

This instrument prepared by:  
Edward Ronzman, Esq.  
Jackson Law Group, L.L.M., P.A.  
1301 Plantation Island Drive, Suite 304  
St. Augustine, FL 32080

**CERTIFICATE OF AMENDMENT**  
**FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM**  
**OF LA TERRAZA II**

COMES NOW the undersigned President and Secretary of La Terraza II Condominium Association, Inc. who hereby certify the following:

1. That the attached document is a true copy of the First Amendment to the Amended and Restated Declaration of Condominium of La Terraza II.
2. That the Amendment was approved in accordance with the requirements of the Amended and Restated Declaration of Condominium of La Terraza II, and is effective as of December 29, 2014.
3. That the adopted Amendment appears in the minutes of the Association meeting, and is attached hereto and is unrevoked.

EXECUTED this 15 day of Jan, 2016 in St. Johns County, Florida.

LA TERRAZA II CONDOMINIUM  
ASSOCIATION, INC.

Secretary

By:

Printed: Manuel Avellan

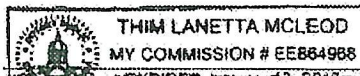
President

By:

Printed: Peter Erikson

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 5 day of February, 2015, by Peter Erikson, as President, and by Manuel Avellan, as Secretary, of La Terraza II Condominium Association, Inc.

  
THIM LANETTA MCLEOD  
MY COMMISSION # EE664968  
(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: FLDL# A145-540-28-4990

FLDL# E625-678-44-016-0

This instrument prepared by:  
Edward Ronsman, Esq.  
Jackson Law Group, L.L.M., P.A.  
1301 Plantation Island Drive, Suite 304  
St. Augustine, FL 32080

**First Amendment to the Amended and Restated Declaration of Condominium of  
LA TERRAZA II, A CONDOMINIUM**

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF LA TERRAZA II, A CONDOMINIUM, was approved on December 29, 2014 by requisite number of the voting members of the Association. The Amended and Restated Declaration of Condominium for *La Terraza II* was recorded on March 31, 2015 at Official Records Book 4005, Page 1824 of the Public Records of St. Johns County, Florida.

This First Amendment modifies the Amended and Restated Declaration of La Terraza II as follows (additions are underlined, deletions are ~~stricken~~):

1. The Amend and Restated Declaration, Section 13, is amended to create Section 13.10 as follows:

**13.10 Rental Cap.** The maximum number of units that may be leased at any one time is twenty-five percent (25%) of the total number of Units that are subject to the terms of the Declaration. For purposes of calculating the percentage of Units being leased at any one time, all units currently subject to a lease agreement at the time of calculation, no matter when purchased by the current Unit Owner, shall be included as the numerator. The denominator shall be the total number of Units subject to this Declaration, no matter when purchased by the current Unit Owner. Notwithstanding the foregoing, a lease between a Unit Owner and a member of his/her immediate family (parents, spouse, former spouse, children (natural or adopted), grandparents, grandchildren, or siblings) shall not be included as a lease subject to the rental cap.

This amendment shall only affect those Unit Owners who purchase units on or after January 1, 2015. It is specifically contemplated that any current Unit Owner may lease their Unit, even if such lease would result in the number of rentals exceeding the cap as set forth above. Only future purchasers of units (purchasing on or after January 1, 2015) shall be subject to a prohibition of renting their unit if their application is made when more than twenty-five percent (25%) of the total number of units subject to the Declaration are being rented. Additionally, any Unit Owner of record at the time of the amendment who subsequently transfers ownership of the Unit to a trust, corporation, or partnership, shall also not be subject to the terms of this amendment for so long as such Unit Owner retains primary control over the affairs of the Unit.

Notwithstanding the foregoing, the Board of Directors shall have the right, but not the obligation, to grant a hardship waiver to allow a rental that may otherwise be prohibited per the rental restrictions set forth in this section and the Declaration, upon submission of a written request from the Unit Owner. The Board shall have the authority to promulgate a hardship request form and be entitled to request certain information in furtherance of its consideration of the hardship waiver.

The effective date of this amendment shall be December 29, 2014.

WITNESS OUR HAND AND SEALS on the dates shown below.

LA TERRAZA II CONDOMINIUM  
ASSOCIATION, INC.

By: Peter Erikson

Printed Name: Peter Erikson

Its President

Attest: MANUEL AVELLAN

Printed Name: Manuel Avellan

Secretary

(SEAL)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 5 day of February,  
2015, by Peter Erikson, as President, of La Terraza II Condominium Association, Inc.



THIM LANETTA MCLEOD  
MY COMMISSION # EE864968

(Signature of Notary Public and State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known OR Produced Identification

Type of Identification Produced: Florida Driver's License

Manuel Avellan FID # 145-540-28-409-0

Peter Erikson FID # E 625-678-44-096-0