

**FOURTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OF BAYMEADOWS AT TOMOKA OAKS,
A CONDOMINIUM**

This Fourth Amendment to the Declaration of Condominium of Baymeadows at Tomoka Oaks, a Condominium, (the "Condominium") is executed this 30th day of March, 2017.

WHEREAS, the Declaration of Condominium of Baymeadows at Tomoka Oaks, was recorded in Official Records Book 2775, Page 1795 Public Records of Volusia County, Florida; and was subsequently amended by those certain First, Second and Third Amendments to the Declaration of Condominium as recorded in Official Records Book 2797, page 1767, Official Records Book 3138, page 0766, and Official records Book 3402, Page 1891, respectively, all Public Records of Volusia County, Florida (collectively the "Declaration"); and

WHEREAS the Third Amendment to the Declaration contemplates that all units, except units 309, 310, 311 and 312, will have detached garages appurtenant to each unit in the condominium as a limited common element, and that units 309, 310, 311 and 312 will have two appurtenant parking spaces each, rather than garages; and

WHEREAS this Fourth Amendment to the Declaration was approved by the affirmative vote of more than seventy five percent (75%) of the members, at a special meeting of the Association held in accordance with the provisions of Section 15.5 of the Declaration.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the Declaration is amended as follow:

1. Sheet 2 to Exhibit A to the Declaration, as amended, is further amended by substituting the attached Second Revised Sheet 2 of Exhibit A.
2. Article II., Paragraph 2.4(b) is amended to read as follows:
"B. Garages. A garage located as shown on the attached Second revised Sheet 2 of Exhibit A shall be appurtenant to each unit, ~~except units 309, 310, 311 and 312~~, as a limited common element. These garages are for the exclusive use of the occupants of the respective unit to which they are appurtenant. Each unit owner shall be responsible to keep his garage clean and presentable, but the repair and major maintenance of the exterior of the garage shall be the responsibility of the Association. ~~Two parking spaces are assigned as limited common elements appurtenant to each unit without a garage.~~"

(Strikeouts represent deletions; underscores represent additions)

MP

IN WITNESS WHEREOF, the parties hereto have caused this Fourth Amendment to the Declaration of Condominium of Baymeadows at Tomoka Oaks, a Condominium, to be executed as of the 30 day of March, 2017.

Executed in the presence of:

Shayna Morrow
Joan Mead
Joan Mead

Baymeadows at Tomoka Oaks, Inc.,
A Florida Corporation
by: [Signature]
President James Murray

Attest [Signature]
Secretary Nancy Perkins

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 30th day of March, 2017, by James Murray President of Baymeadows at Tomoka Oaks, Inc., who is personally known to me or who has produced id as identification and he acknowledged before me that he executed the foregoing instrument for the purposes therein expressed.

NOTARY PUBLIC

Sign: [Signature]

