

27.50 REC

EIGHTEENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF PELICAN COVE CONDOMINIUM

MADE BY, the undersigned Developer for itself, it's 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(4e), 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, as amended, to certify that units 19, 22, 23 of Phase One in accordance with the Declaration of Condominium are 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

23rd day of July, 1991.

Signed, Sealed and Delivered in the presence of:

[Signature]
JAMES S. EYSTER
[Signature]
SADIE V. LASURE

PELICAN COVE DEVELOPMENT CORPORATION

BY: [Signature]
James P. Eyster
President
10986 W COVE HARBOR DRIVE
CRYSTAL RIVER, FL 32629

STATE OF FLORIDA
COUNTY OF CITRUS

THE FOREGOING INSTRUMENT as acknowledged before me this 23rd day of July, 1991, by James P. Eyster, President of PELICAN COVE DEVELOPMENT CORPORATION, on behalf of the corporation.

[Signature]
Notary Public SADIE V. LASURE
State of Florida
My Commission Expires:

PREPARED BY:
PELICAN COVE DEVELOPMENT CORPORATION
7655 W. GULF TO LAKE HWY/STE. 14
CRYSTAL RIVER, FL. 32629

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. OCT. 26, 1994
BONDED THRU GENERAL INS. UND.

BK 0903 PG 0212

682019

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

91 JUL 30 AM 11 23

VERIFIED BY: [Signature]
D.C.

Return to Crystal River Title Co., Inc.
91-38475-16

PELICAN COVE CONDOMINIUM

BK 0903PG0213

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 Northwestly, having a central angle of 72°17'28" and a radius of 30 feet, thence Southwestly 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 Southeastly, having a central angle of 14°36'57" and a radius of 124.79 feet, thence Southwestly 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 Southeastly, having a central angle of 9°24' and a radius of 823.42 feet, thence Southwestly 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 Southeastly, having a central angle of 40°48'04" and a radius of 178.22 feet, thence S of said curve a distance of 126.91 feet to the P.T. of said curve, thence S 53°12'54" and Southwestly along the arc of said curve a distance of 6.15 feet to a point 5°44'30" W 114.84 feet, thence Southwestly along the arc of said curve a distance of 6.15 feet to a point a radius of 200 feet, thence Southwestly 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 19, 22 & 23 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 of the location and dimensions of the improvements, can 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 19, 22 & 23 and common element facilities serving said Units 19, 22 & 23 have been substantially completed.

DATE: 6-19-91

M.A. Stokes
 Mark A. Stokes
 Florida Registered Surveyor No. 3577

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

REVISED: 6/19/91-ASBUILT ON UNITS 19, 22 & 23 & APPURTENANCES
 ATTACHED THERETO (SHEETS 1-7) & 2nd FLOOR CEILING HEIGHT UNIT 21
 REVISED: 6/17/91-ASBUILT ON UNIT 21 & APPURTENANCES ATTACHED
 THERETO (SHEETS 1-7)

REVISED: 5/17/91
 REVISED: 6/12/89
 REVISED: 4/14/89
 REVISED: 3/11/89

DATE: 9/27/88

FB 427B / 3-16 24 25 27 38 45 46 51-53

PELICAN COVE CONDOMINIUM BK 0903 PG 0214

EXHIBIT "A"
SHEET 2 OF 2 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 Northeasterly along said waters a distance of 270 feet, more or less, to a point on the waters of a cove, thence Northeasterly, 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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TELEPHONE: (904) 795-6551

