



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 at Official Records Book 2962, Page 1907 et.seq., Official Records Book 2985, Page 733 et.seq., and at Official Records Book 3359, Page 537 et.seq. The same Declarations of Condominium are hereby amended as approved by the members at the annual meeting held February 22, 2024.

**1. Article 5.1 is hereby amended as follows:**

**5.1 Units.**

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

(3) Not to decorate or change the appearance of any portion of the exterior of the building, except that painting of the exterior of the unit shall be the responsibility of the unit owner, after advance approval by the Architectural Control Committee and based on a color palate as approved by the Board from time to time. Porches that are not closed against the weather shall be included in this restriction, except upon written approval of the Association otherwise.

[All other paragraphs remain 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 exterior painting and 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.

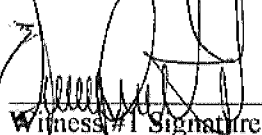
b. Alteration and improvement. After the completion of the improvements included in the common elements contemplated by this Declaration, there shall be no alteration nor further improvement of the common elements or acquisition of additional common elements without prior approval in writing by the owners of not less than 75% of the common elements, except that a change in exterior paint color shall not require any vote by the owners. The Board of Directors is empowered to adopt a palette of exterior paint colors for use by owners in their responsibility to paint their unit per Article 5.1 (b)(3). Any such alteration or improvement shall not interfere with the rights of any unit owners without their consent. The cost of the work or acquisition shall not be against a bank, life insurance company or savings and loan association that acquires its title as the result of owing a mortgage upon the unit owned, unless that owner shall approve the alteration or improvement or acquisition, and this shall be so whether the title is acquired by deed from the mortgagor or through foreclosure proceedings. The share of any cost not so assessed shall be assessed to the other unit owners in the shares that their shares in the common elements bear to each other. There shall be no change in the shares and rights of a unit owner in the common elements nor in his share of common expenses, whether or not the unit owner contributes to the cost of the alteration, improvement or acquisition.

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

4. *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 4 day of March, 2024.

WITNESSES:

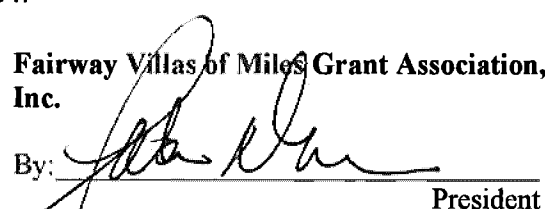
  
Witness #1 Signature

Cristiana Gutman  
Witness #1 Printed Name

  
Witness #2 Signature

Philip J. Gagliardi  
Witness #2 Printed Name

Fairway Villas of Miles Grant Association,  
Inc.

By:   
President

Catherine Draven

[Signature]  
 Witness #1 Signature

Estetania Guzman  
 Witness #1 Printed Name

[Signature]  
 Witness #2 Signature

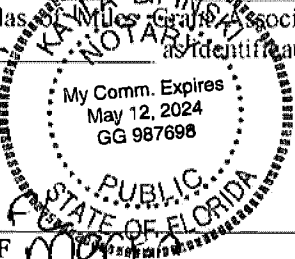
[Signature]  
 Witness #2 Printed Name

By: Jeanne Price  
Jeanne Price, Secretary

STATE OF FL  
 COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of March, 2024, by Catherine Donovan as President of Fairway Villas of Miles Grant Association, Inc. [ ] who is personally known to me or [X] has produced MA DL as identification.

Notary Seal

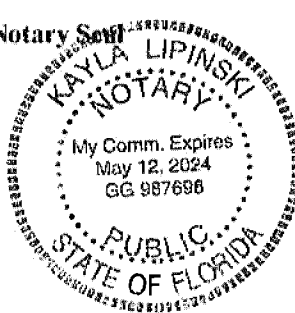


[Signature]  
 Notary Signature

STATE OF FL  
 COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of March, 2024, by Jeanne Price as Secretary of Fairway Villas of Miles Grant Association, Inc. [ ] who is personally known to me or [X] has produced FL DL as identification.

Notary Seal



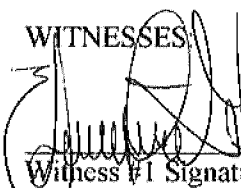
[Signature]  
 Notary Signature

**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, were duly and regularly approved by the members at the annual meeting held on February 22, 2024.

IN WITNESS WHEREOF, the undersigned has caused these to be signed by its President and Secretary this 4 day of March, 2024.

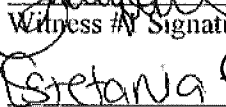
WITNESSES

  
 Witness #1 Signature

Estetania Guzman  
 Witness #1 Printed Name

  
 Witness #2 Signature

Philip A. Saphier  
 Witness #2 Printed Name

  
 Witness #1 Signature

Estetania Guzman  
 Witness #1 Printed Name

  
 Witness #2 Signature

Philip A. Saphier  
 Witness #2 Printed Name

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

By: 

President

CATHERINE DONOVAN

By: 

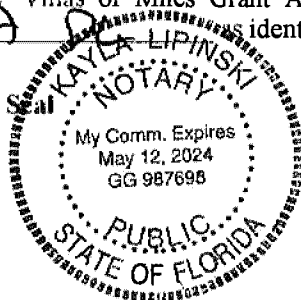
Secretary

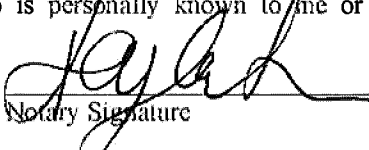
Jeanne Price

STATE OF FL  
 COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of March, 2024, by Catherine Donovan as President of Fairway Villas of Miles Grant Association, Inc. [ ] who is personally known to me or [ ] has produced MA as identification.

Notary Seal



  
 Notary Signature

STATE OF FL  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of March, 2024, by Jeanne Price as Secretary of Fairway Villas of Miles Grant Association, Inc. [ ] who is personally known to me or [ ] has produced FL DL as identification.

Notary Seal

Kayla Lipinski  
Notary Signature

