

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF
PELICAN COVE CONDOMINIUM

This Amendment to the Declaration of Condominium of PELICAN COVE CONDOMINIUM, a Condominium, which Declaration was recorded in Official Record Book 773, pages 1695 thru 1772, of the public records of Citrus County, Florida, on March 23, 1988, is made by PELICAN COVE DEVELOPMENT CORPORATION, a Florida corporation, hereinafter referred to as the "Developer", pursuant to applicable Florida Statutes and Paragraph 17 of the Declaration.

RECITALS

1. This Amendment is made pursuant to applicable Florida Statutes and Paragraph 17 of the Declaration of Condominium of PELICAN COVE CONDOMINIUM ASSOCIATION OF CRYSTAL RIVER, INC., a Condominium, recorded in Official Record Book 773, pages 1695 thru 1772, of the public records of Citrus County, Florida.

NOW THEREFORE, for and in consideration of the mutual covenants and promises as hereinafter expressed and other good and valuable considerations, the undersigned agree as follows:

1. The Developer does hereby pursuant to Florida Statute 718.403 amend the Declaration of Condominium of PELICAN COVE CONDOMINIUM ASSOCIATION OF CRYSTAL RIVER, INC., a Condominium originally recorded in Official Record Book 773, pages 1695 thru 1772, public records of Citrus County, Florida and declares Phase III as described in Exhibit "A" attached hereto to Condominium ownership.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to the Declaration this 26th day of May, 1988.

Signed, sealed and delivered
in the presence of:

PELICAN COVE DEVELOPMENT
CORPORATION

Margaret J. Staller

Verena E. Berner

By: James P. Eyster
James P. Eyster

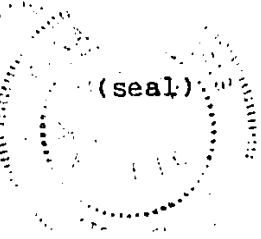
4200

Margaret T. Waller
P.O. Box 1030
Crystal River, FL 32609

Jennifer Vickers 7-18-88

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this
26th day of May, 1988, by JAMES P. EYSTER, as President of
PELICAN COVE DEVELOPMENT CORPORATION, on behalf of the
corporation.



Dana M. Norris
Notary Public
State of Florida
My Commission Expires:

Notary Public, State of Florida
My Commission Expires Dec. 1, 1989
Bonded Thru Troy Fair - Insurance Inc.

Jennifer Vickers 7-18-88

PELLICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 1 OF 7 SHEETS

Description Phase One:

Commence at the NW corner of Lot 53, Block A, Indian Waters, Unit No. 1, as recorded in Plat Book 4, page 57, public records of Citrus County, Florida, said point being on the South right-of-way line of State Park Drive, as described in deed recorded in Official Record Book 134, page 257, public records of Citrus County, Florida, thence S 88°16'03" W along said South right-of-way line a distance of 470 feet to the Point of Beginning, said point being the NW corner of lands described in deed recorded in Official Record Book 253, page 645, public records of Citrus County, Florida, thence continue S 88°16'03" W along said right-of-way line a distance of 548.29 feet, thence S 1°43'57" E 56.10 feet to the P.C. of a curve, concaved Northwesterly, having a central angle of 72°17'28" and a radius of 30 feet, thence Southwesterly along the arc of said curve, having a distance of 37.85 feet to the P.T. of said curve, said point being the P.C. of a curve, concaved Southeasterly, having a central angle of 14°36'57" and a radius of 124.79 feet, thence Southwesterly along the arc of said curve a distance of 31.83 feet to the P.T. of said curve, said point being the P.C. of a curve, concaved Southeasterly, having a central angle of 9°24' and a radius of 823.42 feet, thence Southwesterly along the arc of said curve a distance of 135.09 feet to the P.T. of said curve, thence S 46°32'34" W 71.79 feet to the P.C. of a curve, concaved Southeasterly, having a central angle of 40°48'04" and a radius of 178.22 feet, thence Southwesterly along the arc of said curve a distance of 126.91 feet to the P.T. of said curve, thence S 5°44'30" W 114.84 feet to the P.C. of a curve concaved Northwesterly, having a central angle of 53°12'54" and a radius of 200 feet, thence Southwesterly along the arc of said curve a distance of 6.15 feet to a point (Chord bearing and distance between said points being S 6°37'20" W 6.15 feet), thence S 77°53'37" E 172.03 feet, more or less, to a point on the waters of a cove, thence along said waters the following courses and distances: N 7°39'42" E 153.73 feet, thence N 61°08'16" E 140.00 feet, thence S 74°18'08" E 211.77 feet to a point on the waters of the Indian River as shown on Citrus County Property Assessment Map, Aerial No. 33, prepared by Watson & Company Engineers & Planners, Tampa, Florida, dated March 4, 1966, thence N 55°07'41" E along the waters of said Indian River a distance of 374.66 feet to a point that bears S 1°43'57" E from the Point of Beginning, said point being on the West line of lands described in deed recorded in Official Record Book 253, page 645, public records of Citrus County, Florida, thence N 1°43'57" W along said West line a distance of 141.17 feet, more or less, to the Point of Beginning.