Print: Shayna Morrow

State of Florida

My Commission Expires

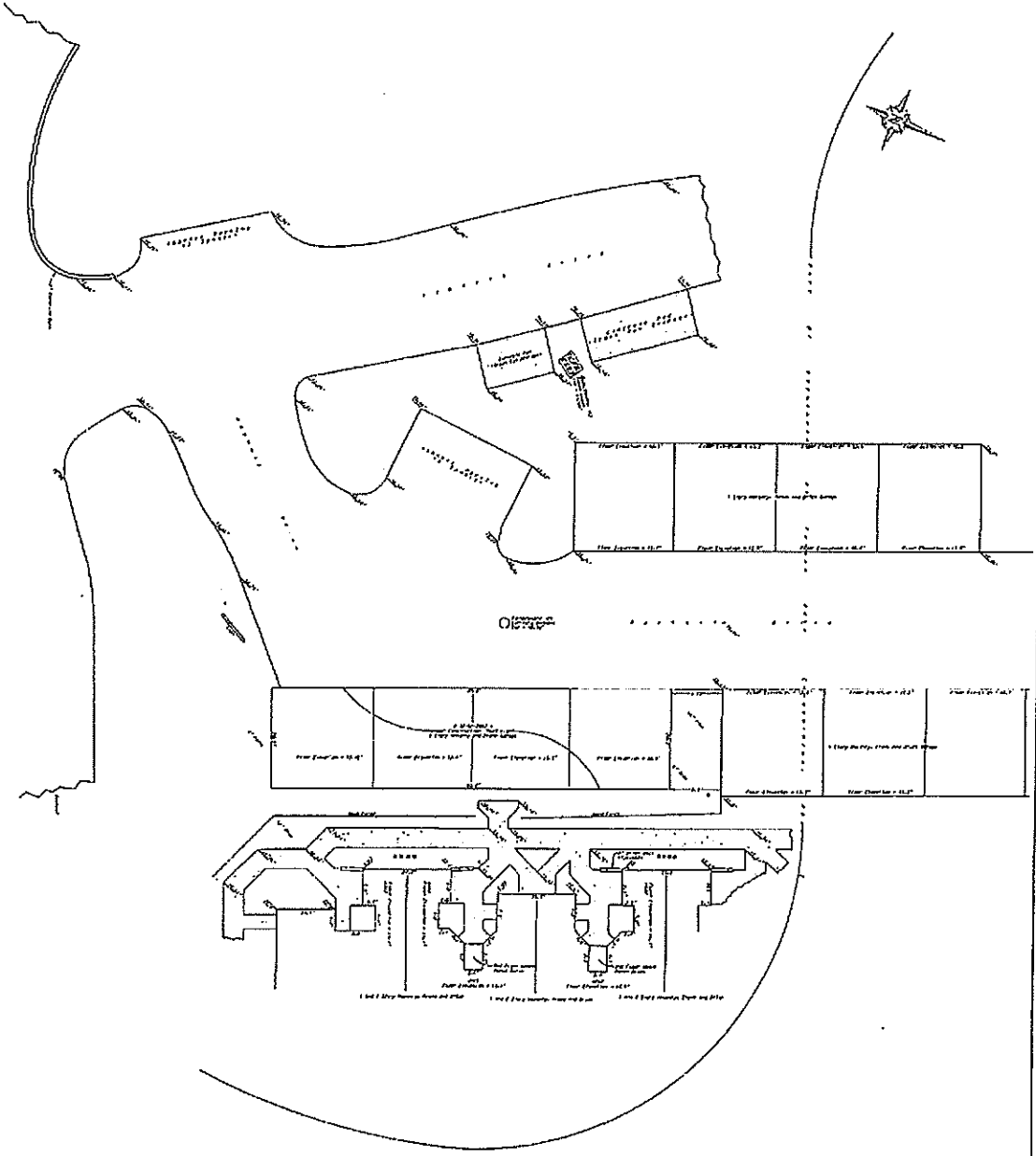
Title/Rank:

Commission Number:



Second Revised Sheet 2 of Exhibit A

FALSAQUIN BOULEVARD

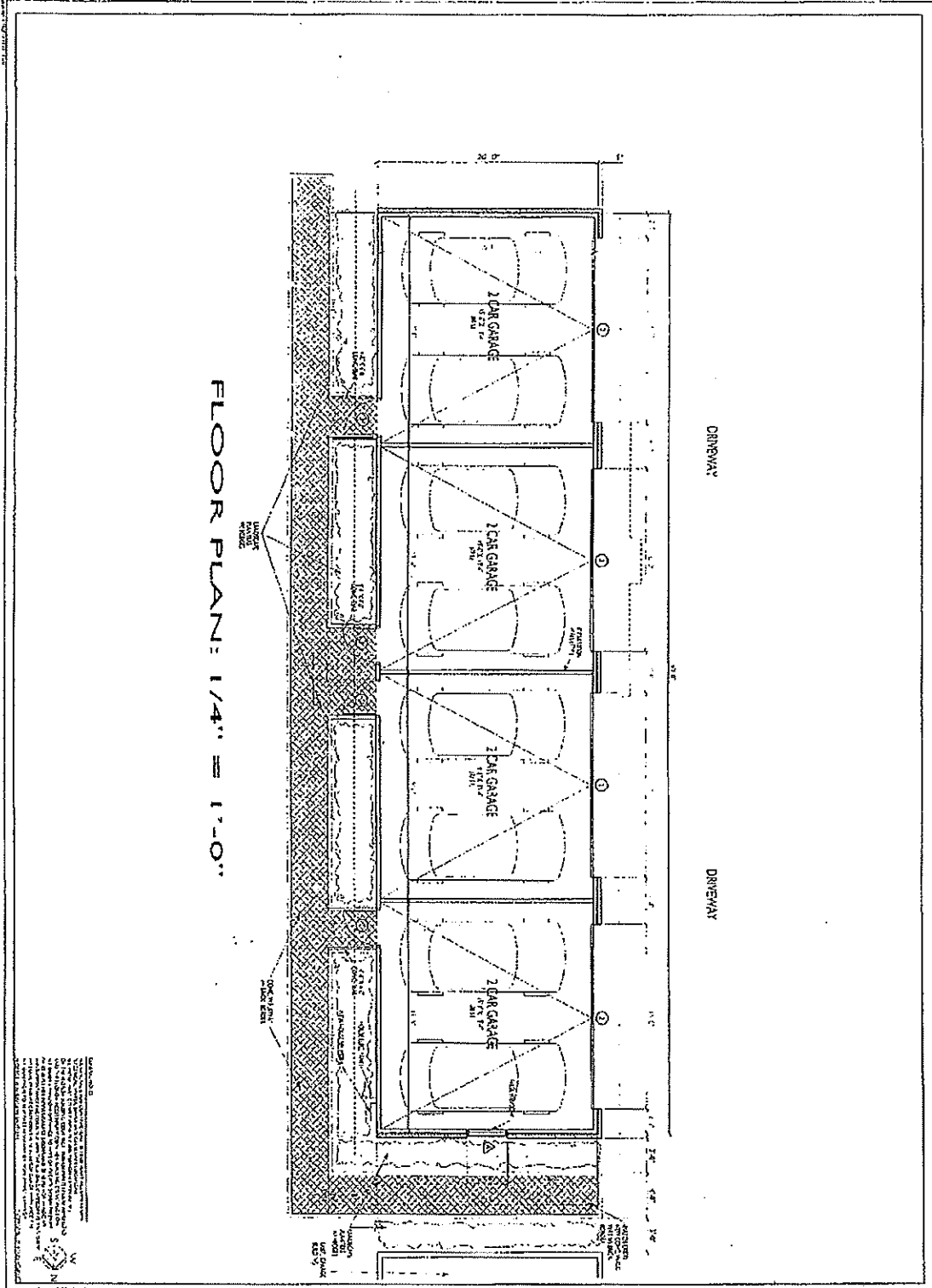


LEGEND
 - - - - - Proposed
 - - - - - Existing

GENERAL NOTES
 1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF LOS ANGELES AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
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 9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
 10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.

DATE: 10/10/17
SCALE: AS SHOWN

PROJECT INFORMATION
 PROJECT NAME: [Illegible]
 PROJECT ADDRESS: [Illegible]
 PROJECT CITY: [Illegible]
 PROJECT COUNTY: [Illegible]
 PROJECT STATE: [Illegible]
 PROJECT ZIP: [Illegible]
 PROJECT PHONE: [Illegible]
 PROJECT FAX: [Illegible]
 PROJECT EMAIL: [Illegible]
 PROJECT WEBSITE: [Illegible]
 PROJECT CONTACT: [Illegible]
 PROJECT TITLE: [Illegible]
 PROJECT NUMBER: [Illegible]



NOTED:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL FOUNDATION CODE BOOK (IFC).
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES.
 7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOODS AND THE ENVIRONMENT.
 9. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS AND DRAWINGS FOR THE LIFE OF THE PROJECT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.
 11. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS AND DRAWINGS FOR THE LIFE OF THE PROJECT.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.
 13. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS AND DRAWINGS FOR THE LIFE OF THE PROJECT.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.
 15. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS AND DRAWINGS FOR THE LIFE OF THE PROJECT.

BPF
 DESIGN INCORPORATED
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.BPFDESIGN.COM

DATE: 08/15/17
 SCALE: AS SHOWN

PROJECT NO. 17-001

BAY MEADOWS DETACHED GARAGE ADDITION

PROPERTY OWNER: ANTHONY S. LOPEZ, BAY MEADOWS CONDOMINIUM ASSOCIATION, INC. - P.O. BOX 1000, 110 EXECUTIVE CIRCLE, DAYTONA BEACH, FL 32117
 PROJECT LOCATION: 554 NORTH NOVA ROAD, ORLANDO BEACH, FL 32174, BAY MEADOWS CONDOMINIUM, 17 UNITS, PARCEL # _____, ORLANDO BEACH, FL 32174
 GENERAL CONTRACTOR: RAY DUDICH BUILDERS, INC. ROBERT A. YERGEN, 8155 N. WOODHURST ROAD, HOLLY HILL, FL 32117 TEL: (321) 226-4171 FAX: (321) 226-4172

**JOINDER AND CONSENT TO FOURTH
AMENDMENT OF THE DECLARATION
OF CONDOMINIUM**

Joan Mead, owner of unit 309 of Baymeadows at Tomoka Oaks, a Condominium, according to the Declaration of Condominium of Baymeadows at Tomoka Oaks, was recorded in Official Records Book 2775, Page 1795 Public Records of Volusia County, Florida; and was subsequently amended by those certain First, Second and Third Amendments to the Declaration of Condominium as recorded in Official Records Book 2797, page 1767, Official Records Book 3138, page 0766, and Official records Book 3402, Page 1891, respectively, all Public Records of Volusia County, Florida, hereby join in and consent to the foregoing Fourth Amendment to the Declaration of Condominium of Baymeadows at Tomoka Oaks, a Condominium to which this Joinder and Consent is attached.

IN WITNESS WHEREOF, this Joinder and Consent is executed this 30th day of March, 2017.

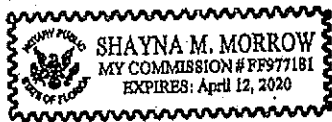
Executed in the presence of:

Shayna Morrow
Nancy Perkins

Joan Mead
Joan Mead

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing Joinder and Consent was acknowledged before me this 30th day of March, 2017, by Joan Mead and said person(s) acknowledged before me that they executed the foregoing instrument for the purposes therein expressed.



Shayna Morrow
Notary Public, State of Florida at Large
My Commission Expires:
Shayna Morrow

**JOINDER AND CONSENT TO FOURTH
AMENDMENT OF THE DECLARATION
OF CONDOMINIUM**

ELAINE KOGUT, owner of unit 310 of Baymeadows at Tomoka Oaks, a Condominium, according to the Declaration of Condominium of Baymeadows at Tomoka Oaks, was recorded in Official Records Book 2775, Page 1795 Public Records of Volusia County, Florida; and was subsequently amended by those certain First, Second and Third Amendments to the Declaration of Condominium as recorded in Official Records Book 2797, page 1767, Official Records Book 3138, page 0766, and Official records Book 3402, Page 1891, respectively, all Public Records of Volusia County, Florida, hereby join in and consent to the foregoing Fourth Amendment to the Declaration of Condominium of Baymeadows at Tomoka Oaks, a Condominium to which this Joinder and Consent is attached.

