FIRST AMENDMENT TO BY-LAWS
OF THE ROYAL MANSION CONDOMINIUM ASSOCIATION, INC.
a Florida Not-For-Profit Corporation

THIS FIRST AMENDMENT dated this 4th day of March, 1989, was duly adopted by the members of the Royal Mansion Condominium Association, Inc. (hereinafter: the "Association") and by Fuscana International, Inc., a Florida Corporation.

RECITALS:

WHEREAS, the By-Laws of the Royal Mansion Condominium Association, Inc., a Florida Not-for-Profit Corporation, were recorded in Official Records Book 2899, Page 1040, Public Records of Brevard County, Florida (hereinafter: the "By-Laws");

WHEREAS, pursuant to Article VII of the By-Laws, the By-Laws may be amended pursuant to the provisions in the Articles of Incorporation of the Royal Mansion Condominium Association, Inc., (hereinafter: the "Association"), which Articles of Incorporation were approved by the State of Florida, Secretary of State on April 19, 1988 and recorded in Official Records Book 2899, Page 1032, Public Records of Brevard County, Florida (hereinafter: the "Articles");

WHEREAS, the Articles in Article VIII provide that upon recommendation by the Association Board of Directors, an amendment may be adopted by a majority of the Association members;

WHEREAS, an absolute majority of all votes in the Association did vote in favor of the below referenced amendment at a regularly and properly called meeting held on the 4th day of March, 1989;

WHEREAS, the unit owners intended to maintain the requirement of the preparation of an audit on a yearly basis of the Association's financial records, but the unit owners did intend to set up a mechanism by which the requirement of an audit could be waived on a yearly basis by said unit owners; and

WHEREAS, the Developer has consented to and joined in the proposed amendment.

NOW, THEREFORE, be it resolved that the following amendment to the By-Laws is hereby adopted:

1. Each and all of the above recitals be and the same is hereby declared to be true and correct and incorporated herein.

671901

89 MAY 17 PM 2:11

A:*BYLAWS.AMD 03-13-89

Return to:
Robert B. Gougelman, III
Gray, Harris, Harrell, Silberhorn
& Gougelman, P.A.
1035 S. Riverview Drive
P. O. DRAWER 639
Melbourne, FL 32902-0639

OFF. REC. 2996 PAGE 3363

2. Article V, Section 7. of the By-Laws is amended as follows. Words in underlined text are additions to existing text. Words ~~struck-through~~ are deletions from existing text.

Section 7. The Board shall maintain accounting records according to generally accepted accounting practices, which records shall be open to inspection by unit owners at reasonable times and upon reasonable notice. These accounting records shall include a detailed record of receipts and expenditures of the Association and a separate account for each unit owner showing the assessments charged to and paid by such owner. Within ninety (90) days after the end of each year covered by an annual budget, or as soon thereafter as practicable, the Board shall cause to be furnished to each unit owner an audited statement for such year (unless waived by majority vote of unit owners present in person or by proxy and voting at a duly called meeting of the Association), showing the receipts and expenditures and such other information as the Board may deem appropriate.

Upon reasonable notice to the Board, any unit owner shall be furnished a statement of his account setting forth the amount of any unpaid assessments or other charges due and owing from him.

3. This amendment shall take effect upon its recordation in the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, the undersigned have set their hands and seals on the date first written above.

Signed, sealed, and delivered in the presence of:

ROYAL MANSION CONDOMINIUM ASSOCIATION, INC.

By: _____
Edward A. Powis, its President

FUSCANA INTERNATIONAL, INC.

By: _____
Edward A. Powis, its President

A:*BYLAWS.AMD REC-13-89

2996

PAGE 3364

STATE OF FLORIDA

COUNTY OF Dade

The foregoing instrument was acknowledged before me this 1 day of May, 1989 by Edward A. Powis, President of the Royal Mansion Condominium Association, Inc., a Florida Not-For-Profit Corporation and Edward A. Powis, President of Fuscana International, Inc., a Florida Corporation, on behalf of the corporations.

