

Seventh Amendment
to
Declaration of Condominium
for

St. Augustine Ocean & Racquet Club Condominium Association, Inc.

THIS SEVENTH AMENDMENT to the Declaration of Condominium for St. Augustine Ocean & Racquet Club Condominium Association, Inc. is executed this 14 day of January 2006 by the St. Augustine Ocean & Racquet Club Condominium Association, Inc., a Florida corporation not-for-profit ("ASSOCIATION").

WITNESSETH

WHEREFORE, the Association desires to amend the Declaration of Condominium for St. Augustine Ocean & Racquet Club Condominium Association, Inc. as recorded on August 23, 1998 at Official Records Book 551, Page 224 of the Public Records of St. Johns County Florida ("DECLARATION") for the purpose of placing restrictions on pets in the community; and

WHEREFORE, the Association previously has amended the Declaration by amendments recorded at Official Records of St. Johns County, the most recent of which was recorded on July 23, 1996 at Official Records of St. Johns County at Book 1185, Page 339 (6th Amendment);

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

1. Article XVI.F Pets, is hereby amended to read as follows:
(additions are underlined, deletions are ~~stricken~~);

No animals, birds or reptiles of any kind will be raised, bred or kept in the common elements or in the individual units, except for: no more than one well behaved dog of gentle disposition; no more than one cat, usual domestic birds in cages and fish in tanks, or other household pets approved by the Board of Directors or manager as to compatibility with the community. Not withstanding the above, in no event will any dog whose breed is noted for its viciousness or ill-temper, in particular, the American Staffordshire Terrier, know as a "Pit Bull Terrier," be permitted on the premises. Any pet causing or creating an unreasonable disturbance or noise will be permanently removed from the property upon three (3) day's written notice from the Board of Directors. In no event will any dog or cat be permitted on any portion of the common elements unless carried or on a leash not to exceed ten (10) feet in length; no pets, of any nature or kind, be allowed in the pool areas. Any droppings in the common grounds will be picked up and removed immediately to the Association's trash disposal containers. The owner will compensate any person hurt or bitten by any dog, and will hold the Association harmless from any claim resulting from any action of his pet whatsoever. These pet restrictions are applicable to owners and their immediate family. Lessees and Guests are prohibited from bringing any pet on the premises. Except seeing-eye dogs will be permitted for those persons holding certificates of blindness and necessity. Other animals will be permitted if such animals serve as physical aides to handicapped person and such animals have been trained or provided by an agency or service qualified to provide or train such animals. All pets are to be registered at the Ocean & Racquet Club onsite office.

Redtag

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