

PREPARED BY:  
RICHARD D. DeBOEST II, ESQ.  
ATTORNEY AT LAW  
2030 McGregor Blvd.  
FORT MYERS, FL 33901  
Tel: (239) 331-5100

**CERTIFICATE OF AMENDMENT OF THE DECLARATION OF CONDOMINIUM OF  
TAMARYND PLACE AT KINGS LAKE, A CONDOMINIUM AND THE RULES AND  
REGULATIONS OF TAMARYND PLACE CONDOMINIUM, INC.**

THE UNDERSIGNED being the Vice-President and Secretary of TAMARYND PLACE CONDOMINIUM, INC., a Florida non-profit corporation, do hereby certify that the attached amendments to the Amended and Restated Declaration of Condominium of Tamarynd Place at Kings Lake, A Condominium, recorded in O.R. Book 5886, Page 2360 (the original of which is recorded in O.R. Book 1356, Page 1014 et seq.,) all of the Public Records of Collier County, Florida, was duly approved, adopted and enacted by the affirmative vote of the required percentage of unit owners at a members meeting called for that purpose at which a quorum was present held on the 29<sup>th</sup> day of March, 2021. The attached Rules and Regulations were also approved by the Board at a properly noticed Board meeting. Dated this \_\_\_\_ day of April, 2021.

**WITNESSES:**

(Sign) *[Signature]*

**TAMARYND PLACE CONDOMINIUM,  
INC.**

(Print) Alexandra Fisher

(Sign) *[Signature]*

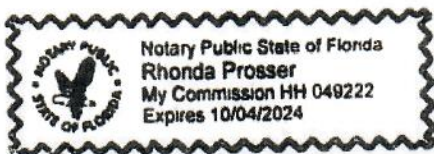
BY: *[Signature]*  
Vice-President of the Association

(Print) IVONNE MECKANO-HAYES

Tom Getty

**STATE OF FLORIDA  
COUNTY OF COLLIER**

The foregoing instrument was acknowledged before me this 5 day of April, 2021 by Tom Getty, as Vice-President of TAMARYND PLACE CONDOMINIUM, INC., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced FL Drivers License as identification and did (did not) take an oath.



NOTARY PUBLIC: *[Signature]*  
STATE OF FLORIDA (SEAL)  
My Commission Expires: 10/4/24

**WITNESSES:**

(Sign) *Alexandra Fisher*

(Print) Alexandra Fisher

(Sign) *Ivonne Medrano-Hayes*

(Print) IVONNE MEDRANO-HAYES

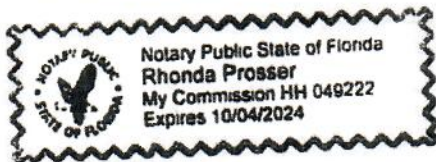
**TAMARYND PLACE CONDOMINIUM  
INC.**

BY: *James Hanrahan*

**Secretary of the Association (SEAL)  
James Hanrahan**

**STATE OF FLORIDA  
COUNTY OF COLLIER**

The foregoing instrument was acknowledged before me this 5 day of April, 2021 by James Hanrahan as Secretary of TAMARYND PLACE CONDOMINIUM, INC., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced FL Drivers License as identification and did (did not) take an oath.



**NOTARY PUBLIC:**

*Rhonda Prosser*

STATE OF FLORIDA (SEAL)

My Commission

**AMENDMENTS  
TO THE AMENDMENT AND RESTATED  
DECLARATION OF CONDOMINIUM  
OF  
TAMARYND PLACE AT KINGS LAKE, A CONDOMINIUM**

(NOTE: Additions indicated by underlining, and deletions indicated by ~~strikethrough~~.)

11. ADDITIONS, ALTERATIONS OR IMPROVEMENTS.

11.1. By the ASSOCIATION. The ASSOCIATION shall not make any material addition, alteration, change, improvement to the COMMON ELEMENTS or to the ASSOCIATION PROPERTY without the approval of two-thirds (2/3) of those UNIT OWNERS, who are present and voting in person or by proxy at a meeting for which proper notice has been given and a quorum established. The foregoing notwithstanding the BOARD may make material additions, alterations, changes or improvements without UNIT OWNER approval that do not cost, when combined with any other material additions, alterations or improvements made during the calendar year, more than three percent (3%) of the total income of the Annual approved budget ~~the sum of Two Hundred Dollars (\$200) per UNIT (which sum shall be increased in direct proportion to any increase in the Consumer Price Index subsequent to the date of the recording of this DECLARATION, as published by the Bureau of Labor Statistics of the U.S. Department of Labor, using the U.S. city average, all items (1967 = 100), or any similar index if the foregoing Index is discontinued) multiplied by the number of UNITS in the CONDOMINIUM as of the time such addition, alteration or improvement is to be made.~~ The foregoing approval shall in no event apply with respect to expenses incurred in connection with the maintenance, repair, replacement or protection of existing COMMON ELEMENTS or ASSOCIATION PROPERTY. The cost and expense of any such addition, alteration, change or improvement to the COMMON ELEMENTS and this CONDOMINIUM's share of such cost and expense as to any ASSOCIATION PROPERTY, shall constitute a part of the COMMON EXPENSES and shall be assessed to the UNIT OWNERS as COMMON EXPENSES. Any addition, alteration, change or improvement to the COMMON ELEMENTS or to the ASSOCIATION PROPERTY made by the ASSOCIATION shall be made in compliance with all laws, rules, ordinances, and regulations of all controlling governmental authorities. Notwithstanding anything to the contrary contained herein, a change in color of the paint used to repaint the exterior of the buildings shall not in any way be construed as a material addition, alteration or improvement of the COMMON ELEMENTS.