

This instrument prepared by and
upon recordation return to:
Daniel Wasserstein, Esq.
Wasserstein, P.A.
301 Yamato Road
Suite 2199
Boca Raton, Florida 33431

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM FOR
LAS BRISAS CONDOMINIUM ASSOCIATION, INC.**

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR LAS BRISAS CONDOMINIUM ASSOCIATION, INC. ("Amendment") is made by Las Brisas Condominium Association, Inc. a Florida not-for-profit corporation (the "Association").

RECITALS

A. The original Declaration (the "Declaration") for Las Brisas Condominium Association, Inc., including all pages thereof and exhibits thereto, was recorded at Book 5500, Page 1399, et seq., of the Public Records of Duval County, Florida.

B. Article XII of the Declaration provides in relevant part that "the proposed amendment shall be adopted if approved by not less than seventy-five percent (75%) of the entire membership of the Association."

C. The Amendment language contained herein was approved by affirmative vote of the members having not less than seventy-five percent (75%) of the votes of the Association at a meeting of the membership held on May 26, 2022.

D. The Association now desires to amend the terms of the Declaration as set forth herein.

NOW THEREFORE, the Association hereby declares that every portion of Las Brisas Condominium Association is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of these Amendments.

2. Conflicts. In the event that there is a conflict between this Amendment and the Declaration, this Amendment shall control. Whenever possible, this Amendment and the Declaration shall each, respectively, be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect. In the event that any amendment(s) to the Declaration have been recorded prior to this Amendment, this Amendment shall be deemed to follow such prior recorded amendment(s) in time and title. In the event of a conflict between this Amendment and any such prior recorded amendment(s) to the Declaration or in the event of a conflict between this Amendment and any other governing documents, this Amendment shall control.

3. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

4. Covenant. This Amendment shall be a covenant running with the land.

5. Amendment to the Declaration:

As indicated herein, words underlined are added and words ~~struck through~~ are deleted.

ARTICLE VII MAINTENANCE, ALTERATION AND REPAIR

The responsibility for the maintenance and repair of the Condominium Property shall be as follows:

1. Association. The Association shall maintain, repair and replace:

d. Notwithstanding anything in this Declaration or any of the other governing documents of the Association to the contrary, all east facing windows and all sliding glass doors within the Condominium Property, including the glass, frameworks, apparatus and components thereof.

However, when an east facing window or a sliding glass door requires maintenance, repair or replacement due to the acts or omissions of the Owner, their tenant or any of their guests, invitees or licensees, then the respective Owner shall be responsible for the cost as an Assessment against their Condominium Parcel.

2. Owner. The Owner shall:

a. Maintain, repair and replace all portions of each Unit except the portions to be repaired and replaced by the Association. The areas to be maintained by the Owners shall include but not be limited to:

iv. All doors and non-east facing windows within the Unit including those which open to the Unit from an entranceway or the outside and the openings in which they are located, interior walls and partitions, wall decorations and built-in furniture, non-east facing windows and non-east facing window apparatus and glass, ~~sliding glass doors~~, screens and screen supports.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Association has caused this Amendment to the Declaration for Las Brisas Condominium Association, Inc. to be executed and the undersigned has hereunto set their hand and seal this 21 day of June, 2022.

WITNESSES:

LAS BRISAS CONDOMINIUM
ASSOCIATION, INC.

AUBRIE SYNAN
Print Name: AUBRIE SYNAN

Bill Miller
Print Name: Bill Miller

By: Tiffany L. Shea
Name: Tiffany L. Shea
Title: President

Kathy Marshall
Print Name: Kathy Marshall
Cheri Mayfield
Print Name: Cheri Mayfield

By: [Signature]
Name: Swati Amin
Title: Secretary

STATE OF FLORIDA)
COUNTY OF DUVAL) SS.:

The foregoing instrument was acknowledged before me this 21 day of June, 2022 by Tiffany Shea, as President and Swati Amin, as Secretary of LAS BRISAS CONDOMINIUM ASSOCIATION, INC., on behalf of the corporation, both of whom are personally known to me or have produced _____ as identification.

My commission expires:
(SEAL) 10/30/2023

Carol J Young
NOTARY PUBLIC, State of Florida at Large
Print Name: Carol J Young