NOTARY PUBLIC - State of Florida at Large
My Commission Expires:
Notary Public, State of Florida at Large
My Commission expires Nov. 19, 1990

OFF. REC.
2996

CERTIFICATE

THIS IS TO CERTIFY THAT:

1. The attached writing is the original amendment adopting the First Amendment to the By-Laws of the Royal Mansion Condominium Association, Inc., a Florida Not-for-Profit Corporation (the "Association"), said original By-Laws having been recorded in Official Records Book 2899, Page 799, Public Records of Brevard County, Florida, which amendment was duly adopted by at least seventy percent (70%) of all Unit Owners and members of the Royal Mansion Condominium Association, Inc., and Royal Mansion, a Condominium, in accordance with the requirements of the Articles of Incorporation and By-Laws of the Association.

The adoption of the amendment appears upon the minutes of the annual membership meeting of the Association held at the Condominium in Cape Canaveral, Florida on the 4th day of March, 1989, a duly called meeting, and adoption stands unrevoked.

Executed at Maitland, Florida, on the 1 day of May, 1989.

ROYAL MANSION CONDOMINIUM ASSOCIATION, INC.

By: _____
Edward A. Powis, President

Attest: _____
Charles Wiley, Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Edward A. Powis and Charles Wiley, well known to me to be the President and Secretary of Royal Mansion Condominium Association, Inc., and that the foregoing individuals severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is a true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of May, 1989.

_____
Notary Public - State of Florida at Large - My Commission Expires:
A:*CDD.CER

Notary Public, State of Florida at Large
My Commission Expires Nov. 19, 1990

OFF. REC. 2996

PAGE 3366

Gene Silkey
8600 Ridgewood Ave
Cape Canaveral, Fl
32920

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF ROYAL MANSION, A CONDOMINIUM

830754

95 JUL 20 AM 9:11

WHEREAS, Declaration of Condominium establishing ROYAL MANSION, A CONDOMINIUM was recorded in Official Records Book 2899, Pages 799 through 1048, inclusive, and Amended by Amendment recorded in Official Records Book 3085, pages 3199 through 3394, inclusive, Public Records of Brevard County, Florida; and

WHEREAS, said Declaration and Amendment thereto specifically reserves the right to amend the Declarations of Condominium pursuant to Article XIII; and

WHEREAS, there is an error or omission in the Declaration and a need for the Association to correct that error and/or omission by an amendment to the Declaration in that the unit numbers need to be corrected; and

WHEREAS, there has been proper notice of such proposed Amendment at a special meeting of the Board of Directors and Membership of Royal Mansion Condominium Association, Inc. and a resolution for adoption of such Amendment has been approved by not less than thirty-three and one-third (33 1/3%) percent of the Board of Directors and by not less than fifty (50%) percent of the votes of the entire membership of the condominium;

NOW, THEREFORE, the Association amends the aforesaid Declaration of Condominium, as amended, heretofore filed among the Public Records of Brevard County, Florida in the following particulars only:

1. The numbering system for each villa and unit is changed as follows:

Old Unit & Villa Number	New Unit Number
101-A	1102
102-B	1104
103-B	1106
104-B	1108
105-C	1110
106-C	1112
107-D	1114
108-D	1116
109-D	1115
110-D	1113
111-C	1111
112-C	1109

Sandy Crawford Clerk Circuit Court
Recorded and Verified Brevard County, FL
Pgs. 4 # Names 2
Trust Fund 2.50 Rec Fee 17.00
Stamp-Deed _____ Excise Tx _____
Stamp-Mtg _____ Int Tx _____
Service Chg _____ Refund _____

