

LAKE RIDGE CONDOMINIUM INC
ATTN: CAROLYN GAY
1776 6TH ST NW #106
WINTER HAVEN, FL 33881

INSTR # 2008029412
BK 07559 PGS 0015-0016 PG(s)2
RECORDED 02/20/2008 12:12:04 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 18.50
RECORDED BY T Moffett

Prepared by and Return to:
Brian S. Hess, Esq.
Clayton & McCulloh
1065 Maitland Center Commons Blvd.
Maitland, FL 32751

**CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP OF LAKERIDGE CONDOMINIUM**

KNOW ALL MEN BY THESE PRESENTS:

That on this 19th day of February, 2008, the undersigned, **LAKERIDGE CONDOMINIUM ASSOCIATION, INC.** (hereinafter the "Association"), pursuant to Florida Statutes and the **DECLARATION OF CONDOMINIUM OWNERSHIP OF LAKERIDGE CONDOMINIUM**, recorded in Official Records Book 1545, Page 1124 *et seq.*, of the Public Records of Polk County, Florida, as may be amended and supplemented from time to time (hereinafter referred to as the "Declaration"), hereby certifies that an Amendment to the Declaration, which Amendment is attached hereto and by reference made a part hereof, was duly adopted on the 19th day of February, 2008. Said Amendment was approved pursuant to Article 12 of the Declaration at a Special Meeting of the Members of the Association.

The Association conducted the Special Meeting of the Members of the Association and approved the attached Amendment. Proper notice was given for the special meeting of the unit owners of the Association (*i.e.*, the meeting where said Amendment was approved) pursuant to the Association's By-Laws of Lakeridge Condominium Association, Inc. (hereinafter, the "Bylaws"). Said Notice stated the purpose, time and place of the meeting.

At the meeting at which the Amendment was proposed and considered, the Amendment was adopted by the affirmative vote of three-fourths of the condominium parcels at a meeting duly called for such purpose pursuant to the Bylaws.

With the exception of the above described Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS HEREOF, LAKERIDGE CONDOMINIUM ASSOCIATION, INC., has caused this AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP OF LAKERIDGE CONDOMINIUM to be executed in its name, this 20 day of February, 2008.

Signed, sealed and delivered in the presence of:

Cynthia Hauge
(Sign)

Cynthia Hauge
(Print)

Sharon Singh
(Sign)

SHARON SINGH
(Print)

Cynthia Hauge
(Sign)

Cynthia Hauge
(Print)

Sharon Singh
(Sign)

SHARON SINGH
(Print)

LAKERIDGE CONDOMINIUM ASSOCIATION, INC.

By: Carolyn M. Gay
(Sign)

Carolyn M. Gay
(Print)

President, Lakeridge Condominium Association, Inc.

Attest: Karen L. McCullough
(Sign)

Karen L. McCullough
(Print)

Secretary, Lakeridge Condominium Association, Inc..

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 20th day of February, 2008, by Carolyn M. Gay as President of LAKERIDGE CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, [] who is personally known to me or [] who produced FIDC as identification.



STATE OF FLORIDA
COUNTY OF POLK

NOTARY PUBLIC

Cynthia Hauge

State of Florida, At Large

My Commission Expires:

The foregoing instrument was acknowledged before me this 20th day of February, 2008, by Karen L. McCullough as Secretary of LAKERIDGE CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, [] who is personally known to me or [] who produced FIDC as identification.



STATE OF FLORIDA
COUNTY OF POLK

NOTARY PUBLIC

Cynthia Hauge

State of Florida, At Large

My Commission Expires:

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP OF LAKERIDGE CONDOMINIUM**

Article 7 of the Declaration of Condominium Ownership of Lakeridge Condominium is hereby amended as follows (note that additions are indicated by underlining and deletions are indicated by ~~strikeouts~~):

7. **COMMON ELEMENTS:** Common elements as hereinabove defined shall include within its meaning, in addition to the items listed in the Florida Condominium Act, the following items:

- (a) An exclusive easement for the use of the air space occupied by the condominium unit as it exists at any particular time and as the unit may lawfully be altered.
- (b) An undivided share in the common surplus.
- (c) Cross easements for ingress, egress, support maintenance, repair, replacement and utilities.
- (d) Easements for encroachments by the perimeter walls, ceilings and floors surrounding each condominium unit caused by the settlement or movement of the building or by minor inaccuracies in building or re-building which now exist or hereafter exist, and such easements shall continue until such encroachment no longer exists.

ALTERATIONS BY THE ASSOCIATION:

The ASSOCIATION, by action of its Board of Directors, may make alterations and improvements to the Common Elements, having a cost not in excess of One Thousand Dollars (\$1,000.00). Except as otherwise set forth in this Declaration of Condominium, and especially as mentioned in this section, all other alterations and improvements to the Common Elements must first be approved by the owners of two-thirds (2/3) of the Units. No alteration or improvement may be made in the Common Elements which adversely affects the rights of the Owner of any Unit to the enjoyment of his Unit or the Common Elements unless the Owner of such Unit consents thereto in writing.

Alteration(s) for Antenna(s), Radio Communication System(s), Video System(s) and Other Communications System(s). Notwithstanding anything to the contrary, the Board of Directors of the ASSOCIATION may alter or allow the alteration of the Common Elements, including material alterations, to permit antenna(s), radio communication system(s), video system(s) and other communication system(s) of any sort. Hereinafter antenna(s), communication system(s) and video system(s) of any sort shall be collectively referred to as "Systems". As part and parcel to the right of the Board of Directors of the ASSOCIATION to make such alterations or permit such alterations, the Board of Directors of the ASSOCIATION may enter into agreements with or grant easements to such persons or entities to install, remove, operate, modify and maintain such Systems including any and all related equipment and items which expressly shall include, but not be limited to, installation hardware, poles, panels, radio base stations, cables, cable trays, video components, other components, pipes, conduits, electrical distribution systems, signs and storage facilities.



STATE OF FLORIDA,
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND
CORRECT COPY OF THE DOCUMENT NOW OF RECORD IN
THIS OFFICE. WITNESS MY HAND AND OFFICIAL SEAL
FEB 20 2008
ON _____
RICHARD M. WEISS, CLERK CIRCUIT COURT
BY: [Signature] D.C.

R-
LAKE RIDGE CONDIMINUM INC
ATTN: CAROLYN GAY
1776 6TH ST NW #106
WINTER HAVEN, FL 33881

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INSTR # 2008029411
BK 07559 PG 0014 PG(s)1
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POLK COUNTY
RECORDING FEES 10.00
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