

CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
PEBBLE BEACH VILLAS

The undersigned, being the President and Secretary of **PEBBLE BEACH VILLAS, INC.**, a Florida corporation, hereby certify that at a duly called meeting of all of the unit owners of condominium units in the above-named condominium, duly held on the 21st day of April, 2003, in accordance with the requirements of Florida law, and of the Declaration of Condominium of PEBBLE BEACH VILLAS, recorded in Official Record Book 598, Beginning at Page 742, Public Records of Indian River County, Florida, after the adoption of a Resolution proposing said amendments by the Board of Directors, not less than Seventy-Five percent (75%) of the entire membership of the Board of Directors and not less than Seventy-Five percent (75%) of the entire membership of the Association voted in favor of the Amendments to the Declaration of Condominium as hereinafter set out.

I. Paragraph 14.A.2.a. shall be modified to read as follows:

14.A.2.a. Each apartment owner is responsible, at the owner's expense, for all maintenance, repairs, and replacement of the owner's apartment and certain limited common elements. The owner's responsibilities include, without limitation:

- (1) Maintenance, repair, and replacement of screens, windows, and window glass.
- (2) The main entrance door to the unit and its interior surfaces.
- (3) All other doors within or for the access to the unit.
- (4) The electrical, mechanical, and plumbing lines, pipes, fixtures, switches, valves, drains, and outlets (including connections) located partially or entirely within the apartment or serving only the apartment.
- (5) The circuit breaker panel and all electrical wiring going into the apartment from the panel.
- (6) Appliances, water heaters, smoke alarms, vent fans, and garage door openers.

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- (7) All air conditioning and heating equipment, thermostats, ducts, and installations serving the unit exclusively.
- (8) Carpeting and other floor coverings.
- (9) Door and window hardware and locks.
- (10) Shower pans.
- (11) The main water supply shutoff valve for the apartment.
- (12) Built in cabinets, other facilities or fixtures that are located or contained entirely within the apartment and serve only that apartment.
- (13) All interior partition walls that do not form part of the boundary of the unit except the portions to be maintained, repaired, and replaced by the Association.

II. Paragraph 17.A. shall be modified to read as follows:

17.A. Authority to purchase; named insured. In order to adequately protect the Apartment owners, the Association, and all parts of the condominium property and Association property that are required to be insured by the Association, insurance shall be carried and kept in force at all times in accordance with the following provisions. The named insured shall be the Association individually and as agent for the apartment owners, without naming them, and as agents for their mortgagees. Provision shall be made for the issuance of mortgagee endorsements and memoranda of insurance to the mortgagees or apartment owners. Such policies shall provide that payments by the insurer for losses shall be made to the Insurance Trustee designated below, and all policies and their endorsements shall be deposited with the Insurance Trustee. Apartment owners may obtain coverage at their own expense upon their personal property, for their personal liability and living expense, floor coverings, wall coverings, ceiling coverings, electrical fixtures, appliances, air conditioning and heating equipment, water heaters, and built in cabinets located within their apartment.

Paragraph 17.B.Coverage 1. Casualty. shall be modified to read as follows:

1. Casualty. The board of Directors shall procure insurance covering the buildings and improvements as well as all insurable Association property, in an amount determined annually by the Board. Pursuant to Florida Statutes §718.111(11)(b), the

word "building" in this paragraph does not include floor coverings, wall coverings, ceiling coverings, electrical fixtures, appliances, air conditioning and heating equipment, water heaters, or built in cabinets located within an apartment. Such coverage shall afford protection against:

IN WITNESS WHEREOF, the undersigned President and Secretary of **PEBBLE BEACH VILLAS, INC.** have executed this Certificate of Amendment to Declaration of Condominium in accordance with the authority hereinabove expressed this 16th day of May, 2003.

PEBBLE BEACH VILLAS, INC.

BY: Paul Lane Jones
President

(CORPORATE SEAL)

ATTEST:
BY: Joseph A. King
Secretary

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Paul Lane Jones and Joseph A. King well known to me to be the President and Secretary of Pebble Beach Villas and that they acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that I relied upon the following forms of identification personally known and

WITNESS my hand and official seal in the State and County last aforesaid, this 16 day of May, 2003.

Kim N. Melzer
Notary Public

