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CERTIFIED CIRCUIT COURT MEDIATOR **
FL LICENSED CPA & LL.M (TAXATION) ***
NOT ADMITTED TO THE FL BAR****
ALSO ADMITTED IN AL +



**PLANNING & DEVELOPMENT
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**REPLY TO: SANTA ROSA BEACH
OFFICE**

February 12, 2018

Seagrove Highlands Condominium Owners Assn, Inc.
c/o James Driskell
2153 Riverchase Office Road
Birmingham, AL 35244

Re: Seagrove Highlands – Declaration Amendment

Dear Jim,

Please find enclosed, the original recorded Amendment to the Declaration for Seagrove Highlands. An electronic copy is on file with our office as well as with the Walton County Clerk of Court. If you have any questions or need additional information, please contact our office.

Sincerely,

Jennifer Corey
Legal Assistant to David H. Milam, Esq.

Enclosure: As Stated

PREPARED BY AND RETURN TO:

David H. Milam
2063 Co. Hwy. 395
Santa Rosa Beach, FL 32459

Cross Reference: Bk: 2715
Pg: 4782

**CERTIFICATE OF AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OF
SEAGROVE HIGHLANDS CONDOMINIUM**

NOTICE IS HEREBY GIVEN that the membership of the Seagrove Highlands Condominium Owners Association, Inc. approved, by an affirmative vote exceeding two thirds (2/3) of the total voting interests of the Association, the amendment of the Declaration of Condominium Ownership recorded in O.R. Book 2715, Page 4782, et seq. of the Public Records of Walton County, Florida (the "Declaration") as set forth on the attached Exhibit A at a duly called meeting of the members on October 14, 2017 which was adjourned on January 10, 2018.

The Declaration is hereby amended in accordance with Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF Seagrove Highlands Condominium Owners Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 12th day of March, 2018.

ATTEST:

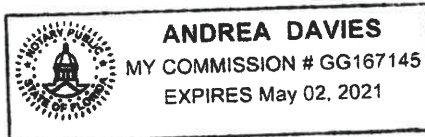
Seagrove Highlands Condominium Association, Inc.
a Florida not-for-profit corporation

By: Debbie Ridler
Print Name: Debbie Ridler

By: Dianne Bradburn
Its: Secretary

By: Andrea Davies
Print Name: Andrea Davies

The foregoing instrument was acknowledged before me this 12th day of March, 2018, by Dianne Bradburn as Secretary of Seagrove Highlands Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/She [is personally known to me] [has produced FD Drivers license identification] and [did] [did not] take an oath.



Andrea Davies
Notary Public
Print Name: Andrea Davies
My Commission Expires: May 02, 2021

EXHIBIT A

The following amendments are made to the Declaration of Condominium of Seagrove Highlands Condominium (new language is underlined and deleted language is struck-through):

1. Article XII, Section 1:

Each Unit is hereby restricted to residential or rental use by only the Owner thereof, his or her immediate family, guests, invitees or lessees. No Owner may rent any Unit for a rental term of less than three (3) nights. No Unit may be divided or subdivided into smaller Units nor any portion sold or otherwise transferred without first amending this Declaration to show the changes in the Unit to be affected. ~~However, while Developer is still selling Units, unsold Units may be used in the Developer's sales program as model Units, sales offices or for any purpose deemed appropriate by the Developer in his sales promotion efforts.~~

2. Article IX, Section 2:

By the Condominium Parcel Owner: The responsibility of the Condominium Parcel Owner shall be as follows:

F. To comply with the following Flooring Modification Guidelines:

(i) In an effort to reduce the amount of noise which is transmitted from the floors of upper Units to the ceilings of those below, the following guidelines (the "Flooring Modification Guidelines") must be followed when making modifications to installed floorcoverings. Prior to performing any floor covering changes, an Owner must provide a statement that the Owner has reviewed the Flooring Modification Guidelines and attests that said Flooring Modification Guidelines will be met by the contracted installation. **In all cases the Grp-Crete gypsum underlayment must not be removed.**

a. When replacing existing carpet with new carpet the padding used must meet Class 2 specifications such as Bonded Poly-Urethane Foam with a thickness of 3/8" and a density of 6.5 lbs.

b. When replacing existing floor covering with any hard surface flooring such as ceramic/porcelain tile, laminate or engineered hardwood that is less than 3/8", a cork underlayment with a thickness of 1/4" (6mm) shall be used. The cork backing that may already be attached to the replacement flooring is not to be considered when meeting the 1/4" requirement. In addition, any adhesive used in attaching the underlayment to the sub-floor and the flooring to the underlayment must be of a type designed for sound absorption, such as Bostik Ultra-Set SingleStep2 or equivalent.

c. When replacing existing floor covering with solid stone or hardwood flooring that is 3/8" or greater, an underlayment designed for maximum sound reduction at a thickness of 1/8" (3mm) such as ECO CORK FOAM shall be used. As set forth above, any adhesive used must be of a type designed for sound absorption and the cork backing that may already be attached to the replacement flooring is not to be considered when meeting the 1/8" requirement.

d. When overlaying existing tile flooring with any hard surface flooring such as ceramic/porcelain tile, laminate or engineered hardwood, a cork underlayment with a thickness of 1/8" (3mm) must be used. The cork backing that may already be attached to the replacement flooring is not to be considered when meeting the 1/8" requirement. In addition, any adhesive used in attaching new flooring to the existing floor must be of a type designed for sound absorption, such as Bostik Ultra-Set SingleStep2 or equivalent.