

Instrument prepared by and return to:  
Steven M. Falk, Esq.  
Falk Law Firm, P.A.  
7400 Tamiami Trail North, Suite 103  
Naples, Florida 34108  
(239) 596-8400

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected and acting President of Courtside Commons of Wyndemere Condominium Association, Inc., a Florida not-for-profit corporation, does hereby certify that the amendment to the governing documents attached hereto as Exhibit "A" was approved and adopted by the required vote of the membership, at the duly noticed Annual Members' Meeting held on February 9, 2022, which was adjourned to and reconvened on February 16, 2022, at which a quorum was present. The original Declaration of Condominium for Courtside Commons of Wyndemere, a Condominium was recorded at O.R. Book 1169, Pages 2136 et seq., Public Records of Collier County, Florida and the Amended and Restated Declaration of Condominium for Courtside Commons of Wyndemere, a Condominium was recorded at O.R. Book 2798, Pages 3271 et seq., Public Records of Collier County, Florida.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and the seal of the corporation.

Patricia Scherzy  
Witness  
Print Name: PATRICIA Scherzy

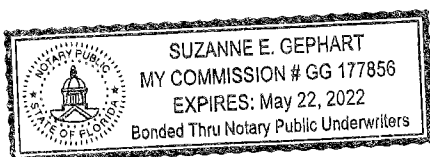
COURTSIDE COMMONS OF WYNDEMERE  
CONDOMINIUM ASSOCIATION, INC. (SEAL)

Andy Berglund  
Witness  
Print Name: Andy Berglund

By: Gary Moss  
Gary Moss, President

STATE OF FLORIDA )  
COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me this 2nd day of MARCH, 2022, by (✓) physical presence or ( ) online notarization, by Gary Moss, President of Courtside Commons of Wyndemere Condominium Association, Inc., the corporation described in the foregoing instrument, who is (✓) personally known to me or who has produced \_\_\_\_\_ as identification.



Suzanne E Gephart  
Notary Public, State of Florida  
SUZANNE E. GEPHART  
Printed Name of Notary Public  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

**AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM  
FOR  
COURTSIDE COMMONS OF WYNDEMERE, A CONDOMINIUM**

Additional language indicated by underlining.  
Deleted language indicated by ~~hyphens~~.

The introduction to Section 4.16 is amended and a new subsection (c) is created to read as follows:

4.16 **Limited Common Elements.** Limited Common Elements shall mean and refer to those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of other Units. The following Common Elements are hereby specifically designated as Limited Common Elements:

- a. Parking Spaces. The parking spaces specifically assigned to the exclusive use of individual Units are designated as Limited Common Elements. The cost of maintenance for all parking spaces shall be assessed as a Common Expense to all Units.
- b. Terraces and Balconies. Any terraces or balconies not a part of a Unit but serving only one Unit and accessible only through the Unit are deemed to be Limited Common Elements of the Unit being served.
- c. Carports and Storage Lockers. Carport structures and storage lockers are Limited Common Elements. The Association shall maintain, repair and replace the carport structures and the exteriors of storage lockers as a Common Expense to all Units. Unit Owners shall maintain, repair and replace the interiors of their storage lockers and the locks.