

AMENDMENTS TO

CFN 2005337768

09-20-2005 11:15 am

OR Book/Page: **5536 / 3361**

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR
OCEAN GARDENS TOWNHOME OWNERS ASSOCIATION, INC.

These Amendments to DECLARATION are made this 19th day of September, 2005.
 These amendments supersede only the following affected sections.

ARTICLE IIIOCEAN GARDEN TOWNHOME OWNERS ASSOCIATION, INC.1. ESTABLISHMENTS: NO CHANGE

POWERS: The Association is responsible for the maintenance and upkeep of the common landscaped areas of the development. The Association will maintain and upkeep the landscaped front and side yards for each lot owner. In order to do this, the Association will collect from the owners of the lots the necessary amounts to pay for these services including the liability insurance. The Association shall have all the powers and duties set forth in this Declaration, it's Articles of Incorporation, other association incorporated rules/regulations, and the powers as granted by the State of Florida regarding Not-For-Profit-Corporations.

This AMENDMENT hereby amends the Declaration of Restrictions and Protective Covenants recorded in Official Records Book 3246, Page 3684, November 19, 1992, Public Records of Brevard County, FL

Scott Ellis

Clerk Of Courts, Brevard County

| | | |
|-------------|------------|--------------|
| #Pgs: 2 | #Names: 2 | |
| Trust: 1.50 | Rec: 17.00 | Serv: 0.00 |
| Doc: 0.00 | | Excise: 0.00 |
| Mtg: 0.00 | | nt Tax: 0.00 |

ARTICLE VMAINTENANCE ASSESSMENT FEES

6. ESTABLISHMENT OF MONTHLY MAINENANCE FEES: There shall be a monthly assessment fee for each lot owner of each lot for the following year, as determined by the Association. This monthly assessment fee is for the maintenance and upkeep of the common areas including the cost for water, electricity, and insurance. This monthly assessment fee also includes landscaping and it's upkeep of all the common areas and the side and front yards of individual lots, as defined in Ocean Garden property legal description attachment "A". Monthly assessment fees can not be increased by more than \$10.00 in each calendar year. If an increase is proposed, it must be voted upon and approved by the members of the homeowners association.

This AMENDMENT hereby amends the Declaration of Restrictions and Protective Covenants recorded in Official Records Book 3246, Page 3686, November 19, 1992, Public Records of Brevard County, FL.

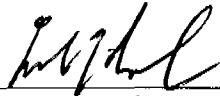
ARTICLE VI1

GENERAL RESTRICTIVE COVENANTS


9. VEHICLES: All vehicles shall be kept in driveways or garages and shall be maintained in working condition. The Board may approve exceptions of vehicle storage for medical and/or other hardships. There shall be no storage of boats, boat trailers, recreational vehicles, general trailers, or similar property outside of garages. Long term parking will be permitted for a period not to exceed two weeks.

This AMENDMENT hereby amends the Declaration of Restrictions and Protective Covenants recorded in Official Records Book 3350, Page 1846, December 15, 1993, Public Records of Brevard County, FL

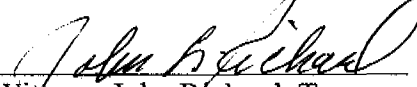
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on the 19th day of September, 2005.



Mark Pearah, President, Ocean Gardens
Townhome Owners Association, Inc. (OGTOA)




Witness: Diana Slonaker, Secretary, OGTOA



Witness: John Richard, Treasurer, OGTOA

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, this 19th day of September, 2005 by MARK PEARAH, President, who is personally known to me and who did take an oath.



Debra N. Derman, Notary Public
Debra N. Derman
Commission # **2202832**
Expires **May 3, 2006**
Bonded Thru
Atlantic Bonding Co., Inc.