

\*\* OFFICIAL RECORDS \*\*  
BK 1304 PG 1843

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
SUNDESTIN INTERNATIONAL, A CONDOMINIUM

THIS THIRD AMENDMENT to the Declaration of Condominium for SUNDESTIN INTERNATIONAL, a Condominium, by Sundestin, Ltd. (the "Developer"), a Florida Limited Partnership, for itself, its successors and assigns:

*Rec  
3700*

W I T N E S S E T H:

WHEREAS, the Declaration of Condominium for SUNDESTIN INTERNATIONAL, a Condominium (the "Declaration") was recorded in Official Record Book 1269, Page 1581, of the Public Records of Okaloosa County, Florida; and

WHEREAS, said Declaration was amended in Official Record Book 1274, Page 291, and Official Record Book 1282, Page 1589 of the Public Records of Okaloosa County, Florida; and

WHEREAS, Developer desires to correct several scrivener's errors on sheets 4, 10 and 13 of Exhibit A of the Declaration; and

WHEREAS, Developer, with approval of the Board of Directors pursuant to Section 718.110(5), Florida Statutes, desires to correct a scrivener's error which incorrectly and inconsistently described the share of common elements, common expenses and common surplus appurtenant to each unit; and

WHEREAS, the remainder of the condominium units have been completed and a Surveyor's Certificate for said units has been obtained pursuant to Section 718.104(4)e, Florida Statutes; and

WHEREAS, Developer with the approval of the Board of Directors desires to amend Section 7.4 of the Declaration pursuant to Section 13.4 of said Declaration for clarification purposes and to make it consistent with the Prospectus and Budget;

NOW, THEREFORE, in consideration of the premises, Developer hereby amends the Declaration as follows:

1. Attached hereto and made a part hereof and of the Declaration is sheet 4 of Exhibit A of the Declaration as amended to correct a scrivener's error in the legend to now read "Indicates Developer Retained Areas," such corresponding to the intent of the Declaration as set forth in Sections 2A and 2D on Page 1 of the Prospectus and in Sections 2.3(a) on Page 2, 3.1 on Page 6 and 10.6 on Page 27. All other descriptions and designations shown on sheet 4 remain unaltered and depict a correct representation of the improvements at the location shown on sheet 4.

2. Attached hereto and made a part hereof and of the Declaration are sheets 10 and 13 of Exhibit A to the Declaration as amended to correct a scrivener's error which omitted the locating of an air conditioner within the units.

3. The Developer, acting with the approval of the Board of Directors of the Sundestin International Condominium Owners Association, Inc. (the "Association") hereby amends Section 4.1 of the Declaration and Exhibit B to said Declaration as follows to correct scrivener's errors which not only consistently put the decimal points in the wrong place but also set forth in Section 4.1 a fraction (and percentage) which was totally erroneous and in contradiction with numerous references in the Prospectus and Declaration to the appropriate  $1/280$  share of the common elements surplus and expenses which are appurtenant to each unit:

A. Section 4.1 shall read as follows:

(NOTE: additions are underlined, deletions are struck through)

4.1 Common Elements. Each Unit Owner shall own an undivided share in the Common Elements, which share shall be an appurtenance to each Unit. The undivided share in the Common Elements appurtenant to each Unit is  $1/273$   $1/280$  or  $0.003663003$   $0.3571428$  percent of the whole, except for Unit 1812 which percentage is  $0.3571588$ , as set forth in Exhibit B hereto.

B. Exhibit B to the Declaration shall read as follows:

EXHIBIT "B"  
SCHEDULE OF UNDIVIDED SHARE IN THE COMMON ELEMENTS  
AND PERCENTAGES OF SHARING COMMON EXPENSES  
AND OWNING COMMON SURPLUS

The undivided share in the Common Elements appurtenant to each Unit stated as percentages, and the percentage of sharing common expenses and common surplus is 1/280 of the whole or 0.003571428 0.3571428 percent for each Unit, except for Unit 1812, which shall own 1/280 or 0.003571588 0.3571588 percent of the whole. This is to satisfy the statutory requirement that the unit percentages must total 100% of the whole.

