

**AMENDED DEED RESTRICTION  
FOR  
TROPICAL BAY SUBDIVISION, THIRD ADDITION**

FILE # 1 0 1 1 4 4 8  
BK # 1 4 6 4 PG # 2

WHEREAS Tropical Bay Subdivision, Third Addition in Big Pine Key, Florida, is a duly recorded subdivision as recorded in Plat Book 4, Page 102 of the Public Records of Monroe County, Florida; and

WHEREAS, Declaration of Restrictions for Tropical Bay Subdivision, Third Addition were recorded for all of Tropical Bay Third Addition, a subdivision of Part of Government Lot 6, Section 14, Township 66 South, Range 29 East, Big Pine Key, Monroe County, Florida, recorded in Plat Book 5, at page 81, of Monroe County Official Records, in volume 387, pages 716 of the Public Records of Monroe County, Florida in March of 1967; and

WHEREAS, said Declarations of Restrictions allow for the renewal and/or amendment of these Deed Restrictions thirty years after recording, and at ten year intervals thereafter on the condition that an instrument signed by persons then owning a majority of said lots agree to the amendment and that said amendment is recorded in the Public records of Monroe County, Florida; and

WHEREAS, the Deed Restriction for Tropical Bay Subdivision, Third Addition were recorded in 1967; and

WHEREAS, thirty years have passed on all the Declaration of Restrictions and it is the intent of the current owners of Tropical Bay Subdivision, Third Addition to Amend the Declaration of Restrictions in accordance with requirements of these Restriction and the Laws of the State of Florida.

NOW THEREFORE in consideration of the mutual covenants and conditions contained herein and for other good and valuable consideration, the parties agree as follows:

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned property owners of Tropical Bay Subdivision, Third Addition, comprising a majority of the present owner with the subdivision, do hereby declare and publish this Amended Deed Restriction for Tropical Bay Subdivision, Third Addition on the following described property, to wit:

All of Tropical Bay Third Addition, a subdivision of Part of Government

FILE # 1 0 1 1 4 4 8  
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Lot 6, Section 14, Township 66 South, Range 29 East, Big Pine Key, Monroe County, Florida, recorded in Plat Book 5, at page 81, of Monroe County Official Records.

The undersigned hereby make the following Declarations as to limitations, restrictions, and uses to which the said land above described may be put, imposing said Restrictions upon each and every lot, part, or parcel of said land, we hereby specify that said Declaration shall constitute covenants to run with the land, as provided by law, and shall be above described, or any part thereof, this Amendment being for the benefit of land in limitation upon all future owners of the land or lands as above described and being suitable for the purposes as herein specified.

#### USE RESTRICTIONS:

1. No building whatsoever except a private dwelling house with necessary out buildings including only garages, carports and porches and detached boat houses shall be erected, placed or permitted on the subject premises or any part thereof. Such dwelling house shall be used as a single family private residence only. Attached garages, carports and porches and detached boat houses may be erected on any of said lots at the time of or after the erection of a private single family residence, provided that no such accessory structure shall be occupied prior to the completion of said residence. The exterior of the permitted dwelling house and the necessary out buildings to be located on the premises shall be of cement block stucco (CBS) construction of new material (not wood frame) and shall be completed within one year subsequent to the commencement of construction. Finish grading and canal bank stabilization shall be completed within eighteen months of construction commencement.

2. No residence within Tropical Bay shall be rented or subleased, for occupancy by any individual or group of individuals for a period of less than 28 days. The short term use of residences within Tropical Bay are considered to be not in keeping with the residential nature of the Subdivision and is thus in violation of these Deed Restrictions.

3. No trailers, mobile homes, travel motor homes, tents, shacks or any other structure of a temporary character shall be constructed or placed on any of the subject premises except during construction to be used only by the construction company and shall be removed with five days after the completion of construction. No trailer, mobile homes, travel motor homes, tenants shacks or any other structure shall ever be used as a residence nor for temporary residential purposes, or stored for a period of more than two weeks in any part of the subdivision except as directed and with the approval of the

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Board of Directors of the Association.

4. All buildings erected on the lots above described shall be of concrete block and stucco construction of new materials and shall not be more than 17 ½ feet in height from the top of the lower most tie (support) beam to the peak of the roof. Buildings shall be no more than one story from the lowest tie (support) beam. No flat roofs will be permitted on any of the residential buildings erected on any lot in this subdivision; however attached garages, carports, and porches may have a flat roof. Minimum floor area, i.e., the area above the lower most tie (support) beam and exclusive of ground floor area closed within inside perimeter walls, excluding screening, for all residences erected on said lots shall be as follows:

- a. on lots having bay frontage a minimum of 1150 square feet;
- b. on lots having no bay frontage a minimum of 1000 square feet;

5. No building on any of said lots shall be erected nearer than 20 feet nor more than 30 feet from the front lot line (street line) nor within 7 ½ feet of any side lot line. No boat house, wharf, pier, dock or other type of construction shall extend over the water of any canal. Slips may be constructed within the property lines. Boats and other vessels may not be docked or tied in any canal in the subdivision or hung on davits in such a manner that they will interfere with navigation in any canal.

6. All of said lots shall be kept clear of debris, brush, weeds, trash or rubbish with a minimum of one mowing every three months. There shall not be created or permitted to exist on any part of said property any dumping ground, accumulation of debris, exposed garbage or any foul smelling matter whatsoever. This specifically includes a prohibition against the storage of lobster traps, crab traps, nets, buoys and related fishing equipment. All household garbage, and necessary storage of unsightly articles shall be stored in sanitary containers located in appropriate areas concealed from public view. No animals, live stock, poultry or anything else which may draw insects or rodents may be raised, bred, or kept on any said lots except that ordinary household pets may be kept providing that the keeping thereof shall not constitute a nuisance in the subdivision.

7. No obnoxious, illegal or offensive activity shall be conducted on any part of the land situated in the subdivision, nor shall anything be done thereon, nor shall it be so maintained which would tend to annoy the community, or injure the health of the community, or become manifestly injurious to the morals or manners of the residents of the subdivision, such activity being hereby declared to be a nuisance and is prohibited.

