



Record and Return to:
Jane L. Cornett, Esq.
Becker & Poliakoff, P.A.
759 SW Federal Highway, Suite 213
Stuart, FL 34994

THIS SPACE FOR RECORDER'S USE

**CERTIFICATE OF AMENDMENT TO THE
DECLARATIONS OF CONDOMINIUM
FAIRWAY VILLAS OF MILES GRANT,
SECTION ONE, SECTION TWO A AND SECTION TWO B
AND BYLAWS FOR
FAIRWAY VILLAS OF MILES GRANT ASSOCIATION, INC.**

The Declarations of Condominium for Fairway Villas of Miles Grant were recorded in the Public Records of Martin County, Florida, at Official Records Book 471, Page 1453 et.seq. (Section One), and Official Records Book 485, Page 1394 et.seq. (Section Two A), and Official Records Book 493, Page 1682 et.seq., and re-recorded at Official Records Book 494, Page 1226 et.seq. (Section Two B) and all as previously amended at Official Records Book 2386, Page 787 et.seq., Official Records Book 2466, Page 1133 et.seq., and Official Records Book 2962, Page 1907 et.seq., Official Records Book 2985, Page 733 et.seq. The same Declarations of Condominium are hereby amended as approved by the members at the special meeting held January 24, 2023.

1. Article 5.1 is hereby amended as follows:

5.1 Units.

a. By the Association. The Association shall maintain, repair and replace at the Association's expense:

(1) All portions of a unit, except interior surfaces, contributing to the support of the villa building, which portions shall include but not be limited to load-bearing columns and load-bearing walls.

b. By the unit owner. The responsibility of the unit owner shall be as follows:

(1) To maintain, repair and replace at his or her expense all portions of his or her unit except the portions to be maintained, repaired and replaced by the Association. The unit owner is also responsible for the roof of the unit. Replacement of roofs shall be on a schedule as determined by the Board of Directors. After January 24, 2023, all roof replacements shall be in compliance with standards set by the Association as to material and color.

[The following paragraphs (1), (2) and (3) are unchanged.]

2. Article 5.2 is hereby amended as follows:

5.2 Common elements.

a. By the Association. The maintenance and operation of the common elements shall be the responsibility of the Association, with the exception of the roofs on the units, both flat roofs and sloped, and the cost shall be a common expense. The Association also shall maintain all property held by it for recreational or other purposes whether they are contiguous to the condominium property or not, and whether the Association operates more than one condominium or not.

[Remaining subparagraphs are unchanged.]

3. Article 13.4 is hereby added as new language:

13.4 Roofs. Due to the importance of prompt upkeep, maintenance, repair and replacement of roofs to the overall appearance of the community, should any owner fail to meet his or her responsibility relative to the roof of a unit as set out in 5.1 b. (1) of this Declaration, the Association, in a case of non-compliance by an owner as to needed roof repair or replacement, after reasonable notice to the unit owner, may proceed to contract for needed roof work. The cost of such work, along with a reasonable administrative fee, shall be a special assessment against the individual unit owner and unit. Should the unit owner fail to pay the special assessment when due as determined by the Board, such special assessment shall constitute a lien as per Article 6.3 of this Declaration.

4. The foregoing amendments to the Declarations of Condominium were adopted by the members by a vote sufficient for approval.

5. All provisions of the Declarations of Condominium are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these to be signed by its President and Secretary this 8 day of February, 2023.

WITNESSES:

**Fairway Villas of Miles Grant Association,
Inc.**

By: Carol Richards
President

Jill J. Rgenti
Witness #1 Signature

Jill J. Rgenti
Witness #1 Printed Name

Tammi Cochran
Witness #2 Signature

Tammi Cochran
Witness #2 Printed Name

Jill J. Register
 Witness #1 Signature

Jill J. Register
 Witness #1 Printed Name

Tami Cochran
 Witness #2 Signature

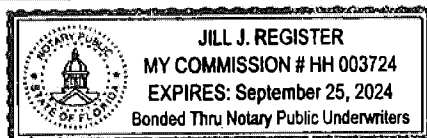
Tami Cochran
 Witness #2 Printed Name

By: Jeane Price
Jeane Price, Secretary

STATE OF Florida
 COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of February, 2023, by CAROL RICHARDS as President of Fairway Villas of Miles Grant Association, Inc. [☒] who is personally known to me or [☐] has produced _____ as identification.

Notary Seal

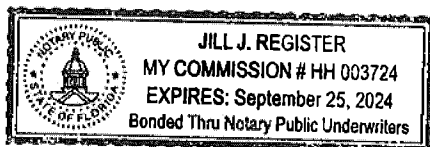


Jill J. Register
 Notary Signature

STATE OF Florida
 COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of February, 2023, by Jeane Price as Secretary of Fairway Villas of Miles Grant Association, Inc. [☒] who is personally known to me or [☐] has produced _____ as identification.

Notary Seal



Jill J. Register
 Notary Signature

CERTIFICATE

Fairway Villas of Miles Grant Association, Inc., by its duly authorized officers, hereby certifies that the amendments to the Declarations of Condominium, a copy of which is attached hereto, was duly and regularly approved by the members at the special meeting held on January 24, 2023.

IN WITNESS WHEREOF, the undersigned has caused these to be signed by its President and Secretary this 8th day of February, 2023.

WITNESSES:

Fairway Villas of Miles Grant Association, Inc.

Jill J. Register
Witness #1 Signature

By: Carol Richards
CAROL RICHARDS President

Jill J. Register
Witness #1 Printed Name

Tammie Cochran
Witness #2 Signature

Tammie Cochran
Witness #2 Printed Name

Jill J. Register
Witness #1 Signature

By: Jeanne Price
Jeanne Price, Secretary

Jill J. Register
Witness #1 Printed Name

Tammie Cochran
Witness #2 Signature

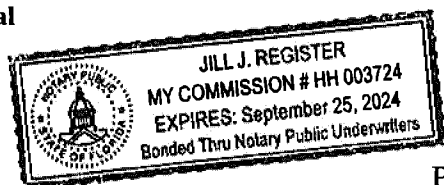
Tammie Cochran
Witness #2 Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of February, 2023, by CAROL RICHARDS as President of Fairway Villas of Miles Grant Association, Inc. [] who is personally known to me or [] has produced _____ as identification.

Notary Seal

Jill J. Register
Notary Signature



STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2023, by Jeanne Price as Secretary of Fairway Villas of Miles Grant Association, Inc. [☒] who is personally known to me or [☐] has produced _____ as identification.

Notary Seal

Jill J. Register
Notary Signature

