

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OF PARAMOUNT RIVERFRONT, A CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF PARAMOUNT RIVERFRONT, A CONDOMINIUM (the "Amendment") is made as of the 24 day of May, 2022, by MERIDIAN RIVERFRONT DEVELOPMENT, LLC, a Florida limited liability company (the "Developer"), pursuant to the authority reserved in that certain Declaration of Condominium of Paramount Riverfront, a Condominium, recorded August 17, 2021, in Official Records Book 9226, Page 1025, of the Public Records of Brevard County, Florida (the "Declaration").

NOW, THEREFORE, in consideration of the premises and for good and other valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the terms and authority contained in the Declaration, the Developer hereby amends the Declaration, as follows:

1. Survey and Certificate of Surveyor. The Declaration is amended to replace Exhibit "A-1" and the corresponding Sheets of Exhibit "A" with those which are attached hereto.

THIS AMENDMENT DOES NOT CHANGE THE CONFIGURATION OR SIZE OF ANY PREVIOUSLY EXISTING CONDOMINIUM UNIT, DOES NOT ALTER OR MODIFY THE APPURTENANCES TO ANY PREVIOUSLY EXISTING UNIT AND DOES NOT CHANGE THE PROPORTION OR PERCENTAGE BY WHICH THE OWNERS OF UNITS SHARE THE COMMON EXPENSE AND SURPLUS.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed as of the 24 day of May, 2022.

In the presence of:

[Signature]
Witness Signature
Luanne Reinhardt

MERIDIAN RIVERFRONT DEVELOPMENT,
LLC, a Florida limited liability company

By: [Signature]
Robert Kodsi, Member

Witness Printed Name

[Signature]
Witness Signature
Samantha M. Berry

Witness Printed Name

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of May, 2022, by Robert Kodsi, as Member of Meridian Riverfront Development, LLC, a Florida limited liability company, on behalf of the Company. Robert Kodsi is ☒ personally known to me, or ☐ produced [Signature] (as identification).

My Commission Expires:



[Signature]
Notary Public - State of Florida

Print Name: Luanne Reinhardt

Surveyor's Certificate For Paramount Riverfront, A Condominium

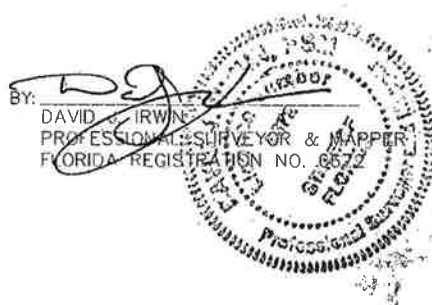
STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND ACKNOWLEDGMENTS, PERSONALLY APPEARED "DAVID J. IRWIN", BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS AN OATH AS FOLLOWS, TO-WIT:

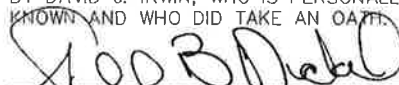
I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" IS SUBSTANTIALLY COMPLETE EXCLUDING UNIT 602 AND ARE SUFFICIENTLY DETAILED SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING PARAMOUNT RIVERVIEW, A CONDOMINIUM, IS AN ACCURATE REPRESENTATION OF THE LOCATIONS AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 25th DAY OF MAY 2022, A.D.

ALLEN ENGINEERING, INC.



THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF MAY 2022, A.D. BY DAVID J. IRWIN, WHO IS PERSONALLY KNOWN AND WHO DID TAKE AN OATH.


JILL B. NICKEL
NOTARY PUBLIC—STATE OF FLORIDA
MY COMMISSION EXPIRES: JULY 11, 2022
MY COMMISSION NO IS: GG 228285



ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
NOVEMBER 16, 2018
REVISED MAY 16, 2022

EXHIBIT "A-1"

SHEET 1 OF 1

Paramount Riverfront, A Condominium

Surveyor's Notes Concerning Sketch Of Survey:

1. The bearings shown are assumed relative to the East right of way line of U.S. Highway No. 1, being N27°35'00"W, and may not be a True North Azimuth.
2. Elevations shown are based on National Geodetic Vertical Datum of 1929 (NGVD 29), relative to a benchmark set by RKT Construction, Inc., being a nail in the base of a power pole, Elevation= 28,230 feet.
3. According to FIRM (Flood Insurance Rate Map) Map Number 12509206034H, revised 01/29/2021, this property lies within FIRM Zone 'X' (area is determined to be outside the 500-year flood plain) and FIRM Zone 'VE' (EL. 6) (area of Special Flood Hazard inundated by 100-year flood with base flood determined to be 6.0').
4. Unless otherwise noted, underground Improvements (foundations, septic tanks, Utilities etc.) were not located.
5. The Surveyor did not perform a Title Search to determine if there are any easements or rights of way that may affect this site.
6. Vacation of Front Street as recorded in Official Records Book 113, Pages 5 & 6.

Surveyor's Notes Concerning The Graphic Plot Plan:

1. The information shown on sheet 1 of 39 is based on an approved site plan prepared by Clayton A. Bennett, Professional Engineer of Bennett Engineering & Consulting, LLC. The approved site plan is made a part of this exhibit by reference.
2. Paramount Riverfront, A Condominium, consists of 2 buildings noted as North Tower and South Tower. Each tower has 9 residential levels and 1 garage level for a total of 10 levels. There are 34 units in North Tower and 34 units in South Tower for a total of 68 units. Excluding elevator height, each tower is 100.00 feet above grade. The condominium also consists of 1 single story recreation building, 2 single story detached garages (refer to the garage plans shown on sheets 38 and 39) and 1 swimming pool.
3. The units numbered in each tower are shown on sheet 7 through 24. The balconies adjacent to each unit are common elements that are limited in use to that unit.
4. The garage level in each tower has assigned parking spaces that are numbered. These spaces are common elements that are limited to certain units as set forth in the declaration of condominium. Refer to the garage level plans shown on sheets 5 and 6.
5. All areas and improvements exclusive of the units are common elements of the condominium, as set forth in the Declaration of Condominium.

