

This instrument prepared by and return to:

Erik F. Whynot, Esq.
THE WHYNOT LAW FIRM
2003 Longwood Lake Mary Rd.
Suite 1007
Longwood, Florida 32750
Telephone: 407-541-0050

**CERTIFICATE OF FIFTH AMENDMENT TO THE DECLARATION
OF CONDOMINIUM ESTABLISHING RIVER CLUB CONDOMINIUMS, A CONDOMINIUM**

This Certificate of Fifth Amendment to the Declaration of Condominium Establishing River Club Condominiums, a Condominium ("Certificate"), is made this 28 day of JULY 2025, by RIVER CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation ("Association"), and joined by the current owner of Unit 105, CATHERINE M. KUZMA, the current owner of Unit 206, ICC PROPERTIES, LLC, and the current owner of Unit 208, JUDY L. WRIGHT, TRUSTEE OF THE JUDY L. WRIGHT REVOCABLE TRUST, AS AMENDED, DATED JULY 10, 1995.

WITNESSETH:

WHEREAS, that certain Declaration of Condominium Establishing River Club Condominiums, a Condominium, was recorded at Official Records Book 1780, Page 819, in the Public Records of Brevard County, Florida ("Original Declaration"), as amended at Official Records Book 1795, Page 484, in the Public Records of Brevard County, Florida ("First Amendment"), as amended by the Certificate of Amendment to Declaration of Condominium Establishing River Club Condominiums, a Condominium, recorded at Official Records Book 8379, Page 1585, in the Public Records of Brevard County, Florida ("Second Amendment"), as amended by the Certificate of Amendment to Declaration of Condominium Establishing River Club Condominiums, a Condominium, recorded at Official Records Book 8653, Page 2935, in the Public Records of Brevard County, Florida ("Third Amendment"), as amended by the Certificate of Fourth Amendment to the Declaration of Condominium Establishing River Club Condominiums, a Condominium, recorded at Official Records Book 10262, Page 2410, in the Public Records of Brevard County, Florida ("Fourth Amendment"), collectively, all of the above Declarations and any subsequent amendments thereto are referred to as the "Declaration";

WHEREAS, the Association desires to amend its Declaration as shown at Exhibit 1 ("Fifth Amendment"), attached hereto;

WHEREAS, the proposed amendments require the approval of "a majority of the total voting interests in the Association," pursuant to Article XV, Section 1, of the Declaration;

WHEREAS, a duly noticed meeting of the membership was held on June 16, 2025, at which meeting a majority of the total voting interests approved of the proposed amendments as indicated on the Fifth Amendment attached hereto at Exhibit 1;

NOW, THEREFORE, the Association hereby files and records the following documents applicable to the Association as follows:

1. The foregoing recitals are true and correct and are incorporated into and form a part of this Certificate.
2. In the event there is conflict between this Fifth Amendment and the Declaration, this Fifth

Amendment shall control.

3. The Declaration and this Fifth Amendment shall be read as one document wherever possible.
4. All provisions of the Declaration that are not specifically amended herein remain in full force and effect.
5. The Declaration is hereby amended as indicated on the attached **Exhibit 1**.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 28 day of JULY, 2025.

WITNESSES:

Steven Banks
Sign Name

Steven Banks City of Cocoa Beach
Print Name and Address (Print Legibly Please)

Cindy M. DeBona
Sign Name

Cindy M. DeBona
Print Name and Address (Print Legibly Please)

RIVER CLUB CONDOMINIUM
ASSOCIATION, INC., a Florida not for profit
corporation

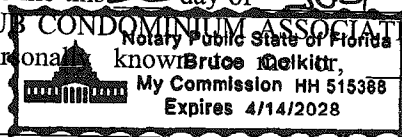
By: [Signature]
Sign Name

DANIEL BERLIN
Print Name and Address (Print Legibly Please)

Its: President

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 28th day of July, 2025, by, DANIEL BERLIN as President of RIVER CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, who is is personal known to me, Bruce Melkitt, produced as identification.



NOTARY PUBLIC - STATE OF FLORIDA
[Signature] BRUCE MELKITT
Print Name of Notary

Comm. Exp.: 4/14/2028
Serial/Comm. No.: HH 515388

JOINDER & CONSENT

CATHERINE M. KUZMA ("Owner"), the current owner of Unit 105, does hereby join in this Fifth Amendment to the Declaration of Condominium Establishing River Club Condominiums, a Condominium ("Fifth Amendment"), to which this Joinder & Consent is attached. The terms thereof are and shall be binding upon the undersigned and her successors in title. The Owner agrees this Joinder is for the purpose of evidencing the Owner's acceptance of and specific consent to the Fifth Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder & Consent on this 17 day of May, 2025.

