

Prepared by, record and return to:
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Our File No.: 13-8860

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Brevard County
Pgs:3

FOURTEENTH AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
RESERVATIONS, LICENSES AND EASEMENTS FOR
ALAMANDA KEY

WHEREAS, the Declaration of Covenants, Conditions, Restrictions, Reservations, Licenses and Easements of ALAMANDA KEY was originally recorded in Official Records Book 5423, Page 2393, Public Records of Brevard County, Florida, as amended by First Amendment to Declaration recorded in Official Records Book 5449, Page 2977, as amended by Second Amendment to Declaration recorded in Official Records Book 5492, Page 8295, as amended by Third Amendment to Declaration recorded in Official Records Book 5492, Page 8301, as amended by Fourth Amendment to Declaration recorded in Official Records Book 5557, Page 4462, as amended by Fifth Amendment to Declaration recorded in Official Records Book 5584, Page 7200, as amended by Sixth Amendment to Declaration recorded in Official Records Book 5697, Page 6223, as amended by Seventh Amendment to Declaration recorded in Official Records Book 5722, Page 7557, as amended by Certificate of Amendment to Declaration recorded in Official Records Book 5817, Page 9081, as amended by Eighth Amendment to Declaration recorded in Official Records Book 5839, Page 2432, as amended by Corrected Eighth Amendment to Declaration recorded in Official Records Book 5852, Page 5603, as amended by Ninth Amendment to Declaration recorded in Official Records Book 6041, Page 938, as amended by Tenth Amendment to Declaration recorded in Official Records Book 6624, Page 310, as amended by Eleventh Amendment to Declaration recorded in Official Records Book 6805, Page 2268, and as amended by Twelfth Amendment to Declaration recorded in Official Records Book 7039, Page 654, as amended by Thirteenth Amendment to Declaration recorded in Official Records Book 7484, Page 223, all of the Public Records of Brevard County, Florida (hereinafter referred to as the "Declaration");

WHEREAS, Alamanda Key, L.L.C. is the Developer of Alamanda Key ("Declarant");
and

WHEREAS, the Declarant, pursuant to the authority reserved in Section 11.10(a) of the Declaration, hereby amends the Declaration, as follows:

1. Article VI, Section 6.6 of the Declaration is hereby amended to provide as follows:

6.6 Recreation Tract. The Association shall bear all costs of repair, replacement, maintenance and upkeep of the Recreational Tract, and all taxes and insurance

~~premiums. The Declarant reserves the right at any time to lease the Recreational Tract to the Association at a rental rate which provides triple net monthly revenue from the Association to the Declarant of an amount determined by the following formula:~~

~~The Declarant's cost of construction and outfitting of the Recreational Tract; less \$400,000.00, amortized over 10 years at 12% per annum.~~

~~All costs of lease rentals, maintenance, repair, replacement and property taxes regarding the Recreational Lease shall be operating expenses of the Association; included in assessments by the Association. The Association shall bear any sales taxes imposed on the lease transaction. At the end of the Lease term, the Declarant shall convey the Recreational Tract to the Association for consideration of \$10.00. The Association shall pay all costs of such conveyance.~~


~~Alternatively, the Declarant may convey the Recreational Tract to the Association and receive a purchase money mortgage in a principal amount, and with an amortization, according to the formula set forth above.~~

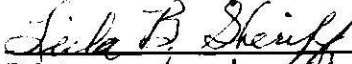
~~The lease (or mortgage, as the case may be) shall have a term commencing on the first day of the month following the month in which transition occurs.~~

CERTIFICATE OF ASSOCIATION


IN WITNESS WHEREOF, the undersigned has caused these Amendments to the Declaration of Alamanda Key to be duly executed as of the date and year set forth below.

WITNESSES (two required)


Print name: Buslana Maetymin


Print name: Leila B. Sheriff

ALAMANDA KEY, L.L.C.
By: Sheriff Management, LLC, Manager

By: 
Print Name: Kellie D. Kelly
as Agent

Address: 8195 N. Wickham Rd., Suite 210
Melbourne, FL 32940

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 15th day of FEBRUARY, 2017 by Kellie D. Kelly, as agent of SHERIFF MANAGEMENT, LLC,

Manager of ALAMANDA KEY, L.L.C., who is personally known to me or who has produced
as identification and who did not take an oath.



Notary Public:

Susan C Timmins

Name: SUSAN C. TIMMINS

State of Florida at Large

(SEAL)

My Commission Expires: