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**FOURTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
SOMERSET BAY, A CONDOMINIUM**

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**FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF SOMERSET BAY, A CONDOMINIUM**

**WESTON REAL ESTATE INVESTMENT CORP.**, a Florida corporation, hereinafter called "Developer", in accordance with Article XII of the Declaration of Condominium of Somerset Bay, a Condominium (the "Declaration"), dated July 13, 2000, and recorded in Official Records Book 1408, Page 0244, and all amendments thereto, all in the Public Records of Indian River County, hereby amends the Declaration for the primary purpose of adding Phase III.

1. All conditions, restrictions, and easements and other provisions of the Declaration shall apply to the phase being added by this Amendment and the land and improvements comprising said phase, as though such phase was part of the Condominium originally.

2. The Developer does hereby submit the real property described below, together with the improvements thereon, to condominium ownership pursuant to the Declaration, and hereby declares the same to be known and identified as additional properties comprising Somerset Bay, a Condominium, hereinafter referred to as the "Condominium".

**PHASE III**

**A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5, THENCE S88°38'33"W, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, 759.58 FEET; THENCE S01°21'27"E, 49.00 FEET TO THE POINT OF BEGINNING; THENCE S01°21'27"E, 159.93 FEET; THENCE S67°07'47"E, 26.80 FEET; THENCE N88°38'33"E, 68.00 FEET; THENCE N68°20'51"E, 64.87 FEET; THENCE N61°12'44"E, 52.22 FEET; THENCE N88°56'24"E, 62.61 FEET; THENCE S57°14'11"E, 86.30 FEET; THENCE N32°52'36"E, 121.55 FEET; THENCE N57°07'24"W, 98.29 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE BEING CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 34°14'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 59.75 FEET; THENCE S88°38'33"W, 264.55 FEET BACK TO THE POINT OF BEGINNING.**

3. The plot plans showing the approximate location of all the existing and proposed buildings and improvements that will be contained in the Condominium, identifying by number each unit within the Condominium, are in Exhibit "B" at Page 23 of the Declaration.

4. The survey of the land comprising Phase III of the Condominium is in Exhibit "B" at Page 21 of the Declaration.

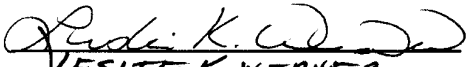
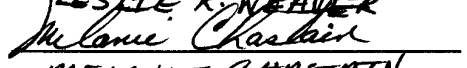
5. Phase III will contain three (3) buildings containing a total of eighteen (18) units with appurtenant improvements as described in the Declaration.

6. The undivided share of the common elements appurtenant to each unit in the Condominium (including Phases I, II, and III), shall be 1/54.

7. The portion of sharing common expenses and owning common surplus for each unit shall be equal and shall be 1/54 (including Phases I, II, and III).


**IN WITNESS WHEREOF**, the above-stated Developer has caused these presents to be signed and sealed on this 18<sup>th</sup> day of December, 2006.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
LESLIE K. WEAVER  
  
MELANIE CHASTAIN  
STATE OF FLORIDA  
COUNTY OF Indian River


DEVELOPER:

**WESTON REAL ESTATE INVESTMENT CORP.**, a Florida corporation

By:   
John Genoni, Vice-President  
4760 N, Harbor City Blvd, #201  
Melbourne, FL 32935

BEFORE ME, the undersigned authority, personally appeared **JOHN GENONI**, Vice-President of **WESTON REAL ESTATE INVESTMENTS CORP.**, a Florida corporation, personally known to me, and who executed the foregoing and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal in the State and County last aforesaid on this 18<sup>th</sup> day of December, 2006.

 Melanie Chastain  
My Commission DD290205  
Expires March 28, 2008

  
Melanie Chastain  
Notary Public