

This instrument prepared by  
CURTIS R. MOSLEY, ESQ.  
Mosley & Wallis, P.A.  
1221 E. New Haven Avenue  
Melbourne, Florida 32901

**THIRD AMENDMENT TO DECLARATION OF  
CONDOMINIUM OF HARBOR CLUB, A CONDOMINIUM**

**HARBOR VIEW RESIDENCES, L.L.C., a Florida Limited Liability Company,** pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing HARBOR CLUB, A CONDOMINIUM, as recorded in Official Records Book 6443, Page 2361, of the Public Records of Brevard County, Florida, as amended by First Amendment to Declaration of Condominium of Harbor Club, A Condominium, as recorded in Official Records Book 6531, Page 2177, Public Records of Brevard County, Florida, as amended by Second Amendment to Declaration of Condominium of Harbor Club, A Condominium, as recorded in Official Records Book 6668, Page 1674, Public Records of Brevard County, Florida and the Florida Condominium Act, hereby amends the Declaration above described as follows:

- 1. Article XI is hereby amended as follows:

**XI.**

**LIMITATIONS UPON RIGHT OF OWNER TO  
ALTER OR MODIFY UNIT**

No owner of a unit shall make any structural modifications or alterations of the unit. Further, no owner shall cause any improvements or changes to be made on or to the exterior of the unit buildings, including painting or other decoration, the installation of awnings, shutters, as approved below, electrical wiring, air conditioning units and other things which might protrude through or be attached to the walls of the Improvements on the unit; further, no owner shall in any manner change the appearance of any portion of the Improvements on the unit. The Association has adopted hurricane shutter specifications and will permit the installation of hurricane shutters for any balcony and storm window panels for the windows provided the color of the shutters and storm window panels are metal and are white in color or the shutters and storm window panels are made of clear hurricane impact glass with sliding glass doors on the balcony and the installation of shutters and storm window panels complies with applicable building codes and provided that prior to installation or replacement of the hurricane shutters and storm window panels the Association has approved the installation. If the Board fails to act within the thirty day period, the plans and specifications shall be deemed approved. The installation, replacement, and maintenance of such shutters in accordance with the procedures set forth herein shall not be deemed a material alteration to the common elements within the meaning of the Condominium Act. Any unit owner may display one portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day any unit owner may display in a respectful way portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.

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

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 30 day of NOV, 2012.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

DEVELOPER:

[Signature]  
Print Name: Rodney R

HARBOR VIEW RESIDENCES, L.L.C., a  
Florida Limited Liability Company

Danya Geha  
Print Name: Danya Geha

By: [Signature]  
Gordon Clark, Managing Member  
(CORPORATE SEAL)

PROVIDENCE OF ALBERTA  
COUNTY OF CALGARY

BEFORE ME, the undersigned authority, personally appeared **Gordon Clark, Managing Member of HARBOR VIEW RESIDENCES, LLC**, a Florida limited liability company, on behalf of the company, personally known to me, or who produced Passport # W4372940 as identification, who did/did not take an oath and who executed the foregoing and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal in the State and County last aforesaid on 30 day of NOV, 2012.



Notary Public  
My Commission Expires:

**Mahdi Motajer**  
A Commissioner for Oaths in and  
for the Province of Alberta  
My Commission expires Apr 25, 2014