

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

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF PARAMOUNT RIVERFRONT, A CONDOMINIUM (the "Amendment") is made as of the 08<sup>th</sup> day of June, 2022, by MERIDIAN RIVERFRONT DEVELOPMENT, L.L.C, 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, as heretofore amended by the First Amendment to Declaration recorded May 26, 2022 in O.R. Book 9516, Page 2079 (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 08<sup>th</sup> day of June, 2022.

In the presence of:  
[Signature]  
Witness Signature  
Patt. VanWallechen  
Witness Printed Name  
[Signature]  
Witness Signature  
Monica Feldman  
Witness Printed Name

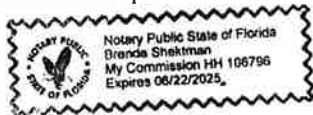
MERIDIAN RIVERFRONT DEVELOPMENT,  
LLC, a Florida limited liability company

By: [Signature]  
Robert Kodsi, Member

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 08<sup>th</sup> day of June, 2022, by Robert Kods, as Member of Meridian Riverfront Development, LLC, a Florida limited liability company, on behalf of the Company. Robert Kods is  personally known to me, or  produced \_\_\_\_\_ as identification.

My Commission Expires:



Brenda Shekhtman  
Notary Public - State of Florida  
Print Name: Brenda Shekhtman

# 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:

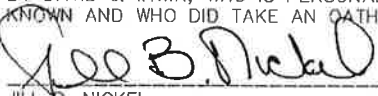
I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" IS SUBSTANTIALLY COMPLETE EXCLUDING UNITS 1001 & 1002 AND ARE SUFFICIENTLY DETAILED SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION 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.

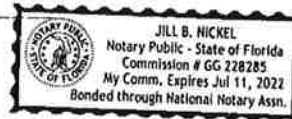
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 23rd DAY OF JUNE 2022, A.D.

ALLEN ENGINEERING, INC.

BY:   
DAVID J. IRWIN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO 6672

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23th DAY OF JUNE 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 JUNE 23, 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:

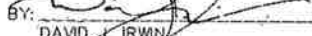
The North Tower Condominium Building, and North Garage Building have received a Certificate of Occupancy from the City of Melbourne dated August 6, 2021. The Recreation Building and Pool have received a Certificate of Occupancy from the City of Melbourne Dated August 10, 2021. The South Tower Condominium 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. Unit 602 of the South Tower Condominium Building received a Certificate of Occupancy from the City of Melbourne dated June 16, 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.

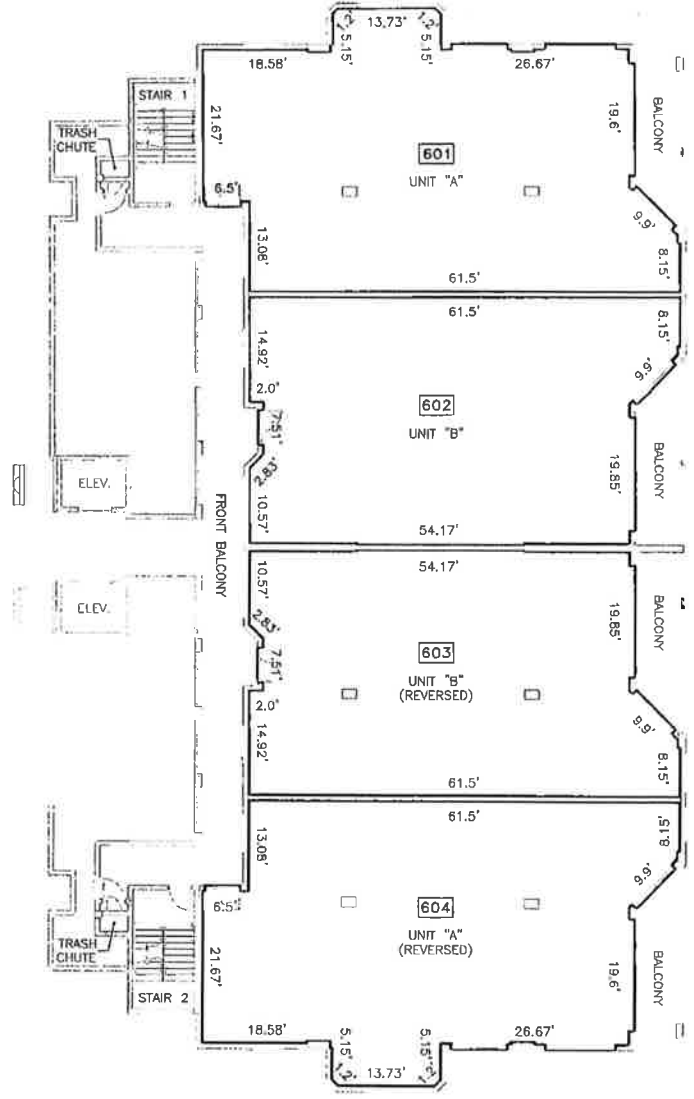
BY:   
 DAVID J. IRWIN  
 Professional Surveyor & Mapper  
 Florida Registration No. 6672

ALLEN ENGINEERING INC.  
 106 DIXIE LANE  
 COCOA BEACH FLORIDA  
 NOVEMBER 16, 2018  
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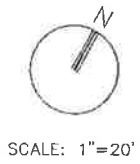
EXHIBIT "A"

SHEET 4 OF 39

# Paramount Riverfront, A Condominium Sixth (Living) Floor Plan ~ South Tower



### Surveyor's Notes:



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.

ALLEN ENGINEERING INC.  
106 DIXIE LANE  
COCOA BEACH FLORIDA  
NOVEMBER 16, 2018  
REVISED JUNE 23, 2022

EXHIBIT "A"

SHEET 20 OF 39