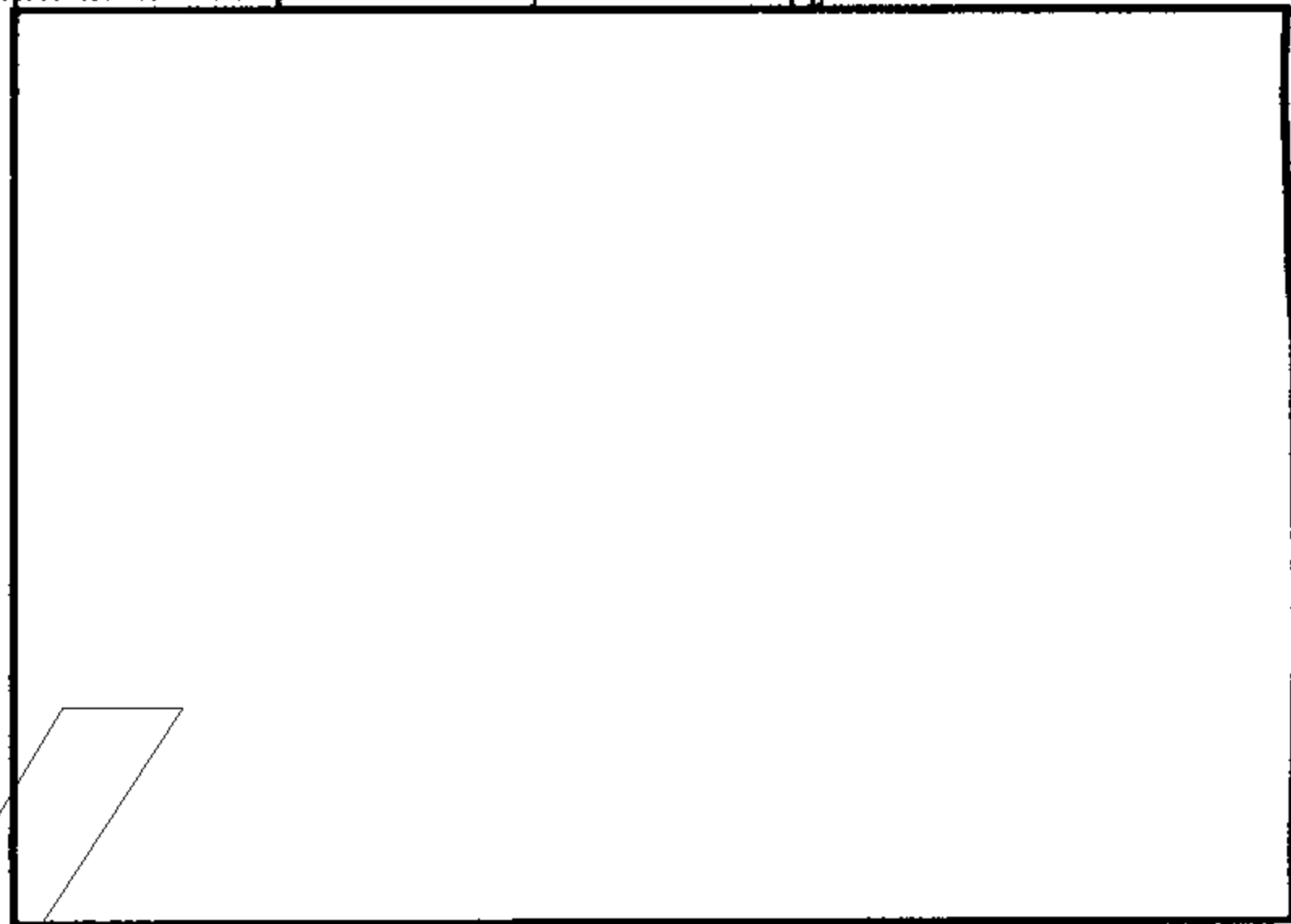


This instrument prepared and return to:
Beach & Tennis Club Condominium Association, Inc.
c/o Sovereign & Jacobs Property Management Companies, Inc.
461 A1A Beach Blvd.
St. Augustine, FL 32080

Space reserved for Clerk pursuant to Sec. 695.26, F.S. and/or Rule 2.055(e), Florida Rules of Judicial Administration



**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM AND
BYLAWS FOR ST. AUGUSTINE BEACH
& TENNIS CLUB CONDOMINIUM
ASSOCIATION, INC.**

Pursuant to the Declaration of Condominium of St. Augustine Beach and Tennis Club Condominium Association, Inc., recorded on April 30, 1976 at Official Records Book 303, Page 704 of the public Records of St. Johns County, Florida, pursuant to the authority of Chapter 718, Florida Statutes, the undersigned, the President and Secretary of the St. Augustine Beach and Tennis Club Condominium Association, Inc., a Florida corporation not-for-profit the ("Association"), certify as follows:

SECOND AMENDMENT TO THE DECLARATION

1. The Association has amended the Declaration of Condominium for the purpose of establishing a policy to address pet restrictions in the community;
2. The President and Secretary of the Association were authorized to execute said amendments to the Declaration of Condominium and Amendments as required by Chapter 718 and 617, Florida Statutes. The undersigned President and Secretary of the Association have been duly elected and are serving in that capacity in accordance with the By-laws of the Association.
3. The procedures used in adopting the attached amendment conform to the provisions of the Declaration and are duly recorded in the Minutes of the Association dated 17 January 2013.

IN WITNESS WHEREOF, We have subscribed our signatures to this Certificate and have affixed the Seal of the Association on the date hereof:

ST. AUGUSTINE BEACH & TENNIS CLUB
CONDOMINIUM ASSOCIATION, INC.

By: Adele J. Fitzpatrick
Its Director

WITNESSES:
Ann L. Nakaven
Lisa Beltran

STATE OF NC
COUNTY OF Onslow

The foregoing instrument was acknowledged before me this 28 day of April 2014 by Adele Fitzpatrick a Director of the St. Augustine Beach & Tennis Club Condominium Association, Inc. a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me and did take an oath.

Cheryl Becker exp 4/22/2018
Notary Public, State of NC

**Second Amendment
To
Declaration of Condominium
For
St. Augustine Beach & Tennis Club Condominium Association, Inc.**

THIS SECOND AMENDMENT to the Declaration of Condominium for St. Augustine Beach & Tennis Club Condominium Association, Inc. is executed this 28 day of April, 2014 by the St. Augustine Beach & Tennis Club Condominium Association, Inc., a Florida corporation not-for-profit ("ASSOCIATION").

WHEREFORE, the Association desires to amend the Declaration of Condominium for St. Augustine Beach & Tennis Club Condominium Association, Inc., and recorded at Official Records Book 303, Page 704 of the Public Record of St. Johns County, Florida ("DECLARATION") for the purpose of establishing a policy to address pet restrictions in the community;

WHEREFORE, during a meeting of the owners held 17 January 2013 the Association properly received the requisite 75% affirmative votes approving the Amendment;

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

Paragraph 11.6 of the Declaration of Condominium. Note: Substantial rewording of the declaration. See provision 11.6 of the Declaration for present text to be deleted. The following text is to be inserted as new words, in its entirety.

11.6 Pets. Except for small domestic birds or fish, each Unit Owner (regardless of the number of joint owners) may maintain two household pets in his/her unit to be limited to two dogs, two cats or a dog and a cat, provided that the household pets are not kept, bred or maintained for any commercial purpose. Dogs may not be kept in/on a balcony or patio when the Owner is not present in the Unit. No animals of any kind shall be kept under any circumstances in a Unit, or allowed upon the Condominium Property unless said animal is registered with the Association. Such pets shall nevertheless be subject to reasonable rules and regulation promulgated by the Association from time to time. If, at the sole discretion of the Board of Directors, any pet creates a nuisance or the Owner of the pet is not adhering to the promulgated rules and regulations related to pets the Owner shall be directed to remove the pet from the premises within five (5) days of receiving a notice to do so.

Pets shall never be allowed to run freely upon any of the Condominium Property, and/or Association Property except that pets shall be allowed to run freely within a Unit or within the balcony or patio that is a Limited Common element adjacent to the Unit. When outside of a Unit, pets shall be leashed and in the company of an individual willing and able to fully control the pet/s. All pets shall be walked only in that part of the

Common Elements designated by the Board for that purpose, or taken off the premises for relief and exercise. Any owner maintaining a pet on Condominium Property shall be fully responsible for, and shall bear the expense of any damage to person or property resulting therefrom. Any such damage shall be determined by the Board of Directors of the Association.

No one other than a Unit Owner, the immediate family of a Unit Owner, a guest of a Unit Owner when the Owner is in residence or a renter renting a unit for a minimum of four (4) consecutive weeks is permitted to have a pet on the premises of the Condominium.

IN WITNESS WHEREOF, We have subscribed our signatures to this Certificate and have affixed the Seal of the Association on the date hereof:

ST. AUGUSTINE BEACH & TENNIS CLUB
CONDOMINIUM ASSOCIATION, INC.

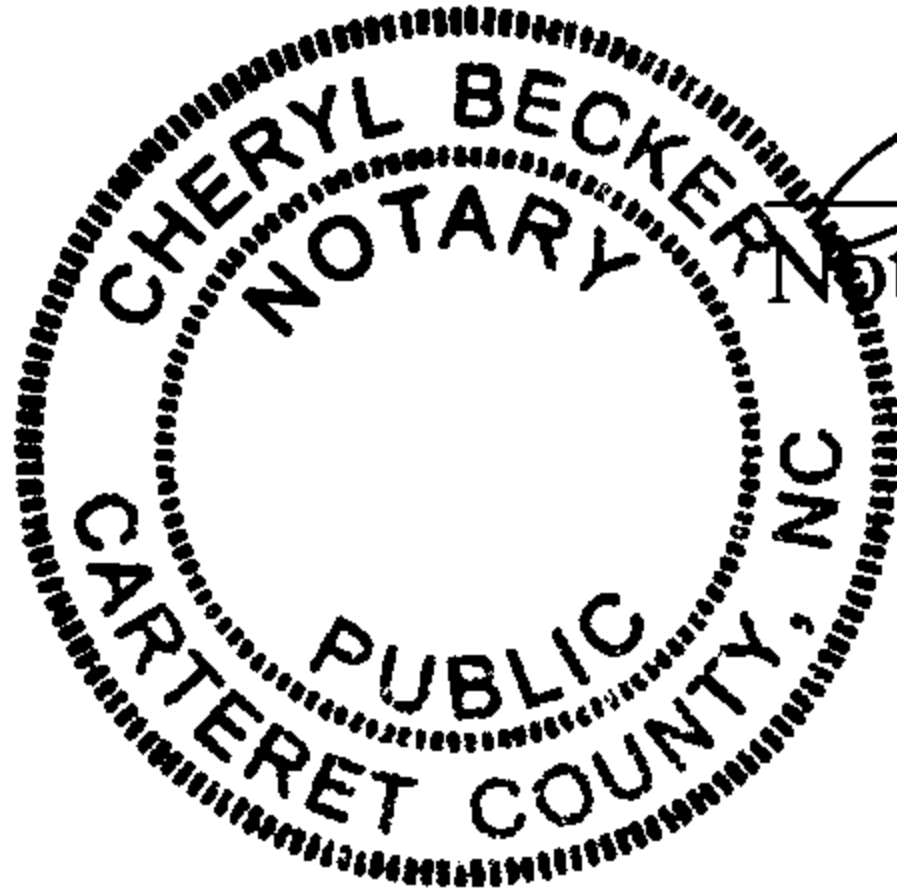
By: Adele J. Fitzpatrick
Its Director

WITNESSES:

Amy L. Nykanen Amy L. Nykanen
Lisa Beltran Lisa Beltran

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this 28 day of April 2014 by Adele Fitzpatrick a Director of the St. Augustine Beach & Tennis Club Condominium Association, Inc. a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me and did take an oath.



Cheryl Becker exp 4/22/2018
Notary Public, State of NC