

This instrument prepared by/return to:
McCabe | Ronsman
110 Solana Rd., Suite 102
Ponte Vedra Beach, FL 32082

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
TIMUQUANA VILLAGE, A CONDOMINIUM**

THIS AMENDMENT to the Declaration of Condominium of Timuquana Village, A Condominium, recorded in Official Records Book 4746, Page 641, et seq., of the public records of Duval County, Florida (“Declaration”), is made on this 8th day of December, 2022, by the undersigned officers of Timuquana Village Condominium Association, Inc., (“Association”) who certify that this amendment was approved by owners of not less than two-thirds (2/3) of the Units at a meeting duly called in accordance with the terms of Section 15 of the Declaration and in the manner provided in Chapter 718, Florida Statutes.

AMENDMENTS TO DECLARATION

(Additions are indicated by underline (with any additions in headings only indicated by double underline), deletions are indicated by ~~strikethrough~~)

1. Section 5.2(b) of the Declaration is hereby amended to add subsection (iv) as follows:

5.2 Units.

(b) By the Unit Owner. The responsibility of the Unit Owner shall include:

(i) To maintain, repair, and replace at his sole and personal expense, whether located inside or outside of the owner’s Unit, all doors, windows, glass, screens, electric panels, electric wiring, electric outlets and fixtures, doorbells and door-knockers, air-conditioners, heaters, hot water heaters, refrigerators, dishwashers, other appliances, drains, plumbing fixtures and connections within the Unit, interior surfaces of all walls, floors and ceilings, and all other portions of his Unit or Limited Common Elements, if any, except the portions specifically to be maintained, repaired and replaced by the Association.

(ii) Not to enclose, paint, or otherwise decorate or change the appearance of any portion of the exterior of the apartment building.

(iii) To promptly report to the Association any defect or need for repairs, the responsibility for the remedying of which is that of the Association.

(iv) To complete aluminum wire remediation/retrofitting of electrical wiring serving the Unit no later than March 1, 2023. Wire remediation/retrofitting means repairing or replacing the aluminum wires with copper wires at all the connection points using a generally accepted method to meet safety and insurance requirements (e.g., AlumiConn or "pigtailling"). Alternatively, the Unit Owner must replace the wiring serving the Unit with copper wiring no later than March 1, 2023. Any wire remediation/retrofitting or re-wiring of the Unit must be performed by a licensed electrician. The Unit Owner must provide the Association with a certification from a licensed electrician that the work has been completed and the Unit has been brought up to electrical code and/or safety standards sufficient to satisfy insurance requirements. Such remediation/retrofitting or re-wiring shall be at the sole and personal expense of the Unit Owner.

In the event a Unit Owner fails to perform or complete the remediation/retrofitting or re-wiring as required herein, the Association may enter the Unit and complete the work. All costs of such work shall be assessed against the Unit as a special assessment and may be collected in the same manner as any other assessment and shall be the personal obligation of the Unit Owner. Additionally, a Unit Owner shall be liable for the expenses incurred by the Association as a result of the Unit Owner's failure to perform such work required by this paragraph, including, without limitation, any increase in fire and casualty insurance rates resulting from the failure to remediate or replace the aluminum wiring.

IN WITNESS WHEREOF, Timuquana Village Condominium Association, Inc. has caused this certificate to be executed in its name on this 8th day of December, 2022

Witnesses

Timuquana Village Condominium Association, Inc.

Adele Griffin
Signature of Witness 1

Sara Baldwin
Resident

Adele Griffin
Printed

Sara Baldwin
Printed

James M. Burk
Signature of Witness 2

William E. Hetzler
Secretary

JAMES M. BURK
Printed

William E. Hetzler
Printed

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization this 8th day of December, 2023 by SARA BALDWIN,
as President of Timuquana Village Condominium Association, Inc., on behalf of the corporation.

[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: FL. Drivers License.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization this 8th day of December, 2023 by BILL HETZLER,
as Secretary, of Timuquana Village Condominium Association, Inc., on behalf of the corporation.

[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: FL. Drivers License.