IN WITNESS WHEREOF, this Joinder and Consent is executed this ___ day of March, 2017.

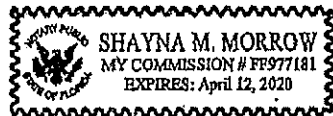
Executed in the presence of:

JAMES MURRAY
ELAINE KOGUT

James Murray
Elaine Kogut

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing Joinder and Consent was acknowledged before me this 2 day of March, 2017, by Elaine Kogut and said person(s) acknowledged before me that they executed the foregoing instrument for the purposes therein expressed.



Shayna Morrow
Notary Public, State of Florida at Large
My Commission Expires:
Shayna Morrow

04/07/2017 09:47

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**JOINDER AND CONSENT TO FOURTH
AMENDMENT OF THE DECLARATION
OF CONDOMINIUM**

Anthony S Lombardo Rev. Trust, owner of unit 311 of Baymeadows at Tomoka Oaks, a Condominium, according to the Declaration of Condominium of Baymeadows at Tomoka Oaks, was recorded in Official Records Book 2775, Page 1795 Public Records of Volusia County, Florida; and was subsequently amended by those certain First, Second and Third Amendments to the Declaration of Condominium as recorded in Official Records Book 2797, page 1767, Official Records Book 3138, page 0766, and Official records Book 3402, Page 1891, respectively, all Public Records of Volusia County, Florida, hereby join in and consent to the foregoing Fourth Amendment to the Declaration of Condominium of Baymeadows at Tomoka Oaks, a Condominium to which this Joinder and Consent is attached.

IN WITNESS WHEREOF, this Joinder and Consent is executed this ____ day of March, 2017.

Executed in the presence of:

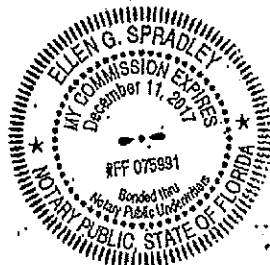
DARLA ZIMMERMAN

Darla Zimmerman
Lisa Jordan
LISA JORDAN

Anthony S. Lombardo

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing Joinder and Consent was acknowledged before me this 7th day of April, 2017, by Anthony S. Lombardo and said person(s) acknowledged before me that they executed the foregoing instrument for the purposes therein expressed.



Ellen G. Spradley
Notary Public, State of Florida at Large
My Commission Expires: Ellen G. Spradley

**JOINDER AND CONSENT TO FOURTH
AMENDMENT OF THE DECLARATION
OF CONDOMINIUM**

Nancy Perkins, owner of unit 312 of Baymeadows at Tomoka Oaks, a Condominium, according to the Declaration of Condominium of Baymeadows at Tomoka Oaks, was recorded in Official Records Book 2775, Page 1795 Public Records of Volusia County, Florida; and was subsequently amended by those certain First, Second and Third Amendments to the Declaration of Condominium as recorded in Official Records Book 2797, page 1767, Official Records Book 3138, page 0766, and Official records Book 3402, Page 1891, respectively, all Public Records of Volusia County, Florida, hereby join in and consent to the foregoing Fourth Amendment to the Declaration of Condominium of Baymeadows at Tomoka Oaks, a Condominium to which this Joinder and Consent is attached.

IN WITNESS WHEREOF, this Joinder and Consent is executed this 30th day of March, 2017.

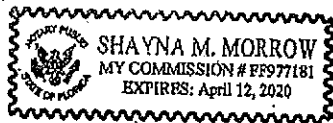
Executed in the presence of:

Shayna Morrow
Joan Mead

James Murray
Nancy Perkins

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing Joinder and Consent was acknowledged before me this 30th day of March, 2017, by Nancy Perkins & James Murray and said person(s) acknowledged before me that they executed the foregoing instrument for the purposes therein expressed.



Shayna Morrow
Notary Public, State of Florida at Large
My Commission Expires: Shayna Morrow