

Record and Return to:
Joseph Arena, Esq.
Becker & Poliakoff, P.A.
759 SW Federal Hwy., Ste. 213
Stuart, FL 34994

**CERTIFICATE OF AMENDMENTS
TO THE
DECLARATION OF CONDOMINIUM
OF
SOMERSET BAY, A CONDOMINIUM**

I HEREBY CERTIFY that the amendment attached to this Certificate as Exhibit "A" was duly adopted as an amendment to the Declaration of Condominium of Somerset Bay, a Condominium. The Declaration of Condominium of Somerset Bay, a Condominium is recorded at Official Records Book 1408, Page 244, *et seq.*, Public Records of Indian River County, Florida and has been previously amended. The amendment was approved by not less than a majority of the units whose votes were cast in person or by proxy at the February 23, 2023 Special Members' Meeting. The adoption of the amendment is described in the minutes of this meeting. Inadvertently, there was a delay in recording the amendment.

EXECUTED this 3 day of April, 2025.

**WITNESSES:
(TWO)**

**SOMERSET BAY CONDOMINIUM
ASSOCIATION, INC.**

Julie Barrett Geber
Witness #1 Signature

BY: Denise M. Bozich
Denise M. Bozich, President

Julie Barrett Geber
Witness #1 Printed Name
835 20th Place
Vero Beach, FL 32960
Witness #1 Address

Address: 9013 Somerset Bay Lane #202
Vero Beach, FL 32963
Date: 4/3/25

LT Murphy
Witness #2 Signature
Dana Murphy
Witness #2 Printed Name

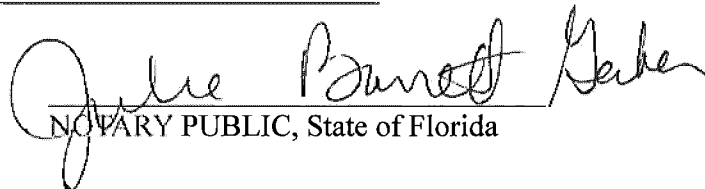
835 20th Place
Witness #2 Address VERO BEACH FL
32960

STATE OF FLORIDA)
) ss.
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this 3rd day of April, 2025, by Denise M. Bozich, as President of Somerset Bay Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, by means of ☒ physical presence or ___ online notarization who are:

☒ Personally Known or
☐ Produced Identification.

Type of Identification produced, if applicable: _____.



NOTARY PUBLIC, State of Florida

(SEAL)



EXECUTED this 14 day of April, 2025.

**WITNESSES:
(TWO)**

LR Mung
Witness #1 Signature
Dana Murphy
Witness #1 Printed Name

8805 20th Place

Witness #1 Address Vero Beach, FL 32960

Julie Barrett Gerber
Witness #2 Signature
Julie Barrett Gerber
Witness #2 Printed Name

835 20th Place

Witness #2 Address Vero Beach, FL 32960

BY: Doug Lynn
Doug Lynn, Secretary
Address: 9019 Somerset Bay Tr
Date: 04-14-2025

STATE OF FLORIDA)
) ss.
COUNTY OF Indian River)

The foregoing instrument was acknowledged before me this 14th day of April, 2025, by Doug Lynn, as Secretary, of Somerset Bay Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, by means of ☒ physical presence or ☐ online notarization who are:

☒ Personally Known or
☐ Produced Identification.

Type of Identification produced, if applicable: _____.

Julie Barrett Gerber
NOTARY PUBLIC, State of Florida

(SEAL)

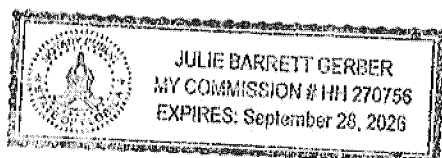


EXHIBIT "A"

The following amendment is made to Article XI of that certain DECLARATION OF CONDOMINIUM OF SOMERSET BAY, A CONDOMINIUM, recorded in Official Records Book 1408, Page 0244, et. seq., of the Public Records of Indian River County, Florida (hereinafter, the "Declaration").

Additions are indicated by underlining.

Amendment to Article XI of the Declaration:

**XI
LIMITATIONS UPON RIGHT OF OWNER TO
ALTER OR MODIFY UNIT**

No owner of a unit (other than the Developer) shall make any structural modifications or alterations of the unit. Further, no owner shall cause any improvements or changes to be made on or to the exterior of the unit buildings, including painting or other decoration, the installation of awnings, electrical wiring, air conditioning units and other things which might protrude through or to be attached to the walls of the unit building; further, no owner shall in any manner change the appearance of any portion of the unit building not wholly within the boundaries of his unit.

The Board of Administration shall adopt specifications for any screens to be installed on any balcony or terrace of any unit. Any screens installed on or around any balcony or terrace shall comply with the specifications approved by the Board of Administration. The Board of Administration shall adopt hurricane shutter and impact glass specifications for each building within each condominium operated by the Association which shall include color, style, and other factors deemed relevant by the board. In addition, hurricane shutters as otherwise approved by the Board of Administration may be installed on or around the balcony or terrace of any unit. However, no owner of a unit may install or have installed any other type of balcony enclosure, including but not limited to an impact glass balcony enclosure, on, in or around the balcony or terrace of any unit. All specifications adopted by the Board shall comply with the applicable building code. Notwithstanding any provision to the contrary in the condominium documents, if approval is required by the documents, the Board shall not refuse to approve the installation or replacement of hurricane shutters or impact glass conforming to the specifications adopted by the Board. The installation, replacement, and maintenance of such hurricane shutters or impact glass in accordance with the procedures set forth herein shall not be deemed a material alteration to the Common elements within the meaning of the Condominium Act. Within thirty (30) days from the effective date of this Amendment (e.g. the date this Amendment is recorded in the Public Records of Brevard County, Florida), Unit Owners shall provide to the Association proof that either: (i) hurricane shutters or impact glass which meet or exceed the hurricane shutter and impact glass specifications adopted by the Board of Directors have already been installed on the Unit's front and back balconies; or (ii) Unit Owners are under contract for the installation of hurricane shutters or impact glass which meet or exceed the hurricane shutter and impact glass specifications adopted by the Board of Directors, with the installation to be completed withing sixty (60) days from the effective date of this Amendment. Should any Unit Owner fail to install hurricane shutters or

impact glass as required herein, the Association shall have the unilateral right to install hurricane shutters or impact glass which comply with the hurricane shutter and impact glass specifications adopted by the Board. In such event, the Unit Owner hereby agrees to be personally responsible for all costs thus incurred and grants the Association a lien right against the Unit referred to herein in order to secure payment of any such sums associated with the installation of the hurricane shutters or impact glass. Said lien shall bear interest and be collectable and foreclosable in the same matter as liens granted to the Association under this Declaration and the Condominium Act for non-payment of assessments. Further, the Unit Owner hereby agrees to be personally responsible for the maintenance, repair and replacement of any hurricane shutters or impact glass installed by the Association on the Unit, due to the Unit Owner's failure to install hurricane shutters or impact glass as provided herein. The Board may operate hurricane shutters installed pursuant to this section without the permission of the Unit Owners only where such operation is necessary to preserve and protect the common elements of the Condominium.

[...]

(All other provisions remain unchanged)