

This instrument prepared by  
and return recorded instrument to:

JESSE E. GRAHAM, JR., ESQ.  
Graham Legal Group, PLLC  
3208C E. Colonial Drive, Box 292  
Orlando, FL 32803

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**SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
OCEAN WALK AT NEW SMYRNA BEACH - BUILDING NO. 20,  
A CONDOMINIUM**

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**KNOW ALL PERSONS BY THESE PRESENTS:**

That **NEW SMYRNA CONDO BUILDING NO. 20, INC.**, a Florida corporation, the Developer described in that certain Declaration of Condominium of Ocean Walk at New Smyrna Beach - Building No. 20, a Condominium, recorded in Official Records Book 7428, at Page 4152, of the Public Records of Volusia County, Florida, as amended by that certain Amendment to Declaration of Condominium of Ocean Walk at New Smyrna Beach – Building No. 20, a Condominium recorded in Official Records Book 7500, Page 2747, Public Records of Volusia County, Florida (the “**Declaration**”), and the present owner and holder of at least one (1) unit described in the Declaration, declares that:

1. Section 13.4 of the Declaration provides that the Developer may amend the Declaration for so long as the Developer owns fee simple title to any Unit (as defined in the Declaration) subject to compliance with Section 718.110(4), Florida Statutes, and such amendment shall be effective without the necessity of a meeting of the Unit Owners (as defined in the Declaration) or the approval and joinder of any Unit Owner or the joinder of the owner and holder of any lien thereon; and


2. The Declaration is hereby modified and amended by deleting Section 10.1 thereof in its entirety and substituting in lieu thereof the following:

**"10.1 Occupancy.** Each of the Units shall be occupied only by the owner, its servants, tenants and guests, as a dwelling unit and for no other purpose, provided that a corporation may own or Lease a Unit. Nothing contained herein shall be interpreted to prohibit the leasing or rental of Units either on a long-term, short-term or transient basis, provided always that short term or terms of renters are for periods of no less than three (3) consecutive days. The Association may adopt reasonable rules and regulations pertaining to rentals."

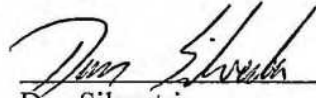
IN WITNESS WHEREOF, Developer has caused this Second Amendment to be executed by its duly authorized officer and its seal to be affixed on May 15, 2019.


**Witnesses:**

**"Developer"**

  
\_\_\_\_\_  
Signature of Witness  
Print Name: DOREEN HILL JOSEPH

**NEW SMYRNA CONDO BUILDING  
NO. 20, INC.,** a Florida corporation

By:   
\_\_\_\_\_  
Dan Silvestri  
Vice President

  
\_\_\_\_\_  
Signature of Witness  
Print Name: BRIAN HILL

**STATE OF TEXAS  
COUNTY OF HARRIS**

The foregoing instrument was acknowledged before me on May 15, 2019, by Dan Silvestri, as Vice President of New Smyrna Condo Building No. 20, Inc., a Florida corporation, and who (select one):

- is personally known to me or
- has produced DRIVERS LICENSE as identification.

(SEAL)

  
Printed name: DOREEN HILL JOSEPH