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BK # 1464 PG # 5

8. All vehicles which are inoperative, and/or unlicensed are prohibited to be stored on any of the lands described herein except inside a closed garage or carport.

9. Each owner shall, at his sole cost and expense, maintain and repair his residence and all structures appurtenant thereto, landscaping, driveways and yards keeping the same in a condition comparable to the condition of such residence at the time of its initial construction, expecting only normal wear and tear.

10. No building shall be erected, placed or altered on any building plot in the subdivision unless the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony with these Restrictions and with the existing structures in the subdivision, such approval to come from an Architectural Review Committee selected by the Board of Directors for the Association. In the event of a denial by the Architectural Review Committee the affect unit owner may appeal said decision within 30 days to the Board of Directors of the Association whose decision as to the conformity of the submitted plans with the Deed Restrictions shall be final.

11. Signs erected in the subdivision, for whatever purpose, shall not exceed 4 square feet in size.

12. Liveboards vessels shall not be allowed to be tied up within the subdivision.

13. The Monroe County Land Use Regulation, particularly those applicable to Big Pine Key, along with the Department of Environmental Regulation relating to the construction of seawalls and docks, State Law, ordinances and regulations relating to construction methodology, permitting and all other federal, State and local regulations that may impact on construction within Tropical Bay Subdivision, thereto and are hereby incorporated within and made a part hereof and each property owner within the subdivision shall abide by them. Any violation of any local, State or Federal rule, regulation, ordinance or statute shall also be a violation of these Deed Restrictions and may be subject to the enforcement proceedings referenced herein.

#### **MEMBERSHIP AND ASSOCIATION VOTING RIGHTS:**

1. "The Association" shall refer to the Tropical Bay Property Owners Association, Inc., its successors and assigns.

2. Every owner of a lot shall be a member of the Association. Membership

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shall be appurtenant to and may not be separated from ownership of a lot. Each member shall be entitled to one vote for each lot owned. When more than one person holds an interest in a given lot, all such persons shall be members and the vote for such lot shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect any one lot.

3. The declarant hereby covenant for each lot in the subdivision, and each owner of each lot is hereby deemed to covenant, whether or not it shall be so expressed in his deed, to pay to the Association (1) annual assessments; and (2) special assessments as herein defined. The annual and special assessments, together with interest, shall be a charge on the land for each lot against which such an assessment is made. Each such assessment, together with interest, costs and reasonable attorneys fees, if required, shall also be the personal obligation of the person or persons who owned the lot at the time the assessments fell due, but such personal obligation shall pass to the successors in title to such person or persons.

#### ANNUAL ASSESSMENTS:

The annual assessments levied by the Association (which shall not exceed \$50.00 per annum unless approved by a majority of the members) shall be used exclusively to promote the health, safety, welfare and recreation of the residents in the subdivision and for the improvement and maintenance of common areas, and of the subdivision and of the property and canals situated within the subdivision. Annual assessments shall include, and the Association shall acquire and pay for out of funds derived from the annual assessments the following:

- a. Maintenance and repair of the common area, i.e., storage area, used by the membership.
- b. The mowing of vacant lots and vegetation management of canal banks as may be determined by the Association.
- c. Acquisition of furnishings and equipment necessary to carry out the purposes of the Association as may be determined by the Association.
- d. Liability insurance insuring the Association against any and all liability to the public, to any owner, or to the invitees or tenants of any owner arising out of the activities and functions of the Association.
- e. Workmen's Compensation to comply with applicable law and any other

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insurance deemed necessary by the Board of Directors of the Association and approved by a majority vote of the membership.

f. Any other materials, supplies, furniture, labors, services, maintenance, repairs, structural alterations, insurance, taxes or assessments which the Association is required to secure or pay pursuant to the terms of this Declaration or by law or which shall be necessary or proper in the opinion of the Board of Directors or the Association for the operation of the common areas or for the benefit of the lot owners or for the enforcement of these restrictions.

**SPECIAL ASSESSMENTS:**

1. In addition to the annual assessment authorized above, the Association may levy in any assessment year a special assessment applicable to that year only for the purpose of defraying in whole or in part the cost of construction, reconstruction, repair, replacement, capital improvements, or fixtures related to the common areas, canals and waterways or the subdivision as a whole or to undertake any activity for the benefit of the subdivision as a whole which is approved by a vote of no less than 51% of the lot owners at that time.

2. Written notice of any meeting called for the purpose of levying an annual or a special assessment shall be sent to all members not less than 15 and no more than 30 days in advance of such meeting. In the event the proposed action is favored by a majority of the votes cast, or in the case of a special assessment more than 51% of the votes cast, but less than the requisite amount of total ownership of the lots, members who are not present in person or by proxy may give their assent in writing within 30 days after the date of such meeting.

**ANNUAL AND SPECIAL ASSESSMENTS:**

1. Both annual and special assessments must be fixed at a uniform rate for all lots regardless of square footage area.

2. Any assessment not paid within 90 days after the due date shall be deemed in default. The Association may bring an action at law against the owner personally obligated to pay the same. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common areas, abandonment of his lot or the defense that he has received no benefits from the assessment so levied.

3. The assessment against any lot shall be subordinate to the lien of any

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mortgage recorded against the property. The sale or transfer of any lot shall not affect the validity of the assessment, except that a mortgage foreclosure may extinguish the assessment as to assessments which became due prior to the date of the issuance of the final judgment of foreclosure. No sale or transfer shall relieve such lot from liability for any assessment thereafter becoming due. In the event an unpaid assessment is reduced to final judgment, that judgment plus interest at the highest rate allowed by law, along with a reasonable attorneys fee shall be recorded against the property and shall be a continuing charge against the property until paid. Nothing in this section shall limit the association from taking any action to enforce or foreclose a judgment levied against the property pursuant to law.

#### **ENFORCEMENT:**

1. The Association, or any owner of record in the subdivision, shall have the right to enforce, by any proceedings at law or equity, all restrictions, conditions, covenants, easements, reservations, assessments and charges now or hereafter imposed by the provision of this Declaration. Failure by the undersigned, or the Association, or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

2. Invalidation of any one of these covenants or restrictions by judgement or court order shall in no way affect the other provisions, which shall remain in full force and effect.

