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 LARRY WHALEY, CLERK OF COURT
 OSCEOLA COUNTY
 RECORDING FEES 35.50

Prepared by and return to:
 Courtney L. Milam, Esq.
 Shuffield, Lowman & Wilson, P.A.
 1000 Legion Place, Ste. 1700
 Orlando, FL 32801

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,
 CONDITIONS AND RESTRICTIONS FOR CORAL CAY RESORT**

THIS SECOND AMENDMENT (the "Second Amendment") is made as of the 27 day of March, 2007 by **CORAL CAY RESORT HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation ("Association") to that certain Declaration of Covenants, Restrictions and Easements of Coral Cay Resort dated the 23rd day of May, 2005 and recorded the 8th day of August, 2006 in Official Records Book 3250, Page 1730, and re-recorded for the purpose of attaching certain exhibits thereto omitted at the time of the original recording, on the 17th day of January, 2007 in Official Records Book 3383, Page 596 of the Public Records of Osceola County, Florida ("Declaration"). Unless the context otherwise requires, any capitalized term not defined but used herein shall have the meaning given to such word or words in the Declaration.

RECITALS

WHEREAS, Section 16.1 of the Declaration provides that the provisions of the Declaration may be amended upon the written consent of the Owners within the development who hold at least two-thirds (2/3) of the total votes within the Association; and

WHEREAS, in satisfaction of Section 16.1 of the Declaration, the requisite number of Members of the Association have executed a written consent attached hereto as **Exhibit "A"** and incorporated herein (the "Written Consent"); and

WHEREAS, the Association executed an Amendment to Declaration of Covenants, Conditions and Restrictions for Coral Cay Resort on January 10, 2007 and recorded on January 17, 2007 in Official Records Book 3383, Page 596 of the Public Records of Osceola County, Florida (the "First Amendment"); and

WHEREAS, the Association now desires to amend the Declaration in accordance with and as authorized by the Written Consent.

NOW, THEREFORE, in consideration of the premises and by virtue of the authority of Association as hereinabove set forth, the Declaration is hereby amended and supplemented as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by reference as if set forth fully herein.

2. **Amendment.** Section 7.4 on page 15 of the Declaration as originally recorded and subsequently amended by the First Amendment is hereby superseded and replaced in its entirety by the following:

“7.4 **Maximum Annual Common Assessment.** Until January 1 of the year immediately following the conveyance of the first Lot/Residence to any Owner, the maximum annual Common Assessment shall be paid in monthly installments of Three Hundred Thirty Four and No/100ths Dollars (\$334.00) per Lot/Residence. The foregoing annual assessment is in addition to any and all assessments and other financial obligations which an Owner may have to the Association.”

3. **Force and Effect of Declaration.** Except as specifically amended hereby, the remainder of the Declaration shall remain in full force and effect in accordance with its terms.

4. **Effective Date.** This Second Amendment is effective as of the date first set forth above.



[Signature on following page]

IN WITNESS WHEREOF, Declarant has duly executed this Second Amendment as of the day and year first hereinabove set forth.

WITNESSES:

“ASSOCIATION”

CORAL CAY RESORT
HOMEOWNERS’ ASSOCIATION, INC,
a Florida not-for-profit corporation

Shawn Jackson
Print Name: Shawn Jackson

By: Steve Hiss
Steve Hiss
President

Gloria Johnson
Print Name: Gloria Johnson

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27 day of March, 2007, by Steve Hiss as President of Coral Cay Resort Homeowners’ Association, Inc., a Florida not-for-profit corporation. He (check one) is personally known to me or produced _____ as identification.



SHAWN JACKSON
MY COMMISSION # DD 416518
EXPIRES: June 7, 2009
Bonded Thru Budget Notary Services

Shawn Jackson
Print Name: Shawn Jackson
Notary Public, State of Florida
Commission No.: DD416518
My Commission Expires: June 07, 2009

WRITTEN CONSENT TO CORPORATE ACTION WITHOUT A MEETING

March 27, 2007

THE UNDERSIGNED, the record owner of 124 of the 156 lots within Coral Cay Resort constituting 79.5% of the votes within the Coral Cay Resort Homeowners' Association, Inc., a Florida not-for-profit corporation (the "Association") hereby consents to and adopts the following resolutions and takes the following action pursuant to Section 617.0701 Florida Statutes (the "Action"):

RESOLVED, the undersigned deemed advisable and in the best interest of the Association that the provisions of Section 7.4 of that certain Declaration of Covenants, Conditions and Restrictions dated 23rd day of May, 2005 and recorded on the 8th day of August, 2006 in Official Records Book 3250, Page 1730 and re-recorded on the 17th day of January, 2007 in Official Records Book 3383, Page 596 and as amended by that Amendment to Declaration of Covenants, Conditions and Restrictions for Coral Cay Resort executed on the 10th day of January, 2007 and recorded on the 17th day of January, 2007 in Official Records Book 3383, Page 596, all in the Official Records of Osceola County, Florida (the "Declaration") be amended to read as follows:

"7.4 Maximum Annual Common Assessment. Until January 1 of the year immediately following the conveyance of the first Lot/Residence to any Owner, the maximum annual Common Assessment shall be paid in monthly installments of Three Hundred Thirty Four and No/100ths Dollars (\$334.00) per Lot/Residence. The foregoing annual assessment is in addition to any and all assessments and other financial obligations which an Owner may have to the Association."

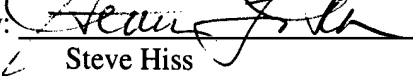
RESOLVED, the remainder of the Declaration shall remain in full force and effect in accordance with its terms as originally recorded.

RESOLVED, this Action is effective as of the date first set forth above.

IN WITNESS WHEREOF, the undersigned hereunto has set its hand effective as of the date first above written.

CORAL CAY RESORT, LLC, a
Florida limited liability company

By: **ENGINEERED HOMES OF
ORLANDO, INC**, a Florida
corporation
As Its: Managing Member

By: 
Steve Hiss
Director/Secretary/Treasurer