

79.60
 RECORDED AS
 RECORDED FOR CLASS
 RECORDED FOR FILE & COPY
 RECORDED FOR INDEXING

PREPARED BY & RETURN TO:
 James I. Knudson, Esq.
 Knudson & McGreal, P.A.
 1824 South Fiske Boulevard
 Rockledge, FL 32955

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM

BREVARD COUNTRY CLUB DEVELOPMENT CORPORATION, a Florida corporation, pursuant to the authority reserved in the Declaration of Condominium establishing The Oaks of Country Club, A Condominium, as recorded in Official Records Book 2711, Pages 781 through 892, inclusive, Public Records of Brevard County, Florida, including but not limited to the reservation of such rights as set forth in Article XV, Paragraph C, does hereby amend said Declaration in accordance with the requirements of Section 718.104, Florida Statutes, to confirm that all planned improvements, including but not limited to, landscaping, utility services and access to the units, and common element facilities serving Building 4, Phase I, have been substantially completed, as follows, to wit:

First Amended Certificate of Surveyor attached hereto as Exhibit A together with pages 2 through 18 as referenced in said First Amended Certificate of Surveyor are hereby substituted in the place and stead of the Certificate of Surveyor and pages 2 through 18 of Exhibit A to the original Declaration of Condominium of The Oaks of Country Club, A Condominium, as referenced hereinabove, said Exhibit A to the Declaration of Condominium being originally recorded at Official Records Book 2711, Pages 820 through 837, inclusive, Public Records of Brevard County, Florida.

Further, the Developer does hereby ratify and confirm that the above-described Building 4, Phase I, and all common areas and improvements appurtenant thereto are subject to all of the terms and conditions set forth in the Declaration of Condominium and its exhibits to which this document is an amendment, and that this amendment shall not be deemed to amend, modify, alter, or in any manner change said Declaration of Condominium other than as expressly set forth herein.

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed this 9 day of September, 1986.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

John S. Spalberger
Gregory W. Jordan

BREVARD COUNTRY CLUB DEVELOPMENT CORPORATION, Developer

By: *Gregory W. Jordan*
 Gregory W. Jordan, President

(Corporate Seal)

STATE OF FLORIDA
 COUNTY OF BREVARD

I HEREBY CERTIFY that on the 9 day of September, 1986, before me, personally appeared GREGORY W. JORDAN, as President of BREVARD COUNTRY CLUB DEVELOPMENT CORPORATION, a Florida corporation, to me known to be the person described in and who executed the foregoing and acknowledged the execution thereof to be his free act and deed as such officer for the purposes therein mentioned, and that he affixed thereto the official seal of said corporation and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Rockledge, Brevard County, Florida, the day and year last aforesaid.

My Commission Expires:

John S. Spalberger
 Notary Public, State of Florida

Notary Public, State of Florida
 My Commission Expires Sept. 29, 1989
 Bonded by Brevard County, Florida

OFF: REC:
 2729

PAGE:
 0549

232509

1986 SEP -9 PM 1:00

FIRST AMENDED
CERTIFICATE OF SURVEYOR
FOR

The Oaks of Country Club, A Condominium Phase One

STATE OF FLORIDA

COUNTY OF BREVARD

The undersigned, a surveyor, duly authorized to practice under the laws of the State of Florida, hereby certifies that Pages 1 - 6 and 12 & 13 inclusive of Exhibit A attached hereto are a true and accurate survey of the land and improvements pertaining to Building 4, Phase I, at The Oaks of Country Club, a Condominium, and I do further certify that construction of the improvements described for Building 4 is sufficiently complete so that such material, i.e., together with the provisions of the Declaration of Condominium, is an accurate representation of the location and dimensions of the improvements described, and further, that with such material, there can be determined therefrom the identification, location and dimensions of the common elements and of each unit, and where applicable, the limited common elements. I further hereby certify that all planned improvements, including but not limited to landscaping, utility services, and access to the units and common element facility serving Building 4, Phase I, of The Oaks of Country Club, A Condominium, as set forth on the above noted sheets in Exhibit A to the Declaration have been substantially completed.

I further certify that the remaining sheets of Exhibit A attached hereto pertain to Building 8, Phase I, which is presently under construction, and Building 3, Phase I, which is proposed to be constructed, but that said buildings and related improvements, together with the swimming pool and spa and pool building to be constructed in Phase I have not yet been substantially completed.

I hereby certify that Exhibit B to the original Certificate of Survey consisting of fourteen sheets as included in the Declaration of Condominium for The Oaks of Country Club, a Condominium, as recorded at O.R. Book 2711, Pages 781 through 892, inclusive, Public Records of Brevard County, Florida, includes a plot plan of the overall proposed four phase development together with separate legal descriptions and sketches describing the metes and bounds of each of the four phases, and remains unchanged.

IN WITNESS WHEREOF, I have hereunder to set my hand and official seal this 2nd day of July, 1986.