4. Attached hereto and made a part hereof and of the Declaration is the Surveyor's Certificate given pursuant to Section 718.104(4)(e), Florida Statutes, certifying that the improvements described in such Certificate are substantially complete so that together with the wording of the Declaration and the Exhibits annexed to the Declaration as a part thereof, are an accurate representation of the location and dimensions of the improvements described.

5. The Developer, with the approval of all of the Directors as called for in Section 13.4 of the Declaration (as evidenced by said Directors joining in the execution of this Amendment to indicate action by written agreement in lieu of a special meeting), hereby amends Section 7.4 of the Declaration as follows to correspond to paragraph 17b. of the Prospectus and to the Estimated Operating Budget:

7.4 Initial Assessments. Each purchaser of a Condominium Parcel from the Developer shall pay an amount equal to two months estimated assessments at the time of closing of the Condominium Parcel, which amount shall be credited--as--the assessments--for--the--two--months--following--the--date--of--closing contributed to an initial working capital fund of the Association. It may be utilized for the purchase of lobby, pool and office furniture and other furniture, building and grounds equipment and other equipment, supplies and for startup Common Expenses and other Common Expenses paid or accrued prior or subsequent to the commencement date of assessments and for any purpose for which the Association could levy an assessment.

6. THERE ARE NO FURTHER AMENDMENTS.

IN WITNESS WHEREOF, Developer has caused the foregoing amendment to the Declaration of Condominium of SUNDESTIN INTERNA-

TIONAL, a Condominium, to be executed this July 25th day of 1985.

Witnesses:

*Donald J. Brown*  
*Carol Tokarczyk*

SUNDESTIN, LTD.  
a Florida Limited Partnership

By: *William J. Weaver*  
General Partner  
WILLIAM J. WEAVER

The foregoing amendment to the Declaration of Condominium for SUNDESTIN INTERNATIONAL, a Condominium, was acknowledged before me this 25th day of July, 1985 by WILLIAM J. WEAVER, General Partner of SUNDESTIN INTERNATIONAL, a Florida Limited Partnership.

*Carol Tokarczyk*  
Notary Public  
CAROL TOKARCZYK  
State of Florida at Large

My Commission Expires:  
March 20, 1986

ACTION BY WRITTEN AGREEMENT IN LIEU OF A SPECIAL MEETING

The undersigned being all of the Directors of the Sundestin International Condominium Owners' Associations, Inc. approve of, consent to and join in the foregoing Amendments contained in this Third Amendment to the Declaration of Condominium of Sundestin International, a Condominium.

DIRECTORS:

*William J. Weaver*  
WILLIAM J. WEAVER  
*John A. ...*  
*Paul C. ...*

SWORN TO AND SUBSCRIBED BEFORE me this Twenty-Fifth day  
of July, 1985 by WILLIAM J. WEAVER, a  
Director of Sundestin International Condominium Owners'  
Association, Inc.

Carol Tokarczyk  
Notary Public, CAROL TOKARCZYK  
State of Florida at Large

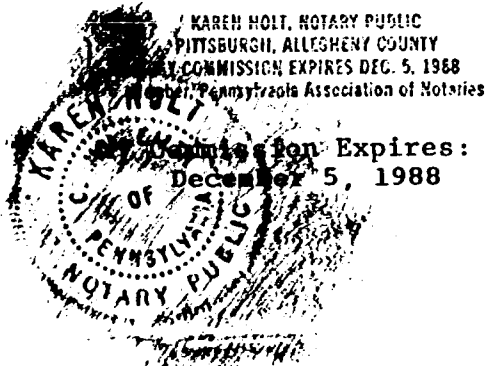
My Commission Expires:  
March 20, 1986



SWORN TO AND SUBSCRIBED BEFORE me this Twenty-Fifth day  
of July, 1985 by JOHN F. SHELLEY, III, a  
Director of Sundestin International Condominium Owners'  
Association, Inc.

