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~~50 North Laura Street, Suite 3900~~

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“(i) All such assignments of parking garage(s) shall be made by a recordable instrument in writing (“Parking Assignment”). The Association shall maintain a book or record for purposes of documenting the current assignee of each parking garage (“Parking Record”). The Association shall record such Parking Assignment in the Parking Record. No conveyance, assignment or transfer of title in any manner whatsoever for use of a parking garage(s) constituting a Limited Common Element may be made or accomplished separately from the conveyance or passing of title to the Unit to which it is appurtenant, except as set forth below. A Unit Owner who has acquired a parking garage from the Association may, upon prior written express consent of the Association, which shall not be unreasonably withheld, convey, assign or transfer such parking garage so long as such assignee or transferee is a Unit Owner within the Condominium. Upon approval of said transfer by the Association, the Association shall execute the Parking Assignment to and record such transfer in the Parking Record and in the public records of Nassau County, Florida. If the transfer is not so approved by the Association, the parking garage shall remain with the Unit to which it is appurtenant prior to the proposed transfer. The Association shall neither have the duty to provide an alternative parking garage to the Unit Owner transferee nor shall it assume responsibility for denial of approval. In the case of an assignment, the Parking Assignment shall be executed by the Association and transferee alone; and in the case of a subsequent transfer, the Parking Assignment shall be executed by the transferor, transferee and Association.

“(ii) Anything to the contrary in this Declaration notwithstanding, in the event a Unit Owner mortgages its Unit, together with the Limited Common Elements appurtenant thereto (whether or not ordinarily assignable apart from the Unit), such Limited Common Elements shall not be assignable apart from the Unit unless released from the lien of such mortgage.”

2. Article XV.B of the Declaration is hereby amended to add the following paragraph:

“(1) Limited Common Elements – Parking Garages. The Parking Garages shall only be used for parking vehicles and shall not be used for storage of equipment, household goods, etc., and shall not be used as a work shop. Certain vehicles are prohibited within the parking garages, including but not limited to the following: disabled and inoperable vehicles, boats, trailers, panel trucks, buses, RVs, ATVs and commercial vehicles.”

3. The percentage ownership of Common Elements and Share of Common Expenses for Sea Dunes Condominium shall remain unchanged and unaffected by this Amendment.

4. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.

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IN WITNESS WHEREOF, this Amendment to the Declaration of Condominium
of Sea Dunes Condominium has been duly executed on this 10th day of
November, 2005.

Signed, sealed and delivered
in the presence of:

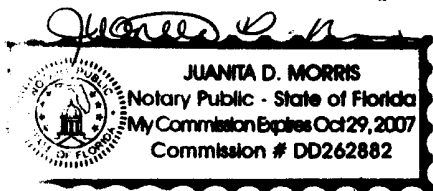
Daniel B. Gregory
Print Name: DANIEL B. GREGORY

Sharon Yunkus
Print Name: Sharon Yunkus

**SEA DUNES CONDOMINIUM ASSOCIATION,
INC.**, a Florida not for profit corporation

By: [Signature]
Gene A. Gessner, its President

whose address is:
c/o Amelia Island Management
3000 First Coast Highway
Amelia Island, Florida 32034



STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 10th day of November, 2005, by
Gene A. Gessner, as President of Sea Dunes Condominium Association, Inc., a Florida corporation,
on behalf of the corporation. He is personally known to me or who produced _____ as
identification.



Juanita D. Morris
Print Name Juanita D. Morris
Notary Public State of Florida
My commission expires: 10.29.07
Commission Number DD262882

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