

Prepared by and return to:

Barbara C. Reid, Esq.

Wright & Casey, P.A.

340 N. Causeway

New Smyrna Beach, FL 32169

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF
OCEAN WALK AT NEW SMYRNA BEACH – BUILDING NO. 18, A CONDOMINIUM**

THIS IS TO CERTIFY THAT an Amendment to the Declaration of Condominium of Ocean Walk at New Smyrna Beach – Building No. 18, a Condominium (“the Declaration”), was approved by OCEAN WALK AT NEW SMYRNA BEACH – BUILDING NO. 18 CONDOMINIUM ASSOCIATION, INC. (“the Association”), as follows:

WITNESSETH

WHEREAS, the Declaration was recorded on January 23, 2015 in Official Records Book 7075, Page 3800, *et seq.* of the Public Records of Volusia County, Florida;

WHEREAS, Section 13 of the Declaration provides a method for amendment of the Declaration;

WHEREAS, pursuant to Section 13 of the Declaration, the Board of Directors proposed amendments to Sections 5.2(a), 9.3, and 8.1 related to the owners’ responsibility for air conditioning units; and

WHEREAS, pursuant to Section 13 of the Declaration, the majority of the Board of Directors and at least seventy-five percent (75%) of the Association members approved the proposed amendments at a duly noticed meeting on January 19, 2019.

NOW THEREFORE, the Declaration is amended to read as follows (deletions ~~stricken through~~, additions underlined):

5.2 (a) By the Unit Owner. The maintenance, repair and replacement of the Unit shall be the responsibility of the Unit Owner, at the Unit Owner’s sole cost and expense. The Unit Owner shall also be responsible for the maintenance, repair and replacement of the air conditioning unit which services the Unit and any other related fixtures or appliances located on the roof of the Condominium building or on Common Elements, at the Unit Owner’s sole cost and expense.

9.3 Responsibility. If the damage is only to Units or other property for which the responsibility of maintenance, ~~and repair~~ repair, and replacement is that of Unit Owners as set forth in Section 5.2(a) of this Declaration, then the Unit Owners shall be responsible for reconstruction and repair after casualty. In all other instances, the responsibility of reconstruction and repair after casualty shall be that of the Association.

8.1 Authority to Purchase. All insurance policies upon the Common Elements shall be purchased by the Association for the benefit of the Association, and also for the benefit of Unit Owners and their mortgagees as their interests may appear and provisions shall be made for the issuance of Certificates of Mortgagee endorsements. Such policies and endorsements thereon shall be deposited with the Association. It shall not be the responsibility or duty of the Association to obtain insurance coverage upon the personal liability, personal property or living expenses of any Unit Owner but the Unit Owner shall be obligated to obtain such insurance at his own expense provided such insurance may not be of a nature to affect policies purchased by the Association. Insurance obtained by the Unit Owner shall provide coverage for the air conditioning system servicing his Unit, with such coverage including the air conditioning unit and any other related fixtures or appliances located on the roof of the Condominium building or on Common Elements. The Association shall not be obligated to obtain insurance coverage for any part of an air conditioning system servicing an individual Unit.

IN WITNESS WHEREOF, the Association has executed this Certificate of Amendment this 2 day of February, 2024.

WITNESSES:

OCEAN WALK AT NEW SMYRNA BEACH –
BUILDING NO. 18 CONDOMINIUM
ASSOCIATION, INC.



Witness #1 Signature

By: 
Gloria Lochrane, President

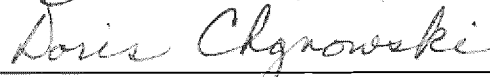
Becky Carpenter
Print Name

By: _____
Christian Farmakis, Vice President

312 Germantown Dr. Daytona Beach, FL 32118
Address

By: 
Jeanne Carroll, Secretary

Witness #2 Signature

By: 
Doris Chojnowski, Treasurer

Thomas Lochrane
Print Name

1357 Mizell Ave Winkley Pk FL 32789
Address

[acknowledgments on following page]

8.1 Authority to Purchase. All insurance policies upon the Common Elements shall be purchased by the Association for the benefit of the Association, and also for the benefit of Unit Owners and their mortgagees as their interests may appear and provisions shall be made for the issuance of Certificates of Mortgagee endorsements. Such policies and endorsements thereon shall be deposited with the Association. It shall not be the responsibility or duty of the Association to obtain insurance coverage upon the personal liability, personal property or living expenses of any Unit Owner but the Unit Owner shall be obligated to obtain such insurance at his own expense provided such insurance may not be of a nature to affect policies purchased by the Association. Insurance obtained by the Unit Owner shall provide coverage for the air conditioning system servicing his Unit, with such coverage including the air conditioning unit and any other related fixtures or appliances located on the roof of the Condominium building or on Common Elements. The Association shall not be obligated to obtain insurance coverage for any part of an air conditioning system servicing an individual Unit.

