

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM OF THE RACQUET CLUB OF VERO BEACH
BUILDINGS A & B, A CONDOMINIUM and BUILDING C, A CONDOMINIUM**

**Vero Beach
Indian River County, Florida**

The Declaration of Condominium of The Racquet Club of Vero Beach Buildings A & B, A Condominium was recorded in Official Records Book 503, Page 210 et. seq., and amended at Official Records Book 511, Page 235 et. seq., Official Records Book 636, Page 2544 et. seq., Official Records Book 964, Page 51 et. seq., Official Records Book 1032, Page 450 et. seq., Official Records Book 1787, Page 859 et. seq., and Official Records Book 1886, Page 1837 et. seq., Public Records of Indian River County, Florida.

The Declaration of Condominium of The Racquet Club of Vero Beach Building C, A Condominium was recorded in Official Records Book 553, Page 943 et. seq., and amended at Official Records Book 636, Page 2544 et. seq., Official Records Book 964, Page 51 et. seq., Official Records Book 1032, Page 450 et. seq., Official Records Book 1787, Page 855 et. seq., and Official Records Book 1886, Page 1834 et. seq., Public Records of Indian River County, Florida.

The Amended and Restated Declaration of Condominium of The Racquet Club of Vero Beach Buildings A & B, A Condominium and Building C, A Condominium was recorded in Official Records Book 2345, Page 794 et. seq., Public Records of Indian River County, Florida. The same Amended and Restated Declaration of Condominium is hereby amended as approved by at least sixty percent (60%) of the entire Board of Directors and by at least sixty percent (60%) of the voting interests in Buildings A & B and in Building C said approval occurring at the Members' Meeting held on December 13, 2022.

1. Article VI, Section A, subsection 1 a is hereby amended as follows:

ARTICLE VI
MAINTENANCE, ALTERATION AND IMPROVEMENT

Responsibility for the maintenance of the condominium property and restrictions upon its alteration and improvements shall be as follows:

A. Dwelling Units.

1. By the Association. The Association shall maintain, repair and replace at the Association's expense:
 - a. With the exception of interior surfaces, all portions of a dwelling unit, contributing to the support of the apartment building, which portions shall include, but not be limited to, boundary walls of dwelling units, floor and ceiling slabs, load-bearing columns and load-bearing walls. Also included

are all fixtures on its exterior (except that the dwelling unit owner shall be responsible for hurricane shutters, screens, exterior doors, windows, sliding glass doors and roof air compressor units). In addition, the Association shall maintain uniformity of exterior appearance by providing periodic cleaning of entrance doors and of screens and windows on common walkways.

(The balance of Article VI remains unchanged.)

2. The foregoing amendment to the Amended and Restated Declaration of Condominium of The Racquet Club of Vero Beach Buildings A & B, A Condominium and Building C, A Condominium were approved by at least sixty percent (60%) of the entire Board of Directors and by at least sixty percent (60%) of the voting interests in Buildings A & B and in Building C said approval occurring at the Members' Meeting held on December 13, 2022.

3. All provisions of the Amended and Restated Declaration of Condominium are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 22nd day of December, 2022.

WITNESSES AS TO PRESIDENT:

THE RACQUET CLUB OF VERO BEACH
CONDOMINIUM ASSOCIATION, INC.

Wendy Cowan
Print Name: Wendy Cowan

By: Kevin M. Schulke
KEVIN M. Schulke, President

Jean M. Bernards
Print Name: Jean M. Bernards

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Kevin M. Schulke, as President of The Racquet Club of Vero Beach Condominium Association, Inc., ☒ who is personally known to me, or ☐ who has produced _____ as identification on December 22, 2022.

Notarial Seal



Julie Barrett Gerber
Notary Public
Print Name: Julie Barrett Gerber
My Commission Expires: 9/28/26

WITNESSES AS TO SECRETARY:

Wendy Cowan
Print Name: Wendy Cowan

Jean M. Bernards
Print Name: Jean M. Bernards

**THE RACQUET CLUB OF VERO BEACH
CONDOMINIUM ASSOCIATION, INC.**

By: [Signature]
Suzanne Chesser, Secretary



STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Suzanne Chesser, as Secretary of The Racquet Club of Vero Beach Condominium Association, Inc., ☒ who is personally known to me, or ☐ who has produced _____ as identification on December 22, 2022.

Notarial Seal



[Signature]
Notary Public
Print Name: Julie Barrett Gerber
My Commission Expires: 9/28/26