

*This Instrument prepared by:*  
Charles W. Brown, Jr., Esq.  
CRABTREE LAW GROUP, P.A.  
877 San Jose Blvd  
Building A, Suite 200  
Jacksonville, FL 32217

**AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF MANDARIN GLEN**

This Amendment to Declaration of Condominium of Mandarin Glen is made as of this day of Oct 22, 2025, by Mandarin Glen Condominium Association, Inc., a Florida non-profit corporation.

**WITNESSETH:**

WHEREAS, Design Properties, Inc, a Florida corporation (“Developer”) recorded that certain Declaration of Condominium of Mandarin Glen, at Official Records Book 5980, Page 105, *et seq.*, of the Current Public Records of Duval County Florida, which is hereinafter referred to as the “Declaration”;

WHEREAS, pursuant to Section 14.2 of the Declaration, the Association may amend the Declaration with the approval of seventy-five percent (75%) of the Units of the Association;

WHEREAS, on October 18, 2025, a Membership Meeting of the members of the Association was convened with quorum, at which approval of at least seventy-five percent (75%) of the Units of the Association was obtained;

NOW THEREFORE, The Association, by and through an affirmative vote of seventy-five percent (75%) of the Units of the Association, hereby amends the Declaration as follows:

(New words are inserted in the text are underlined, and words which are deleted are ~~lined through~~ with hyphens)

5. Maintenance, Alteration and Improvement.

5.1 Common Elements.

(a) By the Association. The maintenance, repairs and operation of the Common Elements and Limited Common Elements including ~~all windows, screens, and exterior doors~~ (but not exterior including glass doors), and all water, sewer, electrical or other utility lines lying between the meter for the individual Unit and the main line which is maintained at the expense of the Utility Company providing utility service, shall be the responsibility of the Association except as set forth in subpart C to this section 5.1, and the expenses associated therewith shall be designated as a Common Expense, except as otherwise provided in paragraph 6.4 hereof.

(c) By the Unit Owner. The maintenance, repair and replacement of exterior windows, exterior screens and exterior glass doors of a Unit including their frames and/or their casings shall be the responsibility of the Unit Owner. The Unit Owner shall not cause a change in the appearance or design of the exterior windows, exterior screens or exterior glass doors and any replacement requires advance approval in writing by the Board of Directors of the Association.

IN WITNESS THEREOF, the undersigned party has executed this Amendment on behalf of Mandarin Glen Condominium Association, Inc., the date and year first above written.

**Mandarin Glen Condominium Association., Inc.,**  
a Florida Not for Profit Corporation

Margaret Karnes  
By: Margaret Karnes  
Its: President

Grace A. Butler  
Print Name: GRACE A. BUTLER  
Address: 3339 MANY DRAPER CIRCLE  
JACKSONVILLE, FL 32223

Donald VanderMeer  
Print Name: Donald VanderMeer  
Address: 3270 Ricky Dr 1101  
32223

**STATE OF FLORIDA**  
**COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 22nd day of October, 2025, by Margaret Karnes, as President for and on behalf of Mandarin Glen Condominium Association, Inc., (✓) to me well known or ( ) who produced \_\_\_\_\_ as identification, known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he executed the foregoing instrument as President of Mandarin Glen Condominium Association, Inc., for the purposes therein expressed with due and regular corporate authority, and that said instrument is the free act and deed of Mandarin Glen Condominium Association, Inc.

Elizabeth Crawford

Notary Public, State of Florida

My commission expires:

