

Record and Return to:  
Jane L. Cornett, Esq.  
Becker & Poliakoff, P.A.  
Royal Palm Financial Center  
759 SW Federal Highway, Suite 213  
Stuart, FL 34994

-----THIS SPACE FOR RECORDER'S USE-----

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OF  
GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM**

The Declaration of Condominium for Grand Isle of North Hutchinson Island Condominium was recorded in the Public Records of St. Lucie County, Florida, at Official Records Book 2231, Page 1190 et.seq., and amended at Official Records Book 3733, Page 375 et.seq., and amended at Official Records Book 3728, Page 1716 et.seq. The same Declaration of Condominium for Grand Isle of North Hutchinson Island Condominium is hereby amended as approved by a vote of the members at a Special Meeting held November 15, 2017.

1. Article XIV is hereby amended as follows:

**XIV. MAINTENANCE; LIMITATION UPON IMPROVEMENT**

A. (1) Each Unit Owner shall be responsible for the maintenance, repair, and replacement of the Unit Owner's Unit and any part thereof (including, but not limited to, windows, screens [if applicable], fixtures, appliances, carpets and all other floor coverings, and all property belonging to the Unit Owner and the Unit Owner's family, invitees, licensees, guests and lessees), which work shall be performed by said Unit Owner at the Unit Owner's sole cost and expense, except as otherwise expressly provided to the contrary in the Condominium Documents.

(2) The installation, maintenance, repair and replacement of hurricane shutters on all glazed surfaces by the Unit Owner is mandatory. Hurricane shutters shall not be deemed to be part of the Common Elements.

B. The responsibility for the maintenance, repair and replacement of the Common Elements shall be that of the Condominium Association, except as specifically provided otherwise in this Declaration.

C. In the event any Unit Owner fails to properly and timely maintain, repair and replace those portions of the Condominium Property, (including hurricane shutters), for which said Unit Owner is responsible for maintaining, repairing, and/or replacing, or in the event any maintenance, repair, or replacement of the Condominium Property is needed as a result of the negligence, misuse or neglect by a Unit Owner(s) or Person for whom said Unit Owner(s) is responsible the Condominium Association may, but shall not be obligated to, perform such repair, replacement or maintenance, and thereafter levy special charges, which shall constitute a special assessment as per Article XVI of this Declaration, against said Unit Owner for all costs and expenses (including, but not limited to, reasonable attorney's fees) incurred by the Condominium Association in connection therewith. The Condominium Association shall

annually inspect all shutters. If any are found to be inoperable (cannot be closed and locked or have significant damage that renders them non-functioning) the Owner shall be notified in writing of the needed repair or replacement and given a reasonable time to return the shutters to operational condition.

D. No Unit Owner shall make any alterations in those portions of the Condominium Property which are to be maintained by the Condominium Association, or remove any portion thereof, or make any additions thereto, or do any work which would jeopardize the safety or soundness of the Condominium Property or impair any easement, unless otherwise permitted under the terms of this Declaration.

2. Article XV is hereby amended as follows:

XV. COMMON EXPENSES.

Each Unit Owner shall pay the Unit Owner's share of the Common Expenses as more particularly described in Exhibit No. "2" attached hereto and made a part hereof.

A. Common Expenses, as generally defined in Article III of this Declaration and as set forth below in this Article XV, shall include (i) the expenses of the operation and administration of the Condominium, (ii) the expenses of the maintenance, improvement, repair or replacement of the Common Elements (including Limited Common Elements) including, without limitation, such expenses as are required to maintain manufacturer's warranties on portions of the Common Elements and Limited Common Elements and to perform preventative maintenance thereon, (iii) the costs of carrying out the powers and duties of the Condominium Association, (iv) the costs of insurance for officers and directors of the Condominium Association, (v) the costs of in-house communications and security services (if any), (vi) the costs and expenses related to the furnishing of cable television and/or broadband services to Unit Owners and of implementing and complying with any cable television contract entered into by the Condominium Association (if applicable), (vii) expenses related to the retention of storm water, and (viii) any other expense designated as a Common Expense by the Condominium Act, and/or the Condominium Documents.

(All remaining sections are unchanged.)

2. The foregoing amendments to the Declaration of Condominium of Grand Isle of North Hutchinson Island Condominium were adopted by the members by a vote sufficient for approval.

3. All provisions of the Declaration 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 19 day of December, 2017.

WITNESSES:

[Signature]  
Witness #1 Signature

LOUIS SALVATORE  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

STEVEN FEIG  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

JOANNA KEMMERER  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

ANNA M REIBER  
Witness #2 Printed Name

Grand Isle of North Hutchinson Island  
Condominium Association, Inc.

By: [Signature]  
Stuart Fullerton, President

By: [Signature]  
Roger Schlossberg, Secretary

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 19 day of December, 2017 by Stuart Fullerton as President of Grand Isle of North Hutchinson Island Condominium Association, Inc., [✓] who is personally known to me or [ ] who has produced identification [Type of Identification: \_\_\_\_\_].

[Signature]  
Notary Public

Notary Seal



BARBARA J PELTIER  
MY COMMISSION # GG 065238  
EXPIRES: May 23, 2021  
Bonded Thru Budget Notary Services

STATE OF FLORIDA Maryland  
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 29th day of November 2017, by Roger Schlossberg as Secretary of Grand Isle of North Hutchinson Island Condominium Association, Inc. [] who is personally known to me or [ ] who has produced identification [Type of Identification: \_\_\_\_\_].



Joanna Kemmerer  
Notary Public

CERTIFICATE

Grand Isle of North Hutchinson Island Condominium Association, Inc., by its duly authorized officers, hereby certifies that the amendments to the Declaration of Condominium, a copy of which is attached hereto, were duly and regularly approved by the members at a Special Meeting, by a vote sufficient for approval.

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 29 day of November, 2017.

WITNESSES:

[Signature]  
Witness #1 Signature

Lewis Salvatore  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Steven Feig  
Witness #2 Printed Name

Joanna Kemmerer  
Witness #1 Signature

Joanna Kemmerer  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

ANDREW REISER  
Witness #2 Printed Name


Grand Isle of North Hutchinson Island Condominium Association, Inc.

By: [Signature]  
Stuart Fullerton, President

By: [Signature]  
Roger Schlossberg, Secretary

STATE OF FLORIDA  
COUNTY OF St. Lucie

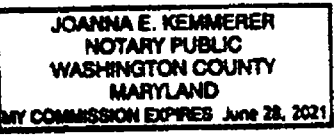
The foregoing instrument was acknowledged before me this 19 day of December, 2017 by Stuart Fullerton as President of Grand Isle of North Hutchinson Island Condominium Association, Inc., [] who is personally known to me or [] who has produced identification [Type of Identification: \_\_\_\_\_]

Notary Seal  BARBARA J PELTIER  
MY COMMISSION # GG 065238  
EXPIRES: May 23, 2021  
Bonded Thru Budget Notary Services

Barbara J Peltier  
Notary Public

STATE OF ~~FLORIDA~~ Maryland  
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of November, 2017, by Roger Schlossberg as Secretary of Grand Isle of North Hutchinson Island Condominium Association, Inc. [] who is personally known to me or [] who has produced identification [Type of Identification: \_\_\_\_\_].

Notary Seal  JOANNA E. KEMMERER  
NOTARY PUBLIC  
WASHINGTON COUNTY  
MARYLAND  
MY COMMISSION EXPIRES June 28, 2021

Joanna Kemmerer  
Notary Public