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SEA COLONY

AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS
AND EASEMENTS AND THE ARTICLES OF INCORPORATION AND
BY-LAWS OF SEA COLONY HOMEOWNERS'S ASSOCIATION, INC.

AMENDMENT #7

WHEREAS, on February 27, 1986, Palm Coast Construction Company (Company) caused to be recorded in Official Records Book 275 at Page 150, of the Public Records of Flagler County, Florida, the Declaration of Restrictive Covenants and Easements for the property known as the Subdivision of Sea Colony as recorded at Map Book 27, Pages 30-39 of the Public Records of Flagler County, Florida, and

WHEREAS, the Articles of Incorporation and By-Laws of the Sea Colony Homeowner's Association, Inc. were attached to and made a part of the above described recorded Declaration, and

WHEREAS, the Declaration reserved the right to the Company to make amendments to it, and

WHEREAS, the Company has previously amended the Declaration by Amendments recorded at Official Records Book 280, Page 982, Official Records Book 295, Page 740, Official Records Book 314, Page 248, Official Records Book 329, Page 541, Official Records Book 404, Page 511, and Official Records Book 0457 Page 1591 of the Public Records of Flagler County, Florida, and

NOTE: ADDITIONS IN TEXT ARE INDICATED BY UNDERLINE; DELETIONS BY ~~STRIKEOUT~~.

Prepared By: ROBERT L. TAYLOR, ESQUIRE
Curry, Taylor & Carls
1900 Summit Tower Boulevard
Suite 800
Orlando, Florida 32810-5920

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WHEREAS, the Declaration also permits the owners of lots in Sea Colony to amend the Declaration, the Articles of Incorporation and By-Laws of the Association, and

WHEREAS, the owners did in fact amend the subject documents at a duly called meeting held on 09-30-91, by strictly following all requirements of each of the subject documents concerning the amendments of the same, including the obtaining of the Company's consent, which consent is attached hereto.

NOW, THEREFORE, the above-described Declaration of Restrictive Covenants and Easements for Sea Colony and the Articles of Incorporation and the By-Laws of Sea Colony Homeowner's Association are hereby amended as follows:

1. Subsections (W) and (X) of Article I and Section 6 of Article X of the Declaration of Restrictive Covenants and Easements for Sea Colony as recorded at Official Records (hereafter "O.R.") Book 275, Page 153, and as previously amended at O.R. Book 280, Page 982; O.R. Book 295, Page 740; O.R. Book 314, Page 248; O.R. Book 329, Page 541; and O.R. Book 404, Page 511; and O.R. Book 0457, Page 1591, all of the Public Records of Flagler County, Florida, are amended to read as follows:

ARTICLE I

DEFINITIONS

(w) "Screened enclosure" is an enclosure with screened walls and ~~screen-roof~~ either a screened roof or a solid roof.

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~~(x) "Screened porch" is an enclosure with screen walls and solid roof.~~

ARTICLE X

BUILDING AND USE COVENANTS

Section 6. Building Location and Setbacks. Buildings shall be located in conformance with this Declaration, and the Development Ordinance of Flagler County, Florida, pursuant to which a Planned Unit Development Plan was filed under Article 5 of said Ordinance, and any specific approvals thereunder, or as originally constructed on a Lot by Company or its successor or assignee. For all residential construction ~~(including screened porches)~~ on Lots with the Parcel, setbacks shall be no less than as follows:

Front-25' from edge of pavement.
Corner lot-20' from edge of pavement.
Side-7.5' from side property line.
Rear-20' from rear property line.

In no event shall any regulation swimming pool ~~or screened enclosure or similar structure~~ be placed closer than 10 feet from any rear property line. The style and type of screen and the style and type of roof materials must be approved by the Architectural Review Committee as otherwise provided for in this Declaration. In addition, no such screened enclosure may be constructed without the prior written approval of Flagler County.

Except for existing structures the setbacks for stairs or second story decks shall be no less than the setbacks set forth above, except for lots 337 through 350, Sea Vista Drive. These lots shall be subject to review for setbacks by the Association, the Architectural

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Review Committee, and Flagler
County.

2. Article IV of the Articles of Incorporation of Sea Colony
Homeowners Association, Inc. is amended to read as follows:

ARTICLE IV

BOARD OF DIRECTORS

The affairs of the corporation shall be managed by a Board of Directors consisting of not less than three (3) nor more than seven (7) persons. Directors ~~need not~~ shall be members of the corporation. The number of persons who are to serve initially on the Board of Directors until the first election thereof shall be three (3) and their names and addresses are as follows:

John Gazzoli Executive Offices, Palm Coast, FL 32051
Vincent Viscomi Executive Offices, Palm Coast, FL 32051
Dennis Fitzgerald Executive Offices, Palm Coast, FL 32051

3. Article II, Section 1 and Article III, Section 1 of the
By-Laws of Sea Colony Homeowners Association, Inc. is amended to
read as follows.

