

WHEN RECORDED RETURN TO:

Gregory W. Marler, Esq.  
BECKER & POLIAKOFF, P.A.  
999 Vanderbilt Beach Road  
Suite 501  
Naples, Florida 34108

Recording Fee: \$18.50

## CERTIFICATE OF AMENDMENT

### DECLARATION OF CONDOMINIUM

#### FOR

#### SEA GROVE AT THE DUNES, A CONDOMINIUM

I HEREBY CERTIFY that the following amendments to the Declaration of Condominium were duly adopted by the Association membership at a duly noticed Annual Members' Meeting of the Association on the 12<sup>th</sup> day of March, 2013. The original Declaration of Condominium is recorded at O.R. Book 2895, Page 0447, of the Public Records of Collier County, Florida.

Additions indicated by underlining.

Deletions indicated by ~~striking through~~.

**10. ASSESSMENTS AND LIENS.** The Association has the power to levy and collect assessments against each unit and unit owner in order to provide the necessary funds for proper operation and management of the Condominium and for the operation of the Association, including regular assessments for each unit's share of the common expenses as set forth in the annual budget, and special assessments for unusual, non-recurring or unbudgeted common expenses. The Association may also levy special charges against any individual unit for any amounts other than common expenses which are properly chargeable against such unit under this Declaration and Bylaws. Assessments shall be levied and payment enforced as provided in Section 6 of the Bylaws and as follows:

(Sections 10.1 through 10.3 Remain Unchanged)

**10.4 Who is Liable for Assessments.** The owner of each unit, regardless of how title was acquired, is liable for all assessments and installments thereon coming due while he or she is the owner. Multiple owners are jointly and severally liable. Except as provided in Section 20.3 below, whenever title to a condominium parcel unit is transferred for any reason, the transferee is jointly and severally liable with the transferor for all unpaid assessments against the transferor, without prejudice to any right the transferee may have to recover from the transferor any amounts paid by the transferee. Notwithstanding the foregoing or anything to the contrary contained in the Condominium Documents and/or Chapter 718, Florida Statutes (A) the Association, upon taking title to a unit in connection with a foreclosure sale or deed in lieu of foreclosure (i) shall not be deemed an "Owner" or "Apartment Owner" for purpose of payment of assessments, regular and special, and other charges allocated to said unit, whether prior to or

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after the date the Association takes title to said unit, but said assessments and charges shall be a common expense of the Association, and (ii) shall not be jointly and severally liable with the previous owner of said unit for unpaid assessments and other charges that came due lip to the time of transfer of title to said unit to the Association: and ill) any person or entity (a "purchaser") taking title to a unit, whether in connection with a foreclosure sale, deed in lieu of foreclosure or otherwise, that was previously owned by the Association shall not have any claim or cause of action against the Association for payment of said assessments and other charges which came due prior to and/or during the time the Association was the owner of said unit, all such assessments and other charges shall be payable by the purchaser.

(Remainder of Article 10 Remains Unchanged)

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WITNESSES:  
(TWO)

SEA GROVE AT THE DUNES  
CONDOMINIUM ASSOCIATION, INC.

[Signature]  
Signature

BY: [Signature]  
David Livengood, President

Stephen H. Roberts  
Printed Name

Date: 4/3/13

[Signature]  
Signature

(CORPORATE SEAL)

Arell Harris  
Printed Name

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 2013, by David Livengood as President of Sea Grove at the Dunes Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. He/She is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA  
Nicole Ruello  
Commission # DD912539  
Expires: AUG. 23, 2013  
BONDED THRU ATLANTIC BONDING CO, INC.

Nicole Ruello  
Printed Name

My commission expires:

ACTIVE: 4605197\_1

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