3. Covenants and restrictions of this Declaration may be amended in ten year intervals after the date of the recording of this amendment by recording an instrument executed and acknowledged by no less than 51% of each owner of record.

4. The covenants and restriction of this Declaration shall run with and bind the land and shall insure to the benefit of and be enforceable by the Association or any member thereof from the date hereof forward and shall thereafter continue automatically in effect for an additional period of ten years unless otherwise amended. At the expiration of said ten year period without amendment these covenants shall be automatically extended for successive periods of ten years and shall continue in force and effect.

5. Enforcement of these restrictions shall be by suit in equity or at law which may be maintained by any owner or owners of land in said subdivision or by the Association in said subdivision. In the event said suit shall result in a judgment against the lot owner or owners shall be required to pay to the party or party's plaintiff a

reasonable attorney's fee for the attorney for the plaintiff or plaintiffs in such proceeding including appellant proceedings, together with any and all costs reasonably incurred by such plaintiff owners or Association in such suit.

IN WITNESS WHEREOF we have placed our hands and seals.

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STATE OF Florida

COUNTY OF Monroe

FILE # 1011448  
BK# 1464 PG# 10

Personally appeared before me, the undersigned authority ROBERT & LEA PIPPEN being the owner(s) of Block 9, Lot 8, Tropical Bay, Third Addition, who are personally known to me or who have provided FED ID CARDS as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 10 day of April, 1997.

[Signature]  
Witness

[Signature]  
Witness

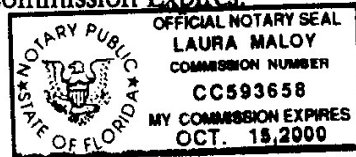
[Signature]  
Robert Pippen

[Signature]  
Lea Pippen

Laura Maloy  
NOTARY PUBLIC, State of

Printed Notary Name:

My Commission Expires:



STATE OF Michigan  
COUNTY OF Berrien

Personally appeared before me, the undersigned authority JOSEPH J. & EVELYN M. RAMBO being the owner(s) of Block 8, Lot 6, Tropical Bay, Third Addition, who are personally known to me or who have provided Driver's license as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 11 day of April, 1997.

Georgia L. Gipson  
Witness

Loi Mackano  
Witness

Joseph J. Rambo  
Joseph J. Rambo

Evelyn M. Rambo  
Evelyn M. Rambo

Georgia L. Gipson  
NOTARY PUBLIC, State of

Printed Notary Name:

My Commission Expires:

**GEORGIA L. GIPSON**  
Notary Public, Berrien County, MI  
My Commission Expires Sept. 15, 2001

*Handwritten initials*

FILE # 11011448  
BK# 1464 PG# 11

STATE OF Michigan  
COUNTY OF Barren

FILE # 1011448  
BK# 1464 PG# 12

Personally appeared before me, the undersigned authority JOSEPH J. & EVELYN M. RAMBO being the owner(s) of Block 8, Lot 7, Tropical Bay, Third Addition, who are personally known to me or who have provided Doris Funnell as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 4 day of April, 1997.

Georgia L Gipson  
Witness  
Audra J. Pies  
Witness

Joseph J. Rambo  
Joseph J. Rambo  
Evelyn M. Rambo  
Evelyn M. Rambo

Georgia L Gipson  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:

GEORGIA L GIPSON  
Notary Public, Barren County, MI  
My Commission Expires Sept. 15, 2001

STATE OF Florida

COUNTY OF MONROE

Personally appeared before me, the undersigned authority, DONALD & PATRICIA RANSHAW being the owner(s) Block 6, Lot 5 of Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 13 day of March, 1997.

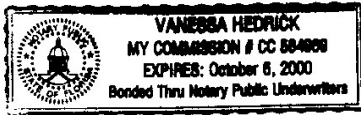
Vanessa Hedrick  
Witness **Vanessa Hedrick**

Donald Ranshaw  
Donald Ranshaw

Tamara J. Martin  
Witness **TAMARA J. MARTIN**

Patricia Ranshaw  
Patricia Ranshaw

Vanessa Hedrick  
NOTARY PUBLIC, State of  
Printed Notary Name: **Vanessa Hedrick**  
My Commission Expires: 10-6-00



FILE # 1011448  
BK# 1464 PG# 13

STATE OF Florida

COUNTY OF Monroe

FILE # 1011448  
BK# 1464 PG# 14

Personally appeared before me, the undersigned authority DONALD & PATRICIA RANSHAW being the owner(s) of Block 8, Lot 2, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 13 day of March, 1997.

Vanessa Hedrick  
Witness Vanessa Hedrick

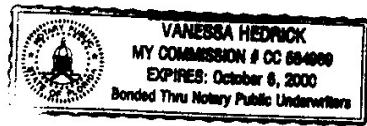
Tamara J. Martin  
Witness TAMARA J. MARTIN

Donald Ranshaw  
Donald Ranshaw

Patricia Ranshaw  
Patricia Ranshaw

Vanessa Hedrick  
NOTARY PUBLIC, State of

Printed Notary Name: Vanessa Hedrick  
My Commission Expires: 10-6-00



FILE # 11011448  
BK # 1464 PG # 15

STATE OF FLORIDA

COUNTY OF MONROE

5  
P&R

Personally appeared before me, the undersigned authority, PETER L. ROSACO JR. being the owner(s) Block 5, Lot 4 of Tropical Bay, Third Addition, who are personally known to me or who have provided WELL KNOWN as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 11 day of MARCH, 1997

Christina M. Geide  
Witness

Peter L. Rosasco Jr.  
Peter L. Rosasco Jr.

Patricia Dickens  
Witness

Christina M. Geide  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



FILE # 1011448  
BK# 1464 PG# 16

STATE OF FLORIDA

COUNTY OF DADE

Personally appeared before me, the undersigned authority, RENE & ODALYS S. RUIZ being the owner(s) Block 5, Lot 2 of Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 21 day of MARCH, 1997.

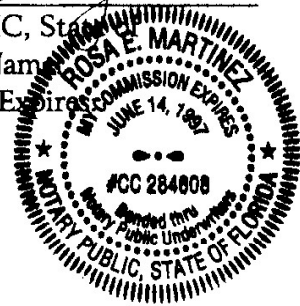
[Signature]  
Witness

[Signature]  
Rene Ruiz

[Signature]  
Witness

[Signature]  
Odalys S. Ruiz

[Signature]  
NOTARY PUBLIC, State of Florida  
Printed Notary Name  
My Commission Expires



STATE OF California  
COUNTY OF San Diego

Personally appeared before me, the undersigned authority JOSEPH SANFORD being the owner(s) of Block 10, Lot 1, Tropical Bay, Third Addition, who are personally known to me or who have provided CA Dr Lic as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 27 day of March 27, 1997, 1997.

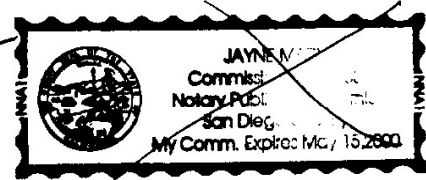
FILE # 1011448  
BK # 1464 PG # 17

CS Sanford  
Witness

Risa Peter  
Witness

Joseph Sanford  
Joseph Sanford

Jayne Marx  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



STATE OF FL

COUNTY OF MOUSE

FILE # 1011448  
BK# 1464 PG# 18

Personally appeared before me, the undersigned authority BROOKS W. & SUSAN R. THOMMES being the owner(s) of Block 11, Lot 5, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 21 day of MARCH, 1997.

[Signature]  
Witness

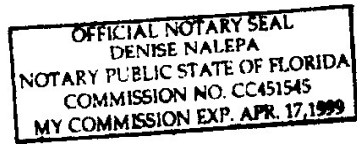
[Signature]  
Witness

[Signature]  
Brooks W. Thommes

[Signature]  
Susan R. Thommes

[Signature]  
NOTARY PUBLIC, State of

Printed Notary Name: DENISE NALEPA  
My Commission Expires:



STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority LEWIS C. & SALLY A. TRENT being the owner(s) of Block 11, Lot 4, Tropical Bay, Third Addition, who are personally known to me or who have provided FL Driver License as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 1<sup>st</sup> day of April, 1997.

Michelle Martre  
Witness

Clara Anttu  
Witness

Lewis C. Trent  
Lewis C. Trent

Sally A. Trent  
Sally A. Trent

Kristyne A. Wilson  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



FILE # 11011448  
BK# 1464 PG# 19

STATE OF Florida

COUNTY OF Manatee

FILE # 1011448  
BK# 1464 PG# 20

Personally appeared before me, the undersigned authority JERRY W. TURLEY being the owner of Block 9, Lot 7, Tropical Bay, Third Addition. Who are personally known to me or who have provided FLDA.C as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signature hereto adopting, ratifying and agreeing to the amendment of these covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 4 day of April, 1997.

Judith E. Desoblers  
Witness

Judith J. May  
Witness

Jerry W. Turley  
~~Jerry W. Turley~~

Melanie T. Fecher  
NOTARY PUBLIC, State of Florida

Printed Notary Name:  
My Commission Expires:



FILE # 1011448  
BK# 1464 PG# 21

STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority ANNA UDOVICH ESTATE being the owner(s) of BLOCK 12, LOT 4, Tropical Bay, Third Addition, who are personally known to me or who have provided FL DL as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 3 day of April, 1997.

[Signature]  
Witness

[Signature]  
Witness

Anna Udovich Estate  
Mildred Seaman

Anna Udovich Estate  
**MILDRED SEAMAN**

[Signature]

NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



STATE OF Louisiana  
COUNTY OF East Baton Rouge

Personally appeared before me, the undersigned authority FRED W. & DOROTHY E. VOSLOH being the owner(s) of Block 7, Lot 5, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 18 day of March, 1997.

Emile Mopper  
Witness

Richard B. Hold  
Witness

Fred W. Vosloh  
Fred W. Vosloh

Dorothy E. Vosloh  
Dorothy E. Vosloh

A. B. St  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:

FILE # 1011448  
BK# 1464 PG# 22

STATE OF Florida

COUNTY OF Monroe

FILE # 1011448  
BK# 1464 PG# 23

Personally appeared before me, the undersigned authority THOMAS L. & D. JEANNE WILSON being the owner(s) of Block 11, Lot 7, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 12 day of March, 1997.

Vanessa Hedrick  
Witness **Vanessa Hedrick**

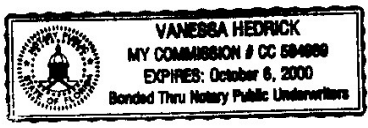
Tamara J. Martin  
Witness **TAMARA J. MARTIN**

Thomas L. Wilson  
Thomas L. Wilson

D. Jeanne Wilson  
D. Jeanne Wilson

Vanessa Hedrick  
NOTARY PUBLIC, State of Florida

Printed Notary Name: **Vanessa Hedrick**  
My Commission Expires: **10-6-00**



STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority THOMAS L. & D. JEANNE WILSON being the owner(s) of Block 11, Lot 6, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

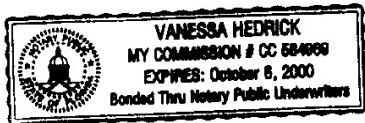
IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 12 day of March, 1997.

Vanessa Hedrick  
Witness Vanessa Hedrick

Thomas L. Wilson  
Thomas L. Wilson

Tamara J. Martin  
Witness TAMARA J. MARTIN

D. Jeanne Wilson  
D. Jeanne Wilson



Vanessa Hedrick  
NOTARY PUBLIC, State of Florida  
Printed Notary Name: **Vanessa Hedrick**  
My Commission Expires: 10-6-00

FILE # 1011448  
BK # 1464 PG # 24

STATE OF Florida  
COUNTY OF Manatee

FILE # 1011448  
BK# 1464 PG# 25

Personally appeared before me, the undersigned authority MILOS A. & FERNAND LUCETTE JANSA being the owner(s) of Block 10, Lot 6, Tropical Bay, Third Addition, who are personally known to me or who have provided MO. De Lu. as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 25<sup>th</sup> day of March, 1997.

Kui Wilson  
Witness

[Signature]  
Witness

[Signature]  
Milos A. Jansa

[Signature]  
Fernand Lucette Jansa

[Signature]  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:

STATE OF Florida  
COUNTY OF Monroe

Personally appeared before me, the undersigned authority DON W. & ELSA G. JESSUP being the owner(s) of Block 10, Lot 8, Tropical Bay, Third Addition, who are personally known to me or who have provided personally known as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 19<sup>th</sup> day of March, 1997.

Sherry K. Herlehy  
Witness

William F. Schu  
Witness

Don W. Jessup  
Don W. Jessup

Elsa G. Jessup  
Elsa G. Jessup

Sherry K. Herlehy  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



FILE # 1011448  
BK# 1464 PG# 26

STATE OF Florida  
COUNTY OF Manatee

FILE # 1011448  
BK# 1464 PG# 27

Personally appeared before me, the undersigned authority DON W. & ELSA G. JESSUP being the owner(s) of Block 10, Lot 7, Tropical Bay, Third Addition, who are personally known to me or who have provided personally known as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 19<sup>th</sup> day of March, 1997.

Sherry K. Herlehy  
Witness  
Melvin T. Luck  
Witness



Don W. Jessup  
Don W. Jessup  
Elsa G. Jessup  
Elsa G. Jessup  
Sherry K. Herlehy  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:

STATE OF Texas

COUNTY OF Grayson

Personally appeared before me, the undersigned authority PHILLIP & FERN JOHNSON being the owner(s) of Block 10, Lot 2, Tropical Bay, Third Addition, who are personally known to me or who have provided Driver License as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 17 day of March, 1997.

FILE # 1011448  
BK# 1464 PG# 28

James R. Finney  
Witness

Judy K. Finney  
Witness

Phillip Johnson  
Phillip Johnson

Fern Johnson  
Fern Johnson

Debbie Judkins  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:

\*\*\*\*\*  
\* NOTARY PUBLIC \*  
\* STATE OF TEXAS \*  
\* DEBBIE JUDKINS \*  
\* Notary Public \*  
\* STATE OF TEXAS \*  
\* My Comm Exp. 2-12-01 \*  
\*\*\*\*\*

STATE OF New York  
COUNTY OF Queens

Personally appeared before me, the undersigned authority RICHARD J. & JOANN JOHNSON being the owner(s) of Block 12, Lot 1, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 21 day of March, 1997.

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
Richard J. Johnson

[Signature]  
Joann C. Johnson, Decedent  
Joann C. Johnson

[Signature]  
NOTARY PUBLIC, State of NEW YORK  
Printed Notary Name: SALWATI  
My Commission Expires: March 3, 1999  
NOTARY PUBLIC, State of New York  
No. 0182073779  
Qualified in Queens County

FILE # 1011448  
BK# 1464 PG# 29

STATE OF New York  
COUNTY OF Queens

Personally appeared before me, the undersigned authority RICHARD J. & JOANN JOHNSON being the owner(s) of Block 11, Lot 10, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 21 day of March, 1997.

C. McPonzo  
Witness

[Signature]  
Witness

[Signature]  
Richard J. Johnson

JOANN C JOHNSON DECEASED  
Joann C. Johnson

Anne Salvati  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:

ANNE SALVATI  
NOTARY PUBLIC, State of New York  
No. 010005073779  
Qualified in Queens County  
Commission Expires March 3, 1999

FILE # 1011448  
BK# 1464 PG# 30

STATE OF NORTH CAROLINA

COUNTY OF WAKE

FILE # 1011448  
BK# 1464 PG# 31

Personally appeared before me, the undersigned authority, MIRIAM KLIMSTRA being the owner(s) Block 5, Lot 5 of Tropical Bay, Third Addition, who are personally known to me or who have provided NC DL as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 17 day of March, 1997.

Paula Edwards  
Witness Paula Edwards

Miriam Klimstra  
Miriam Klimstra Trustee

[Signature]  
Witness

Pamela Keene  
NOTARY PUBLIC, State of North Carolina  
Printed Notary Name: PAMELA KEENE  
My Commission Expires: March 17, 1999

STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority EMIL & LILLIAN KOVAC being the owner(s) Block 3, Lot 4 of Tropical Bay, Third Addition, who are personally known to me or who have provided personally known as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 11 day of March, 1997.

FILE # 101148  
BK# 1464 PG# 32

Pamela H. Gube  
Witness

Mark Miles  
Witness

Emil Kovac  
Emil Kovac

Lillian Kovac  
Lillian Kovac

Lynda S. Buss  
NOTARY PUBLIC, State of  
Printed Notary Name: LYNDA S. BUSS  
My Commission Expires:



STATE OF Florida  
COUNTY OF Monroe

FILE # 1011448  
BK# 1464 PG# 33

Personally appeared before me, the undersigned authority, ROBERT L. & JOAN M. KRIEGER being the owner(s) Block 6, Lot 4 of Tropical Bay, Third Addition, who are personally known to me or who have provided Mr. Dr. Luciani as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 27<sup>th</sup> day of March, 1997.

Robert L. Krieger  
~~Witness~~ Robert L. Krieger

Kristyne A. Webb  
~~Robert L. Krieger~~ Witness

Joan M. Krieger  
~~Witness~~ Joan M. Krieger

Judith A. Craig  
~~Joan M. Krieger~~ Witness

Sherry K. Herley  
NOTARY PUBLIC, State of Florida  
Printed Notary Name:  
My Commission Expires:



Mannillo

STATE OF FLORIDA

COUNTY OF MUNNIE

Personally appeared before me, the undersigned authority FREDERIC J. & GRACE MANNILLO being the owner(s) of Block 10, Lot 4, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 10 day of March, 1997.

FILE # 1011448  
BK # 1464 PG # 34

Michelle Martin  
Witness

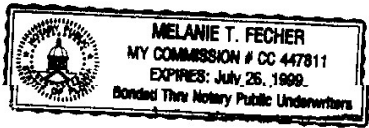
Judith G. Frongia  
Witness

Frederick J. Mannillo  
Frederick J. Mannillo

Grace Mannillo  
Grace Mannillo

Melanie T. Fecher

NOTARY PUBLIC, State of Florida  
Printed Notary Name:  
My Commission Expires:



FILE # 1011448  
BK # 1464 PG # 35

STATE OF ILLINOIS

COUNTY OF KANE

Personally appeared before me, the undersigned authority, NANCY MCKAY being the owner(s) Block 6, Lot 3 of Tropical Bay, Third Addition, who are personally known to me or who have provided DRIVERS LICENSE as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 22<sup>ND</sup> day of MARCH, 1997.

[Signature]  
Witness

[Signature]  
Nancy McKay Trustee

[Signature]  
Witness

[Signature]  
NOTARY PUBLIC, State of ILLINOIS  
Printed Notary Name: Kendra Thrower  
My Commission Expires: 9/26/99



STATE OF Virginia  
City  
COUNTY OF Virginia Beach

FILE # 1011448  
BK# 1464 PG# 36

Personally appeared before me, the undersigned authority LOIS W. MCKENDREE being the owner(s) of Block 7, Lot 4, Tropical Bay, Third Addition, who are personally known to me or who have provided VADriver's license as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 18 day of March, 1997.

Elizabeth Grant  
Witness

Barbara J. Lunn  
Witness

Lois W. McKendree  
Lois W. McKendree

Tamela D. Finley  
NOTARY PUBLIC, State of Virginia  
Printed Notary Name: Tamela D. Finley  
My Commission Expires: 04/30/99

STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority HELEN SUE MYERS being the owner(s) of Block 11, Lot 3, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 17th day of March, 1997.

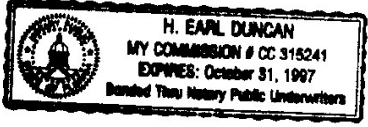
Maurice E. O'Connor  
Witness

Helen Sue Myers  
Helen Sue Myers

[Signature]  
Witness

[Signature]  
NOTARY PUBLIC, State of

Printed Notary Name:  
My Commission Expires:



FILE # 1011448  
BK# 1464 PG# 37

STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority JAMES R. OETTLER being the owner(s) of Block 8, Lot 3, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 10 day of March, 1997.

FILE # 1011448  
BK # 1464 PG # 38

James C. Moore  
Witness

Quinn E. Durock  
Witness

James R. Oettle  
James R. Oettle

NOTARY PUBLIC, State of Florida  
Printed Notary Name:  
My Commission Expires:



STATE OF Florida

COUNTY OF Winn

Personally appeared before me, the undersigned authority, DAVID & LINDA OWENS being the owner(s) Block 5, Lot 10 of Tropical Bay, Third Addition, who are personally known to me or who have provided personally known as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 15th day of November, 1997.

Robert M. Majewski  
Witness

David Owens  
David Owens

Pamela M. Grabe  
Witness

Linda Owens  
Linda Owens

Lynda S. Buss  
NOTARY PUBLIC, State of  
Printed Notary Name: LYNDA S. BUSS  
My Commission Expires:



FILE # 101 1448  
BK # 1464 PG # 39


STATE OF Florida

COUNTY OF Monroe

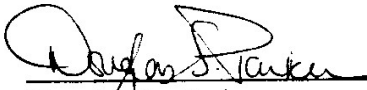
FILE # 101 1448  
BK# 1464 PG# 40

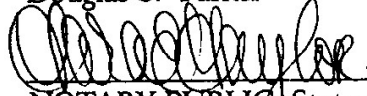
Personally appeared before me, the undersigned authority DOUGLAS S. PARKER being the owner(s) of Block 11, Lot 9, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 2 day of April, 1997.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Douglas S. Parker

  
\_\_\_\_\_  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



STATE OF FL

COUNTY OF Monroe

FILE # 1011448  
BK # 1464 PG # 41

Personally appeared before me, the undersigned authority BARBARA A. PECKHAM being the owner(s) of Block 9, Lot 1, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 11<sup>th</sup> day of March, 1997.

William V. Reamy  
Witness

James H. Peckham, Jr.  
Witness

Barbara A. Peckham, RRA  
Barbara A. Peckham

Marla Lee Reamy  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



STATE OF California  
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, JERRY C. PIERCE being the owner(s) Block 6, Lot 7 of Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

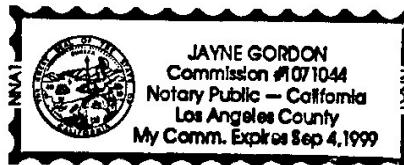
IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 17<sup>th</sup> day of March, 1997.

[Signature]  
Witness

[Signature]  
Jerry C. Pierce

[Signature]  
Witness

[Signature]  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires: 9-4-99



FILE # 1 0 1 1 4 4 8  
BK # 1 4 6 4 PG # 4 2

STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority WILLIAM L. ARNDT & HARRIET A. LINDSAY being the owner(s) of Block 11, Lot 1, Tropical Bay, Third Addition, who are personally known to me or who have provided Fl. Dr. Lic. as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 13 day of MARCH, 1997.

Vanessa Hedrick  
Witness Vanessa Hedrick

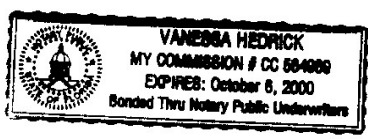
William L. Arndt  
William L. Arndt

[Signature]  
Witness JOHN NORTH

Harriet A. Lindsay  
Harriet A. Lindsay

Vanessa Hedrick  
NOTARY PUBLIC, State of

Printed Notary Name: Vanessa Hedrick  
My Commission Expires: 10-6-00



FILE # 11011448  
BK# 1464 PG# 43

STATE OF Illinois

COUNTY OF Winnebago

Personally appeared before me, the undersigned authority, JOANNE S. TRUSTEE BALLARD being the owner(s) Block 4, Lot 4 of Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

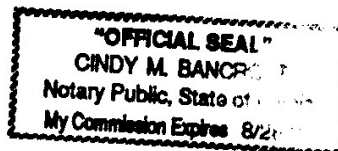
IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 25<sup>th</sup> day of March, 1997.

