

DRAFT

**PROPOSED AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
WATERSIDE AT ADMIRAL'S COVE, A CONDOMINIUM**

The following is a proposed amendment to Article XXVII of the Declaration of Condominium of Waterside at Admiral's Cove. Underlining indicates new language. Striking through indicates deletion.

XXVII

DOCKS

With the prior written consent of the Condominium Association and Property Owners Association, Inc., which consent may be withheld by either or both of such entities in their sole and absolute discretion, Unit Owners may jointly obtain the applicable licenses from the Property Owners Association, Inc., and the Condominium Association to construct, maintain and/or use a private dock containing at least one (1), but not more than four (4), wet slips located on the waterways adjacent to the Condominium Property, subject to limitations set forth in the Declaration of Covenants and the rules and regulations promulgated by the ADR Committee (as defined in Article XXI hereof) as to size, type, location and number thereof, and provided further that such dock and all other improvements are subject to and must comply with all federal, state, county and local statutes, laws, ordinances, rules and regulations regarding the same. ~~There can be no assurances that such requirements will then permit or authorize the installation of a dock as aforesaid.~~ The Property Owners Association, Inc. shall have the right to adopt from time to time and to enforce rules and regulations respecting the licensing, use, maintenance, insurance and/or transfer of any such dock and a slip within such dock to a Unit Owner. The Condominium Association shall have the right (a) to adopt from time to time and to enforce rules and regulations respecting the location and maintenance of, utility lines to and access to, such dock, provided that such rules and regulations are subject and subordinate to the rights of the Property Owners Association and the Declaration of Covenants, and (b) to grant easements over the Common Elements as are necessary for the construction and maintenance of utility pipes and lines from a particular Unit to a dock. No Unit Owner may be granted a license to use more than one (1) wet slip at a time. All expenses of dock maintenance, repair, replacement, utility expenses and liability insurance shall be chargeable to all Unit Owners as a part of the common expenses and assessments (excluding dredging, boat lifts or personal property of any nature).