

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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Goldman, Tisco & Sturges, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954

**CERTIFICATE OF THIRTEENTH 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	1899/0621 <i>et seq.</i>

of Live Oak Landings, a Condominium
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
- k. Certificate of Eleventh Amendment to Declaration of Condominium of Live Oak Landings, a Condominium
Recorded: February 26, 2025 3498963
- l. Certificate of Twelfth Amendment to Declaration of Condominium of Live Oak Landings, a Condominium
Recorded: October 15, 2025 3578113

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 the Membership in the Association.

Executed this 24th day of July, 2026, at Sarasota, Florida.

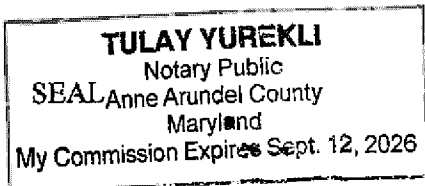
LIVE OAK LANDINGS CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-profit
corporation

AUG 03 2026

By: Todd Mercer
Name: TODD MERCER
Its: President

STATE OF ~~FLORIDA~~ MARYLAND (TP) x TPM
COUNTY OF ~~Charlotte~~ ANNE ARUNDEL x TPM

The foregoing instrument was acknowledged before by means of MD DL physical presence or
* online notarization this 25th day of July, 2026, by Todd Mercer, who is
personally known to me or produced MD DL as identification.



Tulay Yurekli
NOTARY PUBLIC

Tulay YUREKLI
Printed name of notary

ATTEST:

JUL 29 2026

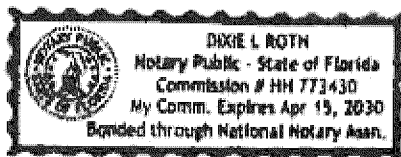
By: Jennifer Putnam
Name: JENNIFER PUTNAM
Its: Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ✓ physical presence
or online notarization this 24th day of July, 2026, by Jennifer Putnam, who is
personally known to me or produced as identification.

Dixie L. Roth
NOTARY PUBLIC

SEAL



Dixie L. Roth
Printed name of notary

EXHIBIT "1"**THIRTEENTH 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. 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 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 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 Association. The Association 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.~~

~~All portions of the docking structure as designated on the Plat, and all pilings (except for the four additional pilings and lift installed at the Slip 11 boat lift are designated as common elements for the non-exclusive use of the Unit Owners and Tenants of the Unit Owners. All common elements being maintained by the Association. Any pilings installed for boat lifts which are not part of the docking structure are limited common elements which are to be maintained by the owner of the boat slip where the pilings are installed.~~

~~Slips 1 through 4 are common elements of the Association. Slips 5 through 12 are limited common elements and are assigned to individual unit owners via a recorded Assignment or similar instrument. A unit owner whose is assigned one or more of slips 5 through 12 shall have the exclusive right of use of such boat slip(s) and upon the conveyance of, or passing of title to the Unit to which the boat slip's assignment is made, such interest in the boat slip's 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 Unit Owner. Any assignment of a boat slip shall be in writing executed with the formalities of a deed and recorded in public records of Charlotte County.

All unit owners will fund forty-seven percent (47%) of all the costs associated with the docking structure, including but not limited to maintenance, repair, replacement and component reserves (including but not limited to, wood, wood composite, electrical, lighting and plumbing). In addition, the exclusive owners of Slips 5 through 12 shall be responsible for their pro rata share of the remaining 53% of all dock components. Any unit owner who has or will install pilings in connection with a boat lift shall be fully responsible for the maintenance, repair and replacement of same.

The installation of any additional pilings and/or boat lifts are subject to the prior written approval of the Association. The Association may in its discretion promulgate architectural guidelines related to aesthetics and construction of a boat slip, including but not limited to materials, appearance, size, configuration and any other factors which the Board of Directors deems in its sole discretion are applicable.