

3120170025696 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3022 PG: 1506, 5/5/2017 4:34 PM

This instrument was prepared by
LANCE D. CLOUSE, Esquire,
BECKER & POLIAKOFF, P.A.
401 SE Osceola Street, First Floor
Stuart, Florida 34994

**CERTIFICATE OF AMENDMENT
AMENDMENTS
TO THE
DECLARATION OF CONDOMINIUM
ESTABLISHING
WEST PASSAGE, A CONDOMINIUM,**

WHEREAS, the Declaration of Condominium Establishing West Passage, a Condominium ("Declaration") was recorded in Official Records Book 591, commencing at Page 1690 of the Public Records of Indian River County, Florida;

WHEREAS, at the Members' Meeting held on April 10, 2017, the membership approved, by a vote in excess of that required by the governing documents, the amendments to the Declaration, as attached hereto.

NOW, THEREFORE, BE IT RESOLVED that the attached amendments to the Declaration be amended as set forth therein.

IN WITNESS WHEREOF, we have affixed our hands this 24th day of April 2017, in Indian River County, Florida.

WITNESSES:

LB Murphy
Print Name: Dana Murphy
Megan Murphy
Print Name: Megan Murphy

WEST PASSAGE ASSOCIATION, INC.

By: Arthur Newhouse III Pres
ARTHUR NEWHOUSE, III, President

**STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)**

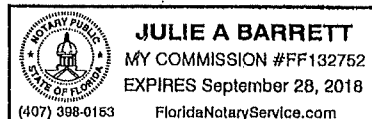
The foregoing instrument was acknowledged before me this 24th day of April 2017, by **ARTHUR NEWHOUSE, III**, as President of West Passage Association, Inc., a Florida not-for-profit corporation.

Personally Known ☒ - OR -
Produced Identification ☐

Type of Identification _____

NOTARY PUBLIC, STATE OF FLORIDA

Julie Barrett
Print Name: Julie Barrett
My Commission Expires: 9/28/18



ACTIVE: 9673582_T

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BK: 3022 PG: 1507

**AMENDMENTS
TO THE
DECLARATION OF CONDOMINIUM
ESTABLISHING
WEST PASSAGE, A CONDOMINIUM**

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND
WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

1. Amendment to Article IX, Section (A)(a)(1) of the Declaration, as follows:

(a) **By the Association.** The Association will maintain, repair and replace:

(1) All portions of the condominium property, except interior surfaces and windows of apartments, which portions shall include but not be limited to the outside walls of the apartment buildings and all fixtures thereon, boundary walls of apartments, apartment doors (excluding sliding glass doors), floors, load bearing columns and load bearing walls. Such will be done at the expense of the Association, unless made necessary by the negligence of any apartment owner, members of his family, or his, her or their guests, employees, agents or lessees. In the event of such negligence, it will be done by the Association at the expense of said apartment owner.

2. Amendment to Article IX, Section (A)(b)(1) of the Declaration, as follows:

(b) **By the Apartment owners.** The responsibility of the apartment owners will be as follows:

(1) To immediately maintain, repair and replace all portions of apartments and the fixtures and equipment contained within apartments, except the portions thereof to be maintained, repaired and replaced by the Association. Apartment owners will be specifically responsible for the maintenance, repair and replacement of the windows and sliding glass doors of the owner's apartment, including all frames, locks and operating mechanisms for said windows and sliding glass doors. Such will be done at the expense of the owner of the apartment where the work is done.

ACTIVE: 9510031_3