

Prepared by and returned to:

Kevin L. Edwards, Esquire
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Sarasota, FL 34240

CERTIFICATE OF AMENDMENT
AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM

**PELICAN LANDING CONDOMINIUM OF CHARLOTTE COUNTY,
A CONDOMINIUM**

WE HEREBY CERTIFY that the following amendment to the Amended and Restated Declaration of Condominium of Pelican Landing Condominium of Charlotte County, A Condominium was duly adopted by the Association membership at the duly noticed Annual Members' Meeting of the Association on the 11th day of November 2017. Said amendment was approved by a proper percentage of voting interests of the Association. The original Declaration of Condominium is recorded in O.R. Book 645, page 2104 *et seq.*, as amended and restated in O.R. Book 2183, page 1116, *et seq.*, of the Public Records of Charlotte County, Florida.

Additions indicated by underlining.
Deletions indicated by ~~striking through~~.

Amendment No. 1: Amendment to Article 8.2.1 (B) of the Amended and Restated Declaration of Condominium to read as follows:

8.2.1 Alterations, Additions and Modifications.

B. Association. The Association, through its Board of Directors, may unilaterally authorize or construct alterations, additions or improvements to the Common Elements or Association Property provided the cost to do so does not exceed \$15,000.00. Alterations, improvements or additions to the Common Elements or Association property in excess of \$15,000.00 shall require the affirmative vote approval of not less than 70% of the voting interests present in person or by proxy and voting at a duly noticed meeting where there is a quorum established (i.e. the affirmative vote of 70% of the participating voting interests) or 51% of the entire membership of the Association, whichever is greater. Such approval shall be in writing, signed by the record title-holder or authorized voting representative of the Unit; or, alternatively, approval shall be obtained at a duly noticed meeting of the members. The repair, replacement and ~~preservation of the Common Elements~~ is the sole maintenance responsibility of the Board of Directors and may be accomplished regardless of the cost. Nothing shall preclude the Association from acting as the owner's agent and obtaining the services of Contractors to perform unit owner maintenance responsibilities, provided that the Association and the owner so agree in the event of an emergency, and provided that the owner is deemed to consent to reimbursement of expenses

incurred, secured by such rights as exist for collecting common expenses under these condominium documents.

PELICAN LANDING CONDOMINIUM ASSOCIATION OF CHARLOTTE COUNTY, INC.

By: [Signature]
Frank Saracino, President

Attest: [Signature], Secretary

[Signature]
Witness Signature
KARIN RYAN
Printed Name

[Signature]
Witness Signature
Cheryl Price
Printed Name

STATE OF FLORIDA

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 27th day of August 2018, by Frank Saracino, as President and Joseph Bieluch, as Secretary of Pelican Landing Condominium Association of Charlotte County, Inc., a Florida Corporation, on behalf of the corporation. They are personally known to me or have produced (type of identification) _____ as identification.

Notary Public [Signature]
Printed Name _____
State of Florida _____
My Commission Expires _____

ACTIVE: 10570042_1

