

Book # 4154  
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07/06/18

**CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF CONDOMINIUM OF THE SANDS, A CONDOMINIUM,  
SECTION I**

The Declaration of Condominium of The Sands, A Condominium, Section 1 has been recorded in the public records of St. Lucie County, Florida at Official Records Book 367, Page 748, et. seq., and amended at Official Records Book 368, Page 1980, et. seq., Official Records Book 369, Page 228, et. seq., Official Records Book 370, Page 2846, et. seq., Official Records Book 371, Page 1276, et. seq., Official Records Book 372, Page 2076, et. seq., Official Records Book 373, Page 2325, et. seq., Official Records Book 373, Page 2336, et. seq., Official Records Book 1977, Page 1313, et. seq., Official Records Book 3559, Page 2974, et. seq. and Official Records Book 4058, Page 1961, et. seq. The same Declaration of Condominium is hereby amended as approved by at least two-thirds (2/3) of the members voting, in person or by proxy, at the meeting held on March 21, 2018.

1. Article VII is amended to add a new Section D as follows:

**VII. UNDIVIDED SHARES IN COMMON ELEMENTS**

D. The windows, exterior doors and sliding glass doors serving an Apartment are Limited Common Elements with respect to such Apartment and are for the exclusive use of the Apartment Owner of such Apartment.

2. Article XVI, Section B, subsection 1 is amended to read as follows:

**XVI. MAINTENANCE, REPAIRS AND ALTERATIONS**

B. The Association.

1. The Association shall repair, maintain and replace as necessary all of the Common Elements and all exterior surfaces of the Condominium Property, including exterior surfaces of the Apartments, including terraces, balconies and patios, and maintain, repair and replace all facilities not within the Apartments for the furnishing of any and all utility services thereto as necessary except air conditioning equipment which is a Limited Common Element as set forth in Article VII hereof which shall be maintained by the Apartment Owner of the Apartment or Apartments

served thereby. The windows, exterior doors and sliding glass doors serving an Apartment are Limited Common Elements as set forth in Article VII hereof which shall be maintained, repaired and replaced by the Association and the costs thereof shall be assessed as a Limited Assessment against the Apartment Owner of the Apartment having the right to use the Limited Common Elements.

3. The foregoing amendment to the Declaration of Condominium of The Sands, A Condominium, Section 1 was adopted by at least two-thirds (2/3) of the members voting, in person or by proxy, at the meeting held on March 21, 2018.

4. All provisions of the Declaration of Condominium of The Sands, A Condominium, Section 1 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 26 day of June 2018.

**WITNESSES AS TO PRESIDENT:**

**THE SANDS, A CONDOMINIUM,  
SECTION I ASSOCIATION, INC.**

[Signature]

By: Jerry Osborne

Printed Name: Freda Ahavolo

Jerry Osborne, President

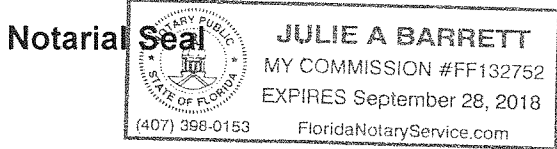
Megan Murphy

Printed Name: megan murphy

STATE OF Florida  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me on 26<sup>th</sup> June 2018, by Jerry Osborne, as President of The Sands, A Condominium, Section I Association, Inc. [] who is personally known to me, or [] who has produced \_\_\_\_\_ identification [Type \_\_\_\_\_ of \_\_\_\_\_ Identification: \_\_\_\_\_].

[Signature]  
Notary Public



WITNESSES AS TO SECRETARY:

THE SANDS, A CONDOMINIUM,  
SECTION I ASSOCIATION, INC.

Megan Murphy

By: Diane Dee Mattfeldt

Printed Name: megan murphy

Dee Mattfeldt, Secretary

[Signature]

Printed Name: Toko Alvarez



STATE OF Florida  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me on June 26<sup>th</sup>, 2018, by Diane Dee Mattfeldt, as Secretary of The Sands, A Condominium, Section I Association, Inc. [  ] who is personally known to me, or [  ] who has produced \_\_\_\_\_ identification [Type \_\_\_\_\_ of \_\_\_\_\_ identification: \_\_\_\_\_].

[Signature]  
\_\_\_\_\_  
Notary Public

Notarial Seal