BOOK 785 PAGE 1517

HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • LAND PLANNERS
640 EAST HWY. 44, CRYSTAL RIVER, FLORIDA 32629
TELEPHONE: (904) 795-6551
DATE: 4 / 30 / 88

88-81-1 795-6551

PELICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 2 OF 7 SHEETS

Description Phase Two (Recreational Facility Phase):

Commence at the NW corner of Lot 53, Block A, Indian Waters, Unit No. 1, as recorded in Plat Book 4, page 57, public records of Citrus County, Florida, said point being on the South right-of-way line of State Park Drive, as described in deed recorded in Official Record Book 134, page 645, public records of Citrus County, Florida, thence S 88°16'03" W along said South right-of-way line a distance of 470 feet to the NW corner of lands described in deed recorded in Official Record Book 253, page 645, public records of Citrus County, Florida, thence S 1°43'57" E along the West line of said lands, a distance of 150 feet to a point on the waters of the Indian River as shown on Citrus County Property Assessment Map, Aerial No. 33, prepared by Watson & Company Engineers & Planners, Tampa, Florida, dated March 3, 1966, thence Southwesterly along said waters a distance of 600 feet to the Point of Beginning, thence Northwesterly along said waters a distance of 270 feet, more or less, to a point on the waters of a cove, thence Northwesterly, Southwesterly, Southeasterly and Southwesterly along the waters of said cove to a point on the waters of said Indian River, thence Northeasterly along the waters of said Indian River a distance of 220 feet to the Point of Beginning.

Description Phase Three:

Commence at the NW corner of Lot 53, Block A, Indian Waters, Unit No. 1, as recorded in Plat Book 4, page 57, public records of Citrus County, Florida, said point being on the South right-of-way line of State Park Drive, as described in deed recorded in Official Record Book 134, page 257, public records of Citrus County, Florida, thence S 88°16'03" W along said South right-of-way line a distance of 1085.29 feet to a point on the West line of Section 17, Township 18 South, Range 17 East, said point also being the East line of Section 18, Township 18 South, Range 17 East, thence continue along said right-of-way line S 89°59'25" W 299.22 feet, thence S 0°00'35" E 608.48 feet to the Point of Beginning, said point being on a curve, concaved Northwesterly, having a central angle of 53°12'54" and a radius of 200 feet, thence Northeasterly along the arc of said curve a distance of 179.61 feet to a point (chord bearing and distance between said points being N 33°13'47" E 173.63 feet), thence S 77°53'37" E 172.03 feet, more or less, to a point on the waters of a cove, thence S 7°39'42" W along said waters a distance of 84.89 feet to a point on the waters of the Indian River as shown on Citrus County Property Assessment Map, Aerial No. 33, prepared by Watson & Company Engineering & Planning, Tampa, Florida, dated March 4, 1966, thence along said waters, the following courses and distances: S 54°04'11" W 306.72 feet, thence N 62°40'55" W 4.11 feet to a point that bears S 0°00'35" E from the Point of Beginning, thence N 0°00'35" W 153.07 feet, more or less, to the Point of Beginning.

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88-81-7 1969/11/23/2001

PELLICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 3 OF 7 SHEETS

Description Phase Four:

Commence at the NW corner of Lot 53, Block A, Indian Waters, Unit No. 1, as recorded in Plat Book 4, page 57, public records of Citrus County, Florida, said point being on the South right-of-way line of State Park Drive, as described in deed recorded in Official Record Book 134, page 257, public records of Citrus County, Florida, thence S 88°16'03" W along said South right-of-way line a distance of 1018.29 feet to the point of Beginning, thence continue S 88°16'03" W along said right-of-way line a distance of 67 feet to a point on the West line of Section 17, Township 18 South, Range 17 East, said point being on the East line of Section 18, Township 18 South, Range 17 East, thence continue along said right-of-way line S 89°59'25" W 299.22 feet, thence S 0°00'35" E 608.48 feet to a point on a curve, concave Northwest, having a central angle of 53°12'54" and a radius of 200 feet, thence Northeast along the arc of said curve a distance of 185.76 feet to the P.T. of said curve, (chord bearing and distance between said points being N 32°20'57" E 179.15 feet), thence N 5°44'30" E 114.84 feet to the P.C. of a curve, concave Southeast, having a distance of 126.91 feet to the P.T. of said curve, thence Northeast along the arc of said curve a distance of 135.09 feet, thence N 46°32'34" E 71.79 feet to the P.C. of a curve, concave Southeast, having a distance of 135.09 feet, thence N 46°32'34" E 71.79 feet to the P.C. of a curve, concave Southeast, having a distance of 9°24' and a radius of 823.42 feet, thence Northeast along the arc of said curve, having a distance of 9°24' and a radius of 823.42 feet, said point being the P.C. of a curve, concave Southeast, having a distance of 14°36'57" and a radius of 124.79 feet, thence Northeast along the arc of said curve, having a distance of 14°36'57" and a radius of 124.79 feet, said point being the P.C. of a curve, concave Northwest, having a central angle of 72°17'28" and a radius of 30 feet, thence Northeast along the arc of said curve a distance of 37.85 feet to the P.T. of said curve, thence N 1°43'57" W 56.10 feet to the Point of Beginning.

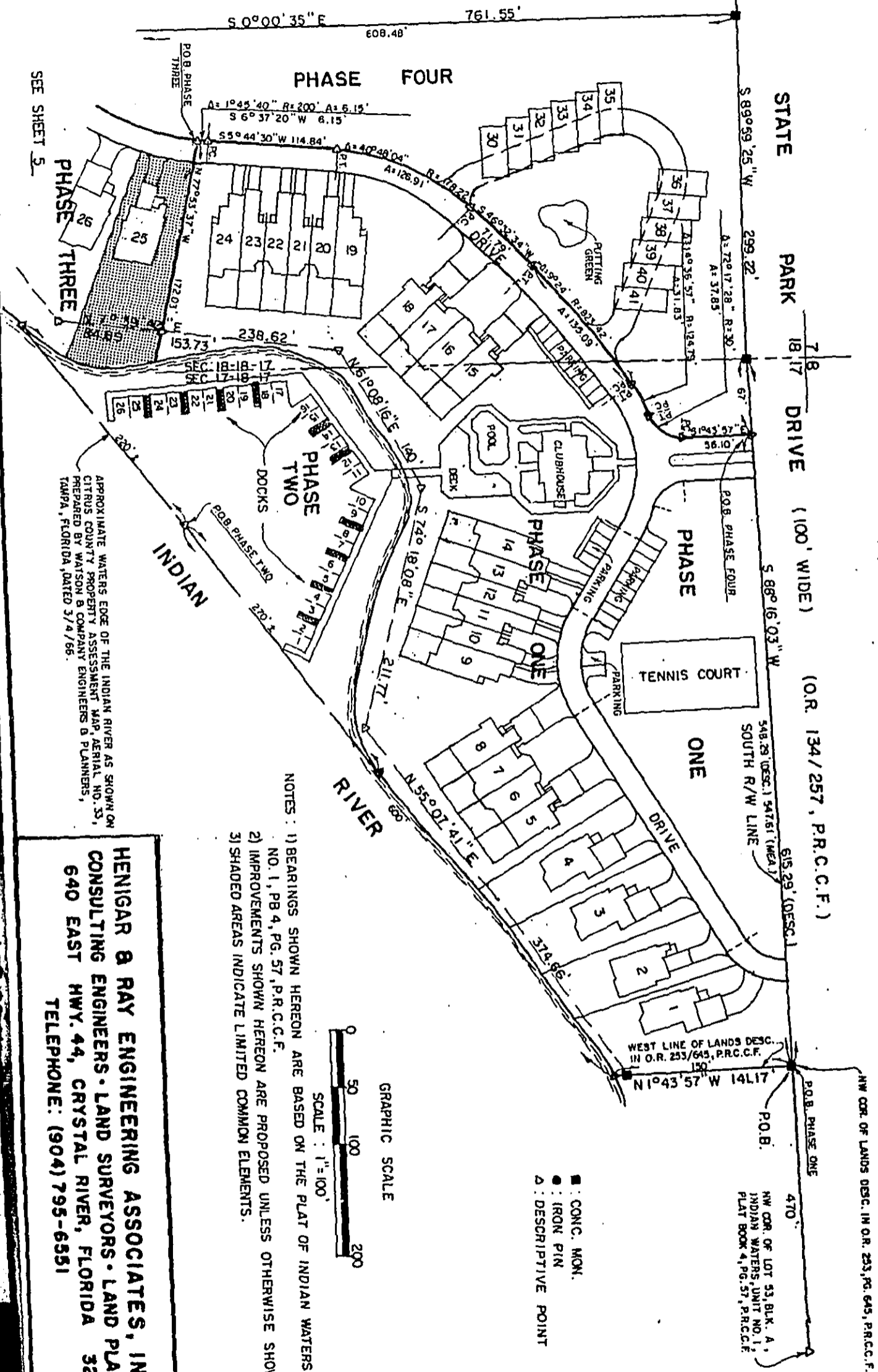
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BOOK 785 PAGE 1519