WITNESSES:

David M Mosko
Sign Name

David M Mosko
Print Name and Address (Print Legibly Please)

Sign Name

Print Name and Address (Print Legibly Please)

CATHERINE M. KUZMA,

By: Catherine M. Kuzma by Mary Mosko Power of Attorney
Sign Name

Catherine M. Kuzma by Mary Mosko Power of Attorney
Print Name and Address (Print Legibly Please)

STATE OF ~~FLORIDA~~ OHIO)
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 17th day of May, 2025, by, CATHERINE M. KUZMA, who is personally known to me or, produced Drivers License as identification. Mary Mosko as attorney in fact for Catherine Kuzma

Terence J. Oliss II
NOTARY PUBLIC - STATE OF ~~FLORIDA~~ OHIO
Terence J. Oliss II
Print Name of Notary



TERRENCE J. OLISS II
Notary Public, State of Ohio
My Commission Expires:
July 18th, 2028

My Commission Expires: 7/18/2028
Serial/Commission No.: 2023-RE-866219

JOINDER & CONSENT

ICC PROPERTIES, LLC ("Owner"), the current owner of Unit 206, does hereby join in this Fifth Amendment to the Declaration of Condominium Establishing River Club Condominiums, a Condominium ("Fifth Amendment"), to which this Joinder & Consent is attached. The terms thereof are and shall be binding upon the undersigned and its successors in title. The Owner agrees this Joinder is for the purpose of evidencing the Owner's acceptance of and specific consent to the Fifth Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder & Consent on this 11th day of March, 2025.

WITNESSES:

Sign Name

Print Name and Address (Print Legibly Please)

Sign Name

Print Name and Address (Print Legibly Please)

ICC PROPERTIES, LLC, a Florida limited liability corporation

By:

Sign Name

Print Name

Its:

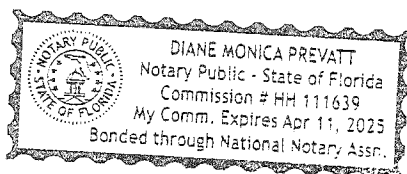
Manager

Alejandro Castellana 124 Commerce Way Sanford, FL 32771

124 Commerce Way, Sanford, FL 32771
c/o 1525 Minutemen Causeway
Colon Beach, FL #206

STATE OF FLORIDA)
 COUNTY OF Seminole)

The foregoing instrument was acknowledged before me this 11 day of March, 2025, by, James D. Capo, the managing manager of ICC PROPERTIES, LLC, a Florida Limited Liability Company, who is personally known to me or, produced as identification.



Diane Monica Prevatt
 NOTARY PUBLIC - STATE OF FLORIDA
Diane Monica Prevatt
 Print Name of Notary

My Commission Expires: April 11, 2025
 Serial/Commission No.: HH 111639

JOINDER & CONSENT

JUDY L. WRIGHT, TRUSTEE OF THE JUDY L. WRIGHT REVOCABLE TRUST, AS AMENDED, DATED JULY 10, 1995 ("Owner"), the current owner of Unit 208, does hereby join in this Fifth Amendment to the Declaration of Condominium Establishing River Club Condominiums, a Condominium ("Fifth Amendment"), to which this Joinder & Consent is attached. The terms thereof are and shall be binding upon the undersigned and its successors in title. The Owner agrees this Joinder is for the purpose of evidencing the Owner's acceptance of and specific consent to the Fifth Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder & Consent on this 14 day of March, 2025.

WITNESSES:

Chanse Young
Sign Name

Chanse Young
Print Name and Address (Print Legibly Please)

Katelyn Wood
Sign Name

Katelyn Wood
Print Name and Address (Print Legibly Please)

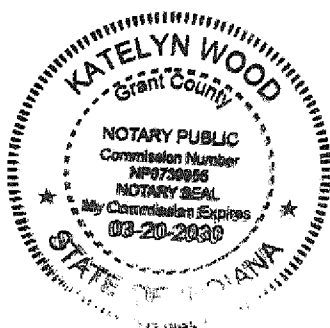
JUDY L. WRIGHT, TRUSTEE OF THE JUDY L. WRIGHT REVOCABLE TRUST, AS AMENDED, DATED JULY 10, 1995,

By: Judy L. Wright THE
Sign Name

Judy L. Wright
Print Name and Address (Print Legibly Please)

STATE OF INDIANA)
COUNTY OF Grant)

The foregoing instrument was acknowledged before me this 14 day of March, 2025, by, JUDY L. WRIGHT, TRUSTEE OF THE JUDY L. WRIGHT REVOCABLE TRUST, AS AMENDED, DATED JULY 10, 1995, who ___ is personally known to me or, ___ produced ___ as identification.



Katelyn Wood
NOTARY PUBLIC - STATE OF INDIANA
Katelyn Wood
Print Name of Notary

My Commission Expires: 3-20-2030
Serial/Commission No.: NP0739955

EXHIBIT 1

Pursuant to Article XV, Section 1, of the Declaration, the Association hereby amends the below specified provisions of the Declaration as follows:¹

➤ **ARTICLE IV, SECTION 2(a), IS HEREBY AMENDED AS FOLLOWS:**

2. There are limited common elements appurtenant to each of the units in this condominium, as shown and reflected by the floor and plot plans, such as covered balconies, directly accessible only through an individual unit. These limited common elements are reserved for the use of the units appurtenant thereto, to the exclusion of other units, and there shall pass with a unit, as appurtenant thereto, the exclusive right to use the limited common elements so appurtenant. All expenses of maintenance, repair or replacement relating to such limited common elements or involving structural maintenance, repair or replacement, shall be treated as and paid for as a part of the common expenses for the Association.

a. Boat Slips. The sixteen (16) boat slips constitute limited common elements of the condominium that are directly appurtenant to the Unit to which said boat slip is assigned. The boat slip assignments are as follows:

Unit No.	Appurtenant Boat Slip No.
101	9
102	7
103	5
104	3
105	13 15
106	10
107	12
108	4
201	1
202	6
203	2
204	8
205	11
206	14 13
207	16
208	15 14

¹ Additions to prior text are underlined and deletions are ~~stricken through~~.