

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

THIS SECOND AMENDMENT TO DECLARATION, made this 29th day of May, 1998 by WECO DEVELOPMENT CO., a Florida Corporation, ("the Developer").

W I T N E S S E T H: BENNY LISTER CLERK
CO:GULF ST:FL

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

WHEREAS, in furtherance of such development, Developer recorded in the Public Records of Gulf County, Florida, on August 4, 1993, a Declaration of Covenants, Conditions and Restrictions for Seacliffs Beach Homes, which recorded Declaration appears at Official Records Book 162, Page 677, and was first amended in Official Records Book 178, Page 616 (the "Declaration"); and

WHEREAS, the Developer wishes to annex that certain property described in Exhibit A, attached hereto (the "Seacliffs Beach Homes Phase 2 Property"), 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, certain other clarifying amendments to the Declaration are needed in the interest of furthering the development of Seacliffs; and

WHEREAS, Article XV of this 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 this Declaration in the interest of furthering the development of Seacliffs, and

WHEREAS, the Developer finds that an amendment of this Declaration to conform it to annex the Seacliffs Beach Homes Phase 2 Property and to make the other amendments contained herein would be in the furtherance of the development of Seacliffs.

NOW, THEREFORE, the Developer declares as follows:

1. Recitals. The recitals above are true and correct and are incorporated herein by reference herein, the same as if fully set forth.

2. Seacliffs Beach Homes Phase 2 Property. The real property described in Exhibit A, attached hereto, the Seacliffs Beach Homes Phase 2 Property, shall henceforth be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions easements, charges and liens set forth in the Declaration. Further, the Owner of the property described in Exhibit A shall have all of the benefits and burdens of Seacliffs Beach Homes, including but not limited to the right to use the Common Property, the right to vote as Beach Home Owners are entitled to vote in matters pertaining to Seacliffs Beach Homes and the Association, as well as the responsibility to pay assessments like Beach Home Owners at Seacliffs Beach Homes.

3. Beach Homes. Article I, Paragraph L. is hereby deleted and the following is substituted in its place:

"L. Beach Homes means Seacliffs Beach Homes, a residential development as appears from the Declaration of Covenants, Conditions, and Restrictions recorded at Official Records Book 162 Page 677 of the public records of Gulf County, Florida. When referring to an individual Beach Home, for purposes of determining when assessments become a liability of an Owner, the term Beach Home shall be deemed to

RECORD VERIFIED
Querry Daniels

refer to a Beach Home that is completed and for which a certificate of occupancy has been issued by the local authority with jurisdiction over the building of the the Beach Home. In other words, no assessments shall be due on account of a Beach Home which is not complete, and for which a certificate of occupancy has not been issued."

4. Beach Homes Common Area. Article I, Paragraph T. is hereby deleted and the following is substituted in its place:

"T. Beach Homes Common Area shall mean the assets of the Beach Homes Association and shall include the tangible personal property required for the maintenance and operation of Seacliffs Beach Homes and any land or other property acquired by the Beach Homes Association for the benefit of its members, even though owned by the Beach Homes Association. Title to the Beach Homes Common Area, if any, of a phase of Seacliffs Beach Homes shall be conveyed by the Developer to the Beach Homes Association, or to the Master Association, not later than the termination of the Development Period. During the Development Period, the Developer may, in its sole discretion, add to the Beach Homes Common Area and grant rights to use the Beach Homes Common Area to the owners of Beach Homes of subsequent phases of Seacliffs Beach Homes; likewise, the Developer may, in its sole discretion, delete property from the Beach Homes Common Area, and upon such deletion, the owners of Beach Homes shall have no further rights or interest in such deleted Beach Homes Common Area."

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 25th day of April, 1999.

Signed, Sealed and Delivered in the presence of:

WECO DEVELOPMENT CO., a Florida corporation

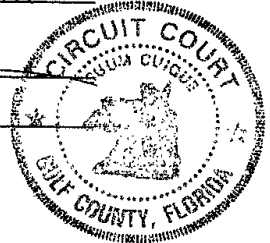
Kathleen J. Bonaccolla

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

KATHLEEN J. BONACCOLTA
(Print Name)

[Signature]

C. DAN TROY
(Print Name)



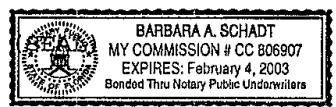
STATE OF Florida
COUNTY OF Bay

FL 992082 B 227 P 239
CO:GULF ST:FL

The foregoing instrument was acknowledged before me this 25th day of April, 1999, 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.



Barbara A. Schadt
Barbara A. Schadt
(Print Name)

Notary Public
Serial # cc 806907
My Commission Expires: 2.4.2003

EXHIBIT "A" TO THE SECOND AMENDMENT TO DECLARATION OF COVENANTS,
 CONDITIONS AND RESTRICTIONS OF SEACLIFFS BEACH HOMES
 (Seacliffs Beach Homes Phase II Property)

Seacliffs Beach Homes Phase II Property

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: North 00°14'43" East 2138.58 feet; thence North 89°45'17" West 475.00 feet; thence continue North 89°45'17" West, 462.06 feet; thence South 00°30'24" East 66.00 feet to the Point of Beginning; thence continue South 00°30'24" East, 77.01 feet; thence South 89°45'17" West, 120.78 feet; thence North 00°22'53" West 77.49 feet; thence South 89°31'49" East, 120.79 feet to the Point of Beginning. Said lands lying in Section 36, Township 8 South, Range 12 West, Gulf County, Florida.

