

This Instrument Prepared by and Return to:  
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RECORDED IN THE PUBLIC RECORDS OF  
JEFFREY R SMITH, CLERK OF COURT  
INDIAN RIVER COUNTY FL  
BK: 3183 PG: 616 Page 1 of 2 2/11/2019 11:00 AM

**CERTIFICATE OF AMENDMENTS TO  
DECLARATION OF CONDOMINIUM  
OF  
THE RIVER MEWS**

**THE UNDERSIGNED**, being the President and Secretary of **THE RIVER MEWS ASSOCIATION, INC.**, 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 a majority of the Board of Directors, not less than seventy-five percent (75%) of the voting members of the Association at a duly called meeting of all of the owners of condominium units in the above-named condominium, held on the 5<sup>th</sup> day of December, 2018, in accordance with the requirements of Florida law, and of the Declaration of Condominium of **THE RIVER MEWS**, as originally recorded in Official Record Book 651, Beginning at Page 2824, 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. Paragraph 5.H.(5)** of the Declaration of Condominium shall be amended to read as follows:

(5) Except as set forth below, no material alteration of, nor substantial additions to any common elements, including limited common elements, shall be made without the prior approval of a majority of the Board of Directors and at least seventy-five percent (75%) of the votes cast by members voting in person or by Proxy at a membership meeting. If work reasonably necessary to protect, maintain, repair, replace, or insure common elements, including limited common elements, or to comply with any local, state, or federal law or regulation constitutes a material alteration or substantial addition, only the prior approval of a majority of the Board of Directors is required. Notwithstanding anything herein to the contrary, any material alteration of, or substantial addition to common elements, including limited common elements, within the exterior boundaries of a condominium unit may be made with the prior approval of all of the members of the Board of Directors.

**II. Paragraph 13.C.** of the Declaration of Condominium shall be amended to read as follows:

C. An amendment may be enacted by not less than seventy-five percent (75%) of the votes cast by members voting either in person or by Proxy at a membership meeting. No such amendment may unilaterally change the configuration or size of any Unit in any material fashion or change the proportion or percentage by which the Unit Owner shares common expenses and common surplus,

unless such amendment is also approved by such Unit Owner. Notwithstanding anything herein to the contrary, any amendment to an exhibit to the Declaration of Condominium showing the floor plan of a unit may be made with the prior approval of all of the members of the Board of Directors.

**IN WITNESS WHEREOF**, the undersigned President and Secretary of the Association have executed this Certificate of Amendments to Declaration of Condominium, this 1<sup>st</sup> day of February, 2019.

**THE RIVER MEWS ASSOCIATION, INC.**

By: [Signature]  
President  
Print Name: Thomas J. Meaney

(CORPORATE SEAL)

ATTEST:

By: [Signature]  
Secretary  
Print Name: Katharine P. Schmidt

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

**I HEREBY CERTIFY** that before me, a Notary Public, personally appeared Thomas J. Meaney and Katharine P. Schmidt, respectively the President and Secretary of The River Mews Association, Inc., who ☐ have produced \_\_\_\_\_ 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 1<sup>st</sup> day of February, 2019.

[Signature]  
Notary Public, State of Florida

(Affix Seal)