Surveyor's Notes Concerning The Surveyor's Certificate:

The North Tower Condominium Building, and North Garage Building have received a Certificate of Occupancy from the City of Melbourne dated August 6, 2021. The Recreation Building and Pool have received a Certificate of Occupancy from the City of Melbourne Dated August 10, 2021. The South Tower Condominium Building and the South Garage Building excluding Units 602, 1001 & 1002 have received a Certificate of Occupancy from the City of Melbourne dated May 19, 2022.

Surveyor's Certification:

I hereby certify to the best of my knowledge and belief the Sketch of Survey shown on Sheet 2 is an accurate representation of a survey made under my direction, in accordance with all applicable requirements of the "Standards of Practice" as described in Chapter 5J-17 Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

ALLEN ENGINEERING, INC.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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NOVEMBER 16, 2018
REVISED MAY 16, 2022

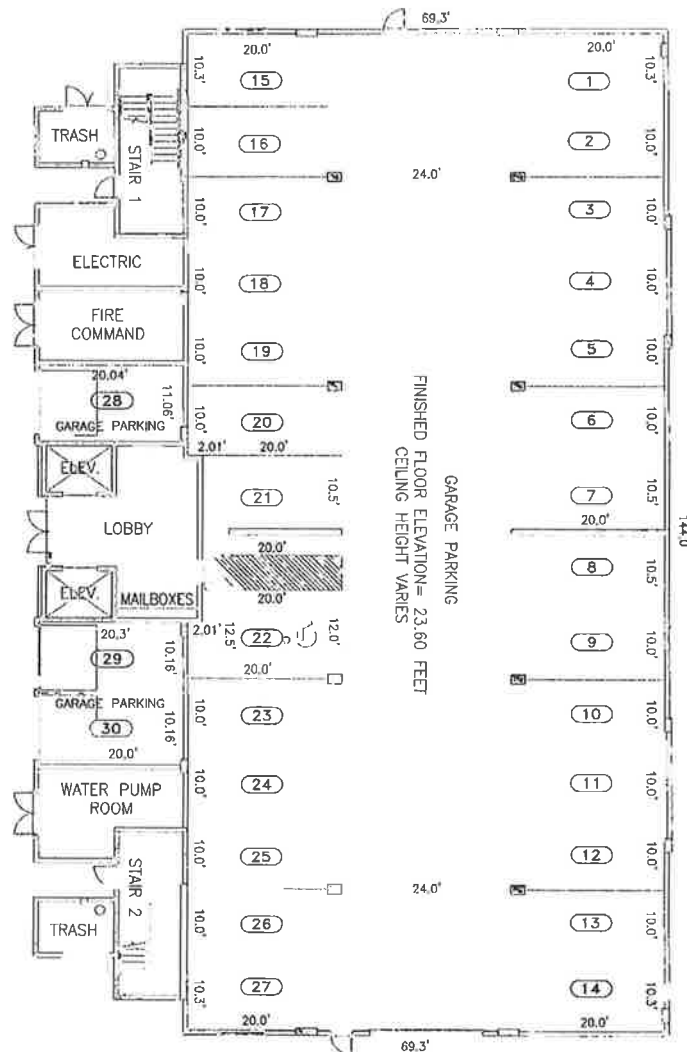


EXHIBIT "A"

SHEET 4 OF 39

Paramount Riverfront, A Condominium

First (Garage) Level Plan ~ South Tower



Surveyor's Notes:

1. The first (garage) level finished floor elevation is 23.60 feet.
2. The finished ceiling elevation varies.
3. All areas and improvements shown on this plan are common areas of the condominium, however, the parking spaces shown with parking space designations i.e., "(10)" indicates the parking space designation are common elements limited to the use of certain units as set forth in the declaration of condominium.
4. The elevations shown are based on National Geodetic Vertical Datum of 1929.
5. The garage plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.

SCALE: 1"=20'

