

This Certificate of Amendment was originally recorded in OR 4343, PG 1939 and is being
Re-recorded to correct scrivener's error in Notary acknowledgment.

CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM FOR
BELLE HAVEN CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on February
23, 2017, by a vote of not less than two-thirds of the voting interests of the Association, the
Declaration of Condominium for BELLE HAVEN CONDOMINIUM ASSOCIATION, INC., as
originally recorded in O.R. Book 2170, Page 380, et seq., in the Public Records of St Johns
County, be and the same is hereby amended as follows:

Section 9.3 **Alteration and Improvement.** Except as elsewhere reserved to the
Developer, neither and Owner nor the Association shall make any additions or alterations to or
remove any portion of a Unit that is to be maintained by the Association, or do anything that
would jeopardize the safety or soundness of the building or impair and easement without
obtaining the written approval of the Owners of all Units in the building, the Board of
Administration and, unless all of the Units held by the Developer for sale in the normal course of
business have been sold and closed, the Developer. An Owner may not paint or otherwise
decorate or change the appearance of any portion of the exterior of the Condominium building,
his Unit, or the Condominium Property except that the Association will permit the installation of
screen enclosures on the Unit balconies and patios, provided that the installation of same is in
compliance with the Exterior Lanai Architectural Guidelines previously approved by the Board
and attached hereto as Exhibit A. Prior to installation, written approval of the Board of Directors
must be obtained by the Unit Owner. The Association shall determine the exterior color scheme
of all buildings in the Condominium and shall be responsible for the maintenance thereof.

IN WITNESS WHEREOF, BELLE HAVEN CONDOMINIUM ASSOCIATION, INC.
has caused this certificate of Amendment to be executed in accordance with the authority
hereinabove expressed this 14 day of March, 2017.

(CORPORATE SEAL)

BELLE HAVEN CONDOMINIUM
ASSOCIATION, INC.

ATTEST:
[Signature]
Secretary

By: [Signature]
President

(STATE OF FLORIDA)
(COUNTY OF ST JOHNS)

On this 14 day of March 2017, personally appeared Robert Lang ~~W. Perry Brown~~, President and
acknowledged before me that he executed this instrument for the purposes herein expressed.

[Signature]
Notary Public



My commission expires:
July 29, 2019

EXHIBIT A
R...



BELLE HAVEN

OF ST. AUGUSTINE

EXTERIOR LANAI ARCHITECTURAL GUIDELINES

INTRODUCTION: the following guidelines are intended to ensure that the architectural integrity of Bellehaven Condominium Association will be maintained in a fashion that is uniform from the exterior. Any exterior changes must be approved by the Board of Directors prior to any work commencing.

PURPOSE: The intent of these guidelines is to help ensure that Bellehaven, a community of quality condominium units building with a tasteful and aesthetically pleasing architectural design, promoting the use of long-lasting materials and high construction standards, will be maintained. Any exterior additions or modifications, other than routine maintenance, and any exceptions noted in the following guidelines, must have prior written approval from the ARC before implementation. All proposals must be submitted at least two (2) weeks prior to the scheduled Board of Directors Meetings for consideration. Proposals should be submitted by using the attached Architectural Request Form.

GUIDELINES

- I. Lanai Enclosures: Lanai enclosures are allowed, but require Board approval and must be constructed using the specifications set forth in these approved guidelines. Please see attached Vendor specifications for further detail.
 - a. Windows will be bronze frame with clear or tinted glass with a configuration of xo(one panel fixed;one panel operable) or xx(both panels operable) with screen. No exceptions.
 - b. Existing Rail will be removed when using fixed temper glass panels on the lower half of the panel to height of 41".

APPROVED MARCH 2015

Exhibit A
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- c. A copy of the building permit will be required to be submitted prior to the work commencing.
- d. All applications shall include a comprehensive plan for the enclosure showing elevations, materials and placement.
- e. Construction materials must be of high-quality professionally installed aluminum.
- f. Note. Units with existing screen doors will require the door opening to be reframed to accommodate a 3/0 x 6/8 glass door with lower operable sash and fixed temper glass panel side lights when applicable.

Approved Vendor Contact Information:

Builder Service Aluminum
3555 US 1 South
St Augustine FL 32085
904-797-1739

Aluminum Construction by Outley
3670 U.S. 1
St Augustine, FL 32086
904-797-7347

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