

Prepared by and return to:
Kevin T. Wells, Esq.
Law Offices of Wells | Olah | Cochran, P.A.
1800 Second Street, Suite 808
Sarasota, FL 34236
(941) 366-9191



CERTIFICATE OF AMENDMENT

DECLARATION OF CONDOMINIUM
OF
LE CHATEAU, A CONDOMINIUM

We hereby certify that the attached amendment to the Declaration of Condominium of **LE CHATEAU, A CONDOMINIUM** (which Declaration was originally recorded at Official Records Book 899, Page 951 *et seq.* of the Public Records of Sarasota County, Florida), of **LE CHATEAU ASSOCIATION, INC.** (herein, the "Association") were duly adopted at the Annual Membership Meeting of the Association held on January 21, 2021, by the affirmative vote of the owners of not less than fifty-one percent (51%) of the units in the Condominium, in accordance with Article 10.A. of the Amended and Restated Declaration. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 16 day of March, 2021.

Signed, sealed and delivered in the presence of:

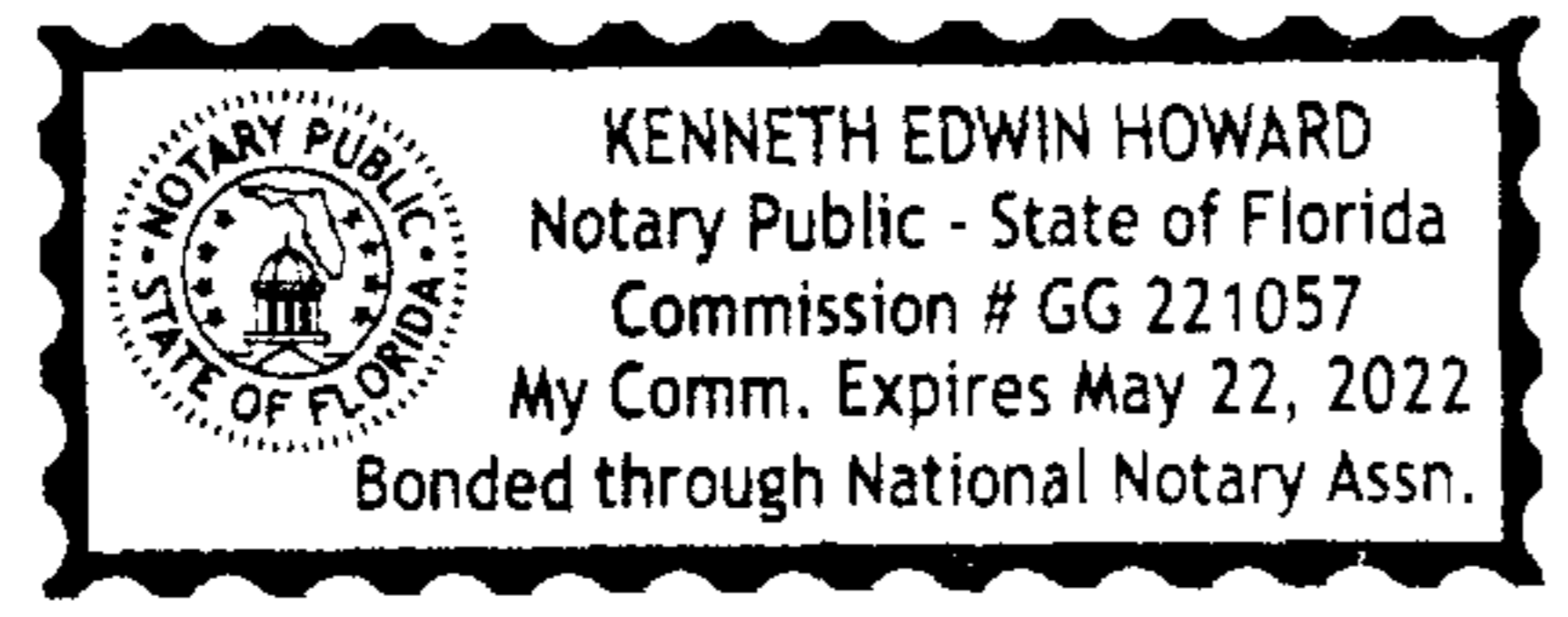
Sign: [Signature]
Print: DON BRUNS

LE CHATEAU ASSOCIATION, INC.
By: [Signature]
Alfonso Lau, President

Sign: [Signature]
Print: Theow Lau

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of March, 2021, by Alfonso Lau as the President of LE CHATEAU ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced Drivers License as identification.



