

Prepared by and Return to:  
Leah E. Ellington, Esquire  
Lobeck & Hanson, P.A.  
2033 Main Street, Suite 403  
Sarasota, Florida 34237  
(941) 955-5622 (Telephone)  
(941) 951-1469 (Facsimile)



**CERTIFICATE OF AMENDMENT**

**MASTER COVENANTS  
MIRAMAR AT LAKEWOOD RANCH;  
DECLARATION OF CONDOMINIUM  
MIRAMAR LINKS AT LAKEWOOD RANCH, A LAND CONDOMINIUM;  
DECLARATION OF CONDOMINIUM  
MIRAMAR LINKS AT LAKEWOOD RANCH II, A LAND CONDOMINIUM;  
DECLARATION OF CONDOMINIUM  
MIRAMAR LINKS AT LAKEWOOD RANCH III, A LAND CONDOMINIUM;  
DECLARATION OF CONDOMINIUM  
MIRAMAR LAGOONS AT LAKEWOOD RANCH, A CONDOMINIUM;  
DECLARATION OF CONDOMINIUM  
MIRAMAR LAGOONS AT LAKEWOOD RANCH II, A CONDOMINIUM;  
DECLARATION OF CONDOMINIUM  
MIRAMAR LAGOONS AT LAKEWOOD RANCH III, A CONDOMINIUM;  
DECLARATION OF CONDOMINIUM**

We hereby certify that the attached amendments to the Miramar at Lakewood Ranch Master Covenants (which Covenants are originally recorded at Official Records Book 1972, Page 5773 et seq., of the Public Records of Manatee County, Florida);

and the amendments to the Declaration of Condominium of Miramar Links at Lakewood Ranch, a Land Condominium (which Declaration is originally recorded at Official Records Book 2010, Page 1187 et seq., of the Public Records of Manatee County, Florida);

and the amendments to the Declaration of Condominium of Miramar Links at Lakewood Ranch II, a Land Condominium (which Declaration is originally recorded at Official Records Book 2173, Page 702 et seq., of the Public Records of Manatee County, Florida);

and the amendments to the Declaration of Condominium of Miramar Links at Lakewood Ranch III, a Land Condominium (which Declaration is originally recorded at Official Records Book 2408, Page 7305 et seq., of the Public Records of Manatee County, Florida);

and the amendments to the Declaration of Condominium of Miramar Lagoons at Lakewood Ranch, a Condominium (which Declaration is originally recorded at Official Records Book 2038, Page 6911 et seq., of the Public Records of Manatee County, Florida);

and the amendments to the Declaration of Condominium of Miramar Lagoons at Lakewood Ranch II, a Condominium (which Declaration is originally recorded at Official Records Book 2135, Page 7686 et seq., of the Public Records of Manatee County, Florida);

and the amendments to the Declaration of Condominium of Miramar Lagoons at Lakewood Ranch III, a Condominium (which Declaration is originally recorded at Official Records Book 2305, Page 2474 et seq., of the Public Records of Manatee County, Florida);

were approved and adopted by the affirmative vote of not less than two-thirds (2/3) of the voting interests of the Association at the Special Meeting held on July 28, 2016 and reconvened on September 1, 2016, which is sufficient for adoption in accordance with Article 25 of the Master Covenants and Section 15.B of each Declaration of Condominium.

DATED this 27 day of SEPTEMBER, 2016.

Signed, sealed and delivered  
in the presence of:

MIRAMAR AT LAKEWOOD RANCH  
CONDOMINIUM ASSOCIATION, INC.

sign: M H Chris Brown By: Bonnie Anderson

Bonnie Anderson, President

print: M H CHRIS BROWN

sign: Etaine Shapiro

print: ETAINÉ SHAPIRO

Signed, sealed and delivered  
in the presence of :

sign: Diana M Leatham By: Margaret C. Hughes

Margaret Hughes, Secretary

print: DIANA M LEATHAM

sign: Judith Taylor

print: JUDITH TAYLOR

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 27 day of September 2016,  
by Bonnie Anderson as President of Miramar At Lakewood Ranch Condominium Association, Inc.,  
a Florida corporation, on behalf of the corporation. She is personally known to me or has produced  
\_\_\_\_\_ as identification.

NOTARY PUBLIC

sign Mary Jane Schappacher

print Mary Jane Schappacher  
State of Florida at Large (Seal)

My Commission expires:



STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 27 day of September, 2016,  
by Margaret Hughes as Secretary of Miramar At Lakewood Ranch Condominium Association, Inc., a  
Florida corporation, on behalf of the corporation. She is personally known to me or has produced  
\_\_\_\_\_ as identification.

