INSTR 4520869 OR 4647 PG 692 RECORDED 1/28/2011 2:55 PM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
REC $18.50

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**

NOT CERTIFIED COPY

CERTIFICATE OF AMENDMENT

DECLARATION OF CONDOMINIUM

YACHT HARBOUR COVE AT WINDSTAR, A CONDOMINIUM

I HEREBY CERTIFY that the following amendment to the Declaration of Condominium of Yacht Harbour Cove at Windstar Condominium was duly adopted by the Association membership at the duly noticed Special Meeting of the Association on the 5th day of January, 2011. Said amendment was approved by a proper percentage of voting interests of the Association. The Declaration of Condominium is recorded at O.R. Book 2183, Page 1192 *et seq.*, of the Public Records of Collier County, Florida, as amended.

Additions indicated by underlining.
Deletions indicated by ~~striking through.~~

Amendment: **Section 9.2; Declaration**

9. **Units and Limited Common Elements**. All maintenance, repairs and replacements of, in or to any Unit and Limited Common Elements appurtenant thereto, whether structural or nonstructural, ordinary or extraordinary, including, without limitation, maintenance, repair and replacement of screens, window, the interior side of the entrance door and all other doors within or affording access to a Unit, and the electrical (including wiring), plumbing (including fixtures and connections), heating and air-conditioning equipment fixtures and outlets, appliances, carpets and other floor coverings, all interior surfaces and the entire interior of the Unit lying within the boundaries of the Unit or the Limited Common elements or other property belonging to the Unit Owner, shall be performed by the owner of such Unit at the Unit Owner's sole cost and expense, except as otherwise expressly provided to the contrary herein.

9.1 [Unchanged]

9.2 Specific Unit Owner Responsibility. The obligation to maintain and repair any equipment, fixtures or other items of property which service a particular Unit or Units and are Limited Common Elements thereof shall be the responsibility of the applicable Unit Owners, individually, and not the Association, without regard to whether such items are included within the boundaries of the Units, are Limited Common Elements or are Common Elements other than Limited Common Elements. Where a Limited Common Element consists of a terrace (more particularly, but without limitation, balcony, court or patio) or a Parking Garage, the Unit Owner who has the right to the exclusive use of said terrace, balcony, court patio or garage shall be responsible for the maintenance, cure and preservation of the paint and surface of

the interior parapet walls including floor and ceiling within said area, if any, and the fixed and or sliding glass door(s) and /or garage doors in, or other portions of the entrance way(s) of said area, if any, and the wiring, electrical outlet(s) and fixtures(s) thereon, if any, and the replacement of light bulbs, if any. Notwithstanding the foregoing, the Association may, at its discretion, provide maintenance, repair, and replacement of and for the Limited Common Elements and shall assess and collect such costs and charges incurred for said maintenance, repair and replacement to each specific Unit for which the maintenance, ~~and~~ repairs, and replacments were performed, that portion of the costs and charges allocable to each such Unit. The Association shall have a lien for such costs and charges as elsewhere provided, and shall enforce said liens in accordance with this Declaration and applicable law.

****

WITNESSES:

(TWO)

Signature

Orlando Miravalles
Printed Name

Signature

EMMA DAVILA
Printed Name

YACHT HARBOUR COVE AT WINDSTAR CONDOMINIUM ASSOCIATION, INC.

BY: _____
William Drackett, President

Date: JAN 12, 2011

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this 12th day of January, 2011, by ***William Drackett***, as President of ***Yacht Harbour Cove at Windstar Condominium Association, Inc.***, a Florida Corporation, on behalf of the corporation. He is personally known to me.

NOTARY PUBLIC-STATE OF FLORIDA
Melissa Lopez
Commission # DD741772
Expires: DEC. 13, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public

Melissa Lopez
Printed Name

My commission expires: Dec. 13, 2011

ACTIVE: 3200604_1

LAW OFFICES
BECKER & POLIAKOFF, P.A., 999 VANDERBILT BEACH ROAD • SUITE 501 • NAPLES, FL 34108
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