

5300  
This instrument prepared by Michael M. M. Wallis, Esq., of Wolfe, Kirachenbaum, Caruso, Mosley & Kabboord, P.A., Post Office Box 757, Cocoa Beach, Florida 32931

AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
THE BOARDWALK, A CONDOMINIUM

BCS DEVELOPMENT CORP., a Florida corporation, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing THE BOARDWALK, A CONDOMINIUM, recorded in Official Records Book 2542, Page 1603, Public Records of Brevard County, Florida, and the Florida Condominium Act, hereby amends said Declaration as follows:

Exhibit "A" is hereby deleted in its entirety and Exhibit "A" attached hereto is hereby substituted therefor.

IN WITNESS WHEREOF, the above stated developer has caused these presents to be signed and sealed this 28th day of September, 1984.

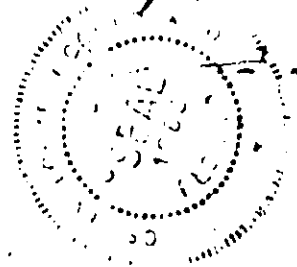
Signed, sealed and delivered  
in the presence of:

BCS DEVELOPMENT CORP.

Car J. Chriswell

By: Richard E. Biery  
Richard E. Biery, President

Sharon C. Skinner



STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this 28th day of September, 1984, before me, personally appeared RICHARD E. BIERY, President of BCS DEVELOPMENT CORP., a corporation under the laws of the State of Florida, to me known to be the person described in and who executed the foregoing and he acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation.

WITNESS my hand and official seal this 28th day of September, 1984.

Theodora L. O'Neale  
Notary Public

My commission expires:

Notary Public, State of Florida  
My Commission Expires November 2, 1988  
Standard Sure American Fire & Casualty Co.

5300  
100  
SEP 28 1984  
NOTARY PUBLIC  
THEODORE L. O'NEALE

945983

1984 SEP 28 PM 2 32

SURVEYOR'S CERTIFICATE

FOR

BOARDWALK, A CONDOMINIUM  
PHASE ONE

STATE OF FLORIDA  
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HERINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS, TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHOWN AND DESCRIBED IN THE ATTACHED EXHIBIT "A" IS NOT SUBSTANTIALLY COMPLETE; HOWEVER, BUILDING 6 IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING BOARDWALK, A CONDOMINIUM, PHASE ONE, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATIONS, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES, AND ACCESS TO THE UNIT AND COMMON ELEMENT FACILITIES SERVING BUILDING 6 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 12TH DAY OF SEPTEMBER, 1984, A.D.

ALLEN ENGINEERING, INC.

BY: John R. Campbell  
JOHN R. CAMPBELL  
PROFESSIONAL LAND SURVEYOR  
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME AS TO "JOHN R. CAMPBELL" THIS 12TH DAY OF SEPTEMBER, 1984, A.D.

Klona M. Gray  
NOTARY PUBLIC/STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: AUGUST 23, 1985

ALLEN ENGINEERING, INC.  
COCOA BEACH, FLORIDA  
SEPTEMBER 12, 1984

EXHIBIT "A"

