

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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701 JC Center Court, Suite 3
Port Charlotte, Florida 33954

**CERTIFICATE OF ELEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
LIVE OAK LANDINGS, A CONDOMINIUM**

THIS CERTIFICATE is made to reflect and document an Amendment and Modification of the Declaration of Condominium of Live Oak Landings, a Condominium. The Declaration of Condominium of Live Oak Landings, a Condominium have been recorded in the Public Records of Charlotte County as follows:

<u>Instrument and Date</u>	<u>O.R. Book/Page(s) or Instrument No.</u>
a. Declaration of Condominium of Live Oak Landings, a Condominium Recorded: September 30, 1997	1561/1785 <i>et seq.</i>
b. First Amendment to Declaration of Condominium of Live Oak Landings, a Condominium Recorded: September 30, 1997	1561/1866 <i>et seq.</i>
c. Second Amendment to Declaration of Condominium of Live Oak Landings, a Condominium Recorded: December 23, 1999	1757/1346 <i>et seq.</i>
d. Third Amendment to Declaration of Condominium of Live Oak Landings, a Condominium Recorded: February 3, 2000	1767/0483 <i>et seq.</i>
e. Fourth Amendment to Declaration of Condominium of Live Oak Landings, a Condominium Recorded: April 19, 2000	1785/0752 <i>et seq.</i>
f. Fifth Amendment to Declaration of Condominium of Live Oak Landings, a Condominium Recorded: May 9, 2000	1791/1249 <i>et seq.</i>
g. Sixth Amendment to Declaration of Condominium of Live Oak Landings, a Condominium	1899/0621 <i>et seq.</i>

Recorded: May 29, 2001

- h. Eighth Amendment to Declaration of Condominium of Live Oak Landings, a Condominium
Recorded: October 16, 2001
Note: No Seventh Amendment ever recorded 1952/0969 et seq.
- i. Certificate of Ninth Amendment to Declaration of Condominium of Live Oak Landings, a Condominium
Recorded: September 9, 2004 2542/1712 et seq.
- j. Certificate of Tenth Amendment to Declaration of Condominium of Live Oak Landings, a Condominium
Recorded: April 23, 2019 2703034

The undersigned officers of the Board of Directors of Live Oak Landings Condominium Association, Inc., a Florida not-for-profit corporation, hereby certify as follows:

1. The Declaration of Condominium of Live Oak Landings, a Condominium is hereby amended in accordance with Exhibit "1" attached hereto and entitled Eleventh Amendment to Declaration of Condominium of Live Oak Landings, a Condominium.

2. This Amendment of the Declaration of Condominium of Live Oak Landings, a Condominium was proposed by duly adopted resolution, and approved by a vote of not less than seventy percent (70%) of the Voting Interests of the entire Membership in the Association.

Executed this 24th day of February, 2025, at Punta Gorda, Florida.

LIKE OAK LANDINGS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

By: Andrea Hathaway
Name: ANDREA HATHAWAY
Its: President

STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me physical presence or online notarization, this 24th day of February, 2025, by Andrea Hathaway, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC

SEAL



John P Telisky
Comm.: HH 194896
Expires: Nov. 3, 2025
Notary Public - State of Florida

John Telisky
Printed name of notary

ATTEST:

By: *Gail Stierle*
Name: GAIL STIERLE
Its: Secretary

STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me physical presence or online notarization, this 24th day of February, 2025, by Gayle Stierle, who is personally known to me or produced _____ as identification.

SEAL

John Telisky
NOTARY PUBLIC
John Telisky
Printed name of notary



John P Telisky
Comm.: HH 194896
Expires: Nov. 3, 2025
Notary Public - State of Florida

EXHIBIT "1"

**AMENDMENT TO THE DECLARATION
OF CONDOMINIUM FOR
LIVE OAK LANDINGS CONDOMINIUM ASSOCIATION, INC.**

Underline represents additions
~~Strikethrough~~ represents deletions

Article 4.3.5., of the Declaration of Condominium for Live Oak Landings Condominium Association, Inc. is hereby amended as follows:

~~Declaration Section 4.3.5. Boat Slips. The Developer intends to construct a boat dock with boat slips as shown on the Plat. Portions of the boat dock are designated as common elements on the Plat. These areas designated as common element are for the nonexclusive use of the Unit owners and Tenants of Unit Owners and shall be maintained by the Association. The use of the those areas of the boat dock and boat slips designated as limited common elements shall be limited to those Unit Owners to whom such use is assigned by or pursuant to the provisions of this Declaration. The maintenance of the boat slips and boat docks designated as limited common elements is to be performed by the Association at the expense of those Unit Owners to whom the said boat docks and boat slips have been assigned with each such Unit Owner bearing the actual expense associated with the repairs, maintenance and replacement to the Unit Owners boat dock or boat slip.~~

~~Each assigned boat slip exists as a limited common element and is identified, described and located on the Plat. Upon the assignment by the Developer of such boat slip, the boat slip shall become a limited common element appurtenant to the unit to which it is assigned and the owner of such unit shall have the exclusive right to use the boat slip. The assignment of a boat slip shall be at the sole discretion of the Developer. The Developer reserves the right to assign more than one (1 boat slip to a unit. Upon such assignment, any owner of a unit to whom such assignment is made shall have the exclusive right of use of such boat slip which shall become an appurtenance to said unit, and upon the conveyance of, or passing of title to the unit to which boat slip assignment is made, such interest in the boat slip shall pass as an appurtenance thereto in the same manner as the undivided interest in the common elements appurtenant to such unit; provided, however, the boat slips may be assigned to another unit in this condominium by the owner. Any assignment of a boat slip shall be in writing executed with the formalities of a deed and recorded in the public records of Charlotte County in order to become effective.~~

Article 4.3.5., of the Declaration of Condominium for Live Oak Landings Condominium Association, Inc. is hereby amended as follows:

Declaration Article 4.3.5. Boat Slips. The Association has or intends to construct a boat dock with boat slips as shown on the survey or sketch attached hereto as Exhibit "A". Portions of the boat dock are designated as common elements on Exhibit "A". These areas designated as common elements are for the nonexclusive use of the Unit Owners and Tenants of Unit Owners and shall be maintained by the Association. The use of those areas of the boat dock and boat slips designated as limited common elements shall be limited to those Unit Owners to whom such use is assigned

by or pursuant to the provisions of this declaration. The maintenance of the boat slips designated as limited common elements is to be performed by the Association at the expense of those Unit Owners to whom the said boat slips have been assigned with each such Unit Owners bearing the actual expense associated with the repairs, maintenance and replacement to the Unit Owners boat slip. The cost of the maintenance repair and replacement of the boat slips designated as limited common elements may be collected from the Unit Owners who are assigned said boat slips in the same manner as an assessment as provided by Article VIII of this Declaration.

Each assigned boat slips exists as a limited common element and is identified, described and located on Exhibit A. Upon the assignment by the Association of such boat slip, the boat slip shall become a limited common appurtenant to the Unit to which it is assigned and the Owner of such Unit shall have the exclusive right to use the boat slip. Upon such assignment, any Owner of a Unit to whom such assignment is made shall have the exclusive right of use of such boat slip which shall become an appurtenance to said Unit, and upon the conveyance of, or passing of title to the Unit to which the boat slip assignment is made, such interest in the boat slip shall pass as appurtenance thereto in the same manner as the undivided interest in the common elements appurtenant to such Unit; provided, however, the boat slips may be assigned to another Unit in this condominium by the Owner. Any assignment of a boat slip shall be in writing executed with the formalities of a deed and recorded in the public records of Charlotte County in order to become effective.

The Association may assign up to one slip which is not currently assigned to a Unit Owner as a limited common element to a Unit Owner of the Association. The Association shall promulgate a policy to determine the method in which such assignment shall be sold including the manner in which bids are accepted and the terms of the sale of the boat slip. The net proceeds of the sale of the boat slip shall be deposited in the reserve account to provide for the maintenance repair and replacement of the docking structure.