

SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF PELICAN COVE CONDOMINIUM

MADE BY, the undersigned Developer for itself, its successors, grantees and assigns.

THE UNDERSIGNED, PELICAN COVE DEVELOPMENT CORPORATION, a Florida corporation, "Developer", being the owner of fee simple title of record to those certain lands located and situate in Citrus County, Florida, being more particularly described and set forth on Exhibit "A" attached to this Amendment, does hereby, pursuant to Florida Statute 718.104(14e), amend the Declaration of Condominium of PELICAN COVE CONDOMINIUM, originally recorded in Official Record Book 773, page 1695 thru 1772, of the public records of Citrus County, Florida, to certify that units 2, 9 and 10 of Phase I in accordance with the Declaration of Condominium are now substantially complete in accordance with the Surveyor's Certificate shown on Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the Developer has hereunto set its hand and seal this 30th day of September, 1988.

Signed, sealed and delivered in the presence of:

Margaret T. Waller

PELICAN COVE DEVELOPMENT CORPORATION

James P. Eyster
By: JAMES P. EYSTER, President

STATE OF FLORIDA
COUNTY OF CITRUS

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of September, 1988, by JAMES P. EYSTER, President of PELICAN COVE DEVELOPMENT CORPORATION, on behalf of the corporation.

(seal)

[Signature]
Notary Public
State of Florida
My Commission Expires:

PREPARED BY:
MARGARET T. WALLER
ATTORNEY AT LAW
P.O. BOX 1030
CRYSTAL RIVER, FLORIDA 32629

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NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV 21, 1993
BONDED THRU GENERAL INS. UND.

Return To Crystal River Title Co. Inc.

File # 88-31131

Jennifer Vickers 10-7-88

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PELICAN COVE CONDOMINIUM

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, concave Northwesterly, having a central angle of 72°17'28" and a radius of 30 feet, thence Southwesterly along the arc of said curve a distance of 37.85 feet to the P.T. of said curve, said point being the P.C. of a curve, concave 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, concave 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, concave Southeasterly, having a central angle of 40°48'04" and a radius of 178.22 feet, thence S 5°44'30" W 114.84 feet to the P.C. of a curve, concave 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.

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4)(e), Florida Statutes, hereby certifies that the construction of the improvements comprising Units 2, 9 and 10, of Phase One of Pelican Cove Condominium, are substantially complete so that Exhibit "A" to the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and improvements, but not limited to, landscaping, utility be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to said Units and common element facilities serving said Units, have been substantially completed.

