

This instrument prepared by:  
Richard A. Weller, Esquire  
Najmy Thompson, P.L.  
1401 8<sup>th</sup> Avenue West  
Bradenton, FL 34205

**AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF  
GARDEN LAKES VILLAGE, SECTION 1, A CONDOMINIUM**

WHEREAS, the Amended and Restated Declaration of Condominium of Garden Lakes Village, Section 1, a Condominium (the "Declaration") was recorded in Official Records Book 1889, Pages 7924 et seq., in the Public Records of Manatee County, Florida.

WHEREAS, the owners of the units in this condominium have found it necessary to amend this Declaration.

NOW THEREFORE, the owners of units in this condominium, as members of the Garden Lakes Village I Association, Inc. (the "Association"), voted to amend Sections 11.6, 21.1, and 23.2 of the Declaration as follows:

(Words in ~~strikethroughs~~ are deletions from existing text. Underlined words are additions to existing text)

11.6 Alterations and Improvements:

(a) To Common Elements and Limited Common Elements: After the completion of the improvements included in the common elements and limited common elements which are set forth in this Declaration, there shall be no substantial alteration or further improvement in the common elements or limited common elements without the approval in writing of the owners of not less than 75% of the units that cast a vote on the matter units in the Condominium. . . [*the remainder of Section 11.6 remains unchanged*]

21.1 Authority: The Component Association may, upon determination by its Board without approval of the membership, purchase a unit at any public sale resulting from a foreclosure of the Component Association's lien for delinquent assessments or Special Charges, where the bid of the Component Association does not exceed the amount found due the Component Association, or may purchase the unit in lieu of foreclosure of such lien if the consideration therefore does not exceed the amount of such lien. When authorized by affirmative vote of owners of not less than 75% of the units that cast a vote on the matter, ~~or prior written approval of owners of not less than 75% of the units~~, the Component Association may bid upon and purchase a unit as a result of a sale of the unit pursuant to the foreclosure of a lien upon the unit for unpaid taxes; the lien of any mortgage; the lien for unpaid assessments other than those due the Component Association; or any other judgment lien or lien attaching to the unit by operation of law.

23.2 Resolution: An amendment may be proposed either by the Board or by the owners of 10% or more of the total number of units in the Component Condominium. An amendment shall be adopted by the affirmative approval of a resolution adopting

such amendment, except as elsewhere provided, in the following manner:

(a) The affirmative approval of not less than 75% of the entire membership of the Board, and by not less than 75% of the units that cast a vote on the proposed amendment ~~the owners of not less than 19 of the units;~~ or

~~(b) By the affirmative approval of the owners of not less than 20 units in the Component Condominium.~~

**CERTIFICATE OF AMENDMENT**

The undersigned officers of the Garden Lakes Village I Association, Inc., a Florida not-for-profit corporation, hereby certify that this Amendment to the Amended and Restated Declaration of Condominium of Garden Lakes Village 1, a Condominium, recorded in Official Records Book 1889, Pages 7924 et seq., in the Public Records of Manatee County, Florida, was approved and adopted by the requisite number of owners as required by Article XXIII of the Declaration. The undersigned further certify that the Amendment to the Declaration was adopted in accordance with the condominium documents and applicable law.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed by its authorized officers this 25 day of MARCH, 2010.

WITNESSES:  
(two witnesses)

Richard Perry  
Print Name: Richard Perry  
Susan Perry  
Print Name: Susan Perry

**GARDEN LAKES VILLAGE I  
ASSOCIATION, INC.**

By: Mary Lou Moore  
Print Name: MARY LOU MOORE  
as its PRESIDENT

Attest:  
By: Frances Lash  
Print Name: FRAN LASH  
as its Secretary

STATE OF FLORIDA )  
COUNTY OF MANATEE )

The foregoing instrument was acknowledged before me this 25 day of March, 2010, by Mary Lou Moore, as President of Garden Lakes Village I Association, Inc., and attested by Frances Lash, as Secretary of Association. They are personally known to me or have produced \_\_\_\_\_ as identification.

Notary Public, State of Florida

My Commission Expires

