

Prepared by, record and return to  
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Our File No 13-8860  
Rec \$27.00

**THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS, RESERVATIONS, LICENSES AND  
EASEMENT FOR ALAMANDA KEY**

THIS THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS, RESERVATIONS, LICENSES AND EASEMENT FOR  
ALAMANDA KEY, is made this 15<sup>th</sup> day of October, 2015, by Alamanda Key, LLC,  
a Florida limited liability company ("Declarant").

WHEREAS, Declarant is the Developer of Alamanda Key; and

WHEREAS, the Declarant, pursuant to the authority reserved in Section 11.10(a) of the  
Declaration of Covenants, Conditions, Restrictions, Reservations, Licenses and Easement of  
Alamanda Key as 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, all of the Public Records of Brevard County, Florida (the "Declaration"), hereby amends said Declaration above-described as follows.

1. Article II, Section 2.18 is hereby deleted in its entirety.

~~2.18 Resale by Owner. It is a condition of each conveyance by the Declarant that the Buyer intends to and will in fact own the Unit for a minimum term. Accordingly, in the event an Owner contracts to sell and/or resells the Unit, for any consideration, during the initial eighteen (18) months after the date of closing, the Owner shall pay to the Declarant a fee in the amount of three (3%) percent of the gross selling price.~~

~~The Buyer shall be excused from the foregoing charge only in the event of: a) death, or b) documented medical condition which makes continued ownership impossible.~~

2. Section 7.3, Maximum Annual Assessment, is hereby amended as follows:

Until the earlier of: a) transition, as defined in F.S. 720.307, or b) **December 31, 2015-2018**, Declarant shall be excused from payment of assessments on Lots owned by Declarant, but shall be obligated to cover any shortfall of operating expenses which exceed assessments receivable from other Lot Owners.

All other terms, conditions and provisions of the Declaration and exhibits thereto shall remain in full force and effect and unchanged except as set forth herein.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to the Declaration to be duly executed as of the date and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

DEVELOPER/DECLARANT

X. [Signature]  
Print Name: SCOTT POOLIE

ALAMANDA KEY, LLC, a Florida limited liability company  
By: Sheriff Management, LLC, Manager

X. [Signature]  
Print name: ROBIN GOEBER

By: [Signature]  
Print Name: Kellie D. Kelly, Agent

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 15th day of OCTOBER 2015 by KELLIE D KELLY as AGENT of SHERIFF MANAGEMENT, LLC, Manager of ALAMANDA KEY, LLC, a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

Notary Public:  
[Signature]  
Name: SUSAN C. TIMMINS  
State of Florida at Large (SEAL)  
My Commission Expires:

