

This instrument was prepared by:  
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BECKER & POLIAKOFF, P.A.  
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Coral Gables, Florida 33134

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Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

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**CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Declaration of Condominium of CALUSA CAMPGROUND CONDOMINIUM, a condominium was duly recorded in Official Records Book 1521 at Page 1771 of the Public Records of Monroe County, Florida; and

WHEREAS, at a duly called and convened special meeting of the Board of Directors of the Association held on May 28, 2006, the Amendments to the Declaration as set out in Exhibit "A" attached hereto and incorporated herein was approved by the requisite vote of the Membership of the Association.

NOW, THEREFORE, the undersigned hereby certifies that the amendments to the Declaration as set out in Exhibit "A" attached hereto and incorporated herein are a true copy of the amendments as approved.

WITNESS my signature hereto this 30<sup>th</sup> day of June, Monroe County, Florida.

Witnesses:

Sign: *Veronica Adalata*  
Print Name: Veronica Adalata

Sign: *Veronica Adalata*  
Print Name: Veronica Adalata

**CALUSA CAMPGROUND CONDOMINIUM  
ASSOCIATION, INC.**

BY: *Manny Lopez*  
Manny Lopez, President

ATTEST: *Beatriz Laurel*  
Beatriz Laurel, Secretary

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2006, by Manny Lopez, as President and Beatriz Laurel, as Secretary of CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced (FL. Div. Lic) as identification and who did/did not take an oath.

(SEAL)

My commission expires



*Maria Padron*  
NOTARY PUBLIC SIGNATURE  
STATE OF FLORIDA AT LARGE

Maria Padron  
PLEASE PRINT OR TYPE NOTARY SIGNATURE

**EXHIBIT "A"**  
**AMENDMENTS TO THE DECLARATION OF**  
**CONDOMINIUM OF CALUSA CAMPGROUND**

(Additions shown by underlining, deletion shown by strike-throughs)

**1. Amendment to Article 13 of the Declaration of Condominium as follows:**

13. RENTAL OF UNITS. A unit owner may place a unit into a rental pool, managed by the Condominium Association, when such owner does not intend to use or occupy same, by advising the ~~Developer or Condominium~~ Association in writing when the unit will be available. The unit owner will receive ~~65~~80% of net rental proceeds ~~the site charges~~ and the Condominium Association will receive ~~35~~20% of the ~~said charge~~ net rental proceeds. Net rental proceeds shall be calculated by deducting from gross rental proceeds all applicable taxes and any expenses incurred by the Association in connection with the rental of the unit. No rentals shall be made of any unit except through such rental pool. ~~The Developer is exempt from this Section for units owners owner which may be freely rented and sold subject thereto.~~

**2. Amendment to Article 21 of the Declaration of Condominium as follows:**

21. ~~DUTIES AND LIABILITIES OF DEVELOPER.~~ ~~So long as Developer, its successors and assigns, owns one or more of the units established and described herein, Developer, its successors and assigns shall be subject to the provisions of this Declaration and of all exhibits attached hereto. Developer covenants to take no action that would adversely affect the right of the Association with respect to assurances against latent defects in the property, or other rights assigned to the Association by reason of the establishment of the condominium.~~ ADDITION, IMPROVEMENTS OR ALTERATIONS. Additions, improvements or alterations to the Common Elements or Association Property may be made by the Association upon approval of the Board of Directors except that any additions, improvements or alterations costing in excess of \$10,000 in the aggregate in any calendar year may only be made upon approval of a majority of the voting interests represented in person or by proxy at a meeting at which a quorum has been attained. The cost and expense of any such additions, alterations or improvements shall constitute a common expense and shall be assessed to all Units.

**3. Amendment to Article 24 of the Declaration of Condominium as follows:**

24. AMENDMENT OF DECLARATION. The Declaration may be amended upon the approval of a majority of the total voting interests of the Association. ~~or supplemented by the affirmative vote of those unit owners entitled to exercise seventy-five (75%) percent of the total voting power of the Association, case in person or by proxy at a meeting duly called and held in accordance with the bylaws.~~ No such amendment shall be effective until recorded in the office of the Clerk of the Circuit Court public records of Monroe County, Florida.

4. **Amendment to Article 32 of the Declaration of Condominium as follows:**

32. PARKING. No parking of vehicles or storage of any personal property -structures of any kind, ~~whether motorized, wheeled or stationery,~~ shall be ~~made~~ allowed on any common elements, association property or any easements in the condominium property created for the benefit of the members except as regulated and allowed by rules and regulations adopted and amended by the Board of Directors from time to time. The Association shall be authorized to charge a reasonable charge for storage of vehicles and personal property of unit owners in areas designated by the Board of Directors for that purpose. All other parking shall be located within the confines of each unit.

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MONROE COUNTY  
OFFICIAL RECORDS