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Seacliffs Beach Homes Phase II Common Area

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: North 00°14'43" East 2138.58 feet; thence North 89°45'17" West 475.00 feet; thence continue North 89°45'17" West, 462.06 feet; thence South 00°30'24" East 66.00 feet to the Point of Beginning; thence continue South 00°30'24" East, 77.01 feet; thence South 89°45'17" West, 120.78 feet; thence North 00°22'53" West 77.49 feet; thence South 89°31'49" East, 120.79 feet to the Point of Beginning. Said lands lying in Section 36, Township 8 South, Range 12 West, Gulf County, Florida.

Less and Except:

DESCRIPTION: SEACLIFFS BEACH HOMES UNIT D-20

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: North 00°14'43" East 2138.58 feet; thence North 89°45'17" West 475.00 feet; thence continue N89°45'17" West, 558.88 feet; thence South 00°20'21" East, 71.15 feet to the Point of Beginning; thence South 00°24'21" East, 55.76 feet; thence North 89°48'59" West 18.77 feet; thence North 00°40'40" West, 55.78 feet; thence South 89°45'17" East, 19.04 feet to the Point of Beginning. Said lands lying in Section 36, Township 8 South, Range 12 West, Gulf County, Florida.

DESCRIPTION: SEACLIFFS BEACH HOMES UNIT D-21

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: North 00°14'43" East 2138.58 feet; thence North 89°45'17" West 475.00 feet; thence continue N89°45'17" West, 540.19 feet; thence South 00°20'21" East, 71.15 feet to the Point of Beginning; thence South 00°00'21" East, 55.74 feet; thence North 89°48'59" West 17.80 feet; thence North 00°24'21" West, 55.76 feet; thence South 89°45'17" East, 18.19 feet to the Point of Beginning. Said lands lying in Section 36, Township 8 South, Range 12 West, Gulf County, Florida.

DESCRIPTION: SEACLIFFS BEACH HOMES UNIT D-22

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: North 00°14'43" East 2138.58 feet; thence North 89°45'17" West 475.00 feet; thence continue N89°45'17" West, 522.68 feet; thence South 00°19'30" East, 71.15 feet to the Point of Beginning; thence continue South 00°19'30" East, 59.12 feet; thence North 89°19'42" West 18.24 feet; thence North 00°00'21" West, 58.98 feet; thence South 89°45'17" East, 17.90 feet to the Point of Beginning. Said lands lying in Section 36, Township 8 South, Range 12 West, Gulf County, Florida.

DESCRIPTION: SEACLIFFS BEACH HOMES UNIT D-23

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: North 00°14'43" East 2138.58 feet; thence North 89°45'17" West 475.00 feet; thence continue N89°45'17" West, 504.73 feet; thence South 00°18'53" East, 71.15 feet to the Point of Beginning; thence continue South 00°18'53" East, 59.25 feet; thence North 89°19'42" West 17.94 feet; thence North 00°19'30" West, 59.12 feet; thence South 89°45'17" East, 17.95 feet to the Point of Beginning. Said lands lying in Section 36, Township 8 South, Range 12 West, Gulf County, Florida.

DESCRIPTION: SEACLIFFS BEACH HOMES UNIT D-24

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: North 00°14'43" East 2138.58 feet; thence North 89°45'17" West 475.00 feet; thence continue N89°45'17" West, 486.43 feet; thence South 00°11'07" East, 71.15 feet to the Point of Beginning; thence continue South 00°11'07" East, 62.23 feet; thence North 89°18'21" West 18.00 feet; thence North 00°18'53" West, 62.53 feet; thence South 89°45'17" East, 18.14 feet to the Point of Beginning. Said lands lying in Section 36, Township 8 South, Range 12 West, Gulf County, Florida.

DESCRIPTION: SEACLIFFS BEACH HOMES UNIT D-25

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: North 00°14'43" East 2138.58 feet; thence North 89°45'17" West 475.00 feet; thence continue N89°45'17" West, 467.24 feet; thence South 00°30'24" East, 71.15 feet to the Point of Beginning; thence continue South 00°30'24" East, 61.91 feet; thence North 89°18'21" West 19.93 feet; thence North 00°11'07" West, 62.23 feet; thence South 89°45'17" East, 19.58 feet to the Point of Beginning. Said lands lying in Section 36, Township 8 South, Range 12 West, Gulf County, Florida.

FL 992082 B 227 P 241
CO:GULF ST:FL

JOINDER OF ASSOCIATION

The Seacliffs Beach Homes Association, Inc. (the "Association") finds that the attached Corrective Second 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.

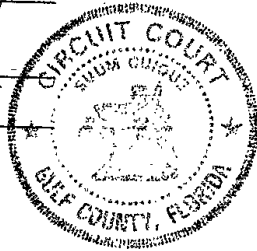
Signed, Sealed and Delivered in the presence of:

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

Kathleen J. Bonaccolla
KATHLEEN J. BONACCOLTA
(Print Name)

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

C. Dan Troy
(Print Name)

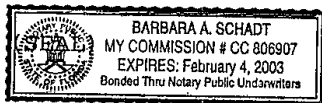


STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 25th day of April, 1999, 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.



Barbara A. Schadt
BARBARA A. SCHADT
(Print Name)

Notary Public
Serial # CC 806907
My Commission Expires: 2-4-2003

FL 992082 B 227 P 242
CO:GULF ST:FL

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