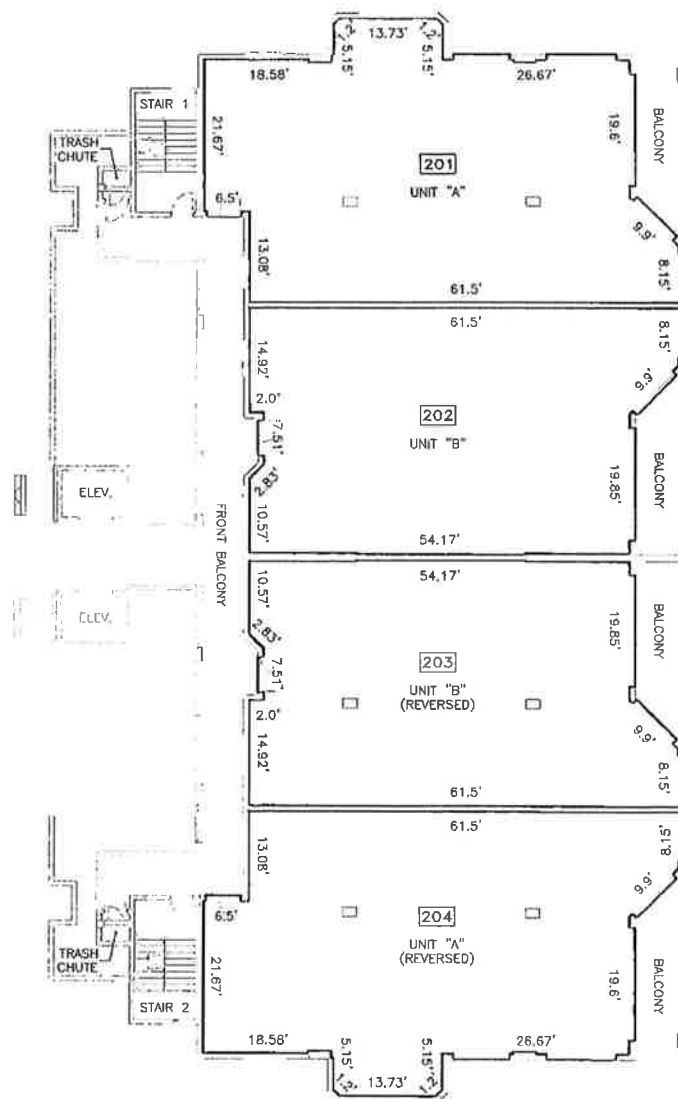
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
MAY 7, 2019
REVISED MAY 16, 2022

EXHIBIT "A"

SHEET 6 OF 39

Paramount Riverfront, A Condominium

Second (Living) Floor Plan ~ South Tower



Surveyor's Notes:

SCALE: 1"=20'

1. The second (living) finished floor elevation is 34.60 feet.
2. The finished ceiling height is 9.01' (Unit 201), 8.93' (Unit 202), 8.92' (Unit 203) and 9.00' (Unit 204).
3. Indicates the limits of the units.
4. 201 Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 31 through 36 for typical unit plans.
9. The floor plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.
10. The balconies shown are common elements of the condominium whose use is limited to the adjacent unit.

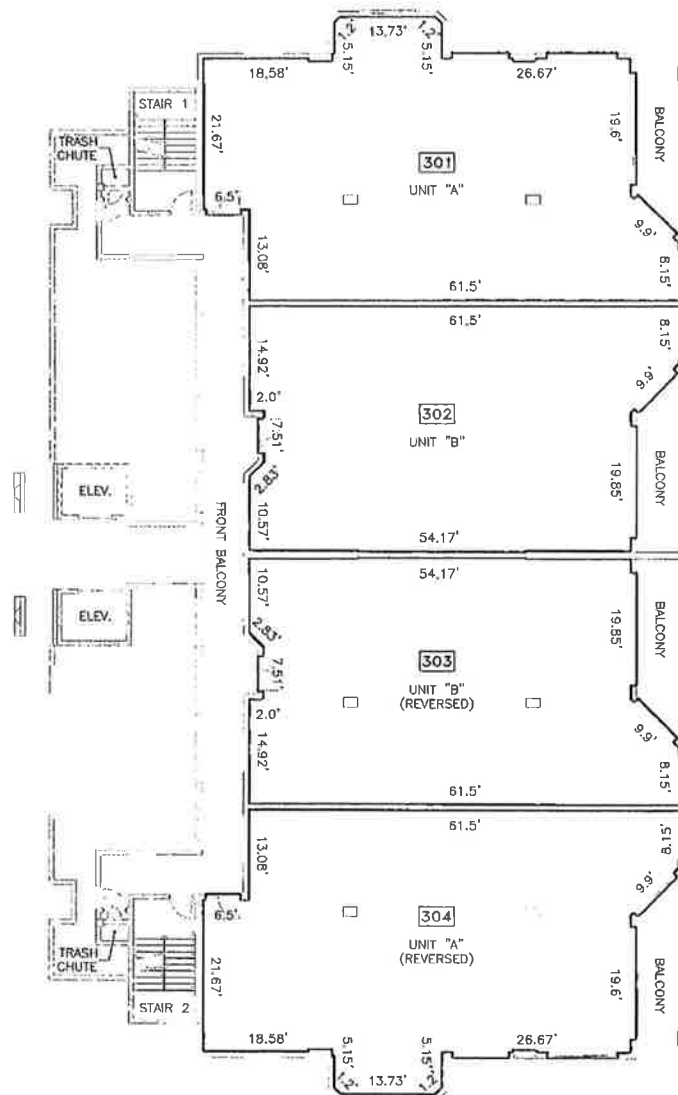
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
AUGUST 6, 2021
REVISED MAY 16, 2022

EXHIBIT "A"

SHEET 16 OF 39

Paramount Riverfront, A Condominium

Third (Living) Floor Plan ~ South Tower



Surveyor's Notes:

SCALE: 1"=20'

1. The third (living) finished floor elevation is 44.27 feet.
2. The finished ceiling height is 8.99' (Unit 301), 8.97' (Unit 302), 9.03' (Unit 303) and 9.05' (Unit 304).
3. Indicates the limits of the units.
4. 301 Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 31 through 36 for typical unit plans.
9. The floor plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.
10. The balconies shown are common elements of the condominium whose use is limited to the adjacent unit.

