INSTR 6452307 OR 6287 PG 360 E-RECORDED 9/13/2023 8:27 AM PAGES 3
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
REC $27.00

This instrument prepared by:
Tamela K. Eady, Esquire
Eady Law Firm, PA
1058 N. Tamiami Trail, Suite 108-152
Sarasota, Florida 34236
(941) 404-7600
tke@eadylaw.com

(SPACE ABOVE RESERVED FOR RECORDING)

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected and acting President of Bridgewater Bay Property Owner's Association, Inc., a Florida corporation not for profit, (the "Community Association"), does hereby certify that at a duly called special meeting of the members held on September 7, 2023, where a quorum was present, after due notice, the resolution set forth below was approved by the votes indicated for the purpose of amending the Declaration of Covenants, Conditions, Restrictions and Easements for Bridgewater Bay, originally recorded in Official Records Book 2690, Page 896, Public Records of Collier County, Florida. Prior to submitting the resolution to the membership for approval, the Board of Directors of the Community Association unanimously approved the resolution at a duly called meeting on August 18, 2023, at which a quorum was present.

The following resolution was approved and adopted by the affirmative vote of at least seventy-five percent (75%) of the votes in the Community Association that were present and voting (including by electronic voting) or by proxy at the special meeting at which a quorum was established.

RESOLVED: That the Declaration of Covenants, Conditions, Restrictions and Easements for Bridgewater Bay be and is hereby amended and the amendment is adopted in the form attached hereto as Exhibit "A" and made a part hereof.

(Signature Page Follows)

This instrument prepared by:
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Sarasota, Florida 34236
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September 11, 2023 Date

Signature of Witness

DAVID HARGROVE
Print Name of Witness

Brendan White
Signature of Witness

CORPORATION
Brendan White
Print Name of Witness

Bridgewater Bay Property Owner's Association, Inc., a Florida corporation not for profit

By: _____
Lawrence Smith, its President

(SEAL - FLORIDA NOT FOR PROFIT)

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☑ physical presence ☐ online notarization, this 11th day of September, 2023, by Lawrence Smith.

Notary Public-State of Florida:

Sign Deborah H Smith
Print Deborah H. Smith

Personally Known ____; or Produced Identification ✓
Type of Identification Produced: Drivers License
Affix Seal Below:

DEBORAH HENDERSON SMITH
Notary Public-State of Florida
Commission # HH 240420
My Commission Expires
March 14, 2026

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BRIDGEWATER BAY

As to the amendment set forth below, additions are indicated by underlining, and deletions by ~~strikethrough~~. Text appearing without underlining or strikethrough is original text and remains unchanged.

Section 15.15 of the Declaration of Covenants, Conditions, Restrictions, and Easements for Bridgewater Bay is hereby amended to read as follows:

15.15 Working Fund. The Community Association has established a working fund for the operation of the Community Association (the "Working Fund"). There shall be collected for the Working Fund from each Owner that purchases a Home for residential use at the time of conveyance of each Home an amount equal to Two Thousand, Seven Hundred and Fifty Dollars ($2750.00)~~Two Hundred Dollars and 00/100 ($200.00)~~. ~~A Builder shall not be obligated to pay the Working Fund contribution at the time it purchases a Parcel. If a Parcel is sold to a Builder, the Working Fund contribution shall be a continuing obligation of the Home which the Builder shall collect from the purchaser at closing of the Home and pay to the Community Association.~~ The purpose of the Working Fund is to assure that the Community Association will have cash available to meet its obligations, unforeseen expenditures, or to acquire additional property, equipment or services deemed necessary or desirable. Amounts paid into the Working Fund are not to be considered as advance payment of Assessments. The Working Fund may be used by the Board of Directors ~~Declarant~~ to reduce the Operating Costs and/or to reduce operating deficits and/or to contribute to capital expenditures and/or Reserves. ~~Notwithstanding anything to the contrary, Declarant shall have the option to waive contributions to the Working Fund.~~