

Instrument prepared by
and after recording return to:
Jennifer A. Nichols, Esq.
Roetzel & Andress
850 Park Shore Drive
Naples, FL 34103
(239) 649-6200

(space above this line for recording)

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected and acting President of COVE TOWERS PRESERVE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association"), does hereby certify that at the duly-noticed special meeting of the Members held on the April 23, 2021 at which a quorum was established, the proposed amendments to the Declaration of Condominium of Montego at Cove Towers Preserve, a Condominium set forth on **Exhibit "A"**, were approved by the required percentage of the voting interests. The Declaration of Condominium of Montego at Cove Towers Preserve, a Condominium was originally recorded at Official Records Book 3017, Page 395, of the Public Records of Collier County, Florida, as amended.

IN WITNESS WHEREOF, this Certificate of Amendment has been executed by the President and Secretary of the Association this 29 day of April, 2021.

ATTEST:

By

Thomas Kroeger

Print Name: Thomas Kroeger

Title: Secretary

COVE TOWERS PRESERVE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

By

Richard Orr

Print Name: Richard Orr

Title: President

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April 2021 by Richard Orr, President of Cove Towers Preserve Condominium Association, Inc., a not-for-profit corporation, on behalf of the corporation. He is personally known to me or who has produced (type of identification) _____, as identification.

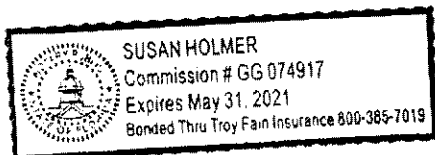
Susan Holmer

Notary public

Printed name: Susan Holmer

Serial Number: BB 074917

My commission expires: 5-31-2021

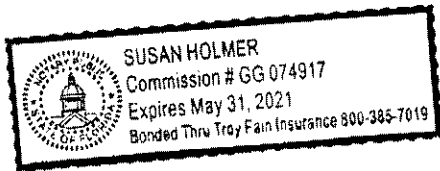


STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April 2021 by Thomas Kroeger, Treasurer of Cove Towers Preserve Condominium Association, Inc., a not-for-profit corporation, on behalf of the corporation. He is personally known to me or who has produced (type of identification) _____, as identification.

Susan Holmer

Notary public
Printed name: Susan Holmer
Serial Number: GG074917
My commission expires: 5-31-2021



**AMENDMENTS TO
DECLARATION OF CONDOMINIUM OF
MONTEGO AT COVE TOWERS PRESERVE, A CONDOMINIUM**

The Declaration of Condominium of Montego at Cove Tower Preserve, a Condominium, is hereby amended as set forth below:

Additions indicated by underlining.
Deletions indicated by ~~strikethrough~~.

7. COMMON ELEMENTS.

[Sections 7.1 through 7.2 remain unchanged]

7.3 MATERIAL ALTERATIONS AND ADDITIONS. Except for changes made by an owner with Board approval as provided in Section 6.5 above, or by the Board of Directors alone for the integrity of this Condominium's property, material alteration of or substantial additions to the common elements of this Condominium including the purchase acquisition, sale, conveyance, or mortgaging of such property may be effectuated only by vote of 6760% of the voting interests of this Condominium at a meeting called for that purpose. There shall not be any material alterations or substantial additions made to Association Real Property unless approved by the vote of 6760% of the voting interests of the Association; provided however, that such changes may be made by the Board of Directors alone if necessary for the integrity of the Association Real Property. The Board of Directors, without any vote of the membership, is authorized to lease or grant easements or licenses for the use of the common elements or Association property to unit owners or other persons, if in the judgement of the Board, the use will benefit the members of the Association, even where the lease, easement, or license would result in a material alteration or substantial addition to the common elements or Association property. The Association may charge for such use.