FREDLUND AND PACKARD, INC.
ENGINEERS-LAND SURVEYORS


By: 
Robert M. Packard, P.L.S.
Reg. Florida Land Surveyor #3867

Exhibit "A"
Sheet 1 of 18

FREDLUND and PACKARD Inc.

engineers - land surveyors

635 BREVARD AVENUE
COCOA, FLORIDA

P.O. BOX 778

(305) 862-6335

PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT LISTED
BELOW NOT VALID UNLESS EMBOSSED WITH SEAL.

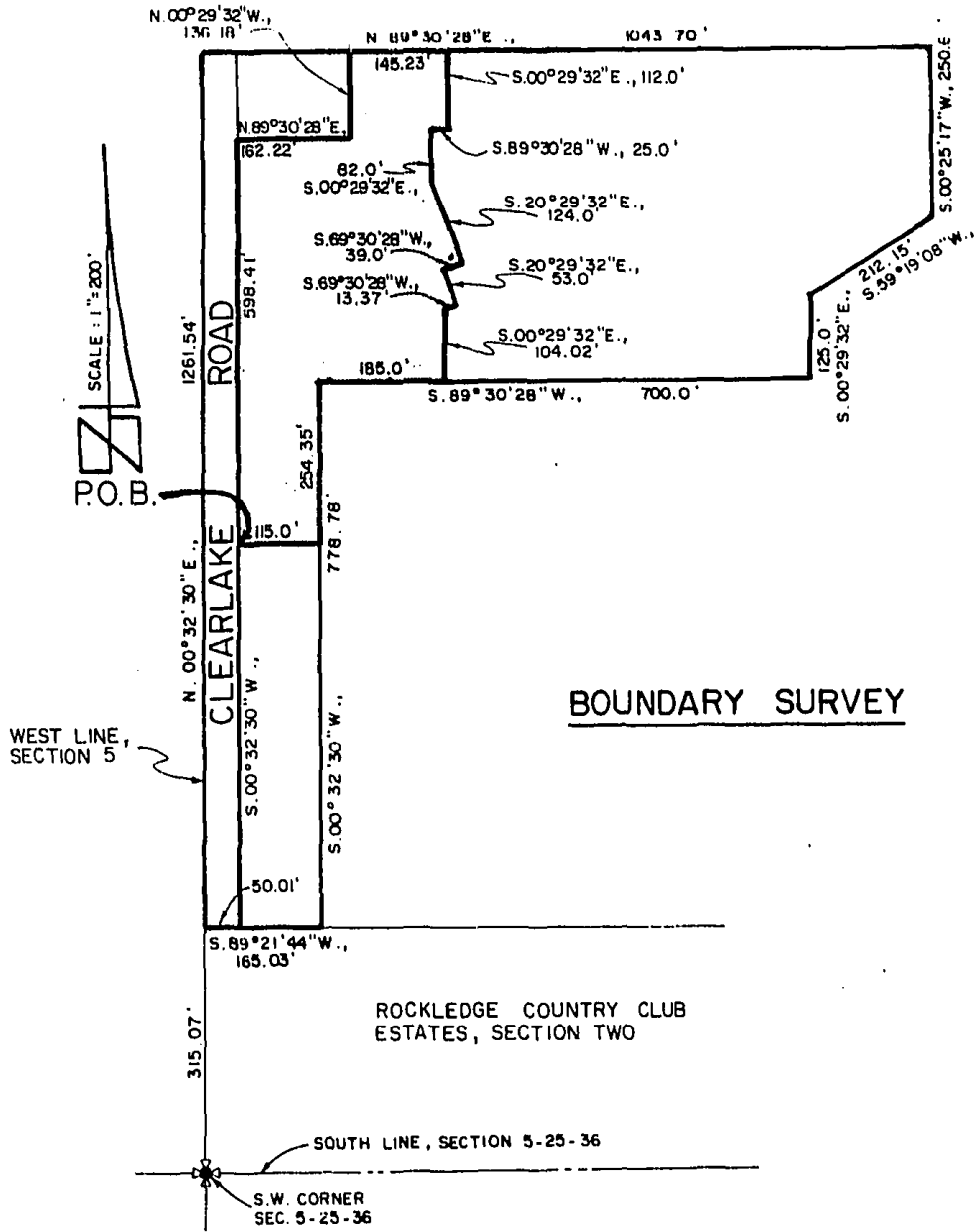
**BREVARD COUNTRY CLUB
DEVELOPMENT CORP.**

PAGE

2729

0550

The Oaks of Country Club, A Condominium Phase One



BOUNDARY SURVEY

EXHIBIT "A"
SHEET 2 OF 18

FREDLUND and PACKARD
LAND SURVEYORS, INC.
 635 BREVARD AVENUE
 COCOA, FLORIDA
 P O BOX 778 (305) 632-6335
OFF. REG.

PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT LISTED
 BELOW NOT VALID UNLESS EMBOSSED WITH SEAL
BREVARD COUNTRY CLUB
DEVELOPMENT CORP.