PELICAN COVE CONDOMINIUM

BK0903PG0215

EXHIBIT "A"
SHEET 3 OF 7 SHEETS

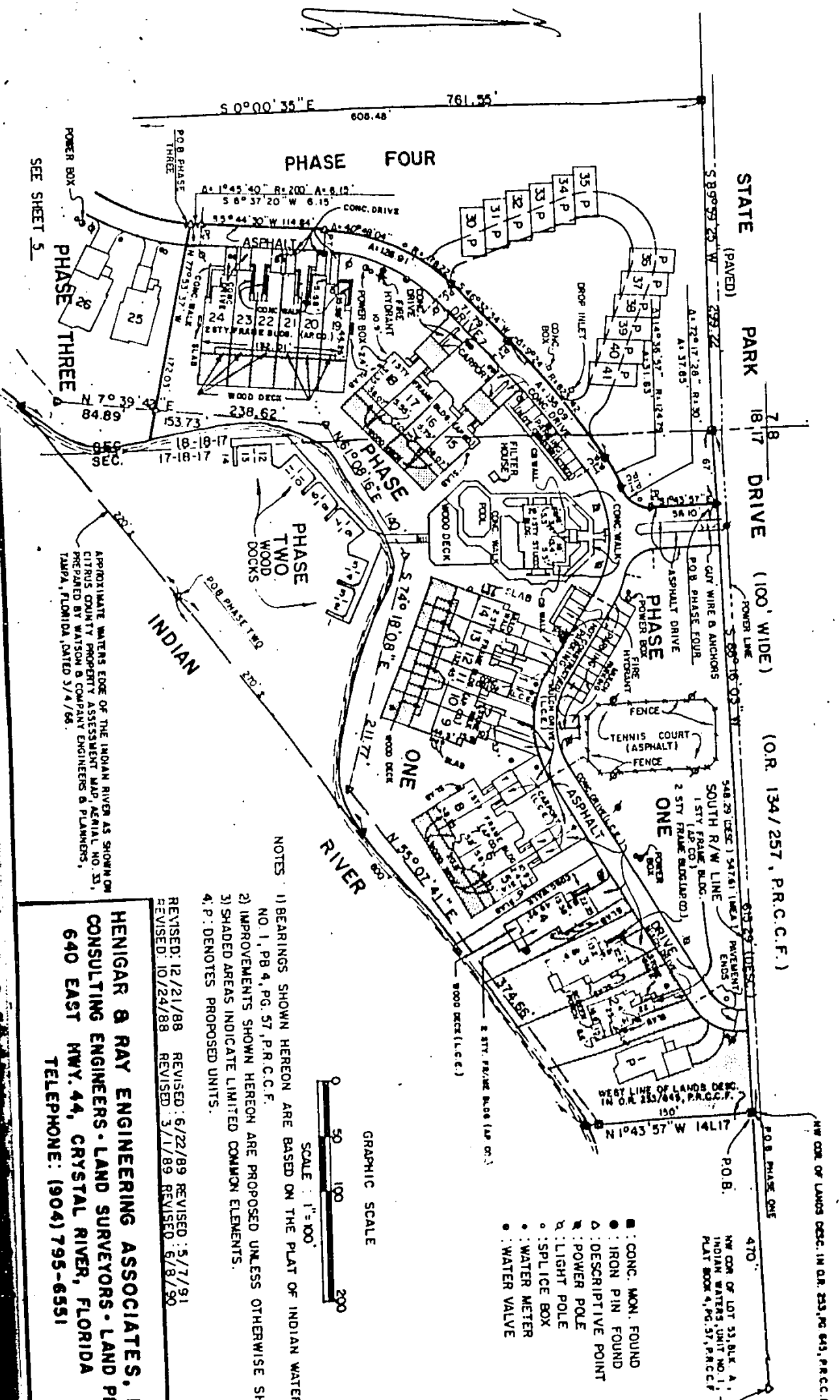
Description Phase Four:

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 Northwesterly, having a central angle of 53°12'54" and a radius of 200 feet, thence Northwesterly 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 Southeasterly, having a central angle of 40°48'04" and a radius of 178.22 feet, thence Northwesterly along the arc of said curve a distance of 126.91 feet to the P.T. of said curve, thence N 46°32'34" E 71.79 feet to the P.C. of a curve, concave Southeasterly, having a central angle of 9°24' and a radius of 823.42 feet, thence Northwesterly along the arc of said curve a distance of 135.09 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 Northwesterly 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 Northwesterly, having a central angle of 72°17'28" and a radius of 30 feet, thence Northwesterly 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.