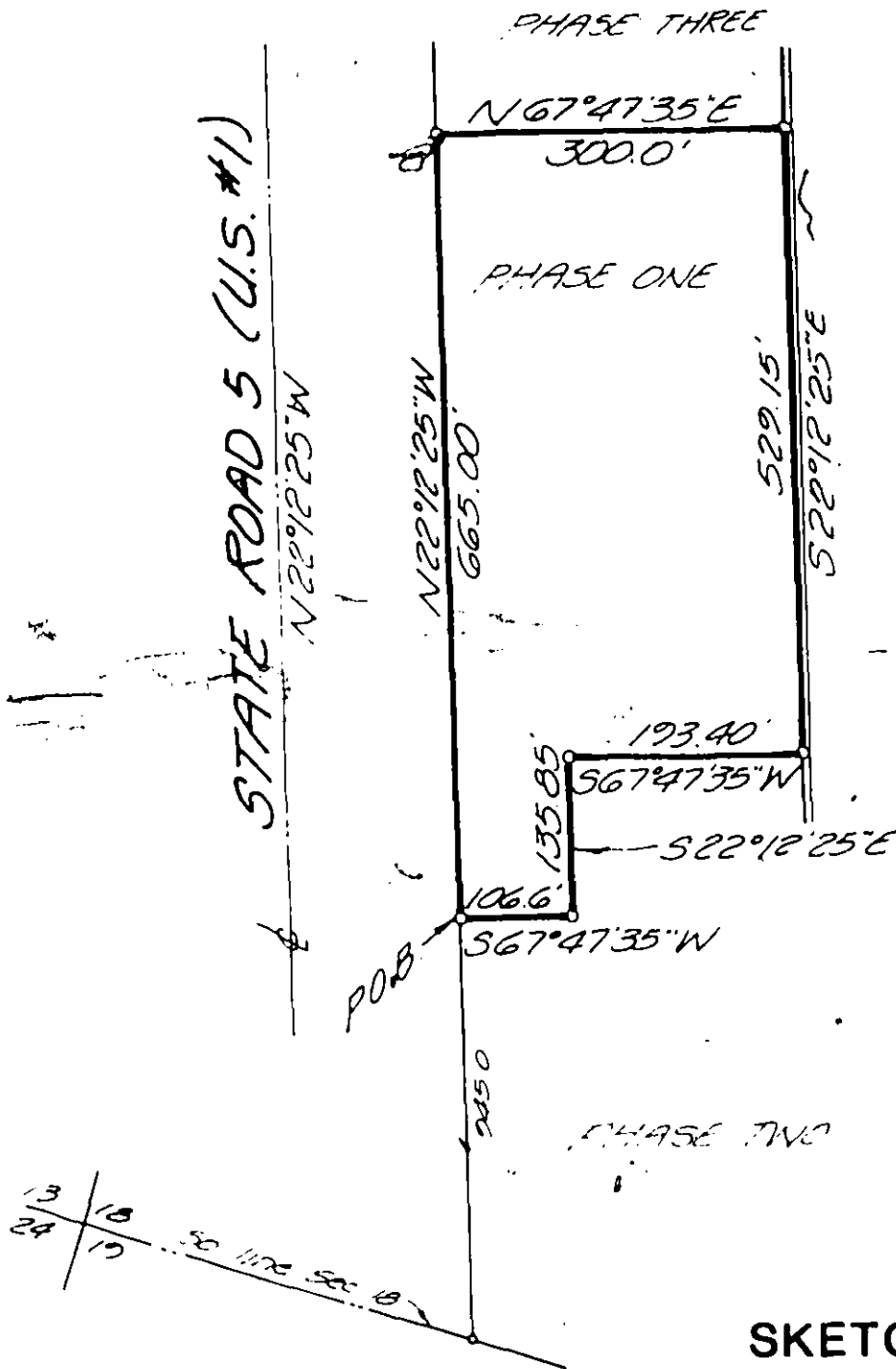
SHEET 1

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PAGE

# BOARDMAN, A CONDOMINIUM

PHASE ONE



SKETCH OF SURVEY

LEGAL DESCRIPTION PHASE ONE

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 18, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 18 WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 5 (U.S. HIGHWAY 1) AS SAID RIGHT OF WAY LINE EXISTED ON DECEMBER 18, 1956; THENCE RUN N22°12'25"W ALONG SAID EASTERLY RIGHT OF WAY FOR 945.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N22°12'25"W ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 665.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE RUN N67°47'35"E FOR 300.00 FEET TO THE BREVARD COUNTY BULKHEAD LINE AS SAID BULKHEAD LINE IS DESCRIBED IN THE BULKHEAD LINE BOOK 1 AT PAGE 30, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S22°12'25"E ALONG SAID BULKHEAD LINE FOR 529.15 FEET; THENCE RUN S67°47'35"W FOR 193.40 FEET; THENCE RUN S22°12'25"E FOR 135.85 FEET; THENCE RUN S67°47'35"W FOR 106.60 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 3.977 ACRES MORE OR LESS.

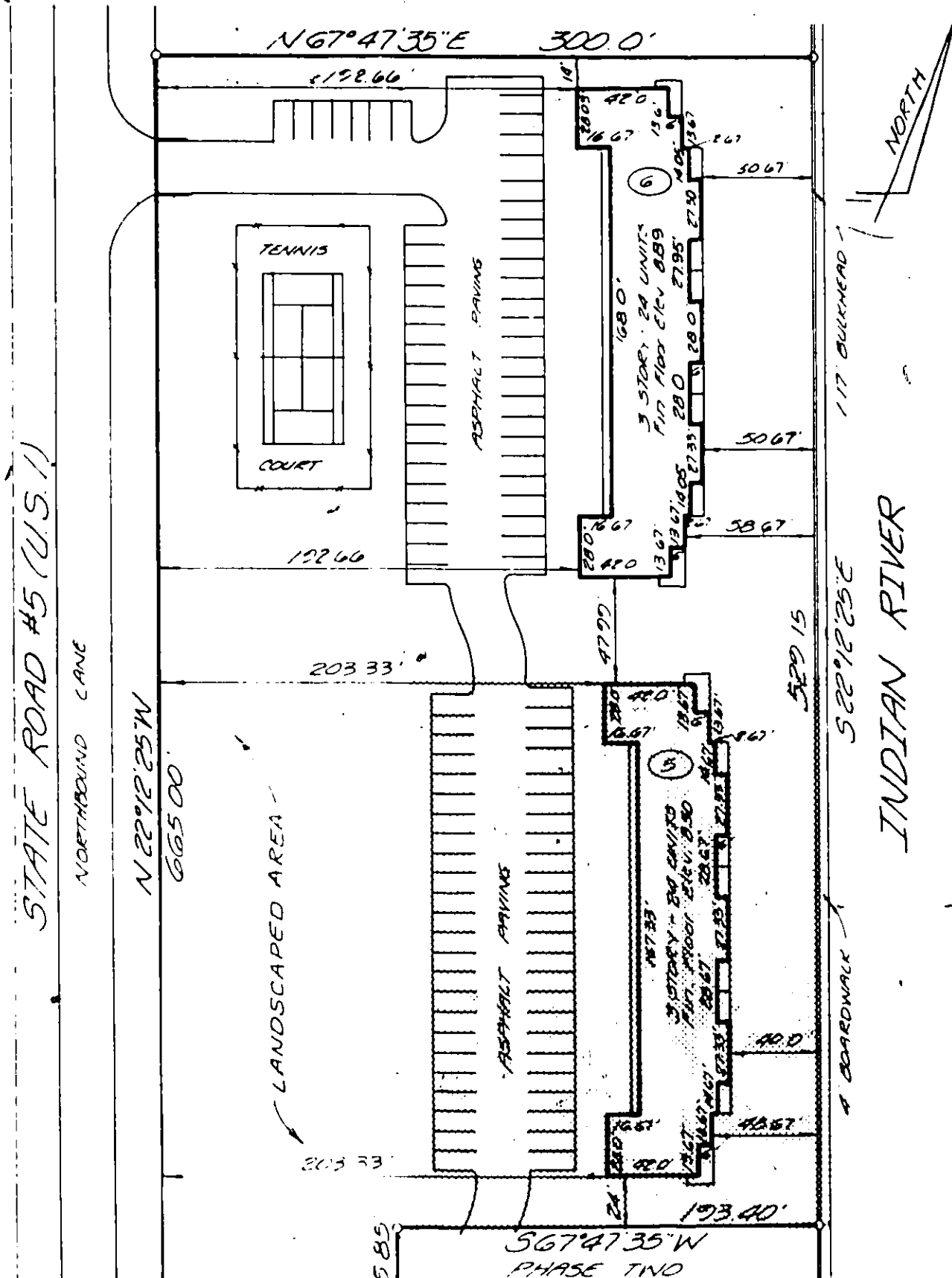
ALLEN ENGINEERING, INC.  
 COCOA BEACH, FLORIDA  
 SEPTEMBER 12, 1984

25.45

0094

# BOARDWALK, A CONDOMINIUM

PHASE ONE



## GRAPHIC PLOT PLAN

Approx Scale 1"=63.21'

**NOTE:**

SEE SHEET 4 FOR ADDITIONAL SURVEYOR'S NOTES AND CERTIFICATION



INDICATES AREA NOT COMPLETED AS OF 9-5-84



INDICATES AREA SUBSTANTIALLY COMPLETE.

ALLEN ENGINEERING, INC.  
 COCOA BEACH, FLORIDA  
 SEPTEMBER 12, 1984

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EXHIBIT "A"

PAGE

SHEET 3

2545

0095

# BOARDWALK, A CONDOMINIUM


PHASE ONE

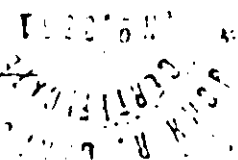
## SURVEYOR'S NOTES:

1. BOARDWALK, A CONDOMINIUM, PHASE ONE CONTAINS 48 UNITS IN TWO, 3 STORY BUILDINGS. EACH BUILDING IS APPROXIMATELY 33 FEET IN HEIGHT AND CONTAINS 24 UNITS.
2. THE BALANCE OF THE IMPROVEMENTS IN PHASE ONE CONSISTS OF DRIVEWAYS, PARKING AREAS, WALKWAYS, POOL, TENNIS COURTS AND OPEN AREAS.
3. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS. SOME AREAS SUCH AS PATIOS AND BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF CERTAIN UNITS. REFER TO THE FLOOR PLANS FOR THE LOCATION AND SIZE OF THESE LIMITED COMMON ELEMENTS.
4. THIS GRAPHIC PLOT PLAN WAS PREPARED BY ALLEN ENGINEERING, INC. UNDER THE DIRECTION OF JOHN R. CAMPBELL, PROFESSIONAL LAND SURVEYOR.
5. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.

## CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE AS ADOPTED BY THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS.

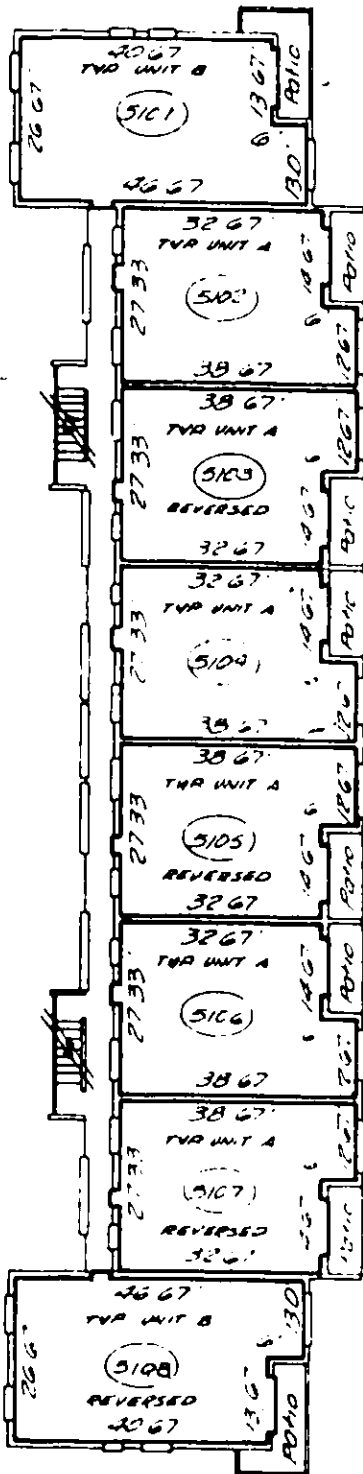
  
JOHN R. CAMPBELL  
PROFESSIONAL LAND SURVEYOR,  
NO. 2351, STATE OF FLORIDA



# BOARDWALK, A CONDOMINIUM

PHASE ONE

NORTH



## FIRST FLOOR PLAN

### SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 8.50 FEET.
2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 16.50 FEET.
3. (5107) INDICATES THE UNIT NUMBER DESIGNATION.
4. ——— INDICATES THE LIMITS OF THE UNIT.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE PATIOS SHOWN ARE COMMON ELEMENTS OF THE CONDOMINIUM WHOSE USE IS LIMITED TO THE ADJACENT UNIT.
7. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
8. SEE SHEETS 11 AND 12 FOR TYPICAL UNIT PLANS.
9. ALL IMPROVEMENTS SHOWN ARE PROPOSED

NOT SUBSTANTIALLY COMPLETE

BUILDING NO.5

# BOARDWALK, A CONDOMINIUM

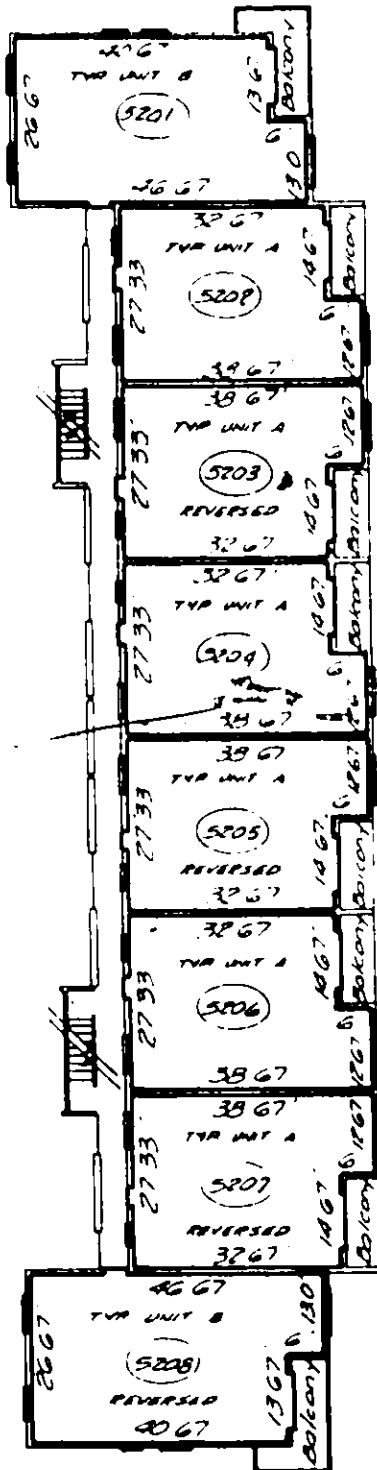
PHASE ONE

NORTH

## SECOND FLOOR PLAN

### SURVEYOR'S NOTES:

1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 17.17 FEET.
2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 25.17 FEET.
3. (5207) INDICATES THE UNIT NUMBER DESIGNATION.
4. ——— INDICATES THE LIMITS OF THE UNIT.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OR THE CONDOMINIUM.
6. THE BALCONIES SHOWN ARE COMMON ELEMENTS OR THE CONDOMINIUM WHOSE USE IS LIMITED TO THE ADJACENT UNIT.
7. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
8. SEE SHEETS 11 AND 12 FOR THE TYPICAL UNIT PLANS.
9. ALL IMPROVEMENTS SHOWN ARE PROPOSED.



NOT SUBSTANTIALLY COMPLETE

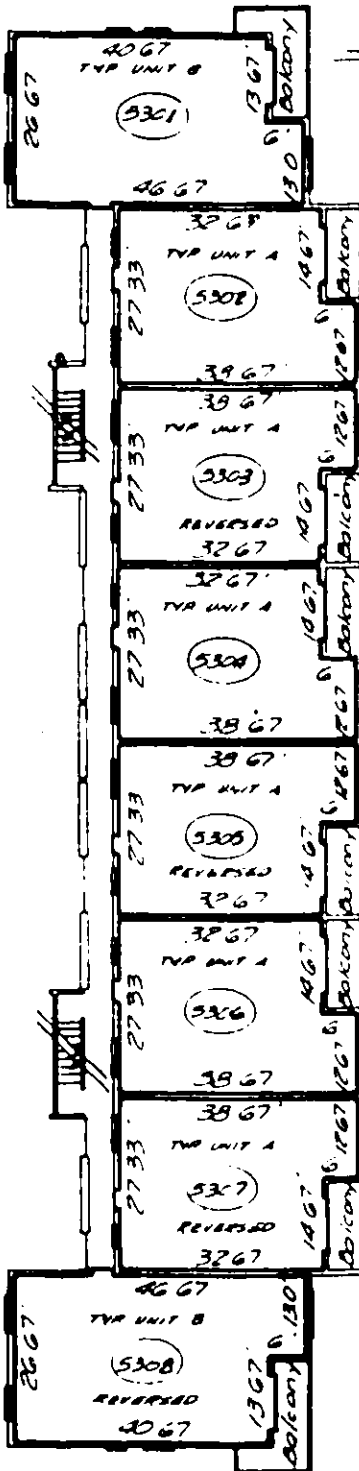
BUILDING NO.5

# BOARDWALK, A CONDOMINIUM

PHASE ONE

NORTH

## THIRD FLOOR PLAN



### SURVEYOR'S NOTES:

1. THE THIRD FLOOR FINISHED FLOOR ELEVATION IS 25.84 FEET.
2. THE THIRD FLOOR FINISHED CEILING ELEVATION IS 33.84 FEET.
3. (5304) INDICATES THE UNIT NUMBER DESIGNATION.
4. ——— INDICATES THE LIMITS OF THE UNIT.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OR THE CONDOMINIUM.
6. THE BALCONIES SHOWN ARE COMMON ELEMENTS OR THE CONDOMINIUM WHOSE USE IS LIMITED TO THE ADJACENT UNIT.
7. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
8. SEE SHEETS 11 AND 12 FOR THE TYPICAL UNIT PLANS.
9. ALL IMPROVEMENTS SHOWN ARE PROPOSED.

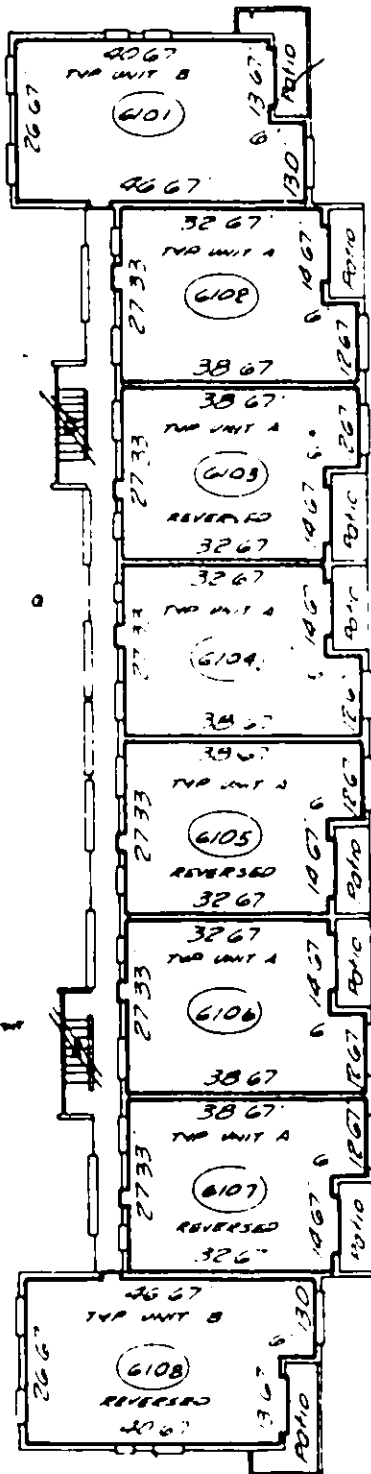
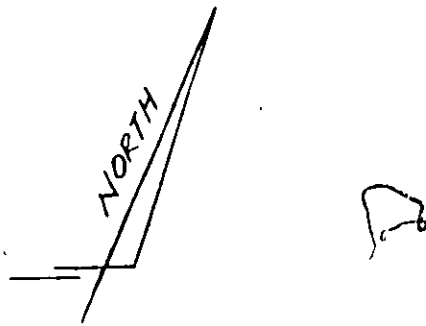
NOT SUBSTANTIALLY COMPLETE

BUILDING NO.5



# BOARDWALK, A CONDOMINIUM

PHASE ONE



## FIRST FLOOR PLAN

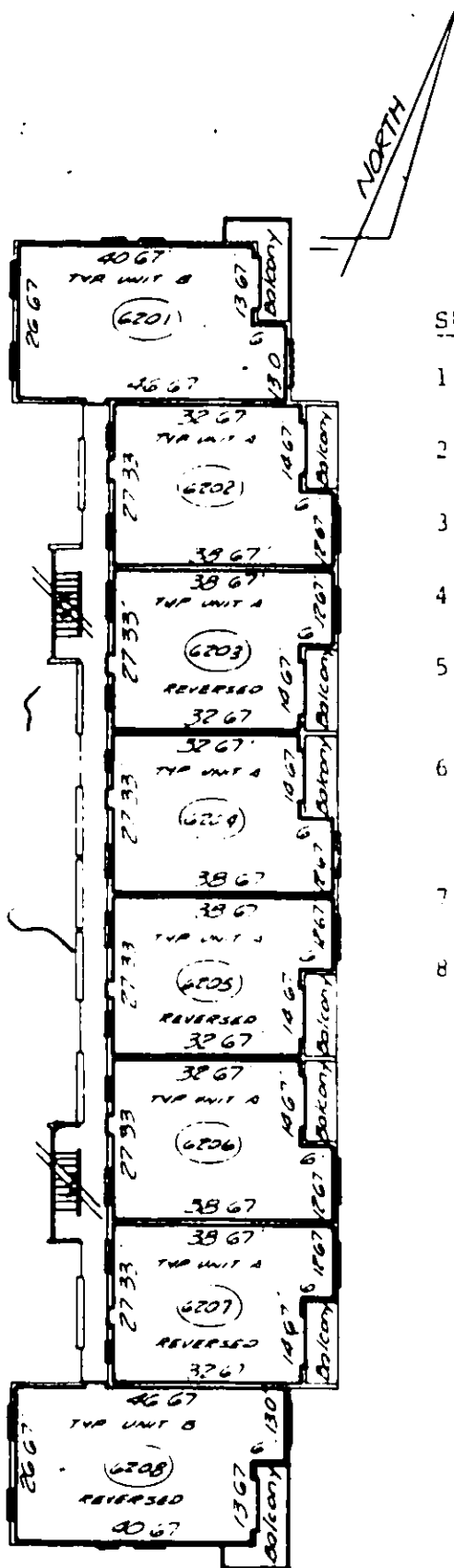
### SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 8.89 FEET.
2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 16.89 FEET.
3. **(6104)** INDICATES THE UNIT NUMBER DESIGNATION.
4. **————** INDICATES THE LIMITS OF THE UNIT.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE PATIOS SHOWN ARE COMMON ELEMENTS OF THE CONDOMINIUM WHOSE USE IS LIMITED TO THE ADJACENT UNIT.
7. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
8. SEE SHEETS 11 AND 12 FOR TYPICAL UNIT PLANS.

**BUILDING NO. 6**

# BOARDWALK, A CONDOMINIUM

PHASE ONE



## SECOND FLOOR PLAN

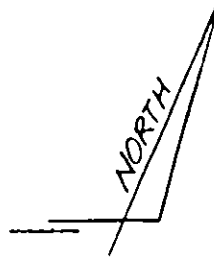
### SURVEYOR'S NOTES:

1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 17.56 FEET.
2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 15.56 FEET.
3. (6207) INDICATES THE UNIT NUMBER DESIGNATION.
4. ——— INDICATES THE LIMITS OF THE UNIT.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OR THE CONDOMINIUM.
6. THE BALCONIES SHOWN ARE COMMON ELEMENTS OR THE CONDOMINIUM WHOSE USE IS LIMITED TO THE ADJACENT UNIT.
7. THE ELEVATIONS SHOWN ARE BASED ON N.G.M. DATUM OF 1929.
8. SEE SHEETS 11 AND 12 FOR THE TYPICAL UNIT PLANS.

BUILDING NO. 6

# BOARDWALK, A CONDOMINIUM

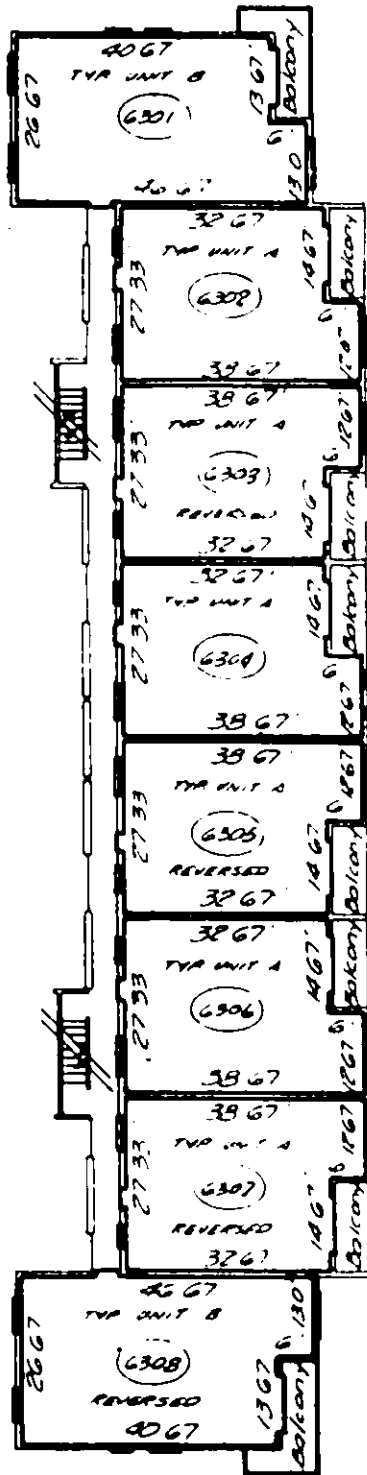
PHASE ONE



## THIRD FLOOR PLAN

### SURVEYOR'S NOTES:

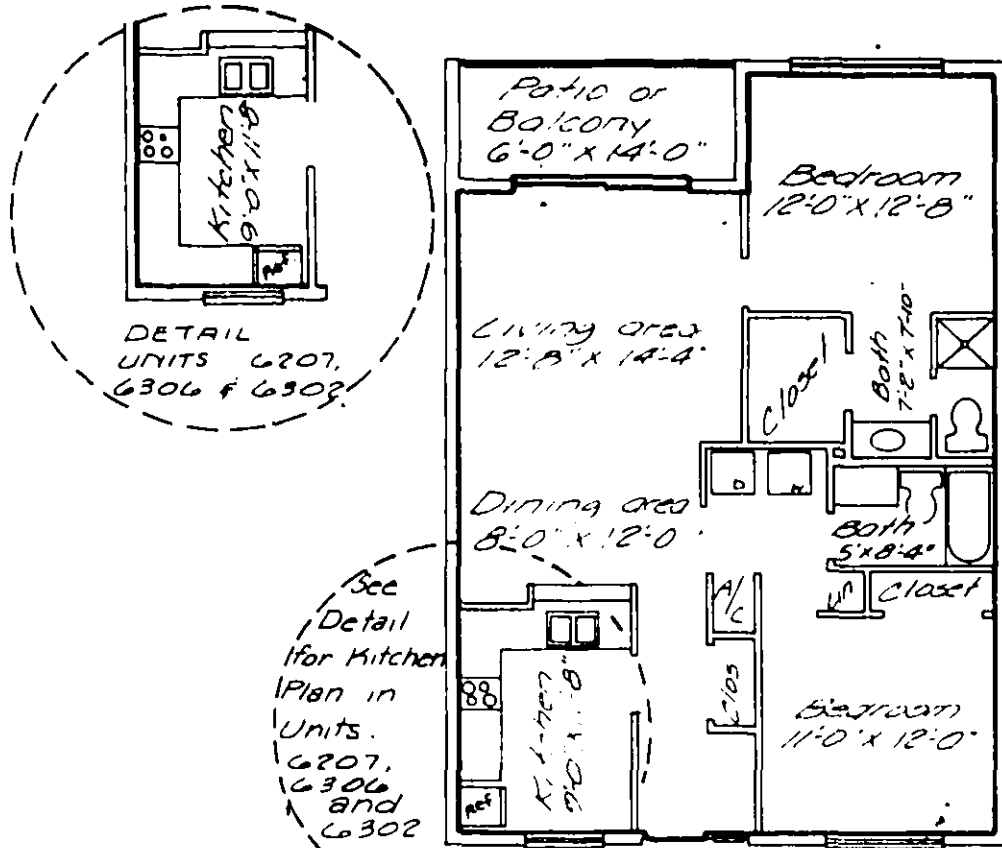
1. THE THIRD FLOOR FINISHED FLOOR ELEVATION IS 26.23 FEET.
2. THE THIRD FLOOR FINISHED CEILING ELEVATION IS 34.23 FEET.
3. (6304) INDICATES THE UNIT NUMBER DESIGNATION.
4. ——— INDICATES THE LIMITS OF THE UNIT.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OR THE CONDOMINIUM.
6. THE BALCONIES SHOWN ARE COMMON ELEMENTS OR THE CONDOMINIUM WHOSE USE IS LIMITED TO THE ADJACENT UNIT.
7. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
8. SEE SHEETS 11 AND 12 FOR THE TYPICAL UNIT PLANS.



BUILDING NO. 6

# BOARDWALK, A CONDOMINIUM

PHASE ONE



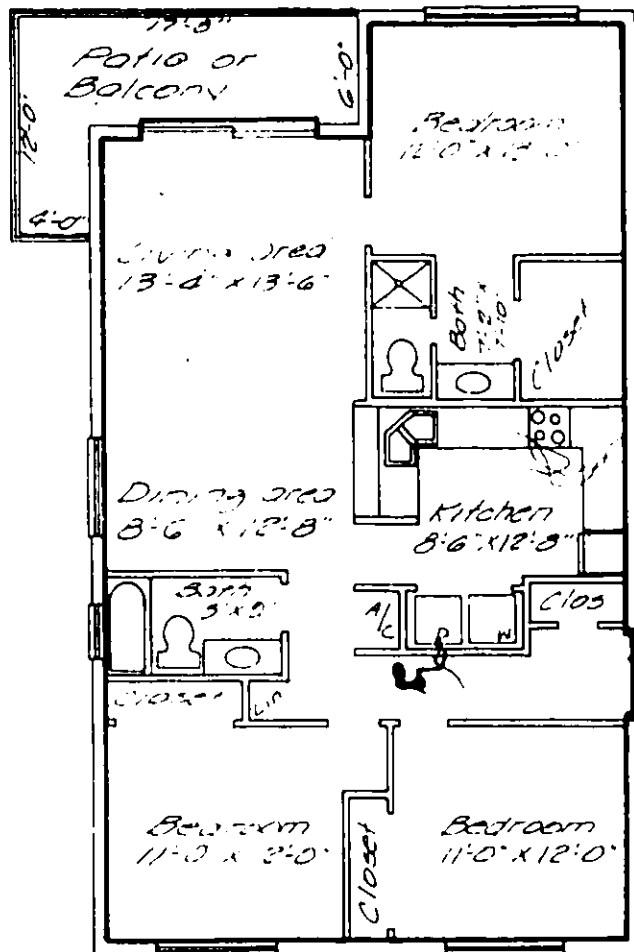
TYPICAL UNIT "A"

SURVEYOR'S NOTES:

1. THIS UNIT IS TYPICAL OF SOME OF THE UNITS WITHIN THE CONDOMINIUM. SEE THE BUILDING FLOOR PLANS FOR ITS LOCATION WITHIN THE BUILDING.
2. ——— INDICATES THE LIMITS OF THE UNIT.
3. ALL AREAS NOT INCLUDED IN THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
4. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE UNITS SHOWN.
5. THE PATIO OR BALCONY IS A COMMON ELEMENT WHOSE USE IS LIMITED TO THE ADJACENT UNIT.

# BOARDWALK, A CONDOMINIUM

PHASE ONE



TYPICAL UNIT "B"

SURVEYOR'S NOTES:

1. THIS UNIT IS TYPICAL OF SOME OF THE UNITS WITHIN THE CONDOMINIUM. SEE THE BUILDING FLOOR PLANS FOR ITS LOCATION WITHIN THE BUILDING.
2. ——— INDICATES THE LIMITS OF THE UNIT.
3. ALL AREAS NOT INCLUDED IN THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
4. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE UNIT SHOWN.
5. THE PATIO OR BALCONY IS A COMMON ELEMENTS WHOSE USE IS LIMITED TO THE ADJACENT UNIT.