The Oaks of Country Club, A Condominium Phase One

DESCRIPTION :

A parcel of land lying in Section 5, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 5, and run N.00°32'30"E., along the West line of said Section, a distance of 315.07 feet; thence N.89°21'44"E., a distance of 50.01 feet; thence N.00°32'30"E., parallel to said West line a distance of 526.80 feet to the POINT OF BEGINNING; thence continue N.00°32'30"E., parallel to said West line, a distance of 558.41 feet; thence N.89°30'28"E., a distance of 162.22 feet; thence N.00°29'32"W., a distance of 136.18 feet; thence N.89°30'28"E., a distance of 145.23 feet; thence S.00°29'32"E., a distance of 112.00 feet; thence S.89°30'28"W., a distance of 25.0 feet; thence S.00°29'32"E., a distance of 82.0 feet; thence S.20°29'32"E. a distance of 124.00 feet; thence S.69°30'28"W., a distance of 39.00 feet; thence S.20°29'32"E., a distance of 53.0 feet; thence S.69°30'28"W., a distance of 13.37 feet; thence S.00°29'32"E., a distance of 104.42 feet; thence S.89°30'28"W., a distance of 185.00 feet; thence S.00°32'30"W., a distance of 254.35 feet; thence N.89°27'30"W., a distance of 115.00 feet to the POINT OF BEGINNING, containing 3.487 acres. Subject to all easements and rights of way of record.

NOTES:

- 1.) The bearing structure is based on ROCKLEDGE COUNTRY CLUB ESTATES, SECTION TWO, as recorded in Plat Book 25, Page 101 of the public records of Brevard County, Florida.

UNSUITABLE
FOR MICROFILM

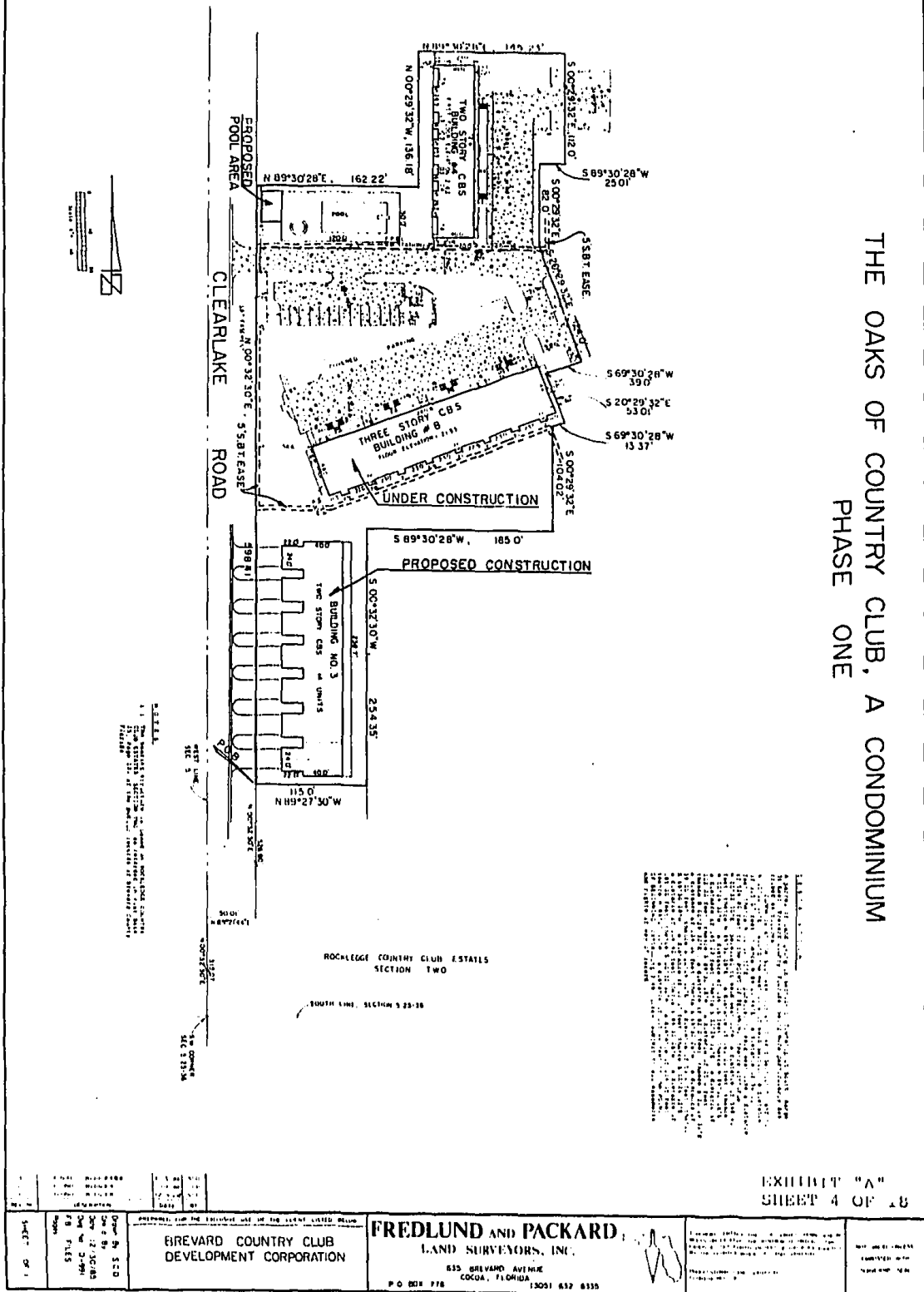
EXHIBIT "A"