88-91-7 19020711 14511001

PELICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 4 OF 7 SHEETS



APPROXIMATE WATERS EDGE OF THE INDIAN RIVER AS SHOWN ON CITRUS COUNTY PROPERTY ASSESSMENT MAP, SERIAL NO. 33, PREPARED BY WATSON & COMPANY ENGINEERS & PLANNERS, TAMPA, FLORIDA, DATED 3/4/65.

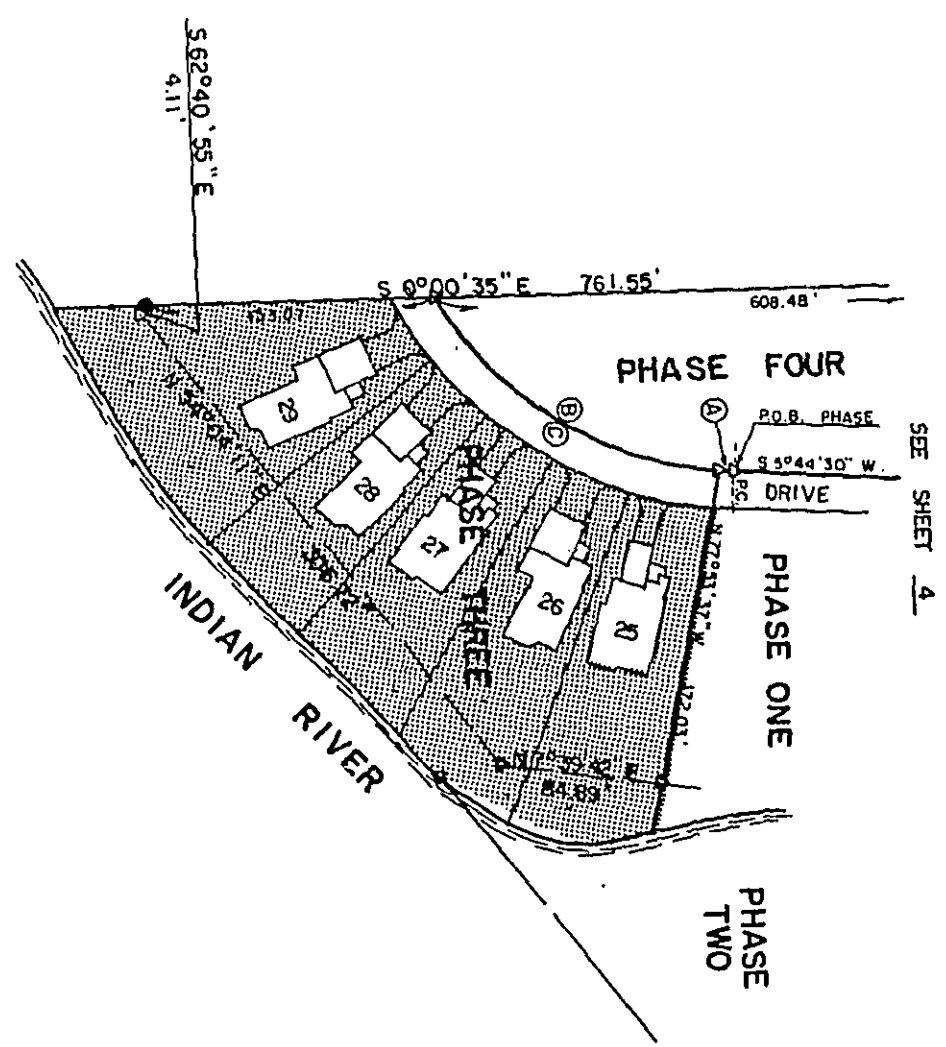
- NOTES:
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF INDIAN WATERS, UNIT NO. 1, PB 4, PG. 57, P.R.C.C.F.
 - 2) IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS OTHERWISE SHOWN.
 - 3) SHADED AREAS INDICATE LIMITED COMMON ELEMENTS.

HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
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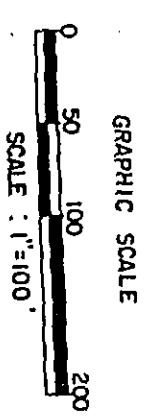
PELICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 5 OF 7 SHEETS



SEE SHEET 4

CURVE DATA					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING & DISTANCE	
A	104°40"	200'	6.15'	S 69°37'20" W	6.15'
B	51°27'14"	200'	179.61'	N 33°13'47" E	173.63'
C	53°12'54"	200'	185.76'	N 32°20'57" E	179.15'

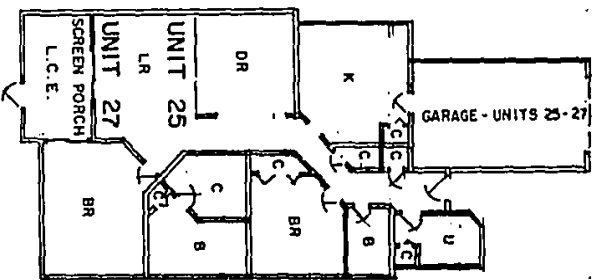


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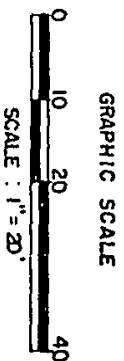
98-81-1 Virginia refinner

PELICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 6 OF 7 SHEETS



- LEGEND:
- LR : LIVING ROOM
 - DR : DINING ROOM
 - BR : BEDROOM
 - K : KITCHEN
 - C : CLOSET
 - B : BATHROOM
 - U : UTILITY



L.C.E. : LIMITED COMMON ELEMENT

TYPICAL FLOOR PLAN - UNITS 25 & 27

REVISED : 5/26/88 CHANGING UNIT NUMBER

HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
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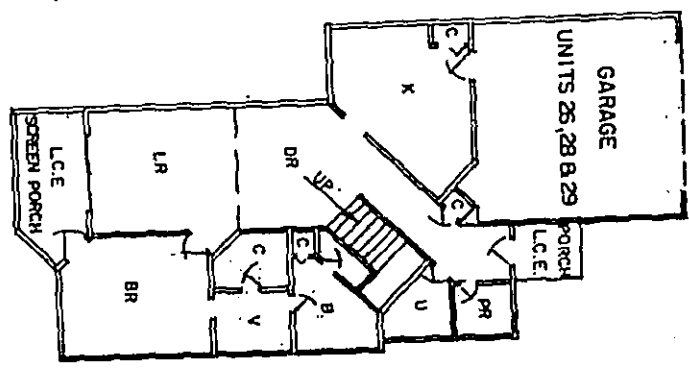
BOOK 785 PAGE 1522

88-61-1-1 (page 7) 10/1/88

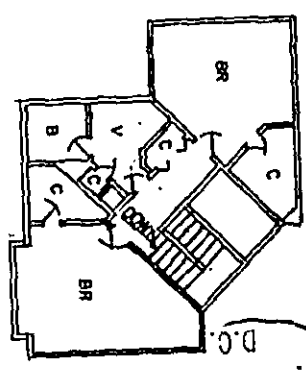
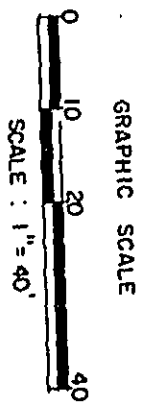
PELICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 1 OF 1 SHEETS

- LEGEND
 LR: LIVING ROOM
 DR: DINING ROOM
 PR: POWDER ROOM
 BR: BEDROOM
 B: BATHROOM
 V: VANITY
 U: UTILITY
 K: KITCHEN
 C: CLOSET



FIRST FLOOR



SECOND FLOOR

TYPICAL FLOOR PLAN - UNITS 26, 28 & 29

FILED & RECORDED
 CITRUS COUNTY, FLORIDA
 WALL COMMERCIAL, ENK
 547629
 BOOK 785 PAGE 1523
 VERIFIED BY: *J. S. ...*
 D.C.
 '88 JUL 15 PM 1 21

HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
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