113-B	1107
114-B	1105
115-A	1103
116-A	1101
117-E	2102
118-E	2104
119-F	2106
120-F	2108
121-F	2107
122-F	2105
123-E	2103
124-E	2101
125-G	3102
126-G	3104
127-H	3106
128-H	3108
129-I	3110
130-I	3112
131-I	3111
132-I	3109
133-H	3107
134-H	3105
135-G	3103
136-G	3101
201-A	1202
202-A	1204
203-B	1206
204-B	1208
205-C	1210
206-C	1212
207-D	1214
208-D	1216
209-D	1215
210-D	1213
211-C	1211
212-C	1209
213-B	1207
214-B	1205
215-A	1203
216-A	2101
217-E	2202
218-E	2204
219-F	2206
220-F	2208
221-F	2207
222-E	2205
223-E	2203
224-E	2201
225-G	3202

226-G	3204
227-H	3206
228-H	3208
229-I	3210
230-I	3212
231-I	3211
232-I	3209
233-H	3207
234-H	3205
235-G	3203
236-G	3201
301-A	1302
302-A	1304
303-B	1306
304-B	1308
305-C	1310
306-C	1312
307-D	1314
308-D	1316
309-D	1315
310-D	1313
311-C	1311
312-C	1309
313-B	1307
314-B	1305
315-A	1303
316-A	1301
317-E	2302
318-E	2304
319-F	2306
320-F	2308
321-F	2307
322-F	2305
323-E	2303
324-E	2301
325-G	3302
326-G	3304
327-H	3306
328-H	3308
329-I	3310
330-I	3312
331-I	3311
332-I	3309
333-H	3307
334-H	3305
335-G	3303
336-G	3301

Only the unit number is changed as indicated above throughout the

Declaration. The interest of each unit in any common elements or otherwise is not changed by this amendment.

IN WITNESS WHEREOF, Royal Mansion Condominium Association, Inc. has cause these presents to be signed and sealed this 6th day of June, 1995.

Signed Sealed and Delivered in the Presence of:

LINDA J MYCHALISHYN
Linda J. Mychalishyn
Printed Name

Stephanie C. Brinson
Stephanie C. Brinson
Printed Name

ROYAL MANSION CONDOMINIUM ASSOCIATION, INC., a Florida Not for Profit Corporation

By: Lonnie Robinson
Lonnie Robinson
President

(Corporate Seal)

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

I HEREBY CERTIFY that on this 6th day of ~~June~~ July, 1995, before me personally appeared LONNIE ROBINSON, President of ROYAL MANSION CONDOMINIUM ASSOCIATION, INC., a Florida Not For Profit Corporation, [ ] personally known to me or [ ] who provided US AIR ID as identification and who executed the foregoing and severally 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, and the same instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Moon Twp in the State and County last aforesaid on the day and year last aforesaid.

Linda J Mychalishyn
LINDA J MYCHALISHYN
Printed Name
Notary Public
~~State of Florida at Large~~
~~Commission Number:~~
My Commission Expires: 2.6.99

Notarial Seal
Linda J. Mychalishyn, Notary Public
Moon Twp., Allegheny County
My Commission Expires Feb. 6, 1999
Member, Pennsylvania Association of Notaries

4

CFN 98004374
01-09-98 12:14 pm
OR Book/Page: 3766 / 0718

Sandy Crawford
Clerk Of Courts, Brevard County
#Pgs: 4 #Names: 2
Trust: 2.50 Rec: 17.00 Serv 0.00
Deed: 0.00 Excise: 0.00
Mtg: 0.00 nt Tax: 0.00

CORRECTED SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF ROYAL MANSION, A CONDOMINIUM

WHEREAS, Declaration of Condominium establishing ROYAL MANSION, A CONDOMINIUM was recorded in Official Records Book 2899, Pages 799 through 1048, inclusive; amended by Amendment recorded in Official Records Book 3085, at Pages 3199 through 3394, inclusive; and further amended by Second Amendment recorded in Official Records Book 3491, at Pages 2138 through 2141, inclusive, all of the Public Records of Brevard County, Florida; and

WHEREAS, said Declaration and Amendment thereto specifically reserves the right to amend the Declarations of Condominium pursuant to Article XIII; and

WHEREAS, there is an error or omission in the Declaration and a need for the Association to correct that error and/or omission by an amendment to the Declaration in that the unit numbers need to be corrected; and

WHEREAS, there has been proper notice of such proposed Amendment at a special meeting of the Board of Directors and Membership of Royal Mansion Condominium Association, Inc. and a resolution for adoption of such Amendment has been approved by not less than thirty-three and one-third (33 1/3%) percent of the Board of Directors and by not less than fifty (50%) percent of the votes of the entire membership of the condominium;

NOW, THEREFORE, the Association amends the aforesaid Declaration of Condominium, as amended, heretofore filed among the Public Records of Brevard County, Florida in the following particulars only:

1. The numbering system for each villa and unit is changed as follows:

Old Unit Number	New Unit Number
101	1102
102	1104
103	1106
104	1108
105	1110
106	1112
107	1114
108	1116
109	1115
110	1113
111	1111

S Craig Wakefield
E

CFN 98004374
OR Book/Page: 3766 / 0719

112	1109
113	1107
114	1105
115	1103
116	1101
117	2102
118	2104
119	2106
120	2108
121	2107
122	2105
123	2103
124	2101
125	3102
126	3104
127	3106
128	3108
129	3110
130	3112
131	3111
132	3109
133	3107
134	3105
135	3103
136	3101
201	1202
202	1204
203	1206
204	1208
205	1210
206	1212
207	1214
208	1216
209	1215
210	1213
211	1211
212	1209
213	1207
214	1205
215	1203
216	2101
217	2202
218	2204
219	2206
220	2208
221	2207
222	2205
223	2203
224	2201

CFN 98004374
OR Book/Page: 3766 / 0720

225	3202
226	3204
227	3206
228	3208
229	3210
230	3212
231	3211
232	3209
233	3207
234	3205
235	3203
236	3201
301	1302
302	1304
303	1306
304	1308
305	1310
306	1312
307	1314
308	1316
309	1315
310	1313
311	1311
312	1309
313	1307
314	1305
315	1303
316	1301
317	2302
318	2304
319	2306
320	2308
321	2307
322	2305
323	2303
324	2301
325	3302
326	3304
327	3306
328	3308
329	3310
330	3312
331	3311
332	3309
333	3307
334	3305
335	3303
336	3301

CFN 98004374
OR Book/Page: 3766 / 0721

Only the unit number is changed as indicated above throughout the Declaration. The interest of each unit in any common elements or otherwise is not changed by this amendment.

2. This Second Amendment shall be to correct and clarify the Old Unit Numbers and thereby delete the letter following the Old Unit Number as referenced in the Amendment recorded in Official Records Book 3085, at Pages 3199 through 3394, inclusive, of the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, Royal Mansion Condominium Association, Inc. has cause these presents to be signed and sealed this 31st day of ~~October~~ December, 1997.

Signed Sealed and Delivered in the Presence of:

(2) Theresa A. Pegoni
Printed Name

(2) Stephanie C. Brinson
Printed Name

ROYAL MANSION CONDOMINIUM ASSOCIATION, INC., a Florida Not for Profit Corporation

By: (1) Lonnie A Robinson
LONNIE A ROBINSON
President

(Corporate Seal)

(7) STATE OF PA
COUNTY OF BEAVER

I HEREBY CERTIFY that on this 31st day of ~~October, 1995,~~ DECEMBER 1997 before me personally appeared LONNIE A ROBINSON, (1) President of ROYAL MANSION CONDOMINIUM ASSOCIATION, INC., a Florida Not For Profit Corporation, [✓] personally known to me or [ ] who provided USAIRWAYS I.D. as identification and who executed the foregoing and severally 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, and the same instrument is the act and deed of said corporation.

WITNESS my signature and official seal at BEAVER, PA. in the State and County last aforesaid on the day and year last aforesaid.