SHEET 3 OF 18

The Oaks of Country Club, A Condominium

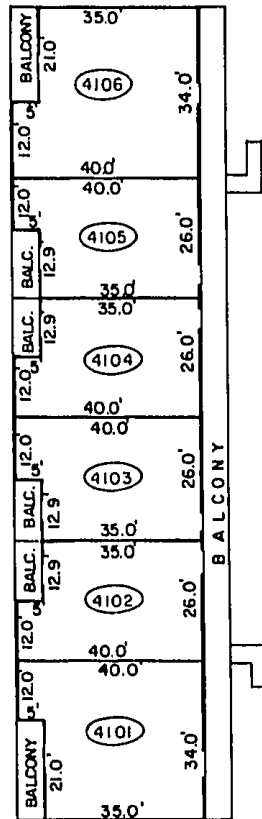
Phase One

THE OAKS OF COUNTRY CLUB, A CONDOMINIUM
PHASE ONE



The Oaks of Country Club, A Condominium Phase One

BUILDING "4" FIRST FLOOR



NOTES:

- 1.) The first floor finished floor elevation = 21.50.
- 2.) The first floor ceiling elevation = 29.50.
- 3.) (4104) - indicates building and unit number.
- 4.) - - indicates the limits of the unit.
- 5.) All areas and improvements, exclusive of the units are common elements of the condominium.
- 6.) The elevations are based on National Geodetic Vertical Datum.

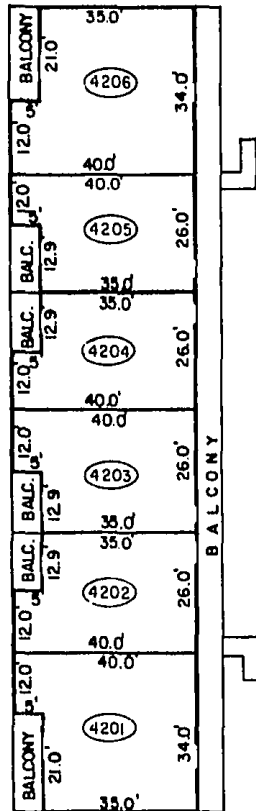


OFF: REC:

EXHIBIT "A"
SHEET PAGE 18

The Oaks of Country Club, A Condominium Phase One

BUILDING "4" SECOND FLOOR



NOTES:

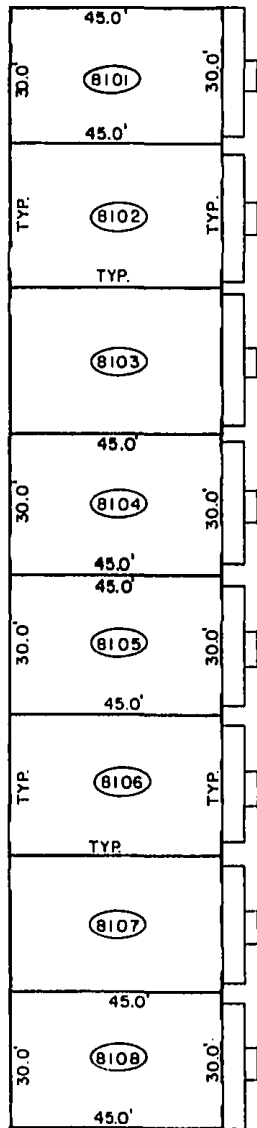
- 1.) The second floor finished floor elevation = 31.50.
- 2.) The second floor ceiling elevation = 39.50.
- 3.) (4203) - indicates the limits of unit.
- 4.) All areas and improvements exclusive of the units are common elements of the condominium.
- 5.) — - indicates the limits of the unit.
- 6.) The elevations are based on National Geodetic Vertical Datum.



OFF: REC:

EXHIBIT "A"
PAGE 6 OF 18

The Oaks of Country Club, A Condominium Phase One



BUILDING "8" FIRST FLOOR

NOTES:

- 1.) The first floor finished floor elevation = 21.50.
- 2.) The first floor ceiling elevation = 29.50.
- 3.) (8104) - indicates building and unit number.
- 4.) — indicates the limits of the unit.
- 5.) All areas and improvements, exclusive of the units are common elements of the condominium.
- 6.) The elevations are based on National Geodetic Vertical Datum.

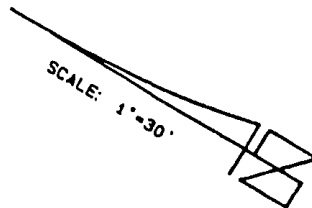
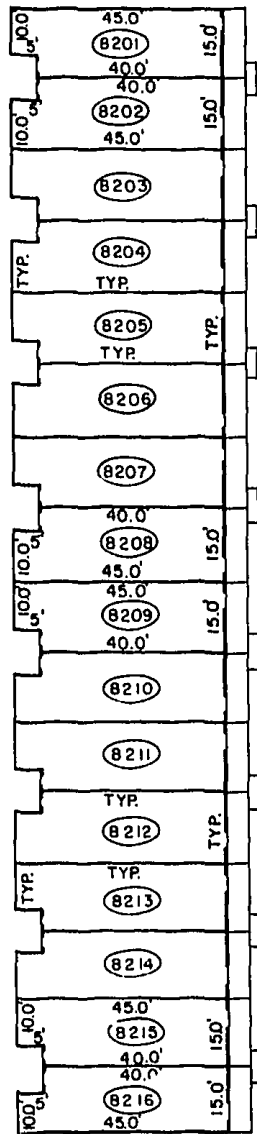


