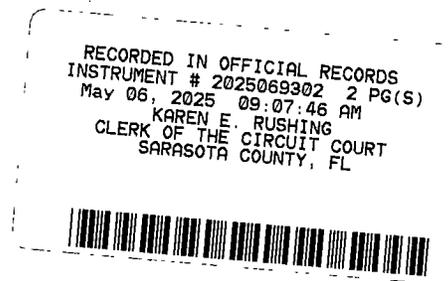


Prepared By and Return to:
Michael W. Cochran, Esq.
Law Offices of Wells | Olah | Cochran, P.A.
3277 Fruitville Road, Bldg B
Sarasota, FL 34237
Telephone: (941) 366-9191



CERTIFICATE OF AMENDMENT
DECLARATION OF CONDOMINIUM
OF
BAYVIEW EAST, A CONDOMINIUM

We hereby certify that the attached amendments to the Declaration of Condominium of Bayview East, A Condominium (which original Declaration was recorded at Official Records Book 668, Pages 1266, et. seq. of the Public Records of Charlotte County, Florida) were approved and duly adopted at a Special Membership Meeting of Lemon Bay View East Condominium Association, Inc. ("Association") held on April 16, 2025. The amendments were approved pursuant to Section 7 of the Declaration. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

DATED this 23rd day of April, 2025.

Signed, sealed and delivered
in the presence of:

sign: *Alex Pizza*
print: ALEX PIZZA
address: 1062 E. VENICE AVE
City, State, Zip: VENICE, FL 34285

sign: *Randee A. Tokajer*
print: Randee A. Tokajer
address: 1062 E. Venice. Ave
City, State, Zip: Venice, FL 34285

LEMON BAY VIEW EAST CONDOMINIUM
ASSOCIATION, INC.

By: *Daniel Riegel*
Daniel Riegel, as President

Attest: *Susan J. Lantz*
Susan Lantz, as Secretary

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of April, 2025, by Daniel Riegel, as President of Lemon Bay View East Condominium Association, Inc. who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

Sign: *Melissa A. Moritz*

Print: Melissa A. Moritz

My Commission Expires: 6-8-2028

PROPOSED AMENDMENT
DECLARATION OF CONDOMINIUM
OF
BAYVIEW EAST, A CONDOMINIUM

*[Additions are indicated by **underline**; deletions by ~~strike-through~~.]*

6. CONDOMINIUM ASSOCIATION: The name of the Association which will operate the condominium is the BAYVIEW EAST CONDOMINIUM ASSOCIATION. INC. This Association is a Florida non-profit corporation. The owners of each unit in the condominium, as shown by the Public Records of Charlotte County, Florida, are members of the Association.

...

There shall be no material alterations to the Common Elements by the Association unless the prior approval of at least 51% of the Association's total Voting Interests is first obtained. As an exception to the foregoing, the Board of Directors may authorize material alterations and substantial improvements to the Common Elements without membership approval if the material alterations and substantial improvements are being completed to comply with any law, regulation or order of any municipal, state, or federal agency.