(4) Beverly Jean Copeland
(3) BEVERLY JEAN COPELAND
Printed Name
Notary Public
State of Florida at Large
Commission Number:
My Commission Expires: 12-7-1999

Notarial Seal
Beverly Jean Copeland, Notary Public
South Beaver Twp., Beaver County
My Commission Expires Dec. 7, 1999
Member, Pennsylvania Association of Notaries

(6)

Return to:

John Melicharek, Jr. Esq.
Baker & Hostetler, LLP
P.O. Box 112
Orlando, FL 32802-0112

HC

CFN:2003166722 06-05-2003 04:49 pm
OR Book/Page: 4934 / 0831

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 3 #Names: 2
Trust: 2.00 Rec: 13.00 Serv: 0.00
Deed: 0.00 Excise: 0.00
Mtg: 0.00 Int Tax: 0.00

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF ROYAL MANSION, A CONDOMINIUM

WHEREAS, Declaration of Condominium establishing ROYAL MANSION, A CONDOMINIUM was recorded in Official Records Book 2899, Pages 799 through 1048, inclusive; Amended by Amendment recorded in Official Records Book 3085, pages 3199 through 3394, inclusive; and amended by Second Amendment recorded in Official Records Book 33491, at pages 2138 through 2141; and by Corrected Second Amendment recorded in Official Records Book 3766, at Page 718 through 721, Public Records of Brevard County, Florida; and

WHEREAS, said Declaration and Amendment thereto specifically reserves the right to amend the Declarations of Condominium pursuant to Article XIII; and

WHEREAS, there is a scrivenor's error or omission in the Second Amendment and the Corrected Second Amendment to Declaration of Condominium of Royal Mansion, a Condominium and there is a need for the Association to correct that error and/or omission by an amendment to the Declaration in that one of the unit numbers needs to be corrected; and

WHEREAS, there has been proper notice of such proposed Amendment at a special meeting of the Board of Directors and Membership of Royal Mansion Condominium Association, Inc. and a resolution for adoption of such Amendment has been approved by not less than thirty-three and one-third (33 1/3%) percent of the Board of Directors and by not less than fifty (50%) percent of the votes of the entire membership of the condominium;

NOW, THEREFORE, the Association amends the aforesaid Declaration of Condominium, as amended, heretofore filed among the Public Records of Brevard County, Florida in the following particulars only:

1. The numbering system for the villas and units which was incorrect as a result of a scrivenors error in the Second Amendment and Corrected Second Amendment is changed as follows:

Old Unit & Villa Number	Correct New Unit Number	Old Number Being Corrected
124	2101	2101 Note-the numbers for Unit 216 were transposed so there were two Units 2101. Old unit 124 is the correct Unit 2101.
216	1201	2101 Note-the numbers were transposed. Unit 1201 is the correct number for Unit 216

Only the unit number is changed as indicated above throughout the Declaration. The interest of each unit in any common elements or otherwise is not changed by this amendment.

IN WITNESS WHEREOF, Royal Mansion Condominium Association, Inc. has cause these presents to be signed and sealed this 4th day of ~~May~~ June, 2003.

Signed Sealed and
Delivered in the
Presence of:

Dianna Mann
DIANNA MANN
Printed Name

Jennifer Cochran
Jennifer L. Cochran
Printed Name

ROYAL MANSION CONDOMINIUM
ASSOCIATION, INC.,
a Florida Not for Profit Corporation

By: Mary Pavich
Mary Pavich
Secretary

(Corporate Seal)

CFN:2003166722
OR Book/Page: 4934 / 0832

STATE OF Florida

COUNTY OF Brevard

CFN:2003166722
OR Book/Page: 4934 / 0833

I HEREBY CERTIFY that on this 4 day of ~~May~~ June, 2003 before me personally appeared MARY PAVICH, Secretary of ROYAL MANSION CONDOMINIUM ASSOCIATION, INC., a Florida Not For Profit Corporation, [X] personally known to me or [ ] who provided _____ as identification and who executed the foregoing and severally 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, and the same instrument is the act and deed of said corporation.