ARTICLE II

DIRECTORS

Section 1. Number and Term. The number of directors which shall constitute the whole Board shall not be less than three (3) persons and may be increased from time to time by the members of the Board, provided the total number of members does not exceed seven. Directors ~~need not~~ shall be members of the Association.

The initial Board of Directors shall be appointed by the Developer and shall hold office and exercise all powers of the Board of Directors until such time that they resign or

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are replaced by other Directors appointed by Developer or are joined or replaced by Directors elected by the members as follows:

At such time as unit owners other than the Developer own thirty-five (35%) percent or more of the lots that will be operated ultimately by the Association, the unit owners other than the developer shall be entitled to elect not less than one-third (1/3) of the members of the Board of Directors of the Association.

Nevertheless, the Developer shall be entitled to elect a majority of the Board of Directors as long as it holds title to at least 25% of the Lots in the Parcel.

After the initial election of a Director to the Board by the Owners, in accordance with the terms above, non-appointed directors shall be elected at the annual meeting of the members as follows:

Beginning with the 1992 Annual Meeting, the members shall elect Directors to staggered terms. If an even number of positions are to be filled, one-half (1/2) of the positions will be elected to two (2) year terms. If an odd number of positions are to be filled, a majority of the positions will be elected to two (2) year terms. The remaining positions will be elected to one (1) year terms. The candidates receiving the highest number of votes shall serve the initial two year terms. Upon the expiration of each of the aforementioned initial terms, all Directors shall be elected to two (2) year terms. If the number of Board members shall be increased or decreased after the 1992 election, then the elections shall insure that the same staggered formula be maintained.

And Each Director shall be elected to serve ~~for the term of one (1) year or until his or her successor shall be elected and shall qualify.~~

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ARTICLE III

OFFICERS

Section 1. Elective Officers: The officers of the corporation shall be members of the Association. They shall be chosen by the directors and shall be a president, a vice president, a secretary, and a treasurer. The Board of Directors may also choose one or more additional vice presidents, assistant secretaries, assistant treasurers, or other officers. No more than one owner in each dwelling unit may be an officer at any one time.

IN WITNESS WHEREOF, Sea Colony Homeowner's Association, Inc. has hereunto caused this document to be signed by its President and Secretary, who hereby attest that this instrument was approved by members entitled to vote at least two-thirds (2/3) of the votes of the Association at a meeting of the members called for that purpose this 4th day of November, 1991.

Signed in the presence of:

[Signature]
Print Name: FRANK L. LUTHER

[Signature]
Print Name: FRANK F. LUTHER

SEA COLONY HOMEOWNER'S ASSOCIATION, INC.

By: *[Signature]*
President

Address: P.O. Box 35306
WASH. CO. VA. 22155

By: *[Signature]*
Secretary

Address: P.O. Box 35306
WASH. CO. VA. 22155

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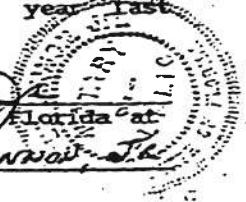
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STATE OF FLORIDA
COUNTY OF FLAGLER

I HEREBY CERTIFY that on this 4th day of November, 1991, before me, a person authorized to take acknowledgements to deeds and other instruments, personally appeared Lee R. Blasing and Margaret E. Ward, President and Secretary, respectively, of Sea Colony Homeowner's Association, Inc. a Florida corporation, to me known and known by me to be the persons who executed the foregoing instrument as such officers and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that the said instrument is the free act and deed of said corporation.

WITNESS my signature and official seal at Palm Coast, County of Flagler and State of Florida, on the day and year last aforesaid.

Fred Annor, Jr.
Notary Public, State of Florida at
Large
Print Name: FRED ANNOR, JR.



My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR. 19, 1994
BOARDS 200 GENERAL L.S. 504.



ITT Community Homes

A Division of
ITT Community Development

1 Corporate Drive
Palm Coast, FL 32151-0001
Telephone: 904-446-6400
Fax: 904-446-6474

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July 23, 1991

Mr. Stan Sowinski
Sea Colony Homeowners Association
Board of Directors
18 Medford Drive
Palm Coast, FL 32137

Dear Stan:

In follow-up to our conversation of July 21, we have reviewed proposed amendments to Sea Colony Articles of Incorporation, By-Laws of the Association, and Declaration of Restrictive Covenants and Easements in Robert Taylor's letter to you, dated June 12, 1991.

ITT Community Development Corporation does not object to the changes as contained in Mr. Taylor's letter.

Please let me know if you have any questions. Thank you.

Sincerely,

Steven A. Tubbs
Vice-President

SAT:cl

R/R:
Mr. Fred Annon, Jr., Property Manager
Sea Colony Homeowners' Assn., Inc.
P. O. Box 353016
Palm Coast, FL 32135



NO FILE & RECORD
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Mr. [Signature]
CLERK OF DISTRICT COURT
FLAGLER COUNTY, FLA.