NOTARY PUBLIC
Sign: [Signature]
Print: Kenneth Edwin Howard
State of Florida at Large (Seal)
My Commission expires: 5/22/2022

Sign: [Signature]

Print: DON BRUNS

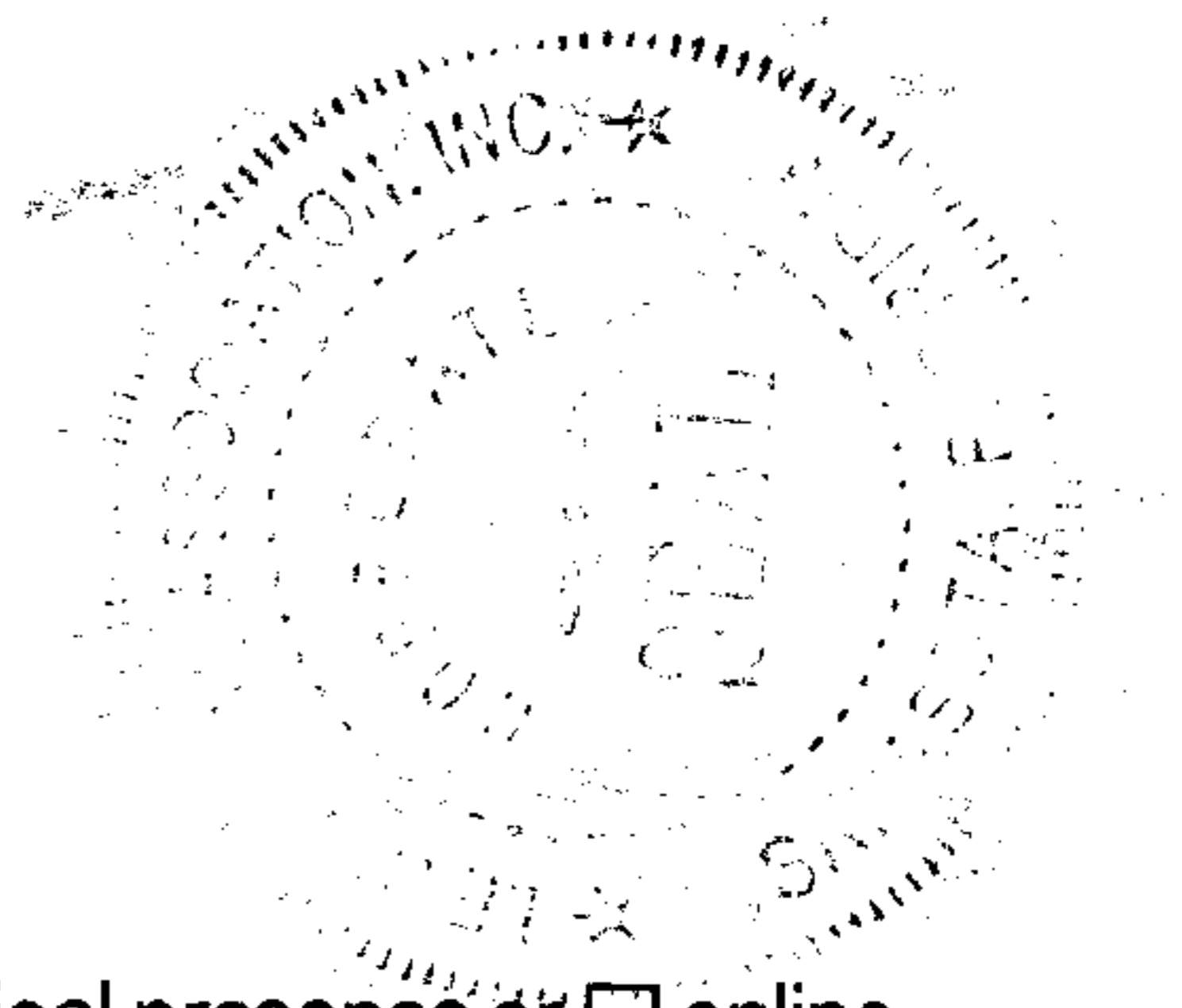
Sign: [Signature]

Print: THEOW LAU

ATTEST:

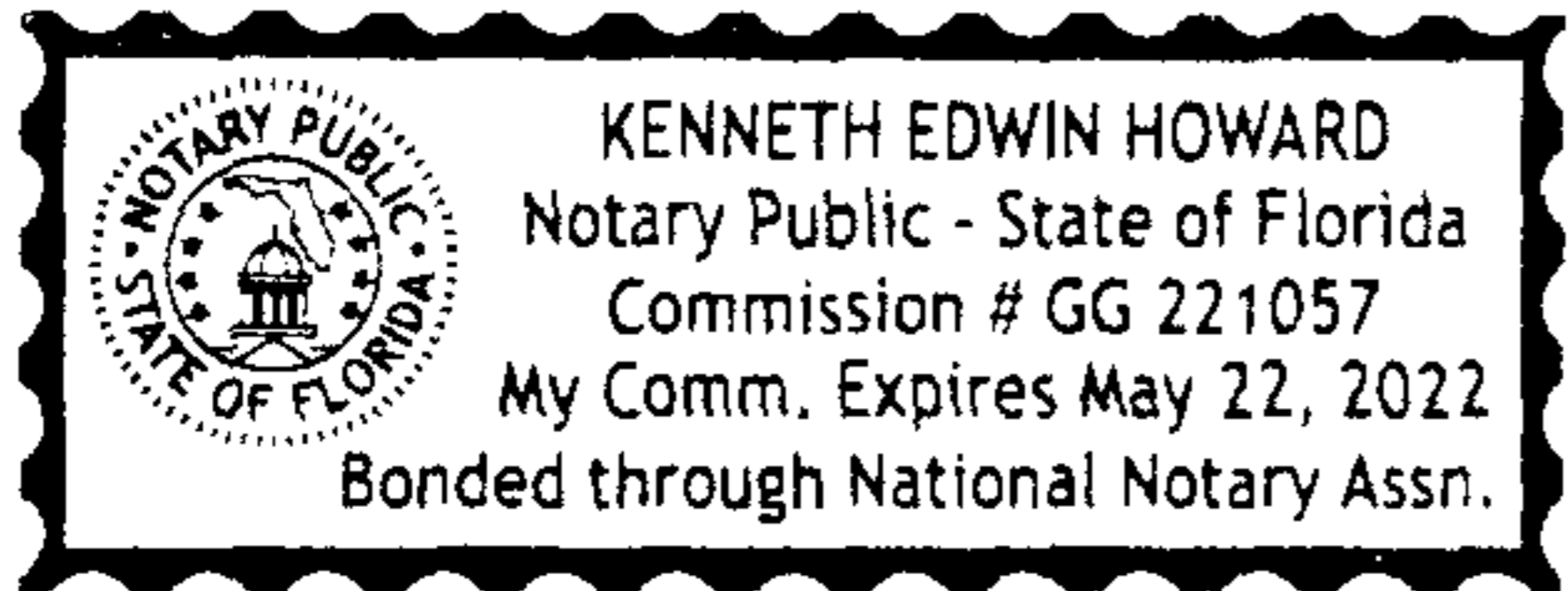
By: [Signature]
Linda Bruns, Secretary

[Corporate Seal]



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of March, 2021, by Linda Bruns as the Secretary of LE CHATEAU CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced Drivers License as identification.



NOTARY PUBLIC

Sign: [Signature]
Kenneth Edwin Howard

Print: Linda M. Bruns

State of Florida at Large (Seal)
My Commission expires: 5/22/2022

AMENDMENT

DECLARATION OF CONDOMINIUM

OF

LE CHATEAU, A CONDOMINIUM

[Additions are indicated by underline; deletions by ~~strike-through~~]

ARTICLE 11

MAINTENANCE, ALTERATION AND IMPROVEMENTS

...

E. ALTERATIONS AND IMPROVEMENTS. The Board of Directors of the Association may approve material alterations and/or substantial improvements of the common elements or Association property if the total aggregate cost in a calendar year is five percent (5%) or less of the current annual budget of the Association (including operating and reserves). There shall be no material alterations and/or substantial improvements to the common elements or Association property the total aggregate cost of which in a calendar year exceeds five percent (5%) of the current annual budget of the Association (including operating and reserves) except upon the affirmative approval ~~vote~~ of sixty-six and two-thirds percent (66-2/3%) of all members of the Association other than those material alterations and/or substantial improvements authorized by the Declaration or which the Board deems reasonably necessary for maintenance, repair, replacement or protection.