

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
MEDITERRANEA OF DESTIN, A CONDOMINIUM**

This First Amendment is made this 5th day of June, 2003, by **Apollo Development Enterprises, L.L.C.**, a Florida Limited Liability Company, (hereinafter the "Developer") as declarant of the Declaration of Condominium for Mediterranea of Destin, a Condominium recorded in Official Record Book 2543, at Page 1563-1662 in Walton County, Florida (hereinafter the "Declaration").

WHEREAS, Paragraph 4.4.6 of the Declaration incorrectly states there are seventy-eight (78) covered parking spaces, however, the correct number of covered parking spaces is seventy-nine (79); and,

WHEREAS, the legal description set forth in and attached as Exhibit "A" to the Declaration contained a scrivener's error; and,

WHEREAS, Paragraph 18 of the Declaration allows for amendment of the Declaration with two-thirds approval of the members of the Association; and,

WHEREAS, Developer maintains control of the Association by holding title to 48 of 55 total condominium units of Mediterranea of Destin.

NOW, THEREFORE, for good and valuable consideration, and by the authority granted the Developer in the Declaration, the Developer corrects and amends the Declaration as follows:

1. Paragraph 4.4.6 of the Declaration is corrected and amended to read as follows:

"4.4.6 Seventy-nine (79) covered parking spaces located under the condominium buildings may be Limited Common Elements as set forth in Paragraph 4.5.4 below. All other parking spaces shall be Common Elements and shall not be assignable as an appurtenance to a unit."
2. The Legal Description provided in Exhibit "A" of the Declaration on page 34 is hereby deleted and amended as follows:

See Exhibit "A", attached hereto and incorporated herein.

03.5078

All other terms and provisions of the Declaration remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Developer has caused the execution of this First Amendment.

WITNESSES:

DEVELOPER:

APOLLO DEVELOPMENT ENTERPRISES, L.L.C.
a Florida Limited Liability Company

Robyn Minkoff
Name: Robyn Minkoff
Andrea Belli Sant
Name: Andrea Belli Sant

By: **MAS VENTURES, INC.,**
a Florida corporation
"Member"

By: [Signature]
Michael A. Sassano, III
President

[CORPORATE SEAL]

STATE OF New York
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 5th day of June, 2003, by **Michael A. Sassano, III** as President and on behalf of MAS Ventures, Inc., a Florida corporation, which corporation is the Member of Apollo Development Enterprises, LLC. He is personally known to me.

Annette Perez
NOTARY PUBLIC

Annette Perez
[PRINT/TYPE NAME]

MY COMMISSION EXPIRES: 2/11/2005
MY COMMISSION NUMBER: 4977718

NOTARY SEAL

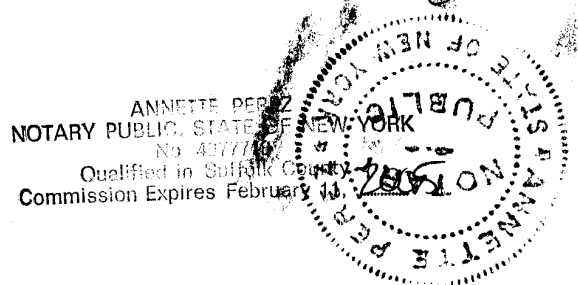


EXHIBIT "A"

Government Lots 98, 110, 111, and 112, Section 30, Township 2 South, Range 21 West, Public Records of Walton County, Florida

TOGETHER with that certain perpetual, non-exclusive *Use and Access Easement* dated October 23, 2002 from Ciboney Condominium Owners Association, Inc. to Apollo Development Enterprises, LLC recorded in OR Book 2447, Pages 1517-1519, Official Records of Walton County, over and across the following described property:

A parcel of land lying in Section 30 and 31, Township 2 South, Range 21 West, Walton County, Florida, being more particularly described as follows: commence at the intersection of the southerly right-of-way line of Walton County Road 2378 (100' right of way), and the east line of said Section 30, thence go north 81 degrees 25 minutes 49 seconds west, a distance of 822.69 feet along said southerly right-of-way line to the point of beginning of the parcel of land herein described: thence departing said southerly right of way line go south 02 degrees 11 minutes 56 seconds west, a distance of 94.29 feet; thence go south 08 degrees 34 minutes 11 seconds west, a distance of 53 feet, more or less, to the mean high water line of the Gulf of Mexico; thence meander northwesterly a distance of 1.00 feet more or less; thence go north 02 degrees 11 minutes 56 seconds east, a distance of 149 feet more or less to a point lying on the aforementioned southerly right of way line; thence go south 81 degrees 25 minutes 50 seconds east a distance of 6.04 feet to the point of the beginning.