

This instrument prepared by/return to:  
Jackson Law Group  
1301 Plantation Island Drive, Suite 304  
St. Augustine, FL 32080

**CERTIFICATE OF AMENDMENT**  
**TO THE**  
**DECLARATION OF CONDOMINIUM OF MARINA COVE LANDINGS,**  
**A RESIDENTIAL CONDOMINIUM**

**THIS AMENDMENT** to the Declaration of Condominium of Marina Cove Landings, a Residential Condominium ("Declaration") is made as of the date written below by the undersigned officers of Marina Cove Landings Condominium Association, Inc. ("Association"), who hereby certify that the following amendments to the Declaration were approved by at least 75% of the Association's Members at a meeting at which a quorum was attained.

*(Additions are indicated by underline, deletions by ~~strikethrough~~)*

**ARTICLE IV**  
**MAINTENANCE, ALTERATION AND IMPROVEMENT**

**4.2 UNITS**

as           A.     BY ASSOCIATION. The Association shall maintain, repair and replace a common expense of the Association:

...

2.     All building exteriors ~~including~~ excluding unit doors and windows.

B.     BY THE UNIT OWNER. Responsibilities of the unit owner includes, but is not limited to, the following:

1.     To maintain, repair and replace at his or her sole and personal expense, all electric panels, electric wiring, electric outlets and fixtures, air conditioners, including air conditioning compressors and other related outside utility facilities referred to in Section 4.2A, heaters, hot water heaters, refrigerators, dishwashers, other appliances, drains, plumbing fixtures and connections, interior surfaces of all walls, floors and ceiling, all windows and all corresponding window components serving a unit, including, but not limited to glass surfaces, framing, casing, hardware, sills, aprons, molding, trim, caulking, and screens; all doors, including garage doors, and all corresponding door components, including, but not limited to, framing, hardware, and trim, and all other portions of his or her unit except the portions specifically to be maintained, repaired and replaced by the Association. All maintenance, repair, and replacement contemplated by this paragraph shall be performed in accordance with the standards

established from time to time by the Board of Directors or authorized Committee. In the event that the Board of Directors determines property within the unit owners' responsibility requires maintenance, repair, or replacement, the Board of Directors may provide fifteen (15) days' notice to the pertinent unit owner after which the unit owner shall commence and diligently pursue to completion the maintenance, repair, or replacement identified in the notice.

IN WITNESS WHEREOF, the President and Secretary of Marina Cove Landings Condominium Association, Inc. have executed this certificate on this 27 day of March, 2017.

Witnesses

[Signature]  
Signature of Witness 1  
Susan Matthews  
Printed

[Signature]  
Signature of Witness 2  
Windy Chace Eyer  
Printed

MARINA COVE LANDINGS CONDOMINIUM ASSOCIATION, INC.

[Signature]  
Signature of President  
Alfred Skrzypacki  
Printed

[Signature]  
Signature of Secretary  
Gayle Slifka  
Printed

STATE OF FLORIDA  
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 2017, by Alfred Skrzypacki, as President and by Gayle Slifka, as Secretary of Marina Cove Landings Condominium Association, Inc.

[Signature]  
(Signature of Notary Public – State of Florida)  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification  
Type of Identification Produced: \_\_\_\_\_

