

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

**CERTIFICATE OF TWELFTH 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)</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 Recorded: May 29, 2001	1899/0621 <i>et seq.</i>

- h. Eighth Amendment to Declaration of Condominium 1952/0969 *et seq.*
of Live Oak Landings, a Condominium
Recorded: October 16, 2001
Note: No Seventh Amendment ever recorded
- i. Certificate of Ninth Amendment to Declaration of 2542/1712 *et seq.*
Condominium of Live Oak Landings, a Condominium
Recorded: September 9, 2004
- j. Certificate of Tenth Amendment to Declaration of 2703034
Condominium of Live Oak Landings, a Condominium
Recorded: April 23, 2019
- k. Certificate of Eleventh Amendment to Declaration of 3498963
Condominium of Live Oak Landings, a Condominium
Recorded: February 26, 2025

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 Tenth 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 26th day of September, 2025, at Punta Gorda, Florida.

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

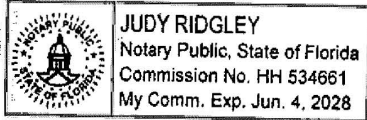
By: _____
Name: ANDREA HATHAWAY
Its: President

STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before by means of physical presence or ~~online notarization~~ this 26th day of September, 2025, by Andrea Hathaway, who is personally known to me or produced _____ as identification.

Judy Ridgley
NOTARY PUBLIC

SEAL



JUDY RIDGLEY
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 by means of physical presence or online notarization this 16th day of SEPTEMBER, 2025, by Gail Stierle, who is personally known to me or produced as identification.

Judy Ridgley
NOTARY PUBLIC

SEAL

JUDY RIDGLEY
Printed name of notary

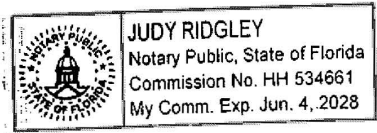


EXHIBIT "1"

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

Underline represents additions

~~Strikethrough~~ represents deletions

Article 7.2.4, of the Declaration of Condominium for Live Oak Landings Condominium Association, Inc. is hereby amended as follows:

7.2.4 All exterior surfaces, ~~including but not limited to, screens, windows, sliders and glass exterior doors, but not including all windows, screens, sliding glass doors, all garage doors and entry doors including all hardware and framing attached to any of these components.~~

Article 7.3.1, of the Declaration of Condominium for Live Oak Landings Condominium Association, Inc. is hereby amended as follows

7.3.1 To maintain, repair and replace, all portions of the Unit (except the portions to be maintained, repaired and replaced by the Association), including, but not limited to, paint, finishes, floor coverings, wall and/or ceiling coverings, wallpaper and decoration of all interior walls, floors and ceiling coverings, all built-in shelves, cabinets, counters, storage areas and closets; all refrigerators, stoves, ovens, disposals, dishwashers, trash compactors and other kitchen equipment; all appliances in the Unit; all bathroom fixtures, equipment and apparatus; all Landscaping and plants located within the interior of a Unit; all interior, garage and entry doors; all and windows including sliding glass doors, screens, including all hardware and framing attached to any of these components ~~except those that are designated as limited Common Elements~~; all non-load bearing and non-structural room partitions and dividers; and all furniture, furnishings and personal property contained within the Unit. In the event an Owner fails to properly maintain and repair the Unit or fulfil the obligations under this Article, The Association, at the direction of the Board of Administration, may make such repairs as the Board may deem necessary and the cost thereof shall be recovered from such defaulting Unit Owner. The Association shall be entitled in any action for collection from such unit Owner to recover the cost of any repairs it shall make, plus interest at the highest lawful rate per annum and reasonable attorneys' fees and expenses incurred by the Association in the collection thereof. Such work shall be done without disturbing the rights of other Unit Owners.