[Signature]  
Witness

[Signature]  
Joanne S. ~~Trustee~~ Ballard, Trustee

[Signature]  
Witness

[Signature]  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



FILE # 1 0 1 1 4 4 8  
BK # 1 4 6 4 PG # 4 4

STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority, WILLIAM C. & DOROTHEA C. BECKMANN being the owner(s) Block 6, Lot 2 of Tropical Bay, Third Addition, who are personally known to me or who have provided See below as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 11th day of March, 1997.

FILE # 1011448  
BK # 1464 PG # 45

Phil L. Krause  
Witness

Laura Hawks  
Witness

William C. Beckmann  
William C. Beckmann  
FLOL# 255-923-13-371-0

Dorothea C. Beckmann  
Dorothea C. Beckmann  
FL FOL# 255-179-14-729-0

Laura Hawks  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



Laura Hawks  
MY COMMISSION # CC571727 EXPIRES  
July 23, 2000  
BONDED THRU TROY FAIR INSURANCE, INC.

FILE # 1011448  
BK # 1464 PG # 46

STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority WILLIAM C. & DOROTHEA C. BECKMANN being the owner(s) of Block 12, Lot 6, Tropical Bay, Third Addition, who are personally known to me or who have provided see below as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 14th day of March, 1997.

Gail L. Krause  
Witness

Laura Hawks  
Witness

William C. Beckmann  
William C. Beckmann  
FL ID# 255-923-13-371-0

Dorothea C. Beckmann  
Dorothea C. Beckmann  
FL ID# 255-179-14-7290

Laura Hawks  
NOTARY PUBLIC, State of

Printed Notary Name:

My Commission Expires:



Laura Hawks  
MY COMMISSION # CC571727 EXPIRES  
July 23, 2000  
BONDED THRU TROY FARM INSURANCE, INC.

FILE # 1011448  
BK# 1464 PG# 47

STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority WILLIAM C. & DOROTHEA C. BECKMANN being the owner(s) of Block 12, Lot 7, Tropical Bay, Third Addition, who are personally known to me or who have provided See below as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 14th day of March, 1997.

Gail L. Krause  
Witness

Laura Hawks  
Witness

William C. Beckmann

William C. Beckmann  
FL DL# 255-923-13-371-0

Dorothea C. Beckmann

Dorothea C. Beckmann  
FL ID # 255-179-149729-0

Laura Hawks

NOTARY PUBLIC, State of

Printed Notary Name:

My Commission Expires:



Laura Hawks  
MY COMMISSION # CC571727 EXPIRES  
July 23, 2000  
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority, WILFRED S. & MARY RUTH BEVIS being the owner(s) Block 5, Lot 6 of Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 19 day of MARCH, 1997.

FILE # 1011448  
BK# 1464 PG# 48

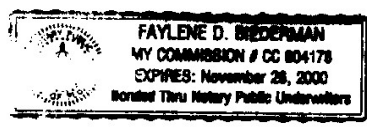
Faylene D. Biederman  
Witness FAYLENE D. BIEDERMAN

Wilfred S. Bevis  
Wilfred S. Bevis

Vanessa Hedrick  
Witness Vanessa Hedrick

Mary Ruth Bevis  
Mary Ruth Bevis

Faylene D. Biederman  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



STATE OF ILLINOIS

COUNTY OF Cook

Personally appeared before me, the undersigned authority BARBARA J. BOURJAILY being the owner(s) of Block 8, Lot 8, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 18 day of March, 1997.

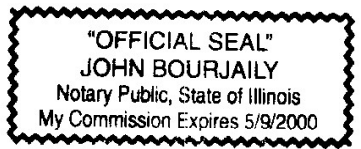
FILE # 1011448  
BK# 1464 PG# 49

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
Barbara J. Bourjaily

[Signature]  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



NOTE: NEW ADDRESS = 2901 Halifax Avenue  
Westchester, IL 60154-5001

STATE OF KANSAS

COUNTY OF SHAWNEE

Personally appeared before me, the undersigned authority ~~THOMAS C. & WADE~~<sup>WINS</sup> H. BOWIE, ~~BARBAR B. HOPKINS & VIVIAN B. PILANT~~<sup>WINS</sup> being the owner(s) of Block 6, Lot 1, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

FILE # 11011448  
BK# 1464 PG# 50

Angela J Moore  
Witness

Mary Carpenter  
Witness



NOTARY PUBLIC, State of

Printed Notary Name:

My Commission Expires:

See Item # 2, Membership and Association Voting Rights  
Thomas C. Bowie

Wade H. Bowie Jr  
Wade H. Bowie Jr.

See Item # 2, Membership and Association Voting Rights  
Barbara B. Hopkins

See Item # 2, Membership and Association Voting Rights  
Vivian B. Pilant

STATE OF FLORIDA

COUNTY OF MONROE

Personally appeared before me, the undersigned authority ~~OWENS L.~~ <sup>JERRY C.</sup> BUCKMASTER being the owner(s) of Block 9, Lot 3, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 9 day of April, 1997.

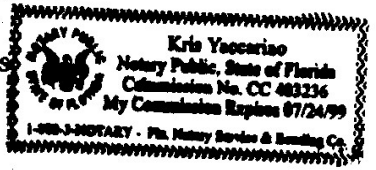
FILE # 1011448  
BK# 1464 PG# 51

[Signature]  
Witness  
30 Shelton Haven  
Key West FL

[Signature]  
Witness  
Kris Yaccarino  
1011 Windsor Ln  
Key West

[Signature]  
~~OWENS L.~~ Buckmaster 4/E 30 HILSON HAVEN DR  
KEY WEST FL 32040  
JERRY C.

[Signature]  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



FILE # 1011448  
BK# 1464 PG# 52

STATE OF FLORIDA

COUNTY OF MONROE

Personally appeared before me, the undersigned authority, GREG & DOLORES J. CHALVATZIS being the owner(s) Block 7, Lot 3 of Tropical Bay, Third Addition, who are personally known to me or who have provided DRIVER'S LICENSE as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 14 day of MARCH, 1997.