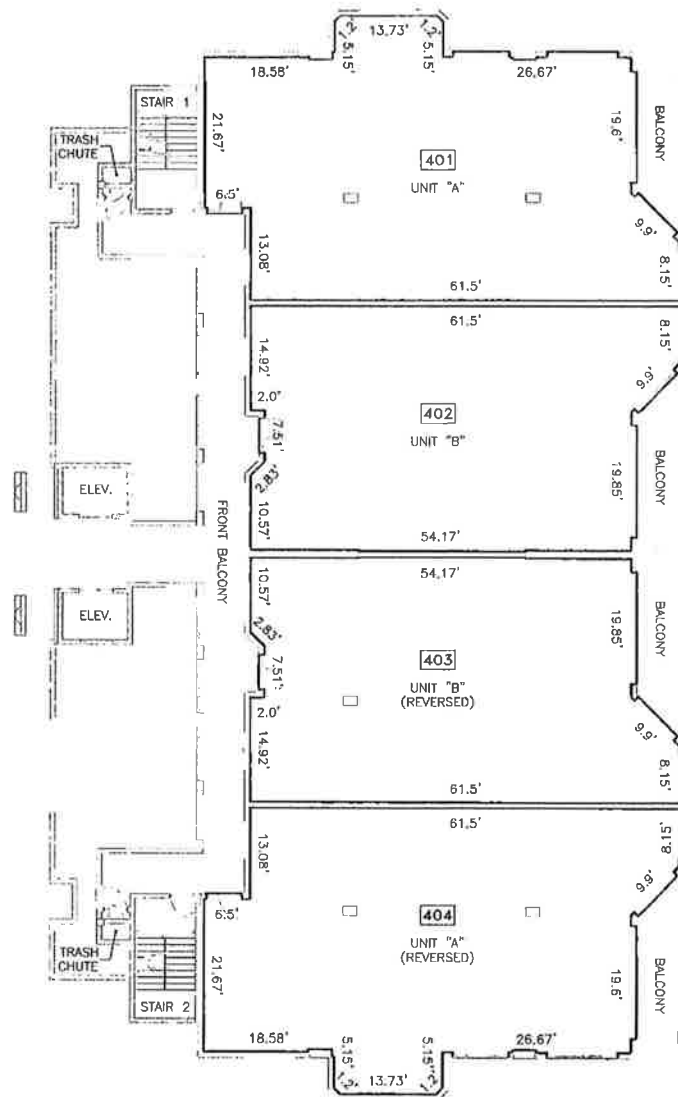
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
AUGUST 6, 2021
REVISED MAY 16, 2022

EXHIBIT "A"

SHEET 17 OF 39

Paramount Riverfront, A Condominium

Fourth (Living) Floor Plan ~ South Tower



A circle with a shaded sector. The sector is labeled with the letter N .

SCALE: 1"=20'

Surveyor's Notes:

1. The fourth (living) finished floor elevation is 53.94 feet.
2. The finished ceiling height is 9.10' (Unit 401), 9.06' (Unit 402), 9.04' (Unit 403) and 9.09' (Unit 404).
3. Indicates the limits of the units.
4. **401** Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 31 through 36 for typical unit plans.
9. The floor plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.
10. The balconies shown are common elements of the condominium whose use is limited to the adjacent unit.

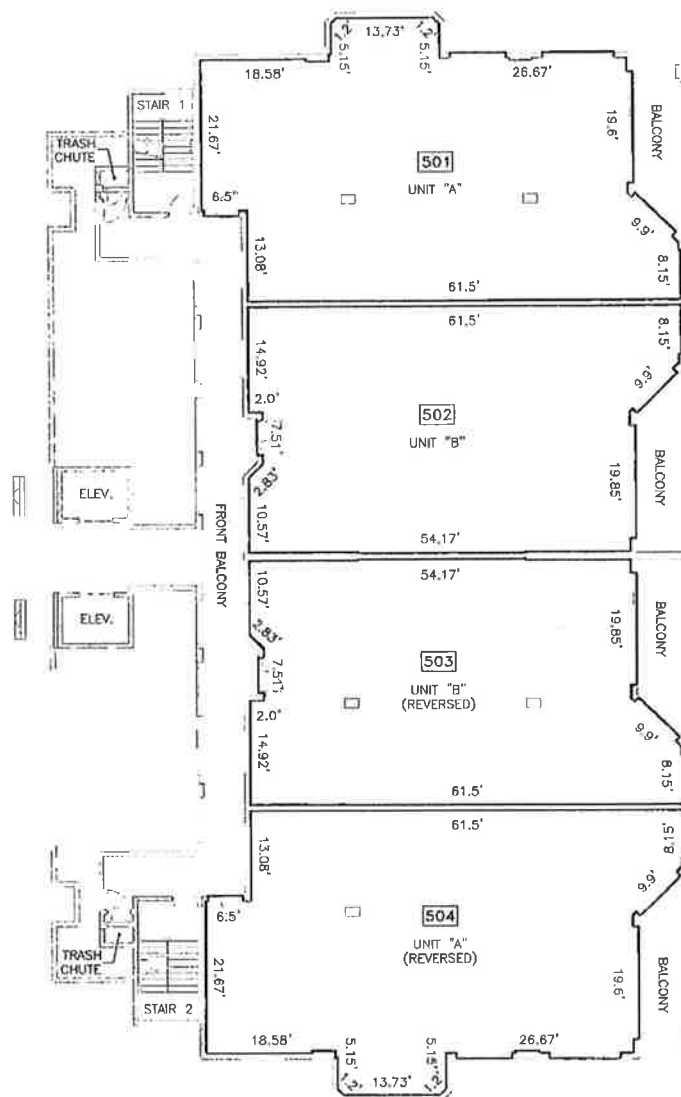
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
AUGUST 6, 2021
REVISED MAY 16, 2022

EXHIBIT "A"

SHEET 18 OF 39

Paramount Riverfront, A Condominium

Fifth (Living) Floor Plan ~ South Tower



SCALE: 1"=20'

Surveyor's Notes:

1. The fifth (living) finished floor elevation is 63.61 feet.
2. The finished ceiling height is 8.93 feet (Unit 501), 8.93' (Unit 502), 8.97' (Unit 503), and 8.95' (Unit 504).
3. 501 Indicates the limits of the units.
4. 501 Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 31 through 36 for typical unit plans.
9. The floor plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.
10. The balconies shown are common elements of the condominium whose use is limited to the adjacent unit.

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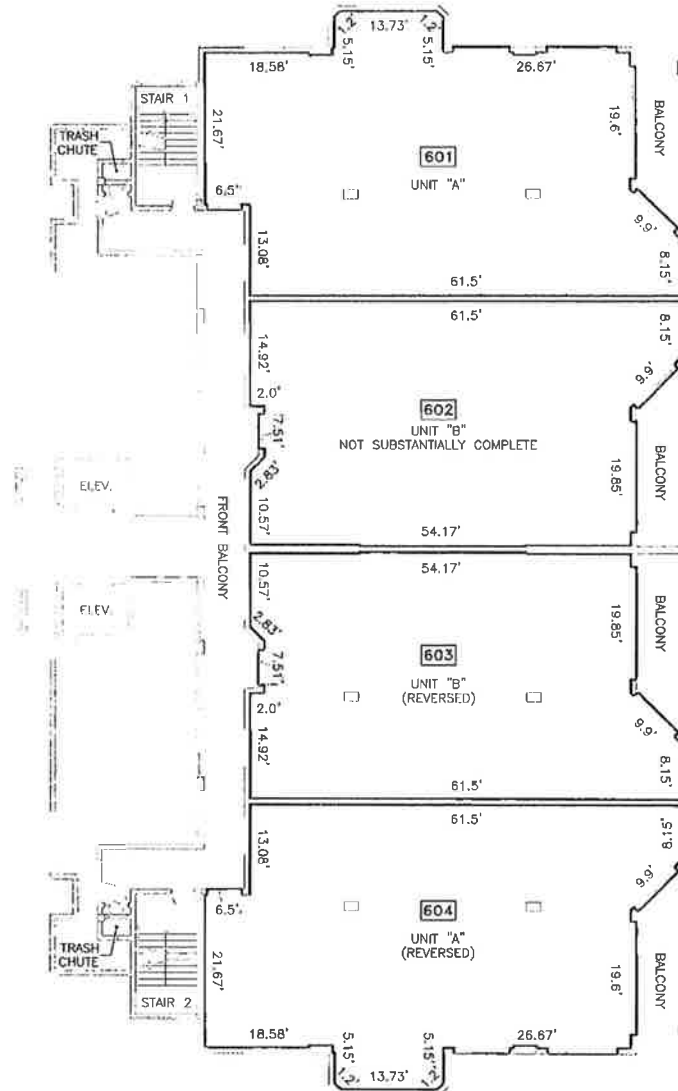
EXHIBIT "A"

SHEET 19 OF 39

Paramount Riverfront, A Condominium

Sixth (Living) Floor Plan ~ South Tower

Not Substantially Complete



Surveyor's Notes:

SCALE: 1"=20'

1. The sixth (living) finished floor elevation is 73.28 feet.
2. The finished ceiling height is 8.92 feet (Unit 601), 8.97' (Unit 602), 8.98' (Unit 603), and 9.01' (Unit 604).
3. Indicates the limits of the units.
4. 601 Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 31 through 36 for typical unit plans.
9. The floor plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.
10. The balconies shown are common elements of the condominium whose use is limited to the adjacent unit.
11. Unit 602 is not subject to the Certificate of Occupancy from the City of Melbourne dated May 19, 2022.

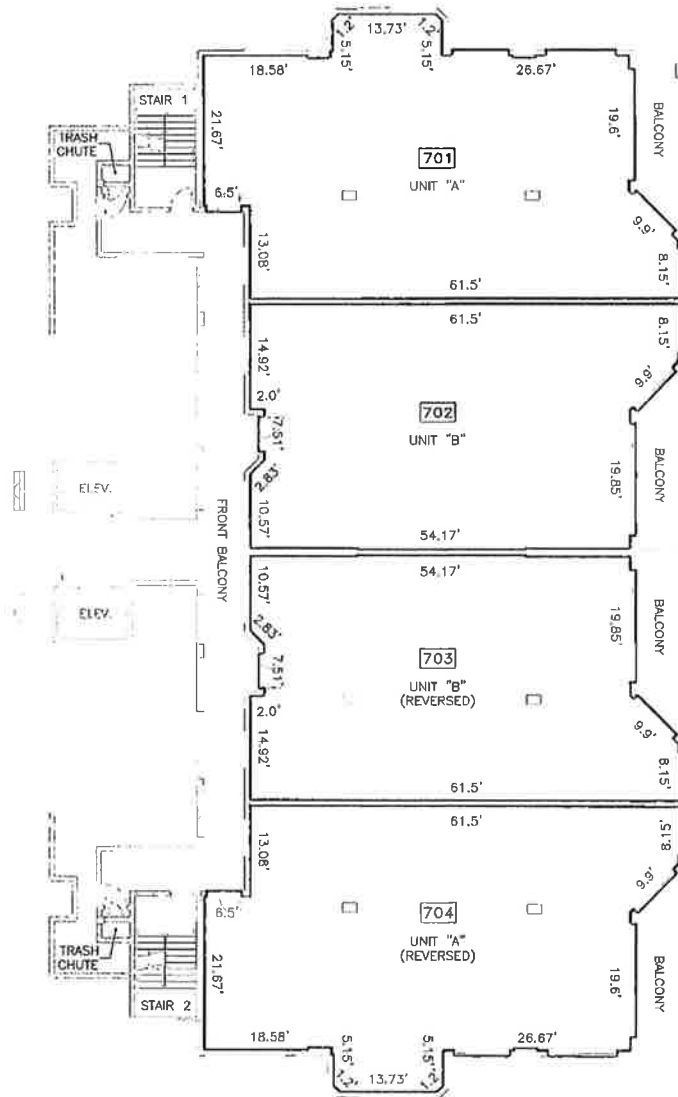
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COCOA BEACH FLORIDA
NOVEMBER 16, 2018
REVISED MAY 16, 2022

EXHIBIT "A"

SHEET 20 OF 39

Paramount Riverfront, A Condominium

Seventh (Living) Floor Plan ~ South Tower



SCALE: 1"=20'

Surveyor's Notes:

1. The seventh (living) finished floor elevation is 82.92 feet.
2. The finished ceiling height is 8.94 feet (Unit 701), 8.93' (Unit 702), 8.93' (Unit 703) and 8.94' (Unit 704).
3. Indicates the limits of the units.
4. 701 Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 31 through 36 for typical unit plans.
9. The floor plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.
10. The balconies shown are common elements of the condominium whose use is limited to the adjacent unit.

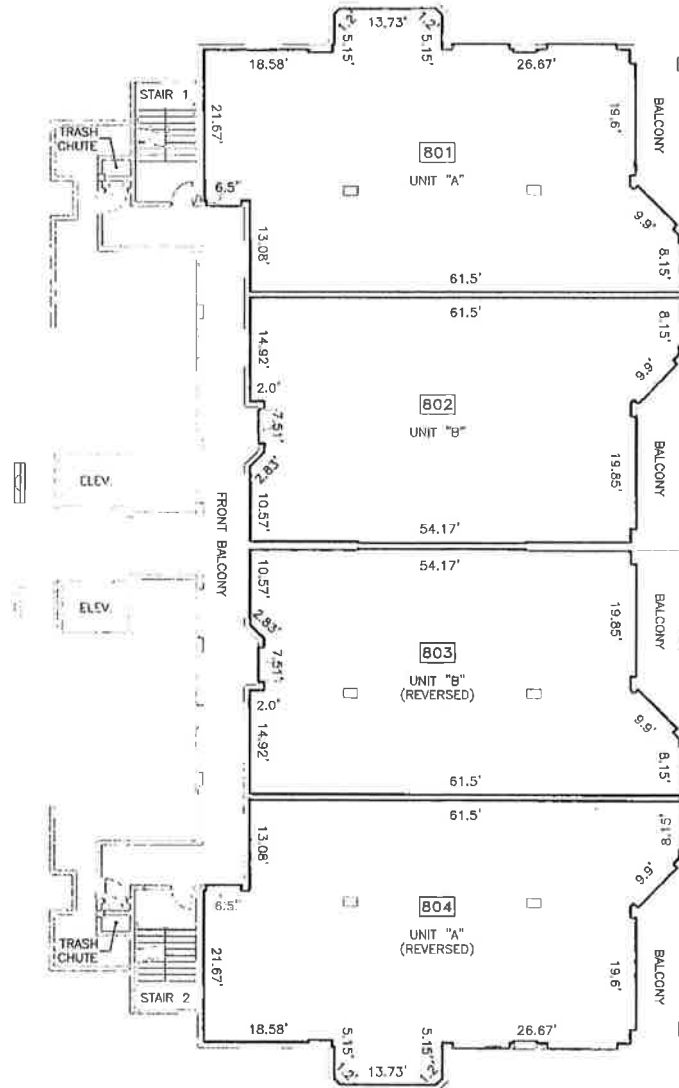
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
NOVEMBER 16, 2018
REVISED MAY 16, 2022

EXHIBIT "A"

SHEET 21 OF 39

Paramount Riverfront, A Condominium

Eighth (Living) Floor Plan ~ South Tower



Surveyor's Notes:

SCALE: 1"=20'

1. The eighth (living) finished floor elevation is 92.62 feet.
2. The finished ceiling height is 8.94 feet (Unit 801), 8.96' (Unit 802), 8.94' (Unit 803) and 8.98' (Unit 804).
3. [] Indicates the limits of the units.
4. [801] Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 31 through 36 for typical unit plans.
9. The floor plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.
10. The balconies shown are common elements of the condominium whose use is limited to the adjacent unit.

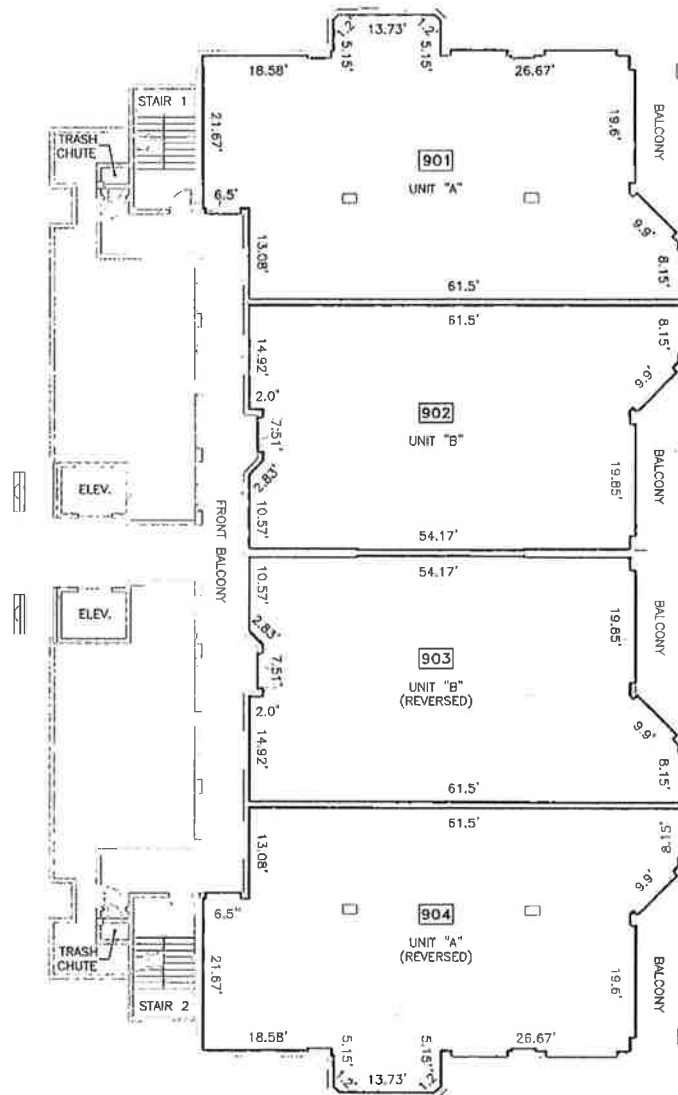
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
AUGUST 6, 2021
REVISED MAY 16, 2022

EXHIBIT "A"

SHEET 22 OF 39

Paramount Riverfront, A Condominium

Ninth (Living) Floor Plan ~ South Tower



SCALE: 1"=20'

Surveyor's Notes:

1. The ninth (living) finished floor elevation is 102.29 feet.
2. The finished ceiling height is 9.99 feet (Unit 901), 9.97' (Unit 902), 9.99' (Unit 903) and 9.99. (Unit 904).
3. Indicates the limits of the units.
4. 901 Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 31 through 36 for typical unit plans.
9. The floor plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.
10. The balconies shown are common elements of the condominium whose use is limited to the adjacent unit.

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AUGUST 6, 2021
REVISED MAY 16, 2022

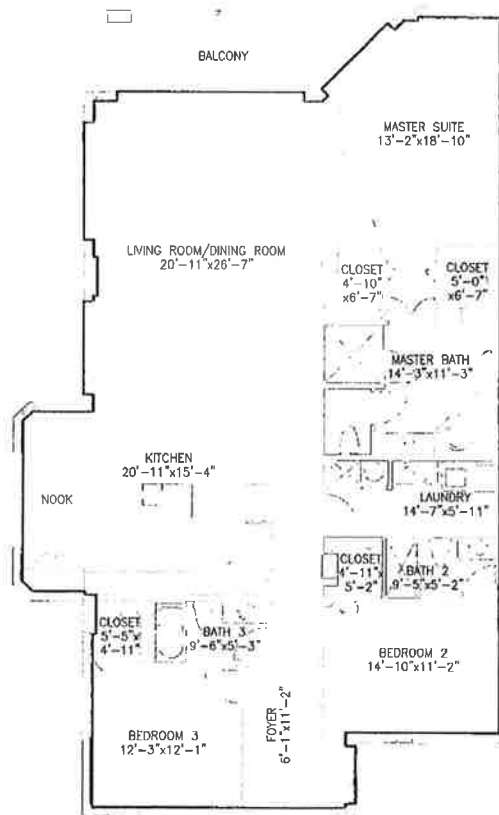
EXHIBIT "A"

SHEET 23 OF 39

Paramount Riverfront, A Condominium

Typical "A" Unit

South Tower



SCALE: 1"=12'

LIVING SQUARE FOOTAGE: 2,345 S.F.
BALCONY SQUARE FOOTAGE: 292 S.F.

Surveyor's Notes:

1. ——— Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Refer to the floor plan on sheets 16 through 24 for the location of this unit within the building.
5. The unit plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.

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NOVEMBER 16, 2018
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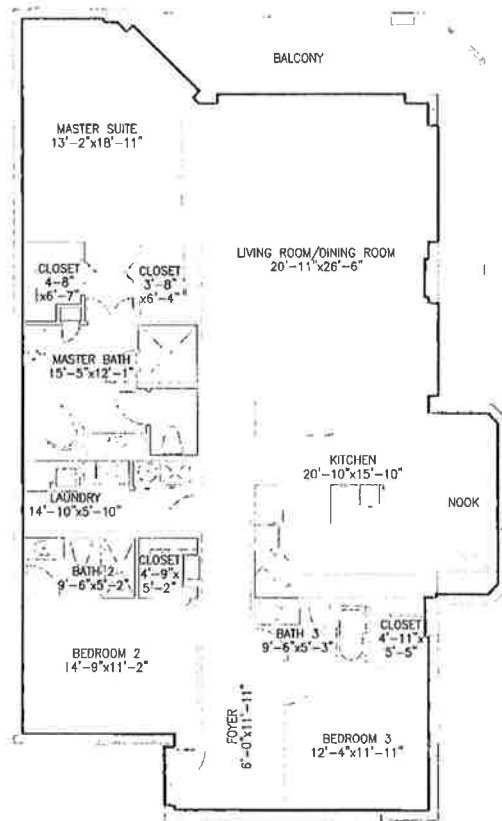
EXHIBIT "A"

SHEET 31 OF 39

Paramount Riverfront, A Condominium

Typical "A" Unit (Reversed)

South Tower



SCALE: 1"=12'

LIVING SQUARE FOOTAGE: 2,345 S.F.
BALCONY SQUARE FOOTAGE: 292 S.F.

