Public Signature

My commission expires:

Sally J. Bauer  
Print Notary Public Name

hoa\tgo\fairways\amend.2