IN WITNESS WHEREOF, the Association has executed this Certificate of Amendment this 8 day of February, 2024.

OCEAN WALK AT NEW SMYRNA BEACH –
BUILDING NO. 18 CONDOMINIUM
ASSOCIATION, INC.

WITNESSES:



Witness #1 Signature

William Dee Farn II

Print Name

847 Bear Hill Road Ashish, PA 15243

Address



Witness #2 Signature

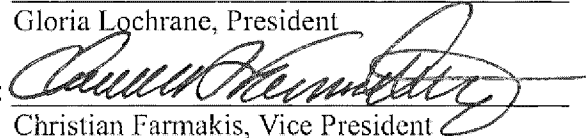
Ratie Sue Laut

Print Name

1328 Broadway Blvd. Nation Hts
PA 15065

Address

By: Gloria Lochrane, President

By: 
Christian Farnakis, Vice President

By: Jeanne Carroll, Secretary

By: Doris Chojnowski, Treasurer

[acknowledgments on following page]

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this _____ day of _____, 2024, by Gloria Lochrane, the President of Ocean Walk at New Smyrna Beach - Building No. 18 Condominium Association, Inc., who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

(Seal)

Sign: _____

Print: _____

~~PENNSYLVANIA~~
STATE OF ~~FLORIDA~~
COUNTY OF ~~VOLUSIA~~ ALLEGHENY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 7TH day of FEBRUARY, 2024, by Christian Farmakis, the Vice President of Ocean Walk at New Smyrna Beach - Building No. 18 Condominium Association, Inc., who is personally known to me or has produced DRIVER'S LICENSE as identification.

Commonwealth of Pennsylvania - Notary Seal
Sharon A. Zeto, Notary Public
Allegheny County
My commission expires November 21, 2025
(Seal) Commission number 1185181
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC:

Sign: Sharon A. Zeto
Print: SHARON A. ZETO

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this _____ day of _____, 2024, by Jeanne Carroll, the Secretary of Ocean Walk at New Smyrna Beach - Building No. 18 Condominium Association, Inc., who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

(Seal)

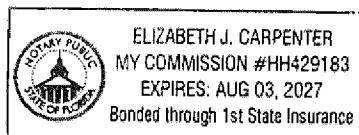
Sign: _____

Print: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 2nd day of February, 2024, by Gloria Lochrane, the President of Ocean Walk at New Smyrna Beach - Building No. 18 Condominium Association, Inc., who is personally known to me or has produced _____ as identification.

(Seal)



NOTARY PUBLIC:

Sign: Elizabeth J. CarpenterPrint: Elizabeth J. CarpenterSTATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this _____ day of _____, 2024, by Christian Farmakis, the Vice President of Ocean Walk at New Smyrna Beach - Building No. 18 Condominium Association, Inc., who is personally known to me or has produced _____ as identification.

(Seal)

NOTARY PUBLIC:

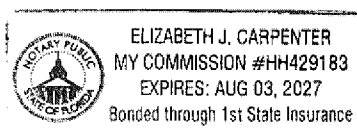
Sign: _____

Print: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 2 day of February, 2024, by Jeanne Carroll, the Secretary of Ocean Walk at New Smyrna Beach - Building No. 18 Condominium Association, Inc., who is personally known to me or has produced _____ as identification.

(Seal)



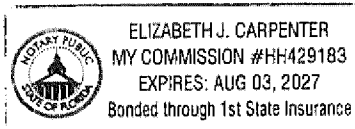
NOTARY PUBLIC:

Sign: Elizabeth J. CarpenterPrint: Elizabeth J. Carpenter

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 2 day of February, 2024, by Doris Chojnowski, the Treasurer of Ocean Walk at New Smyrna Beach - Building No. 18 Condominium Association, Inc., who is personally known to me or has produced _____ as identification.

(Seal)



NOTARY PUBLIC:

Sign: Elizabeth J. Carpenter

Print: Elizabeth J Carpenter