Surveyor's Notes:

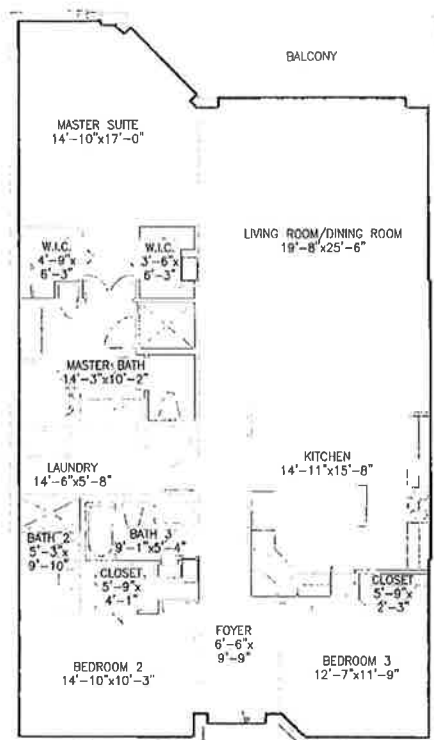
1. ——— Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Refer to the floor plan on sheets 16 through 24 for the location of this unit within the building.
5. The unit plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.

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NOVEMBER 16, 2018
REVISED MAY 16, 2022

EXHIBIT "A"

SHEET 32 OF 39

Paramount Riverfront, A Condominium Typical "B" Unit South Tower



SCALE: 1"=12'

LIVING SQUARE FOOTAGE: 2,082 S.F.
BALCONY SQUARE FOOTAGE: 165 S.F.

Surveyor's Notes:

1. ——— Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Refer to the floor plan on sheets 16 through 24 for the location of this unit within the building.
5. The unit plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.

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NOVEMBER 16, 2018
REVISED MAY 16, 2022

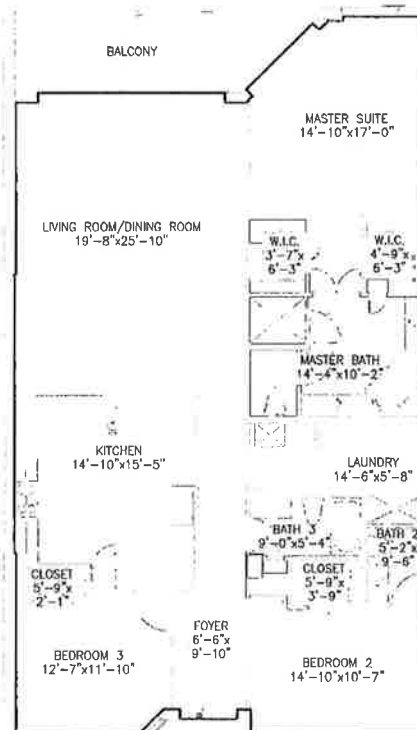
EXHIBIT "A"

SHEET 33 OF 39

Paramount Riverfront, A Condominium

Typical "B" Unit (Reversed)

South Tower



SCALE: 1"=12'

LIVING SQUARE FOOTAGE: 2,082 S.F.
BALCONY SQUARE FOOTAGE: 165 S.F.

Surveyor's Notes:

1. ——— Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Refer to the floor plan on sheets 16 through 24 for the location of this unit within the building.
5. The unit plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.

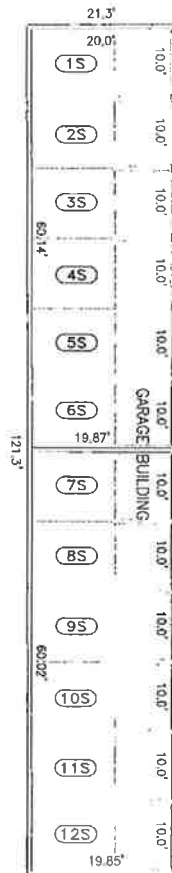
ALLEN ENGINEERING INC.
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COCOA BEACH FLORIDA
NOVEMBER 16, 2018
REVISED MAY 16, 2022

EXHIBIT "A"

SHEET 34 OF 39

Paramount Riverfront, A Condominium

Garage Plan ~ South Garage



SCALE: 1"=20'

Surveyor's Notes:

1. The garage lowest finished floor elevation is 23.51 feet.
2. The garage highest finished floor elevation is 23.68 feet.
3. All areas and improvements shown on this plan are common areas of the condominium, however, the parking spaces shown with parking space designations i.e., "(10S)" indicates the parking space designation are common elements limited to the use of certain units as set forth in the declaration of condominium.
4. Garage spaces are open floor storage and no separation is required.
5. The elevations shown are based on National Geodetic Vertical Datum of 1929.
6. The garage plan was prepared by Meld Studio Architecture, 1542 Guava Avenue, Unit A, Melbourne, FL 32935. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
NOVEMBER 16, 2018
REVISED MAY 16, 2022

EXHIBIT "A"

SHEET 39 OF 39