

Retn:
JANE TRAGER CHEFFT
2375 TAMiami TR N #207
NAPLES FL 33940

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
LAGUNA ROYALE, A CONDOMINIUM
(Building 8 located in Phase I -
Certificate of Substantial Completion)**

THIS AMENDMENT made this 14th day of May, 1996, by LAGUNA DEVELOPERS, INC., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Laguna Royale, a Condominium, in Official Records Book 2057, Pages 769 et. seq., of the Public Records of Collier County, Florida; and

WHEREAS, Section 22 of said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to comply with section 718.104(4)(e), Florida Statutes; and

WHEREAS, the Developer wishes to amend said Declaration for the purpose of certifying substantial completion of Building 8 in Phase I.

NOW THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Laguna Royale, a Condominium, as follows:

A. Pursuant to Paragraph 23.5 of the Declaration of Condominium, attached hereto as Exhibit "A" is a Surveyor's Certificate of Substantial Completion for Building 8.

B. Exhibit "B" referenced in Paragraph 5.1, Survey and Plot Plans, and attached to the Declaration of Condominium, is hereby amended by Exhibit "B" page 2 attached hereto and incorporated herein.

IN WITNESS WHEREOF, the Developer has caused this Certificate to be duly executed this 14th day of May, 1996.

Signed sealed and delivered in the presence of:


Signature

Doris A. Richardson

Printed Name

Signature

Catherine J.S. Nadeau

Printed Name

LAGUNA DEVELOPERS, INC., a Florida corporation

BY:


MICHAEL KESSOUS, President

(CORPORATE SEAL)

Address:

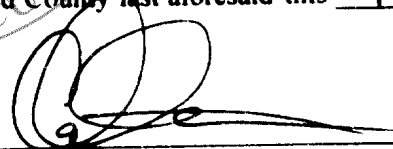
2375 Tamiami Trail North
Suite 208
Naples, Florida 33940

STATE OF FLORIDA

COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MICHAEL KESSOUS, (one of the following should be checked; if none are checked, he is personally known to me) X who is personally known to me, or has produced as identification, and who did take an oath, and who is known to be the President of LAGUNA DEVELOPERS, INC., a Florida corporation, the corporation named in the foregoing instrument and that he acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 14th day of May, 1996.



NOTARY PUBLIC

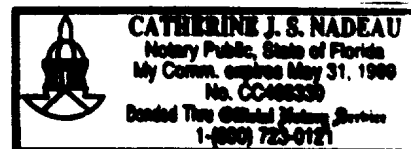
(SEAL)

Printed Name of Notary

My Commission Number is:

My Commission Expires:

This instrument prepared by:
JANE YEAGER CHEFFY, Attorney at Law
2375 Tamiami Trail North, Suite 207
Naples, Florida 33940
Phone: (941) 263-1130
Fax: (941) 263-3827
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**McANLY ENGINEERING
AND DESIGN INC.**

ENGINEERING

PLANNING

LAND SURVEYING

LANDSCAPE ARCHITECTURE

SURVEYORS CERTIFICATE OF SUBSTANTIAL COMPLETION

CERTIFICATE OF SURVEYOR made this 14th day of May, 1996.

This certificate is made as to Building "8" of Laguna Royale, A Condominium, located in Collier County, Florida, pursuant to Section 718.104 (4) (e), Florida Statutes.

I, William C. McAnly, a Land Surveyor authorized to practice in the State of Florida, hereby certify that the construction of the above referenced building, and all planned improvements, including but not limited to the landscaping, utility services, access to the units and common element facilities serving the buildings, have been substantially completed, so that the material attached to the Declaration of Condominium as Exhibit "B", together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvement, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

Prepared by:

W. C. McAnly

 William C. McAnly, P.L.S.
 Florida Registration No. 1543

See the Year 2000 Compliance Statement

LAGUNA ROYALE, A CONDOMINIUM THE VINEYARDS

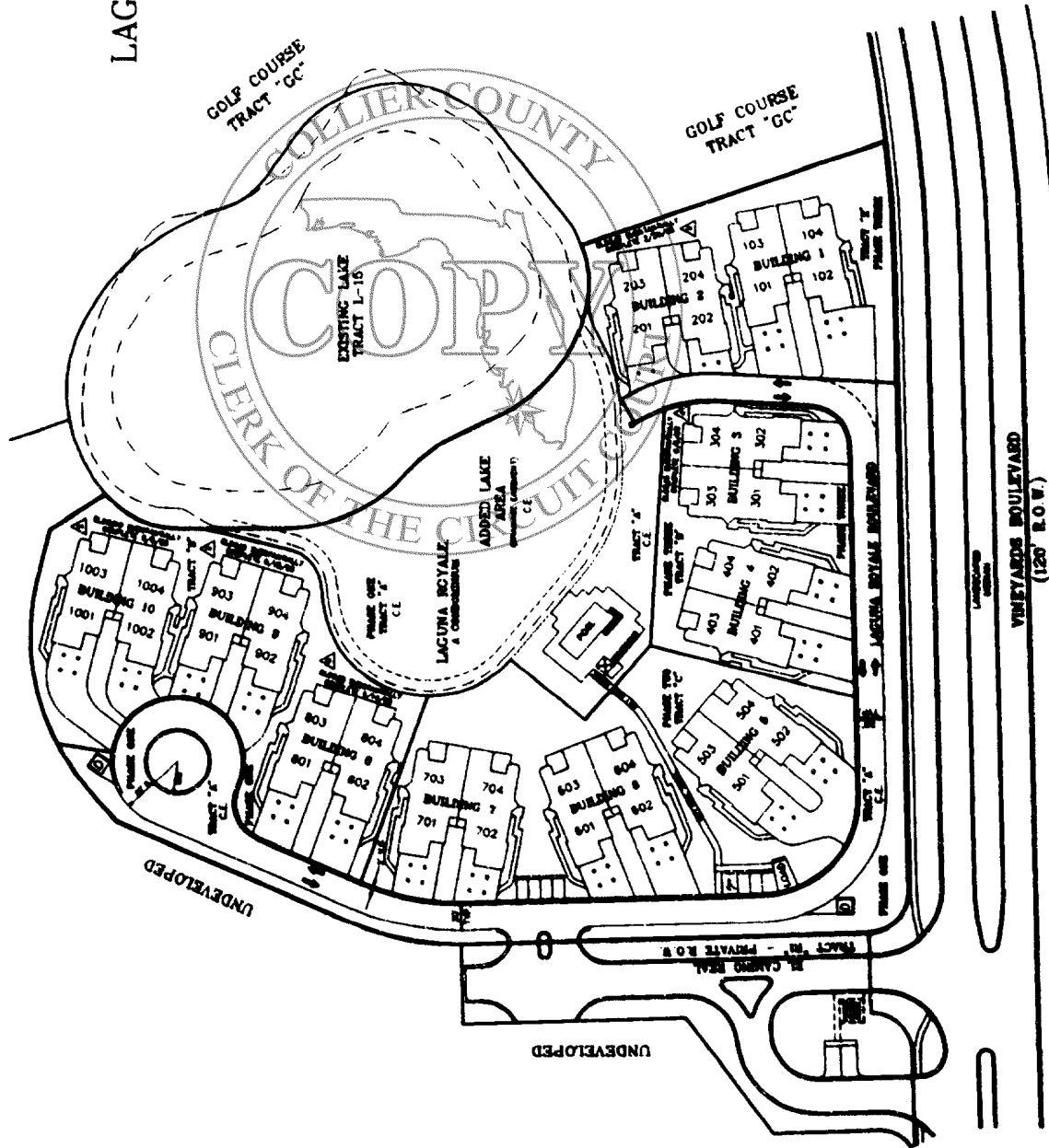
*** OR: 2192 PG: 2115 ***

EXHIBIT "B"



LEGEND

- ▭ TYP. 8'X16' PARKING SPACE WITH WHEEL STOP
- ◀ TRAFFIC FLOW DIRECTION
- ◻ SOLID 6' OR 14' WASTE DUMPSTER W/ 6' FENCE
- ▤ HANDICAP SPACE (12'x18') W/ 5' WALKWAY
- ◻ LOAD SPACE (10'x25')
- C.E. DEMOTES COMMON ELEMENT



LAGUNA DE VELORES, INC.
LAGUNA ROYALE
A CONDOMINIUM
A COMMUNITY

Retn:
JANE TRAGER CHEFFY
2375 TAMiami TR N #207
NAFLS FL 34103

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
LAGUNA ROYALE, A CONDOMINIUM
(Building 6 located in Phase II -
Certificate of Substantial Completion)**

THIS AMENDMENT made this 25th day of February, 1997, by LAGUNA DEVELOPERS, INC., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Laguna Royale, a Condominium, in Official Records Book 2057, Pages 769 et. seq., of the Public Records of Collier County, Florida; and

WHEREAS, Section 22 of said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to comply with section 718.104(4)(e), Florida Statutes; and

WHEREAS, the Developer wishes to amend said Declaration for the purpose of certifying substantial completion of Building 6 in Phase II.

NOW THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Laguna Royale, a Condominium, as follows:

A. Pursuant to Paragraph 23.5 of the Declaration of Condominium, attached hereto as Exhibit "A" is a Surveyor's Certificate of Substantial Completion for Building 6.

B. Exhibit "B" referenced in Paragraph 5.1, Survey and Plot Plans, and attached to the Declaration of Condominium, is hereby amended by Exhibit "B" page 2 attached hereto and incorporated herein.

IN WITNESS WHEREOF, the Developer has caused this Certificate to be duly executed this 25th day of FEBRUARY, 1997.




SURVEYORS CERTIFICATE OF SUBSTANTIAL COMPLETION

CERTIFICATE OF SURVEYOR made this 25th day of February, 1997.

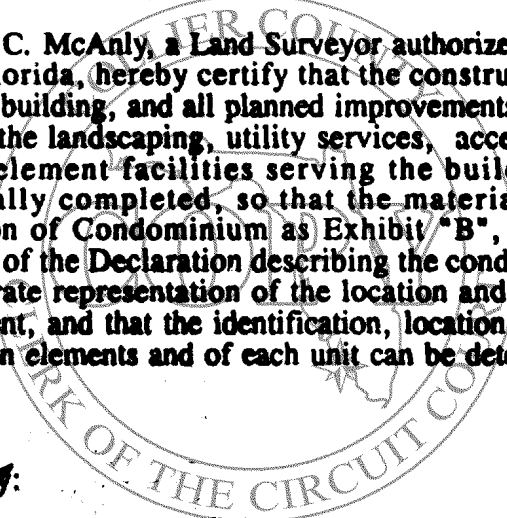
This certificate is made as to Building "6" of Laguna Royale, A Condominium, located in Collier County, Florida, pursuant to Section 718.104 (4) (e), Florida Statutes.

I, William C. McAnly, a Land Surveyor authorized to practice in the State of Florida, hereby certify that the construction of the above referenced building, and all planned improvements, including but not limited to the landscaping, utility services, access to the units and common element facilities serving the buildings, have been substantially completed, so that the material attached to the Declaration of Condominium as Exhibit "B", together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvement, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

Prepared by:



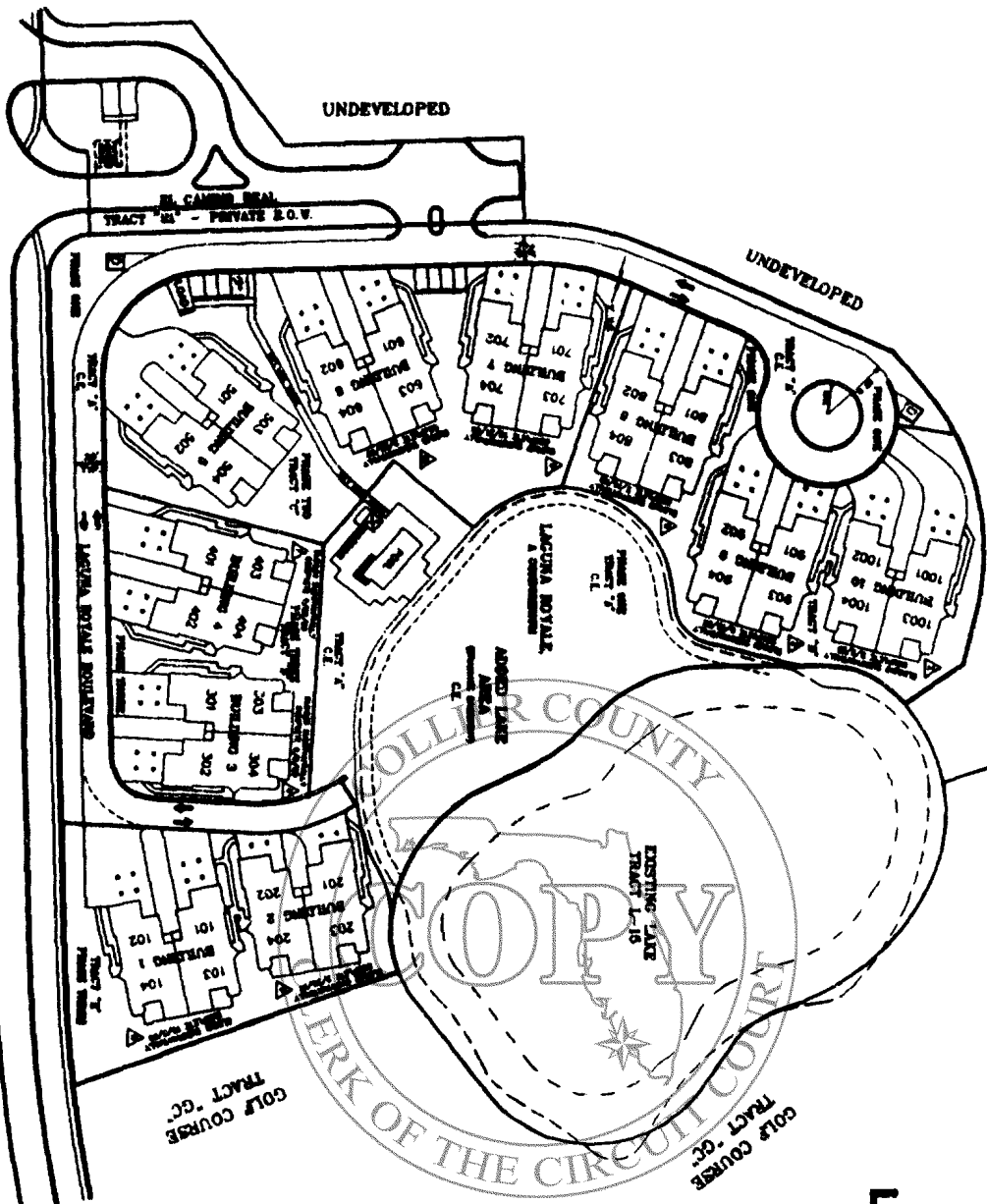
**William C. McAnly, P.L.S.
Florida Registration No. 1543**



Info: Veritas/Signatures/Stamp 6

CONDOMINIUM PLAT BOOK _____ PAGE _____

LAGUNA ROYALE, A CONDOMINIUM THE VINEYARDS



LEGEND

- ☐ 7'x11' PARKING SPACE WITH WHEEL STOP
- TRAFFIC FLOW DIRECTION
- ▭ SOLD 8' cu. yd. WASTE DUMPSTER W/ 8' FENCE
- ▭ MANHOLE SPACE (17'-18") W/ 5' WALKWAY
- LOADING SPACE (18'-25')
- CL. DENOTES COMMON ELEMENT

EXHIBIT "B"

<p>LAGUNA ROYALE, A CONDOMINIUM THE VINEYARDS</p> <p>DEVELOPER: LAGUNA ROYALE DEVELOPMENT, INC. 10000 VINEYARDS BOULEVARD LAGUNA BEACH, CA 92653</p> <p>ARCHITECT: [Faint text]</p> <p>ENGINEER: [Faint text]</p>	<p>DATE: [Faint text]</p> <p>SCALE: [Faint text]</p> <p>BY: [Faint text]</p>
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Prepared by and Return to:

Mark E. Adamczyk, Esquire
ADAMCZYK LAW FIRM, PLLC
5644 Tavilla Circle, Unit 207
Naples, Florida 34110

CERTIFICATE OF AMENDMENTS

**AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
LAGUNA ROYALE, A CONDOMINIUM**

THIS CERTIFICATE OF AMENDMENT to the Declaration of Condominium of Laguna Royale, a Condominium ("Amendment") is made and executed this 3 day of July, 2016, by the Laguna Royale Condominium Association, Inc., a Florida not-for-profit corporation (the "Association").

WHEREAS, the Declaration of Condominium of Laguna Royale, a Condominium, was recorded in O.R. Book 2057, Page 0769, et. seq., as the same may be amended, in the Public Records of Collier County, Florida (hereafter referred to as the "Declaration"); and

WHEREAS, the Association wishes to amend the Declaration in accordance with Section 22.3 of the Declaration, which provides that the Declaration may be amended by a concurrence of at least fifty-one percentages (51%) of those voting interest who are present and voting in person or by proxy, at any annual or special meeting called for the purpose; and

WHEREAS, the Association hereby certifies that at least fifty-one percent of those voting interests who were present in person or by proxy at a duly held special meeting of the members held on March, 16 2016 voted in favor of the amendments to the Declaration as shown below in this Amendment.

