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(904) 285-1526 • Fax (904) 285-1260

June 15, 1998

Dear Las Brisas Homeowner,

Please find enclosed a copy of the first amendment to the Declaration of Las Brisas Condominium, the original of which was recorded in the Official Records Book 8960, pg 444 of the current Public Records of Duval County, Florida, on June 1, 1998 at 11:20 a.m.

This amendment prohibits the leasing of units at Las Brisas for a period of less than thirty days. The amendment is effective immediately and beginning July 1, 1998, will be strictly enforced. Any violations of this amendment will subject the owner to such penalties and fines as are allowed by law to ensure compliance.

Please govern yourself accordingly.

Sincerely,

Alice Hubbard, CAM

Las Brisas Condominium Association, Inc.

Enc.

This Document Prepared By:
Record and Return to:
John H. Latshaw, Jr., Esquire
Patterson, Bond & Latshaw, P.A.
3010 South Third Street, Suite A
Jacksonville Beach, Florida 32250
Our File No.: 3575.000

Bk: 8960
Pg: 444 - 446
Doc# 98128619
Filed & Recorded
06/01/98
11:20:05 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 15.00

FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
LAS BRISAS CONDOMINIUM

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF LAS BRISAS CONDOMINIUM (hereinafter, the "Amendment"), is made effective May 15, 1998, by LAS BRISAS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter, the "Association").

RECITALS:

WHEREAS, the Declaration of Condominium for Las Brisas Condominium dated September 19, 1979, was recorded in Official Records Volume 5500 at Page 1399 of the current Public Records of Duval County, Florida (hereinafter, the "Declaration"); and

WHEREAS, the Association desires to amend certain terms and provisions of the Declaration regarding the leasing of condominium units, all as more particularly set forth herein; and

WHEREAS, pursuant to Article XVI, Amendment to Declaration, Paragraph 2 of the Declaration, the Declaration may be amended upon an affirmative vote of not less than seventy-five percent (75%) of the votes of the entire membership of the Association; and

WHEREAS, at a duly called meeting of the Association held on April 28, 1998, not less than seventy-five percent (75%) of the membership of the Association voted to approve the amendments to the Declaration; and

WHEREAS, pursuant to the Declaration and By-Laws of the Association, the Amendment to the Declaration more particularly set forth below has been authorized by an affirmative vote of seventy-five percent (75%) of the entire Association membership.

③

NOW, THEREFORE, the Association amends the Declaration as follows:

1. All defined terms set forth in this Amendment shall have the same meaning as such terms are defined in the Declaration.

2. Article X, Use Restriction, is hereby amended to add a Paragraph 5, which shall read as follows:

"5. Lease of Condominium Unit. Unit Owners may lease their unit(s), but only as a single family residence as per Paragraph 1 hereof and only on the following terms and conditions:

a. The leasing of any and all condominium units must first be approved by the Association and the condominium management company or group;

b. Unit rentals, whether at will or per lease, must have a minimum term of thirty (30) days; and

c. Rules and Regulations must be posted in all rental units."

3. Except as specifically modified herein, the Declaration shall remain in full force and effect.

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

LAS BRISAS CONDOMINIUM ASSOCIATION,
a Florida not-for-profit
corporation

By: Mary C. Kicklighter
Name: Mary C. Kicklighter
President

Attest: Diana McKee
Name: Diana McKee
Secretary

John H. Latshaw, Jr.
Witness: John H. Latshaw, Jr.

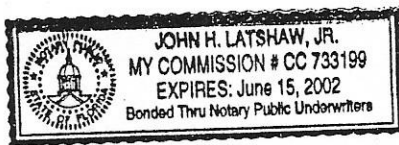
Lois H. Stecklair
Witness: Lois H. Stecklair

John H. Latshaw, Jr.
Witness: John H. Latshaw, Jr.

Lois H. Stecklair
Witness: Lois H. Stecklair

BEFORE ME, the undersigned authority, personally appeared Mary C. Kicklighter, as President of LAS BRISAS CONDOMINIUM ASSOCIATION, a Florida not-for-profit corporation, personally known to me to be the individual described in and who executed the foregoing instrument, or who produced _____ as identification and who (did/did not) take an oath, and who acknowledged the execution thereof to be his/her own free act and deed.

WITNESS my hand and seal this 22nd day of may, 1998.



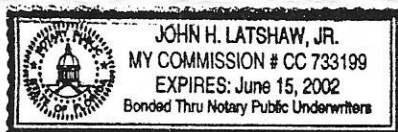
John H. Latshaw, Jr.
Notary Public, State of Florida
John H. Latshaw, Jr.

My Commission Expires: June 15, 2002

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Diana McKee, as Secretary of LAS BRISAS CONDOMINIUM ASSOCIATION, a Florida not-for-profit corporation, personally known to me to be the individual described in and who executed the foregoing instrument, or who produced _____ as identification and who (did/did not) take an oath, and who acknowledged the execution thereof to be his/her own free act and deed.

WITNESS my hand and seal this 20th day of may, 1998.



John H. Latshaw, Jr.
Notary Public, State of Florida
John H. Latshaw, Jr.

My Commission Expires: June 15, 2002