Mark A. Stokas
 Mark A. Stokas
 Florida Registered Surveyor No. 3577

DATE: 9-30-88

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

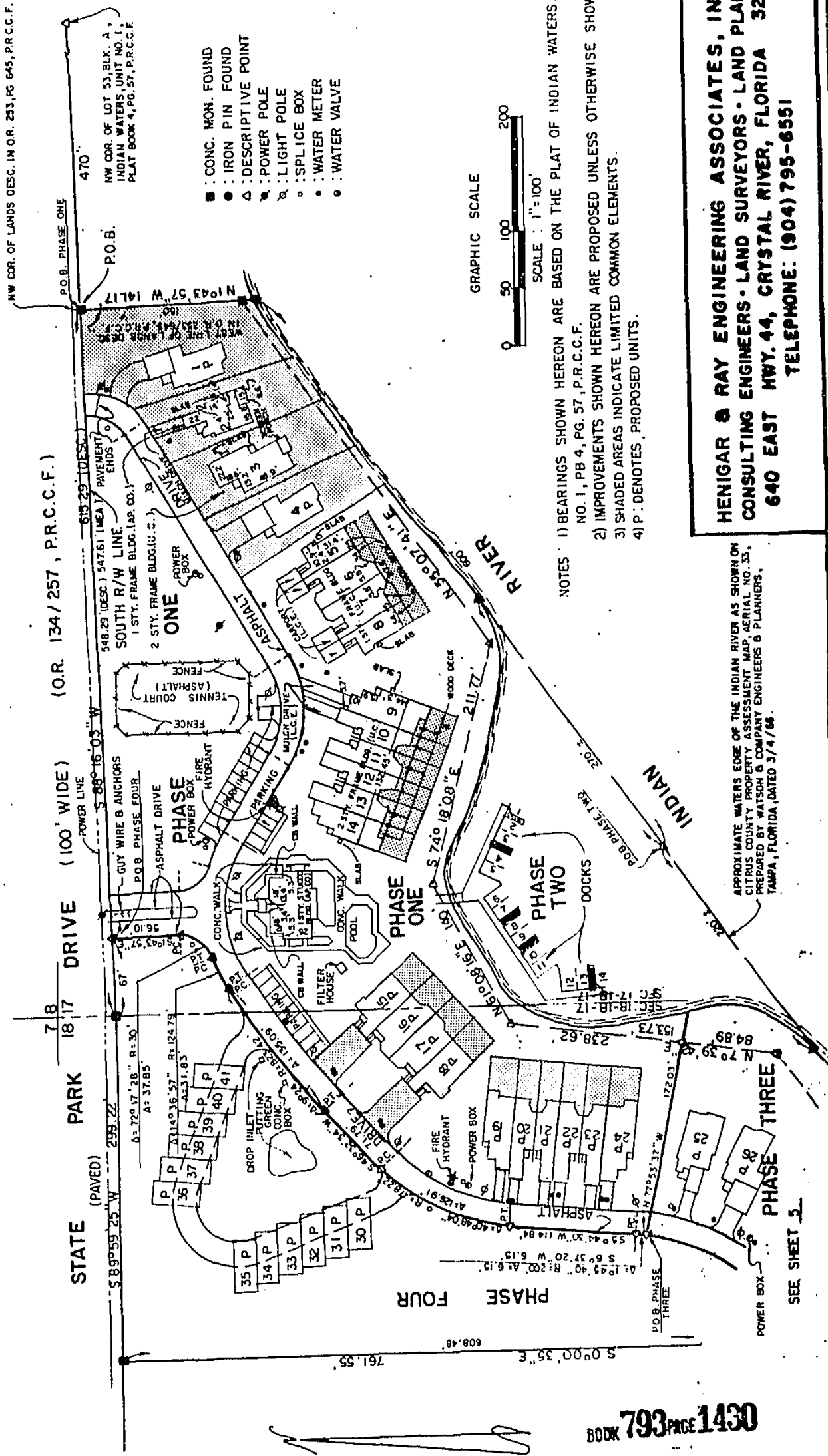
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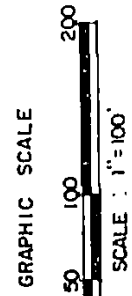
PELICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 2 OF 6 SHEETS



NW COR. OF LANDS DESC. IN O.R. 233, PG. 645, P.R.C.C.F.
 P.O.B. PHASE ONE
 470'
 NW COR. OF LOT 33, BLK. A,
 INDIAN WATERS, UNIT NO. 1,
 PLAT BOOK 4, PG. 57, P.R.C.C.F.

- : CONC. MON. FOUND
- : IRON PIN FOUND
- △ : DESCRIPTIVE POINT
- ⊕ : POWER POLE
- ⊙ : LIGHT POLE
- : SPLICE BOX
- : WATER METER
- : WATER VALVE



- 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.
 - 4) P: DENOTES PROPOSED UNITS.

APPROXIMATE WATERS EDGE OF THE INDIAN RIVER AS SHOWN ON
 CITRUS COUNTY PROPERTY ASSESSMENT MAP, AERIAL NO. 33,
 PREPARED BY WATSON & COMPANY ENGINEERS & PLANNERS,
 TAMPA, FLORIDA, DATED 3/4/88.

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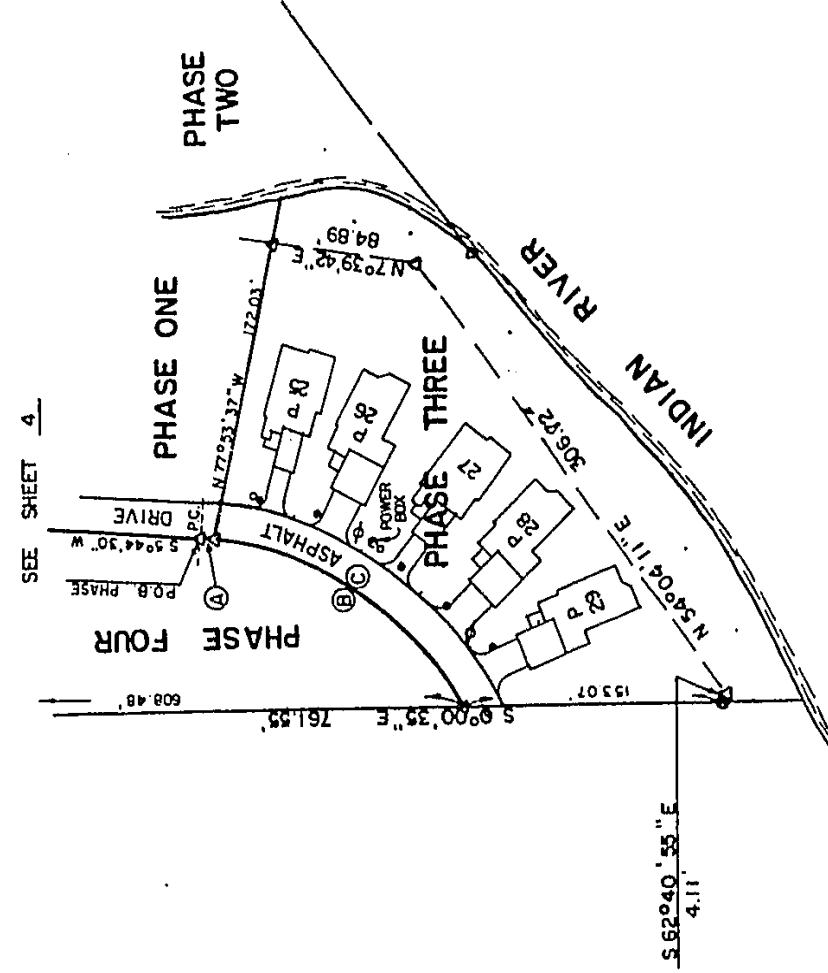
SEE SHEET 5

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PELICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 3 OF 6 SHEETS



CURVE NO.	CURVE DATA			CHORD BEARING & DISTANCE
	DELTA	RADIUS	ARC	
A	1°45'40"	200'	6.15'	S 6°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'

NOTES CONTINUED:

- 5) ALL LANDS AND ALL PORTIONS OF THIS SURVEY AND PLOT PLAN, NOT WITHIN A UNIT OR NOT DESIGNATED AS A LIMITED COMMON ELEMENT, ARE A PART OF THE COMMON ELEMENTS.
- 6) DIMENSIONS SHOWN HEREON WITHIN THE INDIVIDUAL UNITS ARE AVERAGE DIMENSIONS TO THE UNDECORATED FINISHED SURFACES OF THE VERTICAL PROJECTIONS OF THE UNIT BOUNDARY LINES AND ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.
- 7) ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D.
- 8) 1.3' x 1.3' CONCRETE COLUMNS NOT SHOWN.
- 9) AP. CO.: APPEARS COMPLETE
- 10) U.C.: UNDER CONSTRUCTION
- 11) L.C.E.: LIMITED COMMON ELEMENT
- 12) UNITS 2, 3, 8, 7, 9 ARE SUBSTANTIALLY COMPLETE.
- 13) UNIT 27 IS UNDER CONSTRUCTION (NOT LOCATED).
- 14) THERE EXISTS AN EASEMENT, 5' ON EACH SIDE OF EXISTING FACILITIES, IN FAVOR OF FLORIDA POWER CORPORATION AS DESCRIBED IN O.R. 786, PGS. 248-250, P.R.C.C.F., AFFECTING THIS PROPERTY.
- 15) EASEMENT INFORMATION AS SHOWN HEREON WAS FURNISHED BY CRYSTAL RIVER TITLE COMPANY, INC., IN LETTER DATED SEPTEMBER 26, 1988.

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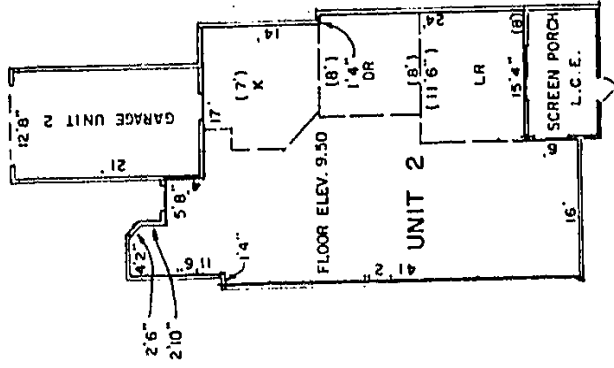
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PELICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 4 OF 6 SHEETS

LEGEND:
LR : LIVING ROOM
DR : DINING ROOM
K : KITCHEN



L.C.E. : LIMITED COMMON ELEMENT
ALL CEILING HEIGHTS 8' (UNLESS OTHERWISE SHOWN)
(7') : DENOTES CEILING HEIGHT

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FLOOR PLAN - UNIT 2
REAL PROPERTY BEING SUBMITTED TO CONDOMINIUM OWNERSHIP .

NOTE : THE ELEVATION AT THE HIGHEST POINT OF THE BUILDING CONTAINING UNIT 2 IS 27.97.

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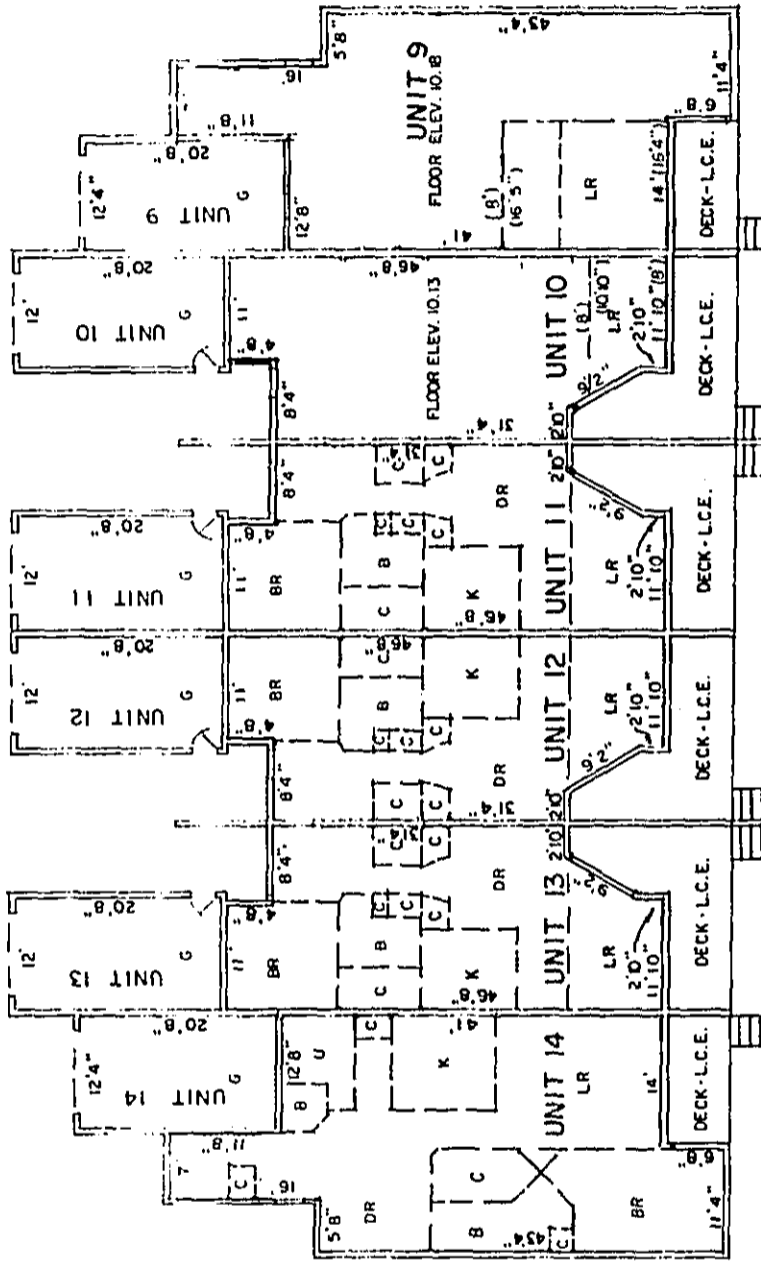
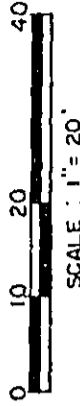
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PELICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 5 OF 6 SHEETS

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

GRAPHIC SCALE



BOOK 793 PAGE 1433

L.C.E. LIMITED COMMON ELEMENT
 ALL CEILING HEIGHTS 8' (UNLESS OTHERWISE SHOWN)
 (16'5'') : DENOTES CEILING HEIGHT

NOTES:

- 1) UNITS 9 & 10 ARE SUBSTANTIALLY COMPLETE.
- 2) UNITS 11 - 14 ARE NOT SUBSTANTIALLY COMPLETE.
- 3) THE ELEVATION AT THE HIGHEST POINT OF THE BUILDING CONTAINING UNITS 9-14 IS 34.83.

TYPICAL FIRST FLOOR PLAN - UNITS 9-14
 REAL PROPERTY BEING SUBMITTED TO CONDOMINIUM OWNERSHIP

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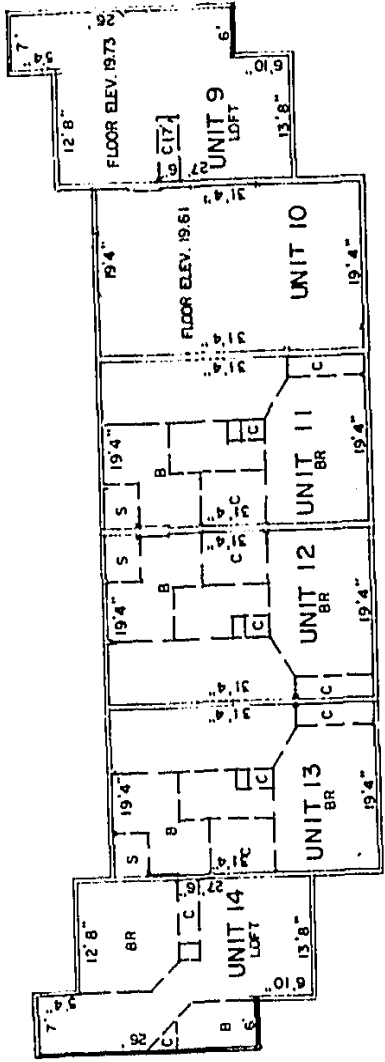
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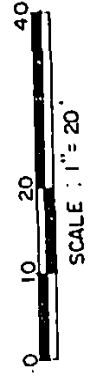
PELICAN COVE CONDOMINIUM

EXHIBIT "A"
SHEET 6 OF 6 SHEETS

- LEGEND
- BR BEDROOM
 - C CLOSET
 - B BATHROOM
 - S STORAGE



GRAPHIC SCALE



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ALL CEILING HEIGHTS 8' (UNLESS OTHERWISE SHOWN)
(7') : DENOTES CEILING HEIGHT

- NOTES:
- 1) UNITS 9 & 10 ARE SUBSTANTIALLY COMPLETE.
 - 2) UNITS 11 - 14 ARE NOT SUBSTANTIALLY COMPLETE.

TYPICAL SECOND FLOOR PLAN - UNITS 9-14
REAL PROPERTY BEING SUBMITTED TO CONDOMINIUM OWNERSHIP

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