Karen Holt  
Notary Public

(Seal)

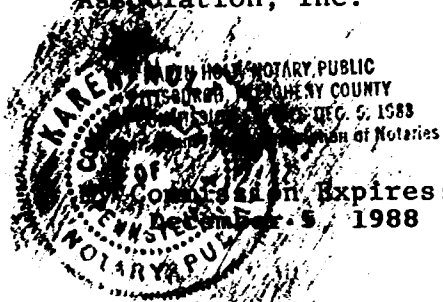


My Commission Expires:  
December 5, 1988

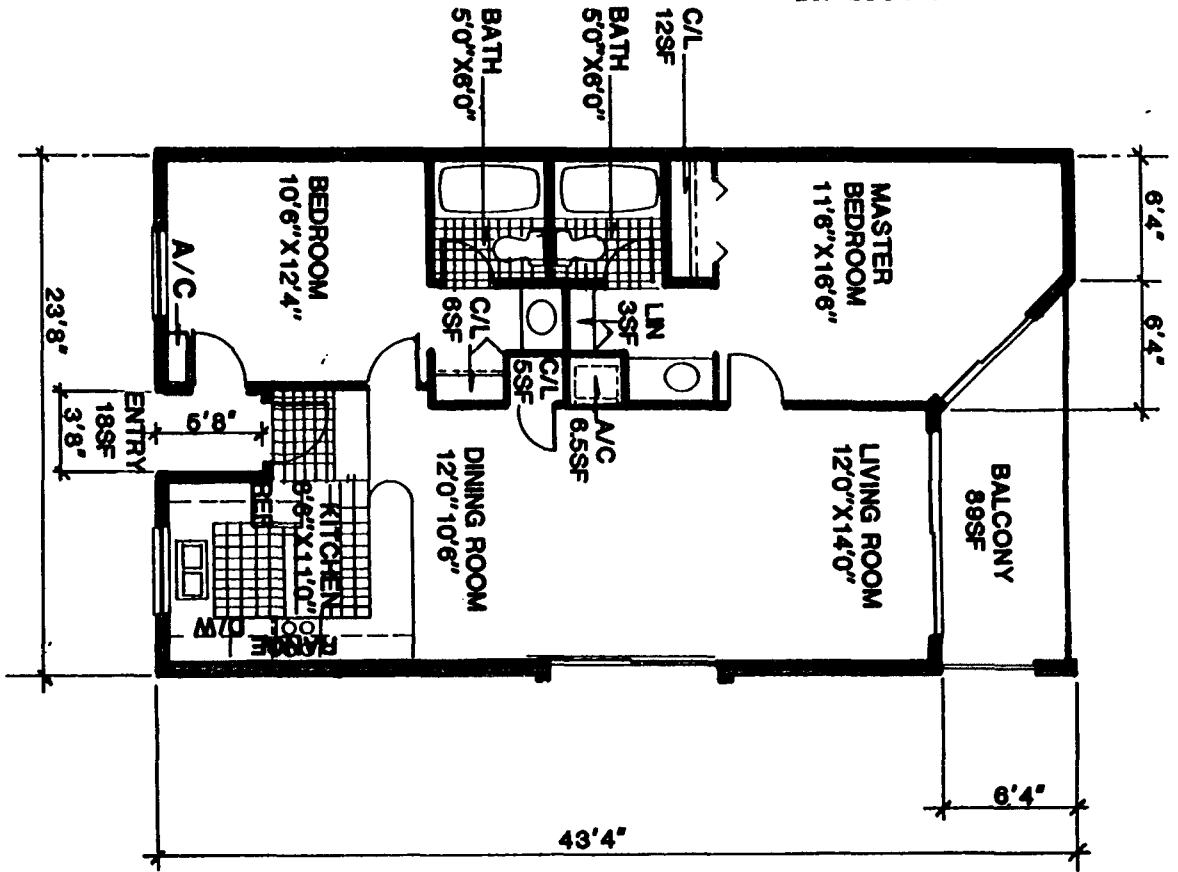
SWORN TO AND SUBSCRIBED BEFORE me this Twenty-Fifth day  
of July, 1985 by PAUL G. WITKOVITZ, a  
Director of Sundestin International Condominium Owners'  
Association, Inc.