EXHIBIT "A"
SHEET 7 OF 18
PAGE

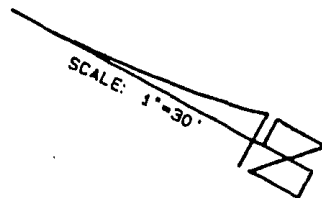
The Oaks of Country Club, A Condominium Phase One



BUILDING "8" SECOND FLOOR

NOTES:

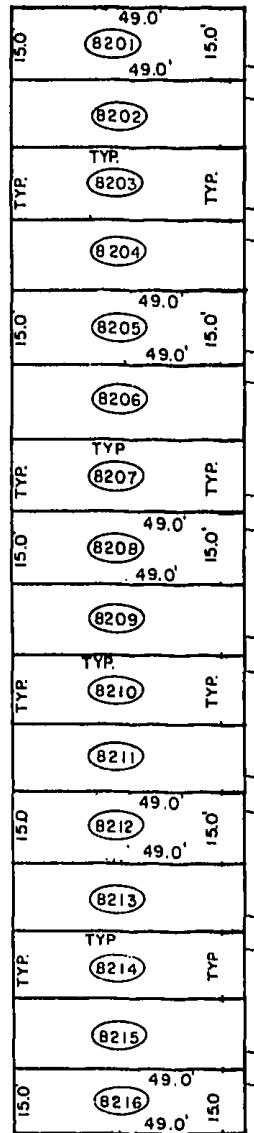
- 1.) The second floor finished floor elevation = 31.50.
- 2.) The second floor ceiling elevation = 39.50.
- 3.) (8213) - indicates building and unit number.
- 4.) — - indicates limits of the unit.
- 5.) All areas and improvements exclusive of the units are common elements of the condominium.
- 6.) The elevations are based on National Geodetic Vertical Datum.



OFF. REC.

EXHIBIT "A"
SHEET 8 OF 18
PAGE

The Oaks of Country Club, A Condominium Phase One



BUILDING "8" THIRD FLOOR

NOTES:

- 1.) The third floor finished floor elevation = 41.50.
- 2.) The third floor ceiling elevation = 49.50.
- 3.) (8206) - indicates building and unit number.
- 4.) - - indicates the limits of the unit.
- 5.) All areas and improvements, exclusive of the units are common elements of the condominium.
- 6.) The elevations are based on National Geodetic Vertical Datum.

SCALE: 1"=30'



OFF. REC.

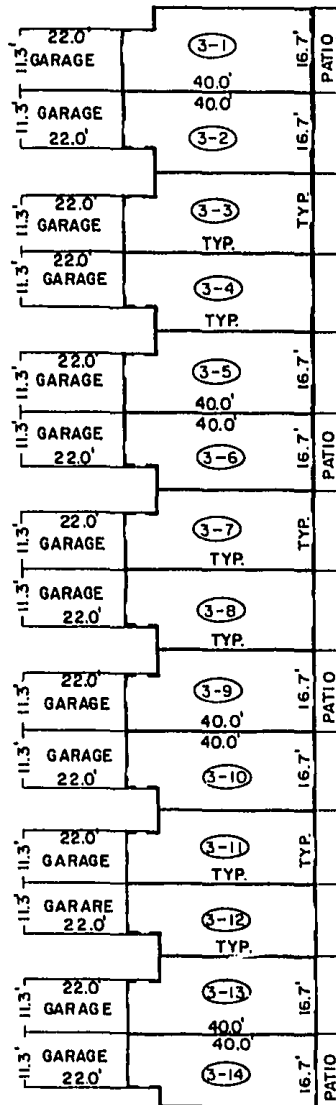
EXHIBIT "A"

SHEET 9 OF 14

PAGE

FREDLUND and PACKARD Inc.
engineers - land surveyors

The Oaks of Country Club, A Condominium Phase One



BUILDING "3" FIRST FLOOR

NOTES:

- 1.) The first floor finished floor elevation = 21.50.
- 2.) The first floor ceiling elevation = 29.50.
- 3.) 3-1 - indicates building and unit number.
- 4.) - - indicates the limits of the unit.
- 5.) All areas and improvements, exclusive of the units are common elements of the condominium.
- 6.) The elevations are based on National Geodetic Vertical Datum.
- 7.) Proposed Construction.



OFF: REC!

EXHIBIT "A"
SHEET 10 OF 18

The Oaks of Country Club, A Condominium Phase One

BUILDING "3" SECOND FLOOR

| | | | | |
|--------|-------|--------|--------|---------|
| 17.33' | 40.0' | (3-1) | 17.33' | BALC. |
| | 40.0' | (3-2) | | |
| TYP. | | (3-3) | TYP. | |
| | | TYP. | | |
| | | (3-4) | | |
| 17.33' | 40.0' | (3-5) | 17.33' | BALC. |
| | 40.0' | (3-6) | | |
| TYP. | | (3-7) | TYP. | |
| | | TYP. | | |
| | | (3-8) | | |
| 17.33' | 40.0' | (3-9) | 17.33' | BALC. |
| | 40.0' | (3-10) | | |
| TYP. | | (3-11) | TYP. | BALC. |
| | | TYP. | | |
| | | (3-12) | | |
| TYP. | TYP. | (3-13) | TYP. | |
| | 40.0' | (3-14) | 17.33' | BALCONY |
| 17.33' | 40.0' | | 17.33' | |

NOTES:

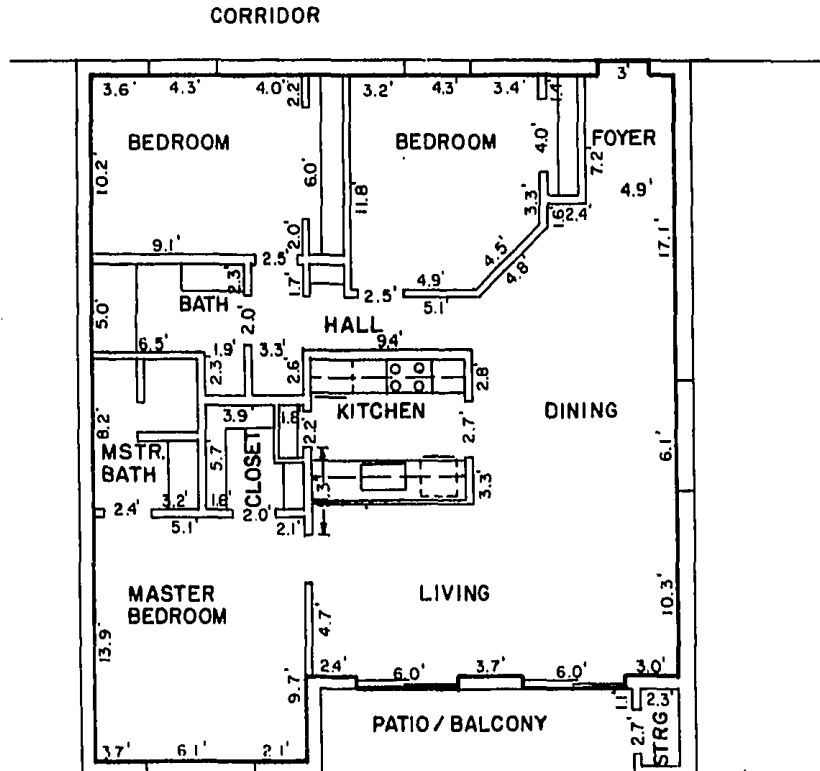
- 1.) The second floor finished floor elevation = 31.50.
- 2.) The second floor ceiling elevation = 39.50.
- 3.) (3-1) - indicates building and unit number.
- 4.) - - indicates the limits of the unit.
- 5.) All areas and improvements, exclusive of the units are common elements of the condominium.
- 6.) The elevations are based on National Geodetic Vertical Datum.
- 7.) Proposed Construction.



OFF: REC:

EXHIBIT "A"
SHEET 11 OF 18
PAGE:

The Oaks of Country Club, A Condominium Phase One



NOTES:

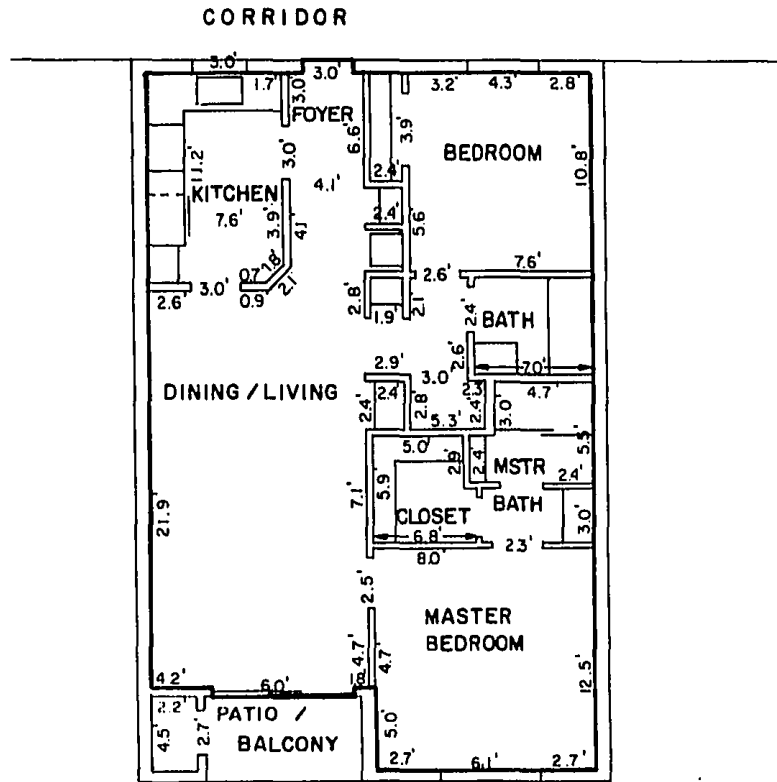
- 1.) This unit is typical of Model "A" of the units within Building #4.
- 2.) — — indicates the limits of the unit.
- 3.) Some of the units may be reversed or a mirror image of the unit shown.
- 4.) All areas not included in the unit are common elements of the condominium.

