

Prepared by and Return to:  
Jeremy V. Anderson, Esq.  
Lobeck & Hanson, P.A.  
2033 Main Street, Suite 403  
Sarasota, Florida 34237

**CERTIFICATE OF AMENDMENT**



**DECLARATION OF CONDOMINIUM**

**SUMMERSIDE, A CONDOMINIUM**

We hereby certify that the attached amendment to the Declaration of Condominium of Summerside, A Condominium (the original of which is recorded at Official Records Book 1435, Page 1527 of the Public Records of Sarasota County, Florida) was duly adopted by the affirmative vote of not less than two-thirds (2/3rds) of the Association's voting interests at a Special Membership meeting held on July 18, 2009, which is sufficient for approval under Article XV of the Declaration of Condominium.

DATED this 12 day of August, 2009.

Witnesses:

SUMMERSIDE ASSOCIATION, INC.

Sign: [Signature]

By: David Hollenbeck President  
David Hollenbeck, President

Print: Matt Brandt

Sign: [Signature]

Print: Catherine Hancock

Witnesses:

Sign: [Signature]

By: Mark Brooker Secretary  
Mark Brooker, Secretary

Print: Matt Brandt

Sign: [Signature]

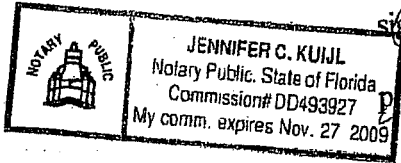
Print: Catherine Hancock

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of Aug., 2009, by David Hollenbeck as President of Summerside Association, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced

FDL H951 160-50-180 as identification.

13 2-28-07  
24 5-20-11



NOTARY PUBLIC

sign [Signature]  
print Jennifer C. Kujil  
State of Florida at Large (Seal)

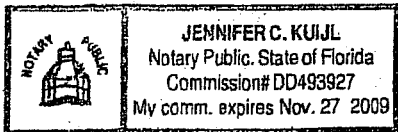
My Commission expires: Nov. 27, 2009

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of Aug., 2009, by Mark Booker as Secretary of Summerside Association, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced

FDL B626-596-57 135 as identification.

15 3-28-07  
24 9-15-13



NOTARY PUBLIC

sign [Signature]  
print Jennifer C. Kujil  
State of Florida at Large (Seal)

My Commission expires: Nov. 27, 2009

AMENDMENT  
DECLARATION OF CONDOMINIUM  
OF  
SUMMERSIDE, A CONDOMINIUM

*[Underlined text indicates inserted text. Stricken text indicates deleted text.]*

II.  
DEFINITIONS.

...  
G. Common Expenses means all expenses and assessments properly incurred by the Association, and shall include:

...  
4. Charges for utility services, except such services as are metered separately to an Apartment or Unit. Charges for individually metered water and sewer service charges shall be determined and collected in the manner provided in Article VI. of this Declaration.

VI.  
ASSESSMENTS AND INDIVIDUALLY  
METERED WATER AND SEWER SERVICE CHARGES.

...  
A. ESTABLISHMENT. The Association, through its Board of Directors, shall have the power to fix and determine from time to time the sum or sums necessary and adequate to provide for the Common Expenses and such other Assessments as are specifically provided for in this Declaration and in the Articles and Bylaws of the Association. The procedure for the determination of all assessments shall be as set forth in the Bylaws and this Declaration. Individually metered water and sewer service charges for each apartment or unit shall be determined by the calculated consumption of such services indicated on the meter serving the unit.

...  
C. INTEREST, APPLICATION OF PAYMENTS. Assessments and installments on such Assessments or individually metered water and sewer service charges paid on or before ten (10) days after the date when due, shall not bear interest, but all sums not paid on or before ten (10) days after the date when due shall bear interest at the rate of eighteen percent (18%) per annum

from the date when due until paid. Assessments and installments on such Assessments or individually metered water and sewer service charges not paid on the date due shall be subject to the maximum late fee permitted by law. All payments upon account shall be first credited to interest, late charges and then to the applicable Assessment payments or individually metered water and sewer service charges first due.

D. LIEN FOR ASSESSMENTS. The Association shall have a lien on each Condominium Parcel for any unpaid Assessment or individually metered water and sewer service charge and any interest and late fees thereon, against the Owner of such Condominium Parcel, together with a lien on all tangible personal property located within said Unit. Such lien shall also include a reasonable attorney's fee and costs incurred by the Association incident to the collection of such Assessment or enforcement of such lien, together with all sums advanced and paid by the Association for taxes and payments on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association to preserve and protect its lien. Such lien shall be executed and recorded in the Public Records of Sarasota County, Florida, and perfected as provided by Section 718.116(4) Florida Statutes. The foreclosure of the lien for Assessments or individually metered water and sewer service charges shall be foreclosed in the same manner as a mortgage on real property, and the institution of a foreclosure proceeding shall be brought in the name of the Association.