Karen Holt  
Notary Public

(Seal)



My Commission Expires:  
December 5, 1988



2-BEDROOM 2-BATH UNIT

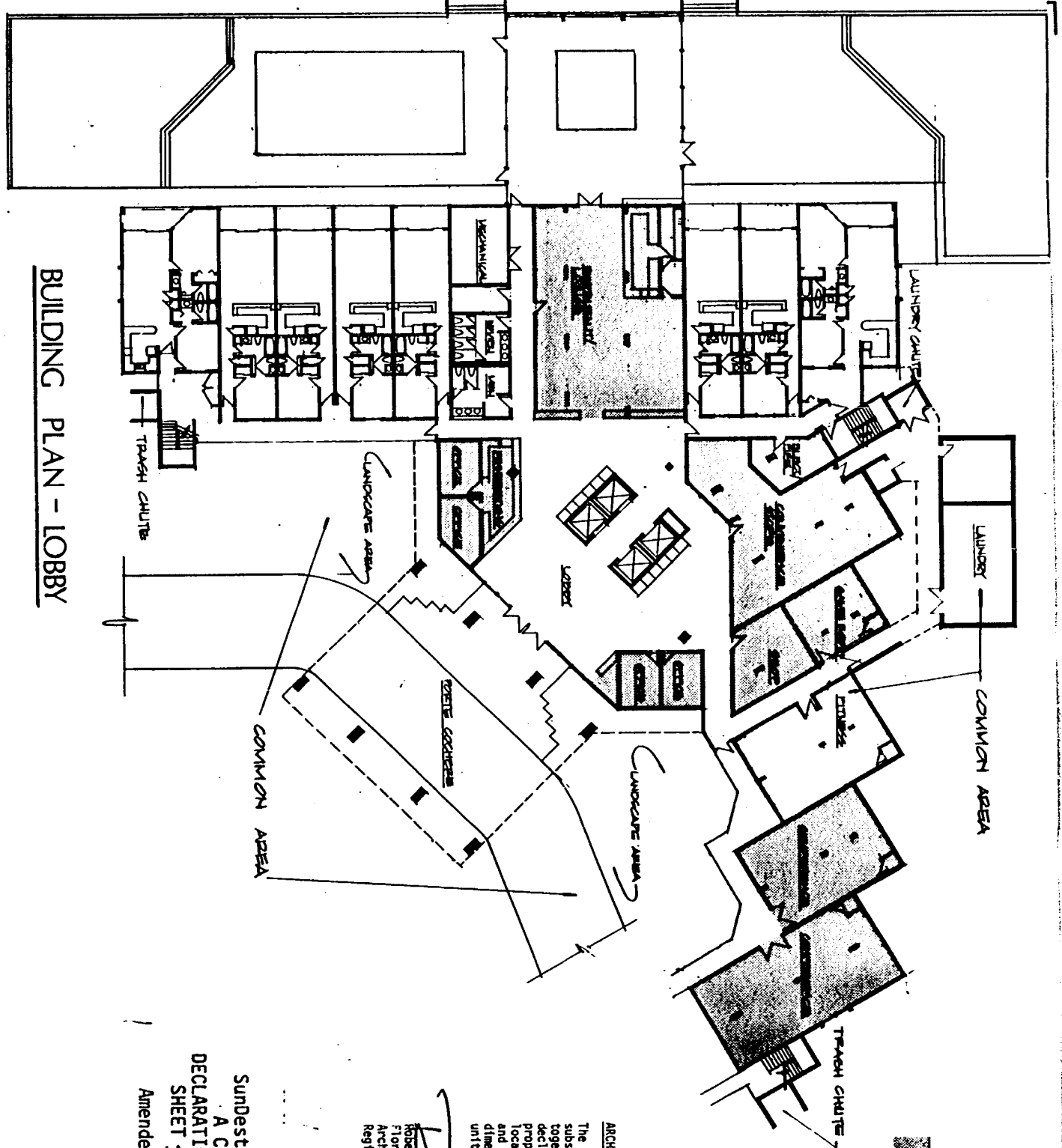


GROSS LIVING AREA: 949 SF  
BALCONY AREA: 89 SF  
TOTAL AREA: 1,038 SF

*[Signature]*  
Robert H. Burke, Jr.  
Florida Registered  
Architect  
Registration No. AN0005478  
Date: March 1, 1995

**ARCHITECT'S CERTIFICATE**  
The construction of these improvements are