

This instrument was prepared by:  
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1200 Park Central Boulevard South  
Pompano Beach, Florida 33064

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM  
OF MIDDLE RIVER HOMES, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of Middle River Homes, A Condominium, as described in Official Records Book 13327 at Pages 1 of Broward County, Florida was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 5<sup>th</sup> day of March, 2016, at Oakland Park, Broward County, Florida.

By: Patti White

Print: Patti White


Attest: [Signature]

Print: Angel Perez

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5 day of March 2016, 2016 by Patti White as President and [Signature] as Secretary of Middle River Homes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced FDL as identification.

NOTARY PUBLIC:  
sign [Signature]  
print [Signature]  
State of Florida at Large

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|--|---|
| KIM SUNARTH<br>Notary Public, State of Florida<br>Commission # FF 193834<br>My comm. expires Jan. 28, 2019 |  |
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My Commission Expires:

Kaye Bender Rembaum, P.L.  
WILL CALL #109

AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM  
OF  
MIDDLE RIVER HOMES, A CONDOMINIUM

(additions indicated by underlining, deletions by "----",  
and unaffected language by ". . .")

12. MAINTENANCE, ALTERATIONS AND IMPROVEMENTS.

. . .

B. By the Condominium Parcel Owner. The responsibility of the condominium parcel owner shall be as follows:

. . .

(7) Upon the effective date of this amendment, each unit owner shall install current Code compliant hurricane protection on all of the windows on his or her unit, as follows:

(1) Hurricane protection on the windows of each unit shall be at least one of the following: (i) impact glass; or, (ii) shutters. Each of the foregoing options for hurricane protection on the windows must comply with or exceed the then current applicable building Code that is utilized by Broward County, as amended from time to time, as well as conform to the specifications adopted by the Board from time to time.

(2) Prior to the installation of the hurricane protection on the windows, each unit owner must submit written plans and specifications to the Association for approval. The Board will not disapprove the required proposed installation of the hurricane protection if the written plans and specifications conform to the specifications adopted by the Board from time to time. The Board may, from time to time, in its sole discretion, adopt additional rules and regulations pertaining to the installation of hurricane protection on the windows of the unit. Owners shall use only licensed and insured contractors for the installation, which shall be subject to the approval of the Association.

(3) Proof of an executed contract for the installation of current Code-compliant hurricane protection for the windows of the unit must be delivered to the Board on or before **March 15, 2016**. All installations of the hurricane protection on the windows must be completed on or before **June 15, 2016**. Should an owner fail to provide a copy of an executed contract and/or have the hurricane protection on the windows installed by the deadline dates set forth herein, the Association may, but shall not be obligated to, undertake the installing of hurricane protection on the windows on the unit, as determined by the Board. All costs incurred by the Association for the purchase and installation of the hurricane protection on the windows shall be a special assessment against the unit, collectible in the same fashion as any other assessment as provided in Article 16 herein.

(4) Following the installation of the windows, the owner shall be the party responsible for the ongoing maintenance of the windows, including all costs incurred to ensure proper maintenance of the hurricane protection. Should the owner fail to properly maintain the windows, or any of the hurricane protection thereon, the Association may, but shall not be obligated to, enter the unit and do the necessary work to enforce compliance with this subsection. All costs incurred by the Association for any such maintenance shall be deemed to be a special assessment against the unit, collectible in the same fashion as any other assessment as provided in Article 16 herein.

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