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Prepared by and returned to:
Cole Scott and Kissane, PA,
Ron M. Campbell, Esquire
27300 Riverview Center Blvd., Ste. 200
Bonita Springs, FL 33966

CERTIFICATE OF AMENDMENT
DECLARATION OF CONDOMINIUM
FOR
AZURE AT BONITA BAY, A CONDOMINIUM

I HEREBY CERTIFY that the following amendments to the Declaration of Condominium for Azure at Bonita Bay, A Condominium were duly adopted by the Association membership at the duly noticed Special Members' Meeting of the Association on the 17th day of November, 2015. Said amendments were approved by a proper percentage of voting interests of the Association. The Declaration of Condominium is recorded at Instrument No. 2006000397458 of the Public Records of Lee County, Florida.

Additions indicated by underlining.

Deletions indicated by ~~striking-through~~.

Amendment: Section 12.1, Declaration of Condominium

12. **MAINTENANCE AND EXPENSES.** Responsibility for the maintenance of the Condominium Property and payment of expenses shall be governed by the following:

(Section 12.1 Remains Unchanged)

(Section 12.2 Remains Unchanged)

(Section 12.3 Remains Unchanged)

(Section 12.4 Remains Unchanged)

(Section 12.5 Remains Unchanged)

12.6 **Association Services.** Notwithstanding any provision in this Declaration to the contrary, the Association may provide and contract for services for the following:

(a) Scheduled preventative maintenance of any air conditioning and heating equipment which is located within the Unit.

(b) Scheduled preventative maintenance of Outside Air Units (OAU).

(c) Maintenance and replacement of smoke detectors located within the Unit, including battery replacement.

(d) Maintenance and replacement of fire extinguishers located within the Unit, including inspection and re-charge.

(e) Replacement of toilet flappers located within the Unit.

(f) Simple maintenance of plumbing fixtures located within the Unit.

(g) Maintenance, repair, and replacement of Aqua-Latch system located within the Unit.

(h) Cleaning of clothes dryer ducts located within the unit.

12.7 Unit Owner Opt-Out. Unit Owners shall have the ability to opt-out of the services enumerated in Section 12.6 (a) through (h), inclusively, upon provision of written verification that the Unit Owner had the service performed at his or her own expense. Upon receipt of such written confirmation, the Association will reimburse the Unit Owner his or her pro-rata share of the common expenses paid by or on behalf of the Unit Owner for said service, if any.

WITNESSES:

AZURE AT BONITA BAY CONDOMINIUM ASSOCIATION, INC.

Kimberly Robbins
Signature

Kimberly Robbins
Print Name

Wanda Wagner
Signature

WANDA WAGNER
Print Name

AZURE AT BONITA BAY CONDOMINIUM ASSOCIATION, INC.

BY: Henri Dyner
Henri Dyner, President

Date: 12/14/2015

ATTEST: David G. Daly
NAME/TITLE: David G. Daly, Treasurer
Date: 12/14/15

(CORPORATE SEAL)

The foregoing instrument was acknowledged before me this 14 day of December, 2015, by Henri Dyner as President of Azure at Bonita Bay Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. He is ☒ personally known to me or has ☐ produced (type of identification) _____ as identification.

(SEAL)

THERESA MALINOSKY
MY COMMISSION # FF927928
EXPIRES October 15, 2019
(407) 398-0153 FloridaNotaryService.com

Theresa Malinosky
Notary Public

Theresa Malinosky
Printed Name

My Commission Expires: 10/15/19

COLE, SCOTT & KISSANE, P.A.
27300 RIVERVIEW CENTER BLVD., SUITE 200, BONITA SPRINGS, FLORIDA 34134 (239) 690-7900 – (239) 738-7778 FAX