substantially complete so that this material together with the provisions of the declaration 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 each unit can be determined from these materials.

Sundestin International  
A Condominium  
DECLARATION OF CONDOMINIUM  
SHEET 13 OF 16 SHEETS  
Amended Sheet 13



**BUILDING PLAN - LOBBY**

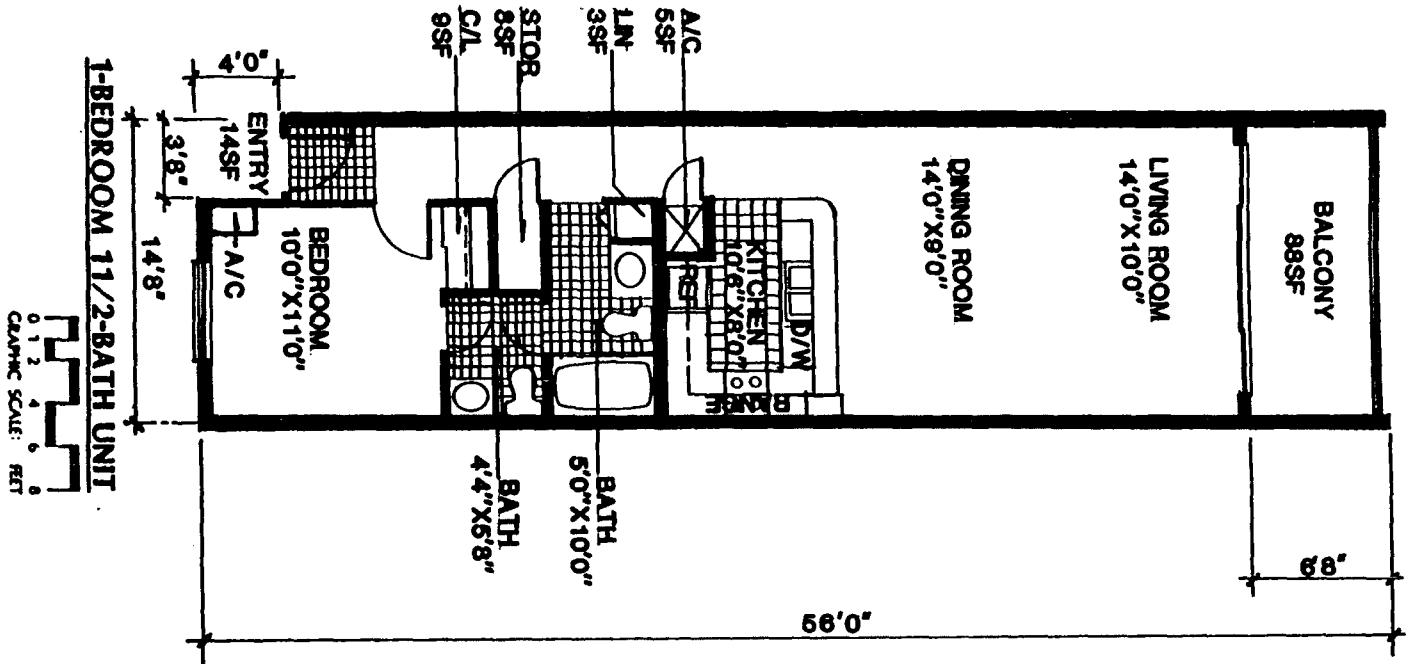
■ - Indicates Owner/Developer Retained Areas.

**ARCHITECT'S CERTIFICATE**

The construction of these improvements are substantially complete so that this material together with the provisions of the declaration 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 each unit can be determined from these materials.

*[Signature]*  
Robert H. Burke, Jr.  
Florida Registered Architect  
Registration No. AB0006478  
Date March 1, 1985

Sundestin International  
A Condominium  
DECLARATION OF CONDOMINIUM  
SHEET 4 OF 12 SHEETS  
Amended Sheet 4



GROSS LIVING AREA:  
BALCONY AREA:  
TOTAL AREA:

719 SF  
88 SF  
807 SF

Sundestin International  
A Condominium  
DECLARATION OF CONDOMINIUM  
SHEET 12 OF 12 SHEETS  
Amended Sheet 10

ARCHITECT'S CERTIFICATE  
The construction of these improvements are substantially complete so that this material together with the provisions of the declaration 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 each unit can be determined from these materials.

*[Signature]* March 1, 1985  
Robert M. Burke, Jr. Date  
Florida Registered Architect  
Registration No. AR0006478





**BASKERVILLE-DONOVAN ENGINEERS, INC.**  
A PROFESSIONAL SERVICE ORGANIZATION

PENSACOLA • MILTON • DESTIN • PANAMA CITY • DAYTONA BEACH

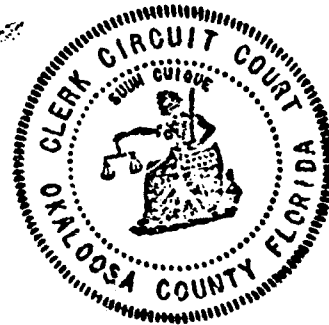
**\*\* OFFICIAL RECORDS \*\***  
BK 1304 PG 1851

I, MIDDLETON L. DOWDEN, THE UNDERSIGNED LAND SURVEYOR, DULY REGISTERED AND AUTHORIZED UNDER THE LAWS OF THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS AND THE GRAPHIC DESCRIPTION OF THE IMPROVEMENTS KNOWN AS: UNITS 1,2,3,4, 5,10,11 AND 12 OF FLOOR 1, DEPICTED IN EXHIBIT "A", PAGES 63 THROUGH 78, RELATING TO THE AFOREMENTIONED UNITS AND ATTACHED TO THE DECLARATION OF CONDOMINIUM OF SUNDESTIN INTERNATIONAL, A CONDOMINIUM, WERE SUBSTANTIALLY COMPLETE ON MARCH 5, 1985, IN THAT SUCH MATERIAL, TOGETHER WITH PROVISIONS OF THE DECLARATION AS RELATING TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS SUBJECT TO: "NORMAL" CONSTRUCTION VARIANCES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BASKERVILLE-DONOVAN ENGINEERS, INC.

Middleton L. Dowden  
MIDDLETON L. DOWDEN P.L.S.  
FLORIDA CERTIFICATION NUMBER 4095

9/12/85  
DATE



FILE# 823180  
OKALOOSA COUNTY, FLORIDA

RCD: AUG 14 1985 @ 12:07 PM  
NEWMAN C BRACKIN, CLERK

CORPORATE OFFICE: 16 W. ZARRAGOSSA ST., PENSACOLA, FL 32501 (904) 438-9661 or 243-3228