

Prepared by & Return to:
Constance Benavidez, President
4700-1 Beck Lake Trail
Melbourne, FL 32901

CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED

DECLARATION OF CONDOMINIUM OF THE GABLES AT LAKE-IN-THE-WOODS, A CONDOMINIUM

W I T N E S S E T H:

WHEREAS, there are recorded in the Public Records of Brevard County, Florida the original Declaration of Condominium for The Gables at Lake-In-The-Woods as recorded in Official Records Book 2698, Page 2255,

WHEREAS, there are recorded in the Public Records of Brevard County, Florida the Amended and Restated Declaration of Condominium for The Gables at Lake-In-The-Woods as recorded in Official Records Book 3228, Page 4934,

WHEREAS, The Gables at Lake-In-The-Woods, is a condominium association organized and existing under the laws of the State of Florida pursuant to Chapter 718 in the Florida Statutes: and

WHEREAS, the Declaration for The Gables at Lake-In-The-Woods, Section 21, 21.3 of the Declaration. Amendments of Declaration, by the Association, reserved unto the unit owners of record the right to amend the Declaration; and

WHEREAS, after due notice, said Amendment was duly adopted at a meeting of the members on the 17th day of October 2023.

WHEREAS, said Amendment was approved by the concurrence of not less than a majority of the entire Board of Directors and not less than sixty (60) percent of the voting interest of all members of the Association. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein the Declaration of Condominium, Lake-In-The-Woods Condominium Association, Inc., does hereby declare the Declaration to be amended as follows:

Declarations: Amend Article 11.2 C

11.2 Unit Owner Maintenance. Each Owner is responsible, at his own expense, for the maintenance, repair, and replacement of the following properties:

C. Specified Limited Common Elements. The Owner(s) of the Units(s) to which limited common elements are appurtenant shall be responsible to maintain, repair and replace the following limited common elements:

2. As to All Windows, Screens, Screen Frames, Storm Shutters, Awnings and Doors (Section 8.1.c above): Owners are responsible for the maintenance, care and preservation of all items awnings, storm shutters, windows, screens, screen frames, storm shutters, entry and sliding glass doors, including glass, hardware and framings/castings referred to in Section 8.1.C above. However, the Association will be responsible-except for the maintenance, repair and replacement of:-(a) doors which open out rather than screen doors and any doors which open out onto any common element area previously enclosed by fencing by an Owner (as opposed to fencing supplied by the Developer).

~~(b) Windows, including casing and framework; however, the Association shall never be responsible to maintain, repair or replace any tinted material on the windows.~~

~~(c) Window screens.~~

All other subsections of Article 11 remain unchanged. See current provision for full text.

IN WITNESS WHEREOF THE ASSOCIATION HAS EXECUTED IN ITS NAME THIS AMENDMENT THIS

_____ DAY OF _____, 2023

Signed, sealed and delivered

In the presence of

Tammy Himmelfarb

Witness

Bradley R. Jarvi

Witness

Lake-In-The- Woods Condominium
Association, Inc.

By Constance Benavidez
Its' President

**STATE OF FLORIDA)
COUNTY OF BREVARD)**

BEFORE ME, personally appeared Constance Benavidez, President before me and is personally known to me to be the persons described in and executed the foregoing Amendment to the Amended and Restated Declaration for Lake-In-The-Woods as President of Lake-In-The-Woods Condominium Association, Inc. and severally acknowledged to me and before me that they execute said instrument for the purposes therein expressed. Witness my hand and official seal this _____ of October, 2023, in the aforesaid county and state.

Notary Public

Signed, sealed and delivered
In the presence of

Tammy Himmelfarb
Witness

Bradley R. Jarvi
Witness

Lake-In-The- Woods Condominium
Association, Inc.

By Carol Aitken
Its' Secretary

STATE OF FLORIDA)
COUNTY OF BREVARD)

BEFORE ME, personally appeared Carol Aitken, Secretay before me and is personally known to me to be the persons described in and executed the foregoing Amendment to the Amended and Restated Declaration for Lake-In-The-Woods as President of Lake-In-The-Woods Condominium Association, Inc. and severely acknowledged to me and before me that they execute said instrument for the purposes therein expressed. Witness my hand an official seal this _____ of October, 2023, in the aforesaid county and state.

Notary Public