Judith G. Frangi  
Witness

Greg Chalvatzis  
Greg Chalvatzis

Clara Sutter  
Witness

Dolores J. Chalvatzis  
Dolores J. Chalvatzis

Michele Martin  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires: SEPTEMBER 10, 2000



STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned authority ANGELO , ALFONSINA & JOSEPH COLUCCI being the owner(s) of Block 7, Lot 1, Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 10 day of March, 1997.

FILE # 1011448  
BK# 1464 PG# 53

[Signature]  
Witness

[Signature]  
Angelo Colucci

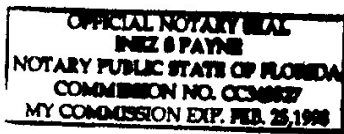
[Signature]  
Witness

[Signature]  
Alfonsina Colucci

[Signature]  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:

[Signature]  
Joseph Colucci

[Signature]  
Vivian B. Pilant



FILE # 1011448  
BK# 1464 PG# 54

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

Personally appeared before me, the undersigned authority, TOM W. & EVA MAE CONELY being the owner(s) Block 5, Lot 1 of Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 26th day of March, 1997.

Betty Jean Lerner  
Witness

Tom W. Conely III  
Tom W. Conely III

Lisa M. Clements  
Witness

Eva Mae Conely  
Eva Mae Conely

Betty Jean Lerner  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



Betty Jean Lerner  
MY COMMISSION # CC824827 EXPIRES  
March 8, 2000  
SIGNED THEM THEY PAID INSURANCE, INC.

STATE OF Florida

COUNTY OF Manatee

Personally appeared before me, the undersigned authority, VIRGIL E. & ISABELLE D. GEX being the owner(s) Block 6, Lot 9 of Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 16 day of March, 1997.

Judith E. Desochere  
Witness

Virgil E. Gex  
Virgil E. Gex

Chava Little  
Witness

Isabelle D. Gex  
Isabelle D. Gex

Melanie T. Fecher  
NOTARY PUBLIC, State of Florida  
Printed Notary Name:  
My Commission Expires:



FILE # 1011448  
BK # 1464 PG # 55



**Tropical Bay Property Owners Association, Inc.**

**P.O. Box 522  
Big Pine Key, Florida 33043**

STATE OF FLORIDA

COUNTY OF MONROE

FILE # 1011448  
BK# 1464 PG# 56

Personally appeared before me, the undersigned authority DAVID F. GRIDER being the owner[s] Block 3, Lot 2 of Tropical Bay, Third Addition, who are personally known to me or who have provided N/A as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 18th day of MARCH, 1997.

[Signature]  
Witness

[Signature]  
David F. Grider

[Signature]  
Witness

[Signature]  
NOTARY PUBLIC, State of  
Printed Notary Name  
My Commission Expires:

**REGUI S. BUSBY**  
My Comm Exp. 6/14/98  
Bonded By Service Ins  
No. CC37886  
 Personally Known  Other I.S.

STATE OF FLORIDA

COUNTY OF MONROE

FILE # 1011448  
BK# 1464 PG# 57

Personally appeared before me, the undersigned authority DAVID F. GRIDER being the owner(s) Block3, Lot 3 of Tropical Bay, Third Addition, who are personally known to me or who have provided N/A as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 18th day of MARCH, 1997.

[Signature]  
Witness

[Signature]  
David F. Grider

Peggy S Busby  
Witness

Peggy S Busby  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:



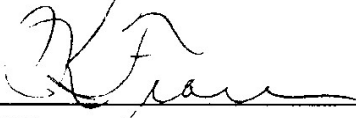
PEGGY S. BUSBY  
My Comm Exp. 6/14/98  
Bonded By Service Ins  
No. CC378861  
Notary Public

~~STATE OF~~ CANADA

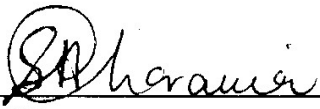
f Province  
COUNTY OF British Columbia f

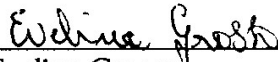
Personally appeared before me, the undersigned authority, JOSEPH & EVELINA GROSSO being the owner(s) Block 7, Lot 2 of Tropical Bay, Third Addition, who are personally known to me or who have provided DRIVERS' LICENCES as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

Province ~~State~~ IN WITNESS WHEREOF we have placed our hands and seals in the <sup>COUNTRY</sup> ~~County~~ and aforesaid this 18 day of March, 1997.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Joseph Grosso

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Evelina Grosso

**SHAIROZ CHARANIA**  
Legal Secretary  
200 - 5000 KINGSWAY  
BURNABY, B.C. V5H 2E4  
(PHONE 433-0010)

  
\_\_\_\_\_  
NOTARY PUBLIC, State of

Printed Notary Name:

My Commission Expires: IS INDEFINITE

**JAMES K. FRASER**  
Barrister & Solicitor  
200 - 5000 KINGSWAY  
BURNABY, B.C. V5H 2E4  
(PHONE 433-0010)

FILE # 1011448  
BK# 1464 PG# 58

STATE OF LA

COUNTY OF Monroe

FILE # 1011448  
BK# 1464 PG# 59

Personally appeared before me, the undersigned authority, HENRY L. & HELEN A. JENSEN being the owner(s) Block 5, Lot 3 of Tropical Bay, Third Addition, who are personally known to me or who have provided \_\_\_\_\_ as identification, and after being duly sworn and cautioned, swear and affirm that they have read the foregoing Amended Deed Restrictions for Tropical Bay, Third Addition, and they have affixed their signatures hereto hereby adopting, ratifying and agreeing to the Amendment of these Covenants.

IN WITNESS WHEREOF we have placed our hands and seals in the County and State aforesaid this 7<sup>th</sup> day of April, 1997.

Ken W. Jessup  
Witness

Henry L. Jensen  
Henry L. Jensen

Gail Krause  
Witness

Helen A. Jensen  
Helen A. Jensen



Leanne Hubley  
NOTARY PUBLIC, State of  
Printed Notary Name:  
My Commission Expires:

MONROE COUNTY  
OFFICIAL RECORDS