

This Instrument Prepared by and Return to:
Charles W. McKinnon, Esq.
McKinnon & Hamilton, PLLC
3055 Cardinal Drive, Suite 302
Vero Beach, FL 32963
Courthouse Box #79

**CERTIFICATE OF AMENDMENTS TO
DECLARATION OF CONDOMINIUM
OF
PEBBLE BEACH VILLAS**

THE UNDERSIGNED, being the President and Secretary of **PEBBLE BEACH VILLAS, INC.** a Florida not for profit corporation, hereby certify that after the adoption of a Resolution proposing said amendments at a duly called meeting of the Board of Directors, by the affirmative vote of not less than seventy-five percent (75%) of the entire membership of the Board of Directors, not less than seventy-five percent (75%) of the entire membership of the Association, at a duly called meeting of all of the owners of condominium units in the above-named condominium, held on the 11th day of January, 2021, in accordance with the requirements of Florida law, and of the Declaration of Condominium of **PEBBLE BEACH VILLAS**, as originally recorded in Official Record Book 598, Beginning at Page 742, Public Records of Indian River County, Florida and any amendments thereof, affirmatively voted to amend the Declaration of Condominium as hereinafter set out.

NOW, THEREFORE, in consideration of the foregoing, the Declaration of Condominium, shall be amended as follows:

I. Section 12.D. of the above referenced Declaration of Condominium shall be amended to read as follows:

Common Surplus - Each unit owner shall own any common surplus of this condominium in the same percentage as the common expenses appurtenant to each unit as set forth in Exhibit "D". However, this ownership does not include the right to withdraw or require payment or distribution of the same.

II. Section 14.B.2. of the above referenced Declaration of Condominium shall be amended to read as follows:

2. Alteration and improvement. After the completion of the improvements included in the common elements contemplated by this Declaration, there shall be no alteration nor further improvement of the real property constituting the common elements without an affirmative vote of at least a majority of the members voting in person, electronically or by Proxy, at a meeting at which a quorum has been established. Any such alteration, or improvement, shall not interfere with the rights of any apartment owners without their consent. There shall be no change in the shares and rights of an apartment owner in the common elements altered or further improved, whether or not the apartment owner contributes to the cost of such alteration or improvements.

III. Section 15.B. of the above referenced Declaration of Condominium shall be amended to read as follows:

B. Interest; application of payments. Assessments and installments on such assessments paid on or before ten days after the date when due shall not bear interest, but all sums not paid on or before ten days after the date when due shall bear interest at the rate of eighteen percent (18%) per annum from the date when due until paid. All payments upon account shall be first applied to interest, then to any administrative late fee, then to any costs and reasonable attorneys' fees incurred in collection, and then to the oldest delinquent assessment.

IV. Section 22.B. of the above referenced Declaration of Condominium shall be amended to read as follows:

B. A resolution for the adoption of a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approval must be by not less than an affirmative vote of at least two-thirds (2/3) of the members voting in person, electronically or by Proxy, at a meeting at which a quorum has been established.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendments to Declaration of Condominium, this 5th day of February, 2021.

PEBBLE BEACH VILLAS, INC.

By: Kevin M. Kelly
President

Print Name: KEVIN M. Kelly

(CORPORATE SEAL)

ATTEST:

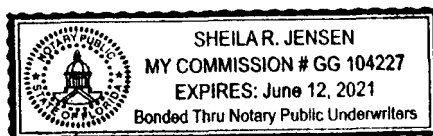
By: Bette J. Tsoutsouras
Secretary

Print Name: Bette J. Tsoutsouras

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that before me, a Notary Public, personally appeared, in physical presence, Kevin M. Kelly and Bette J. Tsoutsouras, respectively the President and Secretary of Pebble Beach Villas, Inc., who ☒ have produced FL Drivers' Licenses as identification or who ☐ are personally known to me to be the persons described in the foregoing instrument and who have acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this 5th day of February, 2021.



Sheila R. Jensen
Notary Public, State of Florida (Affix Seal)