

Inst. Number: 201841051625 Book: 2729 Page: 1961 Page 1 of 4 Date: 5/21/2018 Time: 3:49 PM
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida

THIS INSTRUMENT WAS PREPARED BY:
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AMENDMENT # 14
TO
DECLARATION OF CONDOMINIUM
FOR
PALMA SOLA BAY CLUB, A CONDOMINIUM
(Submitting Phase 3 Bldg. 10)

This Amendment (the "Amendment") is made as of the 16th day of May 2018, by **PALMA SOLA BAY DEVELOPMENT, INC.**, a Florida corporation (the "Developer"), for itself, and its successors, grantees and assigns.

WITNESSETH:

WHEREAS, Developer previously established Palma Sola Bay Club, a condominium, pursuant to Declaration of Condominium for Palma Sola Bay Club, a condominium, recorded in Official Records Book 2521, Page 3036, of the Public Records, as same may have been amended (the "Declaration"); and

WHEREAS, the Condominium is a phase condominium as authorized by the Condominium Act, and as more fully described in the Declaration; and

WHEREAS, Developer wishes to amend the Declaration to submit the Phase described and designated in this Amendment as part of the Condominium pursuant to the Declaration;

NOW, THEREFORE, in consideration of the premises, Developer hereby amends the Declaration as follows:

1. **Recitals and Definitions.** The recitals contained hereinabove are true and correct and are incorporated herein by reference. Capitalized terms used in this Amendment, unless otherwise expressly defined herein, shall have the meanings given them in the Declaration, unless the context shall otherwise clearly require.

2. **Submission of Phase.** The Developer, for itself, its successors, grantees and assigns, hereby submits to the condominium form of ownership pursuant to the Condominium Act and the Declaration, as amended hereby (a) that property described on the Plat and designated thereon as **Phase 3**, (b) together with all Improvements erected or to be erected thereon, and (c) all easements, rights and appurtenances belonging thereto, including the Submitted Easements over the Subsequent Phase Lands described in Section 7.2 of the Declaration excluding from such submitted property, any and all installations, facilities and devices for Utilities which may be owned by the utility furnishing services to the Condominium. The property hereby submitted is known as **Phase 3**, and shall become a part of the Condominium Property upon this Amendment being recorded among the Public Records.

3. **Supplemental Plat.** If and to the extent any supplemental and/or replacement sheet(s) of the Plat (including but not limited to a certificate of a surveyor in conformance with the Condominium Act, whether contained within a supplement or replacement sheet of the Plat or by separate instrument), is/are attached hereto as **Exhibit A** (a "Supplemental Plat"), then such Supplemental Plat is made a part hereof and of the Declaration, and the Declaration and the Plat are amended, modified and supplemented by adding the Supplemental Plat thereto. In the event of any conflict between the Plat as attached to the

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Declaration and the Supplemental Plat, the provisions of the Supplemental Plat shall control. Hereafter the term Plat shall include the Supplemental Plat, if one is attached hereto. The Plat reflects the legal description of Phase 3. The Plat (as amended and supplemented hereby) includes a survey of the Phase submitted hereby, a graphic description of the improvements in which any Units are located, and plot plans thereof, and either includes a certificate of surveyor in conformance with the Condominium Act, or a separate certificate will be filed by a separate amendment.

4. **Undivided Share in Common Elements.** As provided in Article 4 and Section 5.8 of the Declaration, each Owner shall at all times own an equal fractional interest in the Common Elements then forming a part of the Condominium Property. Effective upon the addition of the Phase(s) submitted hereby, the undivided ownership in the Common Elements appurtenant to each Unit now within the Condominium, and the appurtenant ownership of the Common Surplus, is equal to one (1) divided by the total number of Units in all Phases now a part of the Condominium Property.

5. **Common Expenses.** As provided in Section 10.2 of the Declaration, the Owner of each Unit is liable for a share of the Common Expenses of the Association equal to his share of ownership of the Common Elements and the Common Surplus, as set forth in Article 4 of the Declaration and Paragraph 4 of this Amendment.

6. **Ratification.** The Declaration, as heretofore and hereby amended, is hereby ratified and confirmed. Developer represents that it has not transferred control of the Association.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed in its name by its officers thereunto duly authorized as of the day and year first above written.

Judy A. Clayton
Print Name: Judy A. Clayton
[Signature]
Print Name: Richard Zuber

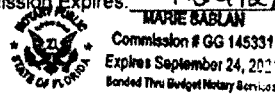
PALMA SOLA BAY DEVELOPMENT, INC.,
a Florida corporation

By: [Signature]
Mark C. Filburn, its President

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 16th day of May, 2018, by Mark C. Filburn, as President of Palma Sola Bay Development, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or produced as identification.

[Signature]
Notary Public
My Commission Expires: 9/24/21



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