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Prepared by/Return to:

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**FIRST AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR THE REEF, PHASE II**

This Amendment, executed this 17th day of June, 1996 by SEAFIELD LAND CORP., a Florida Corporation (hereinafter referred to as "Developer"), and THE HOMEOWNERS ASSOCIATION OF THE REEF, PHASE II, INC., a Florida Corporation Not for Profit (hereinafter referred to as the "Association").

WHEREAS, the Developer of The Reef, Phase II caused the Declaration of Covenants and Restrictions for The Reef, Phase II to be recorded in the Public Records of Martin County, Florida, in Official Records Book 1171, Page 1335 (hereinafter referred to as the "Declaration"); and

WHEREAS, Section 3.5 of the Declaration provides that the Developer shall have the right to control the Association so long as the Developer owns any Lots within The Reef, Phase II; and

WHEREAS, Section 11.1 of the Declaration provides that the Developer may at any time prior to the time Developer has completed, sold and conveyed all of the Lots within The Reef, Phase II, amend the Declaration on its own and need not be joined by any other party; and

WHEREAS, Developer has not completed, sold and conveyed all of the Lots within The Reef, Phase II and continues to retain control of the Association;

NOW, THEREFORE, be it known that the Declaration of Covenants and Restrictions for The Reef, Phase II, recorded in Official Records Book 1171, Page 1335, of the Public Records of Martin County, Florida, is hereby amended as follows:

I. Amendments to Declaration

1. Control by Developer. Section 3.5 is amended to add the following:

In the event that Seafield Land Corp., as Developer, assigns its rights and privileges as Developer under the Declaration to any party other than the Association, then at such time, anything contained herein to the contrary notwithstanding, Developer shall have the right to retain control of the Association and appoint all members of the Board of Directors, only so long as Developer owns no less than 20 percent of the lots within the Property or until such earlier time as is determined by Developer in Developer's sole discretion.

2. Amendment by Developer. Section 11.1 is amended to add the following:

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Anything contained herein to the contrary notwithstanding, in the event that Seafield Land Corp., as Developer, shall assign its rights and privileges as Developer under the Declaration to any party other than the Association, Developer may make any amendments to this Declaration without joinder by any other party, provided said Developer owns no less than 20 percent of the Lots within the Property.

II. Effective Date

The foregoing amendments to the Declaration of Covenants and Restrictions for The Reef, Phase II shall be effective immediately upon execution.

IN WITNESS WHEREOF, Seafield Land Corp., as Developer of The Reef, Phase II, as Declarant under the Declaration of Covenants and Restrictions for The Reef, Phase II and as President of The Homeowners Association of The Reef, Phase II, Inc., has caused this First Amendment to the Declaration of Covenants and Restrictions for The Reef, Phase II to be executed by its undersigned duly authorized officer on the day and year first above written.

Witnesses:

Karen L. Jurewicz
Print Name: KAREN L. JUREWICZ

Linda R. McGinn
Print Name: LINDA R. MCGINN

SEAFIELD LAND CORP., a Florida Corporation

By: Stephen P. Conway
Stephen P. Conway, Vice President
5305 S.E. Reef Way
Stuart, Florida 34994

Karen L. Jurewicz
Print Name: KAREN L. JUREWICZ

Linda R. McGinn
Print Name: LINDA R. MCGINN

THE HOMEOWNERS ASSOCIATION OF THE REEF, PHASE II, INC., a Florida Corporation Not for Profit

By: Stephen P. Conway
Stephen P. Conway, President
5305 S.E. Reef Way
Stuart, Florida 34994

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 17th day of June, 1996 by
STEPHEN P. CONWAY, as Vice President of Seafield Land Corp., on behalf of said corporation,
and he is personally known to me or has produced _____ as
identification.



[Notary Stamp]

Karen L. Jurewicz

Notary Public

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 17th day of June, 1996 by
STEPHEN P. CONWAY, as President of The Homeowners Association of The Reef, Phase II, Inc.,
on behalf of said corporation, and he is personally known to me or has produced _____
_____ as identification.



[Notary Stamp]

Karen L. Jurewicz

Notary Public