WITNESS my signature and official seal in the State and County last aforesaid on the day and year last aforesaid.

NANCY H. LEWIS
MY COMMISSION # DD 168960
EXPIRES: December 2, 2006
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

Nancy H Lewis
Nancy H Lewis
Printed Name
Notary Public -
State of Florida at Large
Commission Number: DD 168960
My Commission Expires 12/2/06

Return to:

John Melicharek, Jr. Esq.
Baker & Hostetler, LLP
P.O. Box 112
Orlando, FL 32802-0112

CFN:2003166723 06-05-2003 04:49 pm
OR Book/Page: 4934 / 0834

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 2 #Names: 2
Trust: 1.50 Rec: 9.00 Serv: 0.00
Deed: 0.00 Excise: 0.00
Mtg: 0.00 Int Tax: 0.00

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF ROYAL MANSION, A CONDOMINIUM

WHEREAS, Declaration of Condominium establishing ROYAL MANSION, A CONDOMINIUM was recorded in Official Records Book 2899, Pages 799 through 1048, inclusive; Amended by Amendment recorded in Official Records Book 3085, pages 3199 through 3394, inclusive; and amended by Second Amendment recorded in Official Records Book 33491, at pages 2138 through 2141; and by Corrected Second Amendment recorded in Official Records Book 3766, at Page 718 through 721, Public Records of Brevard County, Florida; and by Third Amendment recorded in Office Records Book 4934 at Pages 831 through 833; and

WHEREAS, said Declaration and Amendment thereto specifically reserves the right to amend the Declarations of Condominium pursuant to Article XIII; and

WHEREAS, there has been proper notice of a proposed Amendment at a special meeting of the Board of Directors and Membership of Royal Mansion Condominium Association, Inc. and a resolution for adoption of such Amendment has been approved by not less than fifty (50%) percent of the Board of Directors and by not less than sixty seven (67%) percent of the votes of the entire membership of the condominium;

NOW, THEREFORE, the Association amends the aforesaid Declaration of Condominium, as amended, heretofore filed among the Public Records of Brevard County, Florida in the following particulars only:

Article X, Paragraph M of the Declaration of Condominium of Royal Mansions is hereby replaced in its entirety by the following language:

M. A unit owner, but not a tenant or guest of a unit owner, shall be allowed to keep in his own unit, one domestic pet, provided that such pet shall weight less than 50 pounds and shall be subject to further rules and regulations adopted by the Board of Administration.

IN WITNESS WHEREOF, Royal Mansion Condominium Association, Inc. has cause these presents to be signed and sealed this 4th day of ~~May~~ June, 2003.

Signed Sealed and
Delivered in the
Presence of:

Diana Mann
DIANNA MANN
Printed Name

ROYAL MANSION CONDOMINIUM
ASSOCIATION, INC.,
a Florida Not for Profit Corporation

By: Mary Pavich
Mary Pavich
Secretary

Janice L. Cochran
Janice L. Cochran
Printed Name

CFN:2003166723
OR Book/Page: 4934 / 0835

(Corporate Seal)

STATE OF Florida

COUNTY OF Brevard

I HEREBY CERTIFY that on this 4 day of ~~May~~ June, 2003 before me personally appeared MARY PAVICH, Secretary of ROYAL MANSION CONDOMINIUM ASSOCIATION, INC., a Florida Not For Profit Corporation, [X] personally known to me or [ ] who provided _____ as identification and who executed the foregoing and severally 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, and the same instrument is the act and deed of said corporation.

WITNESS my signature and official seal in the State and County last aforesaid on the day and year last aforesaid.

NANCY H. LEWIS
MY COMMISSION # DD 168960
EXPIRES: December 2, 2006
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

Nancy H Lewis
Nancy H Lewis
Printed Name
Notary Public
State of Florida at Large
Commission Number: DD 168960
My Commission Expires 12/2/06

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