EXHIBIT "A"

SHEET 12 OF 18

OFF. REC.

The Oaks of Country Club, A Condominium Phase One



NOTES:

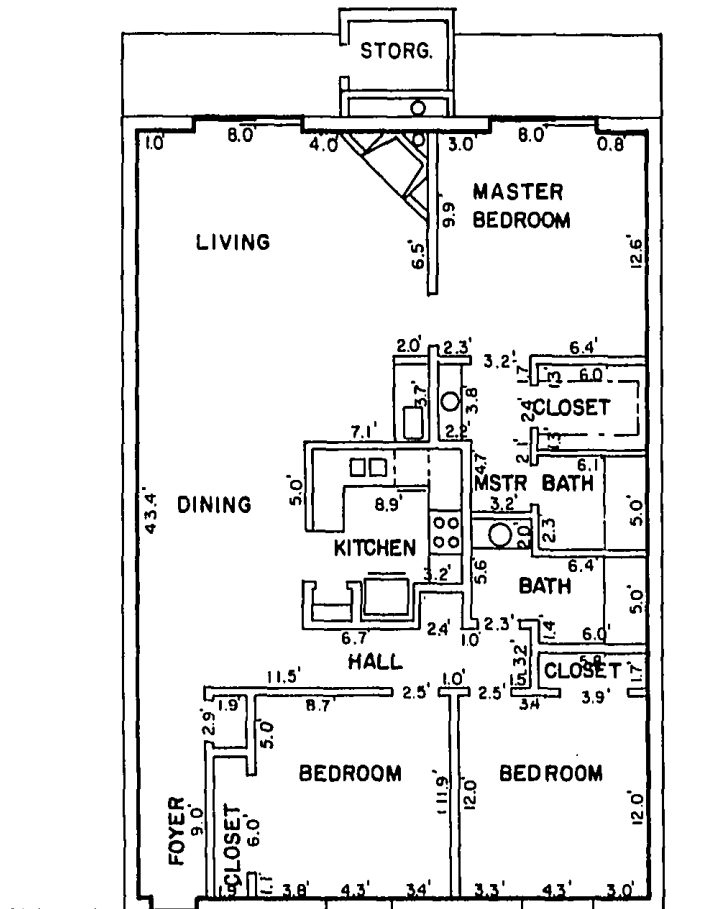
- 1.) This unit is typical of Model "B" of those units within Building #4.
- 2.) - - indicated limits of the unit.
- 3.) Some of the units may be reversed or the mirror image of the unit shown.
- 4.) All areas not included in the unit are common elements of the condominium.

OFF. REC.

EXHIBIT "A"

PAGE SHEET 13 OF 18

The Oaks of Country Club, A Condominium Phase One



NOTES:

- 1.) This unit is typical of Model "E" of those units within Building #8.
- 2.) - - indicates the limits of the unit.
- 3.) Some of the units may be reversed or a mirror image of the unit shown.
- 4.) All areas not included in the unit are common elements of the condominium.

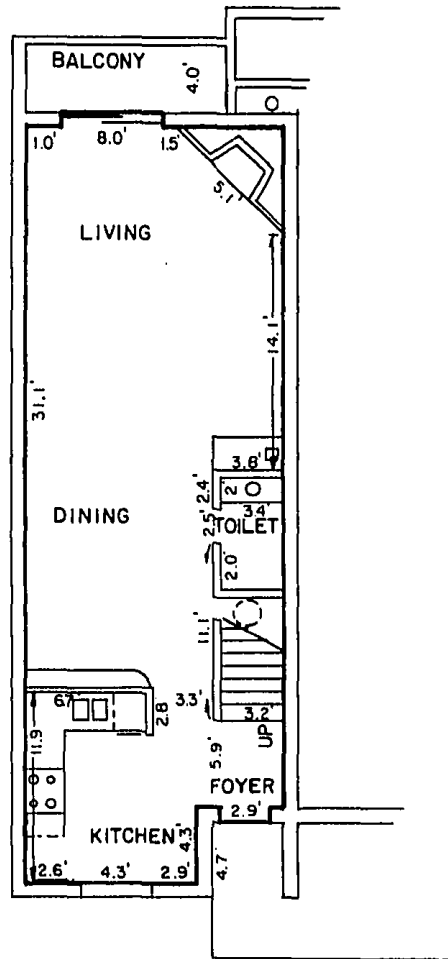
EXHIBIT "A"

SHEET 14 OF 18

OFF REC:

PAGE:

The Oaks of Country Club, A Condominium Phase One



NOTES:

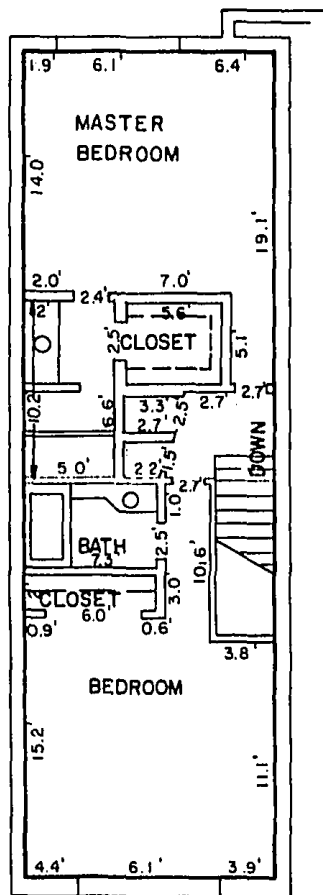
- 1.) This unit is typical of Model "G", first floor of units within Building #8.
- 2.) - - indicates the limits of the unit
- 3.) Some of the units may be reversed or a mirror image of the unit shown.
- 4.) All areas not included in the unit are common elements of the condominium.

OFF REC:

EXHIBIT "A"

PAGESHEET 15 OF 18

The Oaks of Country Club, A Condominium Phase One



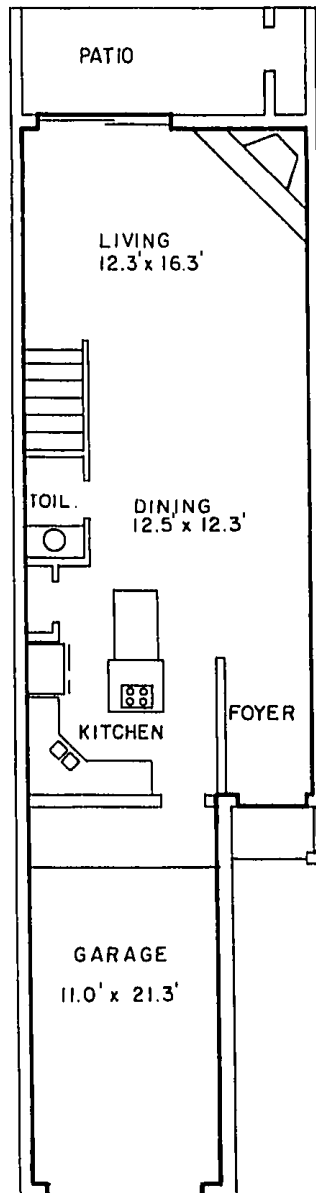
NOTES:

- 1.) This unit is typical of Model "G", second floor of units within Building #8.
- 2.) - - indicates the limits of the unit.
- 3.) Some of the units may be reversed or a mirror image of the unit shown.
- 4.) All areas not included in the unit are common elements of the condominium.

OFF: REC:

EXHIBIT "A"
SHEET 16 OF 18
PAGE

The Oaks of Country Club, A Condominium Phase One



NOTES:

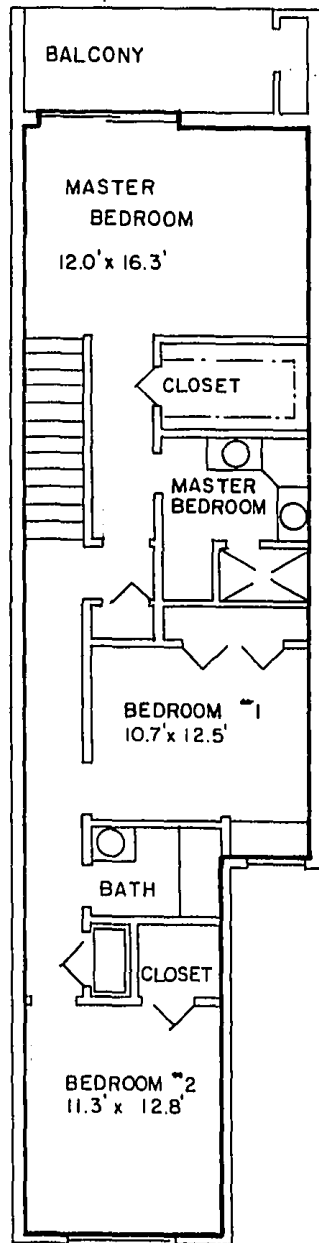
- 1.) This unit is typical of the first floor units of Building #3.
- 2.) --- indicates the limits of the unit.
- 3.) Some of the units may be reversed or a mirror image of the unit shown.
- 4.) All areas not included in the unit are common elements of the condominium.
- 5.) Proposed Construction.

EXHIBIT "A"
SHEET 17 OF 18

10/22/2009

(PAGE)

The Oaks of Country Club, A Condominium Phase One



NOTES:

- 1.) This is typical of the second floor units of Building #3.
- 2.) --- indicates the limits of the unit.
- 3.) Some of the units may be reversed or a mirror image of the unit shown.
- 4.) All areas not included in the unit are common elements of the condominium.
- 5.) Proposed Construction.

EXHIBIT "A"
SHEET 18 OF 18