NOW, THEREFORE, the Declaration shall hereby be amended as follows.

[New language is underlined; language to be removed is ~~stricken~~]

11.7 Enforcement of Maintenance. If after reasonable notice the owner of a unit fails to maintain the unit or its appurtenant limited common elements as required above and in the Association's rules and regulations, the Association shall have the right to institute legal proceedings to enforce compliance, or when necessary, to prevent damage to the common elements or to another unit or units, may take any and all other lawful actions to remedy such violation, including but not limited to, entering the unit during reasonable hours, with or without notice to or consent of the tenant or unit owner, to repair, replace, or maintain any item which may cause such

damage to the common elements or to another unit or units. Any expenses incurred by the Association in performing work within the a unit, or in the limited common elements or common elements, as authorized by this Declaration shall be charged to the responsible unit owner, together with reasonable attorney's fees, including without limitation pre-litigation demands and notices, and other expenses of collection, if any.

11.8 Negligence: Damage Caused by Condition in Unit. Each owner shall be liable for the expenses of any maintenance, repair or replacement of common elements, limited common elements, surrounding units or personal property made necessary by his act or negligence, or by that of any member of his family or his guests, employees, agents, contractors or tenants. Each unit owner has a duty to maintain his unit (and limited common elements appurtenant thereto) and personal property therein in such a manner as to prevent foreseeable damage to the common elements, limited common elements, surrounding units or and the property of other owners and residents. If any condition, defect or malfunction existing within a unit, resulting from the owner's failure to perform this duty, shall cause damage to the common elements, limited common elements, other units or property within other units, the owner of the offending unit shall be liable to the person or entity (including without limitation the Association) responsible for repairing the damaged property for all costs, liability and losses of repair or replacement incurred which are not paid by insurance, which includes but is not limited to insurance deductibles paid and reasonable attorney's fees and collections costs incurred to enforce the provisions of this section (including without limitation pre-suit litigation demands and notices). If one or more of the units involved is not occupied at the time the damage is discovered, the Association may enter the unit without prior notice to the owner and take reasonable action to mitigate damage or prevent its spread to the common elements or to other units.

[Signatures commence on the following page]

WITNESSES (TWO):

LAGUNA ROYALE, A CONDOMINIUM

Philip Katzan Treasurer
Signature

William S. Orlove
By: WILLIAM S. ORLOVE
Title: PRESIDENT

PHILIP KATZAN 8/3/16
Printed Name

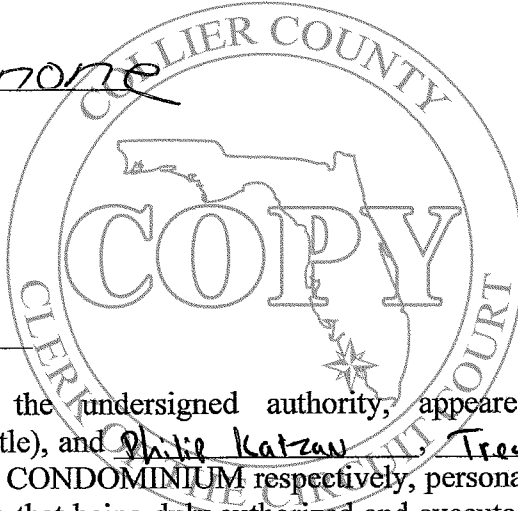
Date: AUG. 3, 2016

Carla Iannone
Signature

Carla Iannone
Printed Name

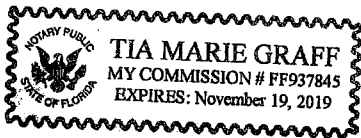
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Collier



BEFORE ME, the undersigned authority, appeared William Orlove, President (title), and Philip Katzan, Treasurer (title) of LAGUNA ROYALE, A CONDOMINIUM respectively, personally known to me and who acknowledged before me that being duly authorized and executed the foregoing Certificate of Amendment as the authorized agents for said corporation and that the same is the free act and deed of said corporation, and who did take an oath.

SWORN TO AND SUBSCRIBED before me this 3 day of Aug, 2016.



Tia Marie Graff

Notary Public

Tia Marie Graff
(Printed Name of Notary)

My Commission Expires: