



Prepared by, record and return to:  
 John L. Soileau, Esq.  
 3490 N Hwy US 1  
 Cocoa Fl. 32926

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 OR Book/Page: 5449 / 2977

**Scott Ellis**

Clerk Of Courts, Brevard County

#Pgs: 2	#Names: 2	
Trust: 1.50	Rec: 17.00	Serv: 0.00
Mtg: 0.00		Excise: 0.00
		Int Tax: 0.00

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
 RESTRICTIONS,  
 RESERVATIONS, LICENSES AND EASEMENTS FOR ALAMANDA KEY**

Pursuant to Section 11.10 of the Declaration of Covenants, Conditions, Restrictions, Reservations, Licenses and Easements for Alamanda Key ("Declaration") as recorded in Official Records Book 5423, Page 2393, Public Records of Brevard County, Florida, the undersigned, Alamanda Key, LLC ("Declarant") executes this Amendment for the purpose of evidencing the following amendments and modifications of the Declaration, which shall be effective upon the recording of this Amendment:

**Article II, Section 2.18 is added to provide as follows:**

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.

**Article III, Section 3.6(c), first sentence, is amended to provide as follows:**

(c) Roofs. The roofs of the main body of all buildings and other structures, including the principal residence, and including any subsequent repairs or replacements, shall be 5V crimp metal roofing system or equivalent as approved by the ARC and pitched with a minimum 5 12 pitch on the roof.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to the Declaration to be duly executed as of the date and year set forth below.

ALAMANDA KEY, LLC

By: T. A. Vani, Pres.  
 Print Name: T. A. VANI  
 Title: PRESIDENT  
 Address: 400 HIGH POINT DR, #500  
COCOA, FL. 32926

WITNESSES:

[Signature]  
Carole Donat



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STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 29 day of MARCH, 2005 by T.A. VANI, as PRESIDENT of Alamanda Key, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

Notary Public:

[Signature]



Name: Karen A. Ostrosky  
State of Florida at Large (SEAL)  
My Commission Expires: 11-2-06