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Retn:
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NAPLES FL 34103

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
MONTEGO AT COVE TOWERS PRESERVE**

**BY-LAWS
OF
COVE TOWERS PRESERVE CONDOMINIUM ASSOCIATION, INC.**

I HEREBY CERTIFY that the following amendments to the Declaration of Condominium of Montego at Cove Towers Preserve and the Bylaws of Cove Towers Preserve Condominium Association, Inc. were duly adopted by the Association Board of Directors at a duly noticed Board of Directors meeting on the 9th day of February, 2006. Said amendments were approved by the affirmative vote of the required percentage of the voting interests of the Association. The Declaration of Condominium is recorded at O.R. Book 3017, Page 0395, *et seq.* of the Public Records of Collier County, Florida, and the Bylaws are recorded at O.R. Book 3017, Pages 0458, *et seq.* of the Public Records of Collier County, Florida.

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

**Amendment No. 1: Article 12, Section 12.2, Declaration of Condominium
of Montego at Cove Towers Preserve**

12. USE RESTRICTIONS – The use of the property of the Condominium shall be in accordance with the Rules and Regulations attached hereto and incorporated herein as Exhibit "D" and the following provisions:

(Section 12.1 unchanged)

12.2. RULES AND REGULATIONS – The rules and regulations attached hereto as Exhibit "D" and made a part hereof by reference concerning the use of the Condominium Property including the units may be amended from time to time by the Board of Directors. Copies of the regulations and amendments shall be furnished by the Association to all unit owners. No new or amended regulation may be enforced prior to the distribution to the owners. ~~Changes in the Rules and Regulations must be recorded in the Public Records of Collier County.~~

(Section 12.3 through 12.9 unchanged)

Amendment No. 2: Article 13, Add Section 13.5, Declaration of Condominium of Montego at Cove Towers Preserve

13. LEASE, CONVEYANCE, DISPOSITION – The purpose and object of this Section is to maintain a quiet, tranquil, non-transient and single-family oriented atmosphere with the residents living in compatible coexistence with other financially responsible persons who are of like-mind and acceptable both in character and comportment. This objective is considered to be both important and justified because of the necessity of sharing facilities and because of the large personal financial investment of each owner. Therefore, the lease, conveyance, disposal and financing of the units by owners (subject to the exceptions provided in Section 18.1) shall be subject to the following provisions:

(Sections 13.1 through 13.4 unchanged)

13.5 CAPITAL REPLENISHMENT FEE – For all Units whose ownership is transferred after November 1, 2005, a Capital Replenishment Fee equal to 1/3 of the assessment applicable to that unit for the quarter in which the Unit is transferred shall be collected at closing and shall be paid into a capital account maintained by the Cove Towers Preserve Condominium Association for the purpose of making improvements to the Common facilities.

Amendment No. 3: Article 5, Section 5.1 By-Laws of Cove Towers Preserve Condominium Association, Inc.

5. OFFICERS

5.1. EXECUTIVE OFFICERS – After turnover, the executive officers of the Association shall be the President, one or more Vice Presidents, a Secretary, a Treasurer, and such assistant officers as may be desired, all of whom shall be elected annually by and from the Board of Directors except that the Board may elect either a Treasurer or an Assistant Treasurer who is a Unit Owner but not a member of the Board, and who may be peremptorily removed by a majority vote of the Directors at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary.

(Sections 5.2 through 5.8 unchanged)

Amendment No. 4: Add Article 12, By-Laws of Cove Towers Preserve Condominium Association, Inc.

12. If at any time it is necessary for the membership of the Association, as members of Wiggins Bay Foundation, Inc. (the "Foundation"), to vote on any matters as referenced in Article III, Section 6.C. of the Foundation By-Laws, or as referenced in such other similar provision(s) of the Foundation By-Laws as may exist from time-to-time, the Board shall call a

special meeting of the Association at which the members shall vote on such matters. All votes actually cast by the members at such special meeting shall be reported to the Foundation in the number and manner actually cast. All votes of members of the Association that were eligible to be cast at the special meeting, but that were not cast, shall be reported to the Foundation as being cast in the manner as determined by a majority of the Board of Directors of the Association.

WITNESSES:
(TWO)

COVE TOWERS PRESERVE
CONDOMINIUM ASSOCIATION, INC.

Patricia Hickey

Witness Signature

PATRICIA HICKEY

Witness Printed Name

By: John Schoemer

Print Name: John Schoemer

Title: President

Juliana Velasco

Witness Signature

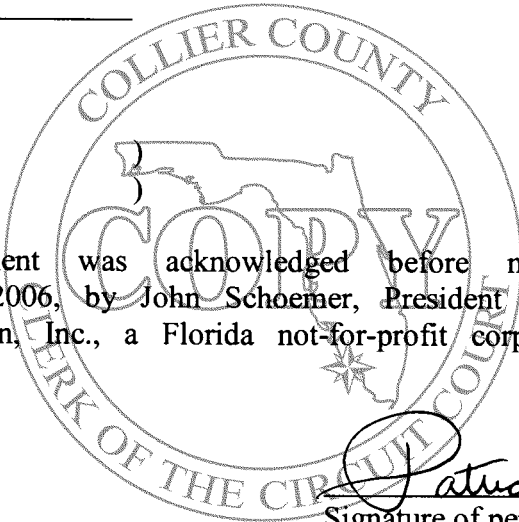
Juliana Velasco

Witness Printed Name

Date: FEBRUARY 15, 2006

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 15th day of FEBRUARY, 2006, by John Schoemer, President of Cove Towers Preserve Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.



Patricia Hickey
Signature of person taking acknowledgment

PATRICIA HICKEY
Name typed, printed or stamped

My commission expires:

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