

Document prepared by:  
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**AMENDMENT TO THE DECLARATION OF VILLA MEDICI CONDOMINIUM  
TO CORRECT SCRIVENER'S ERROR**

THIS AMENDMENT to the Declaration of Villa Medici Condominium to correct a scrivener's error is made this 28 day of AUGUST, 2025 by Villa Medici Condominium Association, Inc. (the "Association").

WHEREAS, the Declaration of Villa Medici Condominium was recorded on January 29, 2007, in the Official Records of Duval County, Florida at Book 13782, Page 20 *et seq.* (the "Declaration");

WHEREAS, the Amendment to Declaration of Villa Medici Condominium to Effectuate the Plan of Partial Termination of Condominium to Remove the Phantom Units was recorded on February 10, 2022, in the Official Records of Duval County, Florida at Book 20143, Page 2160 *et seq.* (the "Prior Amendment");

WHEREAS, attached to the Prior Amendment as Exhibit "3" was a document that depicts the percentage ownership interest in the Common Elements and Common Surplus, and the percentage share of the Common Expenses appurtenant to each Unit.;

WHEREAS, that Exhibit "3" to the Prior Amendment contained a scrivener's error and this current Amendment to the Declaration is to correct that scrivener's error by including the correct document depicting the percentage ownership interest in the Common Elements and Common Surplus, and the percentage share of the Common Expenses appurtenant to each Unit, which is included as Exhibit "1" to this current Amendment and titled "Corrected Villa Medici Unit Percent Ownership".;

WHEREAS, Section 718.110(5), Florida Statutes, states that if it appears that through a scrivener's error a unit has not been designated as owning an appropriate undivided share of the common elements or does not bear an appropriate share of the common expenses or that all the common expenses or interest in the common surplus or all of the common elements in the condominium have not been distributed, the error may be corrected by filing an amendment to the declaration approved by the Board.;

NOW THEREFORE, the Declaration of Villa Medici Condominium and the Prior Amendment is amended as follows:

1. Enclosed with this current Amendment as Exhibit "1" is the corrected Exhibit "3" to the Declaration and the Prior Amendment that depicts the correct percentage ownership interest in the Common Elements and Common Surplus, and the percentage share of the Common Expenses appurtenant to each Unit, and is titled "Corrected Villa Medici Unit Percent Ownership."
2. The Corrected Villa Medici Unit Percent Ownership document enclosed with this current Amendment as Exhibit "1" has the correct percentage ownership interest in the Common Elements and Common Surplus, and the percentage share of the Common Expenses appurtenant to each Unit within the Association.
3. The remaining provisions of the Prior Amendment shall remain in full force and effect.
4. All defined terms shall be as stated in the Declaration of Villa Medici Condominium, unless otherwise stated herein.

IN WITNESS WHEREOF, the undersigned, being the Association has caused this Amendment to the Declaration of Villa Medici Condominium to Correct Scrivener's Error to be executed on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

VILLA MEDICI  
CONDOMINIUM ASSOCIATION, INC., a  
Florida non-profit corporation

Witness: *Amy Bates McClendon*  
Print name: Amy Bates McClendon

By: *Gunilla Craven*  
Gunilla Craven, President

Address: 1933 Cordill Tr.  
Middleburg FL 32068

Witness: *[Signature]*

Print name: Michael E House


Address: 3524 Ringtail Ct  
Green Cove Springs, FL 32043

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>th</sup> day of August, 2025, by Gunilla Craven, as President of Villa Medici Condominium Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such person did take an oath and: *(Notary must check applicable box)*.

- is/are personally known to me.
- produced a current driver's license as identification.
- produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

  
 \_\_\_\_\_  
 SIGNATURE OF NOTARY



AMY BATES-MCCLENDON  
 Commission # HH 537622  
 Expires June 11, 2028

Amy Bates-McClendon  
 Name of Notary *(Typed, Printed or Stamped)*

Corrected Villa Medici Unit Percent Ownership

Exhibit "1"

Building#- Unit Type	Sq Ft	Percentage of Unit Ownership	Number Of Units	Total Percentage
A	643	0.21184%	24	5.0842%
B	723	0.23821%	46	10.9577%
C	947	0.31203%	3	0.9361%
D	973	0.32059%	12	3.8471%
E	927	0.30543%	44	13.4391%
F	931	0.30675%	4	1.2270%
G	932	0.30709%	8	2.4567%
H	1050	0.34597%	30	10.3791%
I	1049	0.34563%	32	11.0601%
J	1109	0.36540%	2	0.7308%
K	1053	0.34695%	54	18.7353%
L	1149	0.37859%	16	6.0575%
M	1347	0.44381%	34	15.0897%
	<b>303,505</b>		<b>309</b>	<b>100.00%</b>