

SEVENTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
SEACLIFFS BEACH HOMES

THIS SEVENTH AMENDMENT TO DECLARATION, made this 30 day of July, 2002 by WECO DEVELOPMENT CO., a Florida Corporation, (the "Developer").

W I T N E S S E T H:

WHEREAS, Developer is developing a residential project in Gulf County, Florida known as Seacliffs Beach Homes, and

WHEREAS, Developer created the project by initially recording in the Public Records of Gulf County, Florida, on August 4, 1993, a Declaration of Covenants, Conditions and Restrictions for Seacliffs Beach Homes, which appears at Official Records Book 162 Page 677 ("Original Declaration"); and

WHEREAS, Developer has amended the Original Declaration by the following instruments (the "Amendments"):

Amendment	Date of Instrument	Recording Data (Book-Page)	Phase Added
First	April 19, 1995	178-616	n/a
Second	May 29, 1999	214-729	II, Bldg D
Corrective Second	May 29, 1999	227-238	II, Bldg D
Third	August 18, 1999	230-893	I, Bldg C
Fourth	May 11, 2000	242-689	III, Bldgs E, G & H
Fifth (Garage Supplemental Declaration)	March 7, 2002	276-349	n/a*
Sixth	July 3, 2002		IV, Bldg I

*Individual Garage parcels made subject to this Supplemental Declaration, but not a Building or part of the Common Area.

WHEREAS, the Original Declaration as amended by the Amendments is referred to as the "Declaration"; and

WHEREAS, Article XV of the Declaration permits the Developer, without the consent or approval of owners or any mortgagee or holder of any other lien interest with respect to any property that is a part of Seacliffs, during the Development Period, to amend Declaration in the interest of furthering the development of Seacliffs; and

WHEREAS, the Developer wishes to annex that certain property described in Exhibit A, attached hereto (the "Seacliffs Beach Homes Parcels 9 and 10"), so as to make the Declaration applicable to the property described as Exhibit A, all as contemplated in Article XIV of the Declaration; and

WHEREAS, the Developer finds that an amendment of the Declaration to annex the Seacliffs Beach Homes Parcels 9 and 10 described as Exhibit A, would be in the interest of furthering the development of Seacliffs.

NOW, THEREFORE, the Developer declares as follows:

1. The real property described in Exhibit A, attached hereto, consisting of Parcels 9 and 10 Beach Homes Property, is hereby added to and made a part of Seacliffs Beach Homes, a residential development, and the same shall be held, occupied, sold and conveyed subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration, all of which shall run with the land comprising Seacliffs Beach Homes, according to the previously recorded Declaration, as amended from time to time, and shall be binding on all parties having any right, title or interest therein or in any part thereof, their heirs, successors and assigns and which shall inure to the benefit of each owner thereof.

2. Parcels 9 and 10 are restricted in their use to parking areas only, unless by express written consent of the Developer any other use is permitted. Such consent must be recorded in the Public Records of Gulf County, Florida.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 30 day of July, 2002.

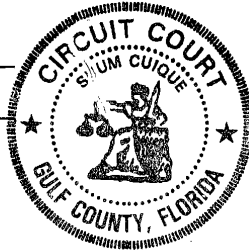
Signed, Sealed and Delivered in the presence of:

WECO DEVELOPMENT CO., a Florida corporation

Raylene Lavender
Raylene Lavender

Dennis J. Weaver
By: Dennis J. Weaver, President

(Print Name)
Patrick Barber
Patrick Barber
(Print Name)



STATE OF Florida
COUNTY OF BAY

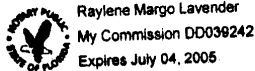
The foregoing instrument was acknowledged before me this 30 day of July, 2002, by Dennis J. Weaver, as President of WECO Development Co., a Florida corporation, on behalf of the corporation.

(notary ~~must~~ check applicable box)
 is personally known to me.
 produced a current Florida driver's license as identification.
 produced _____ as identification.

(SEAL)

Raylene Margo Lavender
Raylene Margo Lavender
(Print Name)

Notary Public
Serial # DP039242
My Commission Expires: 7/04/05



Inst:0020023871 Date:07/31/2002 Time:12:59:55
DC,Doug C Birmingham,GULF County B:286 P:84

JOINDER OF ASSOCIATION

The Seacliffs Beach Homes Association, Inc. (the "Association") finds that the attached Seventh Amendment to the Covenants, Conditions and Restrictions for Seacliffs Beach Homes, a residential development located in Gulf County, Florida, is in the furtherance of the development of Seacliffs Beach Homes, is in the best interests of the Association and its members and hereby joins in and consents to said amendment.

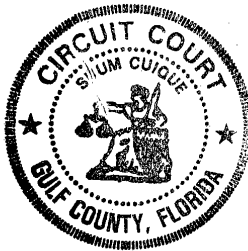
Signed, Sealed and Delivered in the presence of:

SEACLIFFS BEACH HOMES ASSOCIATION, INC., a Florida not for profit corporation

Raylene Margo Lavender
Raylene Lavender

Dennis J. Weaver
By: Dennis J. Weaver, President

(Print Name)
Patrick Barber
Patrick Barber
(Print Name)



STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 30 day of July, 2002, by Dennis J. Weaver, as President of SEACLIFFS BEACH HOMES ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation.

(notary must check applicable box)

- is personally known to me.
- produced a current Florida driver's license as identification.
- produced _____ as identification.

(SEAL)



Raylene Margo Lavender
My Commission DD039242
Expires July 04, 2006

Raylene Margo Lavender
Raylene Margo Lavender
(Print Name)

Notary Public
Serial # DD039242
My Commission Expires: 7/4/06

Last:0026023871 Date:07/31/2002 Time:12:59:55
DC, Doug C Birmingham, GULF County B:286 P:85


THIS DOCUMENT PREPARED BY:
BURKE & BLUE, P.A.
Rob Blue, Jr., Esq.
P.O. Box 70
Panama City, FL 32402

EXHIBIT "A" TO THE SEVENTH AMENDMENT TO DECLARATION OF COVENANTS,
 CONDITIONS AND RESTRICTIONS OF SEACLIFFS BEACH HOMES
 (Seacliffs Beach Homes Parcels 9 and 10)

DESCRIPTION: SEACLIFFS BEACH HOMES, PARCEL 9
 Commence at the Northwest Corner of Government Lot 4, Section 36, Township 8 South, Range 12 West, Gulf County, Florida; thence along the East line of Government Lot 2 of said Section 36 and the Northerly extension thereof, N00°14'43"E, 1788.80 feet; thence N89°31'49"W, 661.81 feet; thence N00°17'00"E, 19.39 feet to a point on the arc of a nontangent curve concave to the Northwest and the Point of Beginning; thence Southwesterly along the arc of said curve, having a radius of 106.00 feet, a central angle of 08°01'42", for an arc length of 14.83 feet, (chord to said curve bears S54°14'27"W, 14.84 feet; thence N00°17'00"E, 48.79 feet; thence S89°31'49"E, 12.00 feet; thence S00°17'00"W, 40.02 feet to the Point of Beginning. Said lands lying in Section 25, Township 8 South, Range 12 West, Gulf County, Florida.

DESCRIPTION: SEACLIFFS BEACH HOMES, PARCEL 10
 Commence at the Northwest Corner of Government Lot 4, Section 36, Township 8 South, Range 12 West, Gulf County, Florida; thence along the East line of Government Lot 2 of said Section 36 and the Northerly extension thereof, N00°14'43"E, 1848.21 feet; thence N89°31'49"W, 632.32 feet to a point on the arc of a nontangent curve concave to the Northwest and the Point of Beginning; thence Southwesterly along the arc of said curve, having a radius of 106.00 feet, a central angle of 27°04'04", for an arc length of 50.08 feet, (chord to said curve bears S36°41'34"W, 49.61 feet); thence N00°17'00"E, 40.02 feet; thence S89°31'49"E, 29.45 feet to the Point of Beginning. Said lands lying in Section 25, Township 8 South, Range 12 West, Gulf County, Florida.

Instr: 0020023871 Date: 07/31/2002 Time: 12:59:55

 DC, Doug C Birmingham, GULF County B:286 P:86