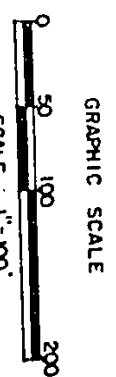
HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
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PELICAN COVE CONDOMINIUM BK 8903 PG 0216

EXHIBIT "A"
SHEET 4 OF 7 SHEETS



- 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.

REVISED: 12/21/88
REVISED: 10/24/88
REVISED: 3/1/89
REVISED: 6/8/90
REVISED: 6/22/89
REVISED: 5/7/91

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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 3/4/86.

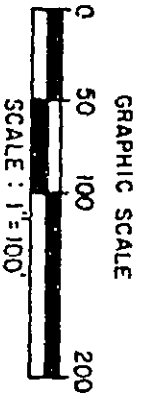
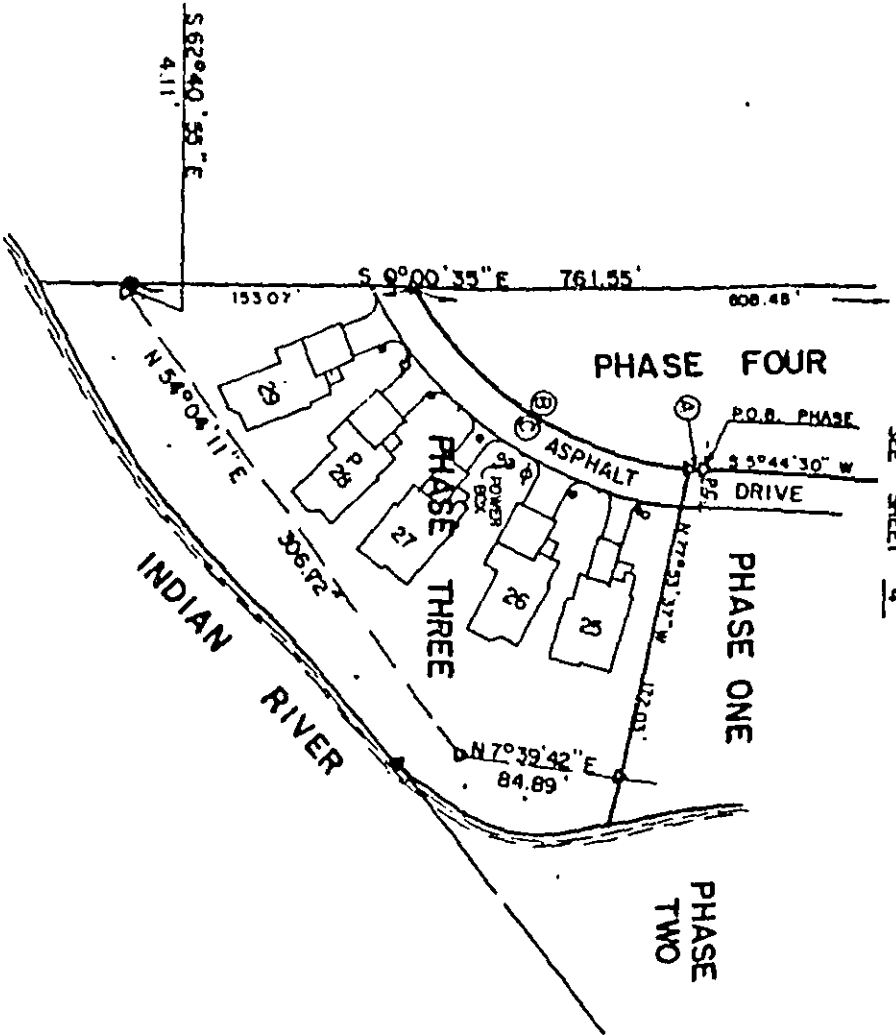
SEE SHEET 5

PELICAN COVE CONDOMINIUM

BK 903PG0217

EXHIBIT "A"
SHEET 4 OF 7 SHEETS

SEE SHEET 4



CURVE DATA				
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING & DISTANCE
A	104°40"	200'	6.15'	S69°37'20" W 6.15'
B	51°27'14"	200'	179.61'	N33°13'47" E 173.63'
C	53°12'54"	200'	185.76'	N32°20'57" E 179.15'

NOTES CONTINUED:

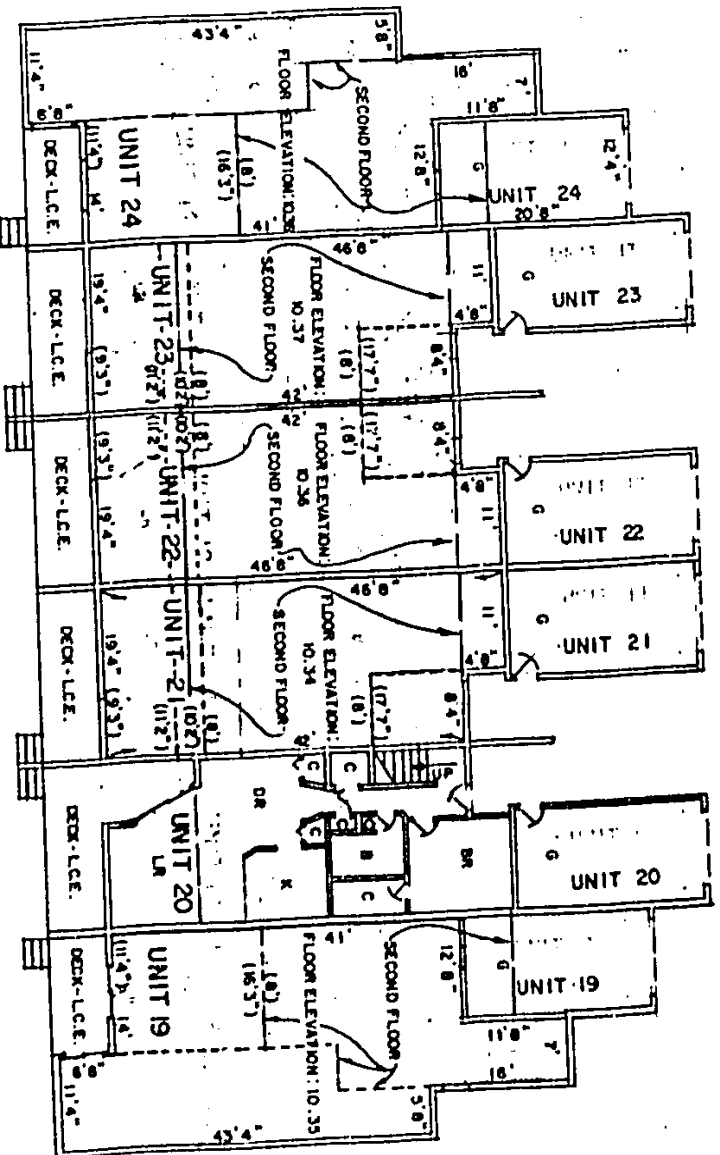
- 5) ALL LANDS AND ALL PORTIONS OF THIS SURVEY AND PLOT PLAN, NOT WITHIN A UNIT OR NOT DESIGNATED AS A LIMITED COMMON ELEMENT, ARE A PART OF THE COMMON ELEMENTS.
- 6) DIMENSIONS SHOWN HEREON WITHIN THE INDIVIDUAL UNITS ARE AVERAGE DIMENSIONS TO THE UNDECORATED FINISHED SURFACES OF THE VERTICAL PROJECTIONS 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) 1.5' x 1.5' CONCRETE COLUMNS NOT SHOWN.
- 9) A.P. CO.: APPEARS COMPLETE
- 10) U.C.: UNDER CONSTRUCTION
- 11) L.C.E.: LIMITED COMMON ELEMENT
- 12) UNITS 2-4 & 7-9 ARE SUBSTANTIALLY COMPLETE.
- 13) 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.
- 14) EASEMENT INFORMATION AS SHOWN HEREON WAS FURNISHED BY CRYSTAL RIVER TITLE COMPANY, INC., IN LETTER DATED SEPTEMBER 25, 1988.

HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
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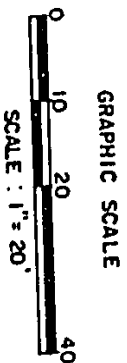
PELICAN COVE CONDOMINIUM

BK 0903PG0218

EXHIBIT "A"
SHEET 6 OF 7 SHEETS



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



- NOTES:
- 1) L.C.E. LIMITED COMMON ELEMENT
 - 2) ALL CEILING HEIGHTS 8' (UNLESS OTHERWISE SHOWN)
 - 3) (16'3") DENOTES CEILING HEIGHT.
 - 4) UNITS 19 & 21-24 ARE SUBSTANTIALLY COMPLETE.
 - 5) UNIT 20 IS NOT SUBSTANTIALLY COMPLETE.
 - 6) THE ELEVATION AT THE HIGHEST POINT OF THE BUILDING CONTAINING UNITS 19-24 IS 34.41.

TYPICAL FIRST FLOOR PLAN-UNITS 19-24
 REAL PROPERTY BEING SUBMITTED TO CONDOMINIUM OWNERSHIP

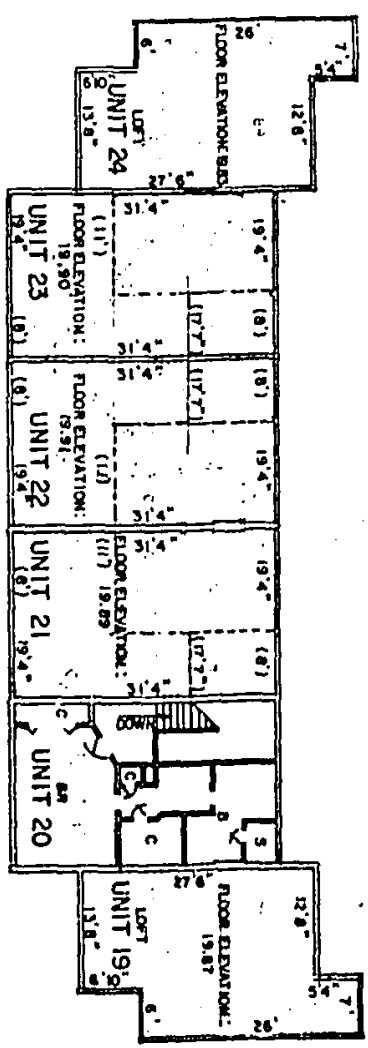
REVISED: 5/7/91 (UNIT 24)

HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
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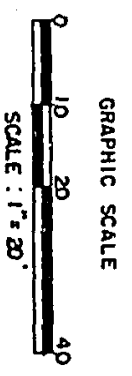
PELICAN COVE CONDOMINIUM

BK 0903P60219

EXHIBIT "A"
SHEET 7 OF 7 SHEETS



LEGEND:
 BM: BEDROOM
 C: CLOSET
 B: BATHROOM
 S: STORAGE



- NOTES:
- 1) ALL CEILING HEIGHTS 8' (UNLESS OTHERWISE SHOWN)
 - 2) (17'7") : DENOTES CEILING HEIGHT.

TYPICAL SECOND FLOOR PLAN - UNITS 19 - 24
 REAL PROPERTY BEING SUBMITTED TO CONDOMINIUM OWNERSHIP

REVISED: 5/7/91 (UNIT 24)

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