NOTARY PUBLIC

sign 

print Kerry M Evans

State of Florida at Large (Seal)  
My Commission expires:



**AMENDMENT**

**MASTER COVENANTS  
MIRAMAR AT LAKEWOOD RANCH**

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

25. AMENDMENTS. These Covenants may be amended at any time and from time to time upon the approval of members of Association holding at least a majority two-thirds (2/3) of the assessment shares and upon the recordation of an amendatory instrument executed by the president and secretary of Association. No amendment may materially affect the rights or interests of mortgagees unless approved in writing by all the institutional lender(s) holding first mortgagees on the Property, which consent(s) may not be unreasonably withheld. All amendments shall reasonably conform to the general purpose of these Covenants set forth herein.

## AMENDMENT

### DECLARATION OF CONDOMINIUM MIRAMAR LINKS AT LAKEWOOD RANCH, A LAND CONDOMINIUM

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

15. Amendment. Subject to other provisions of this Declaration relative to amendment, ~~including but not limited to the authority of the Developer to amend~~, this Declaration may be amended in the following manner:

B. Resolution. A resolution for the adoption of a proposed Amendment may be proposed by either the Board of Directors of the Association, or by not less than twenty percent (20%) of the Members of the Association. Members not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, provided such approval or disapproval is delivered to the Secretary at or prior to the meeting. Approval of a proposed Amendment must be by not less than a majority ~~two-thirds~~ of the voting interests ~~represented in person or by proxy at a duly noticed and convened membership meeting~~ of the Association.

## AMENDMENT

### DECLARATION OF CONDOMINIUM MIRAMAR LINKS AT LAKEWOOD RANCH II, A LAND CONDOMINIUM

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

15. Amendment. Subject to other provisions of this Declaration relative to amendment, ~~including but not limited to the authority of the Developer to amend~~, this Declaration may be amended in the following manner:

B. Resolution. A resolution for the adoption of a proposed Amendment may be proposed by either the Board of Directors of the Association, or by not less than twenty percent (20%) of the Members of the Association. Members not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, provided such approval or disapproval is delivered to the Secretary at or prior to the meeting. Approval of a proposed Amendment must be by not less than a majority ~~two-thirds~~ of the voting interests ~~represented in person or by proxy at a duly noticed and convened membership meeting~~ of the Association.

## AMENDMENT

### DECLARATION OF CONDOMINIUM MIRAMAR LINKS AT LAKEWOOD RANCH III, A LAND CONDOMINIUM

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

15. Amendment. Subject to other provisions of this Declaration relative to amendment, ~~including but not limited to the authority of the Developer to amend~~, this Declaration may be amended in the following manner:

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## AMENDMENT

### DECLARATION OF CONDOMINIUM MIRAMAR LAGOONS AT LAKEWOOD RANCH, A CONDOMINIUM

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

15. Amendment. Subject to other provisions of this Declaration relative to amendment, ~~including but not limited to the authority of the Developer to amend~~, this Declaration may be amended in the following manner:

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## AMENDMENT

### DECLARATION OF CONDOMINIUM MIRAMAR LAGOONS AT LAKEWOOD RANCH II, A CONDOMINIUM

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

15. Amendment. Subject to other provisions of this Declaration relative to amendment, ~~including but not limited to the authority of the Developer to amend~~, this Declaration may be amended in the following manner:

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## AMENDMENT

### DECLARATION OF CONDOMINIUM MIRAMAR LAGOONS AT LAKEWOOD RANCH III, A CONDOMINIUM

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

15. Amendment. Subject to other provisions of this Declaration relative to amendment; ~~including but not limited to the authority of the Developer to amend~~, this Declaration may be amended in the following manner:

B. Resolution. A resolution for the adoption of a proposed Amendment may be proposed by either the Board of Directors of the Association, or by not less than twenty percent (20%) of the Members of the Association. Members not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, provided such approval or disapproval is delivered to the Secretary at or prior to the meeting. Approval of a proposed Amendment must be by not less than a majority two-thirds of the voting interests ~~represented in person or by proxy at a duly noticed and convened membership meeting~~ of the Association.

# Angelina "Angel" Colonnese

Clerk of the Circuit Court  
Manatee County

P.O. Box 25400  
Bradenton, FL 34206

## Official Records Receipt Recording

Recorded By: hhoey  
Cashiered By: PSCOTT

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Receipt#: 900025553      Payee Name: MIRAMAR AT LAKEWOOD RANCH CONDO  
Receipt Date: 10/13/2016

Instrument(s): 20164.1047572-BK2643/PG1899-1908-CONDO RELATED

### Details

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INDEXING NAMES	\$3.00
PRMTF \$1/\$.50	\$5.50
PRMTF BCC \$2	\$20.00
PRMTF CLERK \$1.90	\$19.00
PRMTF FACD \$.10	\$1.00
RECORDING FEE \$5/\$4	\$41.00

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Receipt Total: \$89.50

Amount Tendered: \$89.50  
Overage: \$0.00

Check \$86.50      001515

SHORTAGE \$3.00      MIRAMAR AT LAKEWOOD RA