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Michael J. Belle, P.A.
2364 Fruitville Road
Sarasota, FL 34237

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**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
THE SANIBEL COTTAGES CONDOMINIUM ASSOCIATION, A CONDOMINIUM**

THIS CERTIFICATE OF AMENDMENT is executed this 19th day of October, 2011, by THE SANIBEL COTTAGES CONDOMINIUM ASSOCIATION a Florida not-for-profit corporation (hereinafter "Association") and, a Florida limited liability company.

RECITALS

WHEREAS, the Association has been established for the operation of THE SANIBEL COTTAGES, in accordance with the Declaration of Covenants, Conditions, and Restrictions for The Sanibel Cottages Condominium Association recorded in Official Records Book 1669, Page 1120 of the Public Records of Lee County, Florida, as amended from time to time ("Declaration"); and,

WHEREAS, an amendment to Article XIV of the Declaration was submitted to the Members of the Association at an Annual Meeting of the Members held on January 19, 2011 and adjourned to and reconvened April 15, 2011, which Annual Member Meeting was duly noticed in accordance with the By-Laws of The Sanibel Cottages Condominium Association; and,

WHEREAS, the affirmative vote of Members representing a sufficient number of the total votes in the Association voted to approve the proposed amendment to Article XIV of the Declaration; and,

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendment to Article VIII of the Declaration as follows:

New language is indicated by underscoring type.

Deleted language is indicated by ~~struck through~~ type.

Article XIV of the Declaration is amended as follows:

The Association, through its Board of Directors, shall have the power to fix and determine from time to time the sum or sums necessary and adequate to provide for the Common Expenses of the Condominium Property, such other Assessments as are specifically provided for in this Declaration and Exhibits attached hereto and the Maintenance Fee. The procedure for the determination of all such Assessments and the Maintenance Fee shall be as set forth in the By-Laws of the Association and this Declaration, and the Exhibits attached hereto.

The Common Expenses shall be assessed against each Condominium Parcel Owner as provided for in Article VIII, of this Declaration.

Assessments, installments, Maintenance Fees and holdover charges as defined in Article XVI, E, that are unpaid for over ten (10) days after due date shall bear interest at the maximum rate permitted by law, from due date until paid, and at the sole discretion of the Board of Directors, a late charge of \$25.00, or such amount as is specified in the Rules and Regulations adopted by the Board of Directors, shall be due and payable. Regular Assessments shall be due and payable monthly on the first of each month and monthly bills for same shall not be mailed or delivered to Unit Owners. Maintenance Fees for Units Committed to Interval Ownership shall be due and payable on the first day of January, April, July and October in advance, unless otherwise ordered by the Board of Directors.

The Association shall have a lien on each Condominium Parcel for unpaid Assessments, Maintenance Fees and holdover charges together with interest thereon, against the Unit Owner of such Condominium Parcel, together with a lien on all tangible personal property located within said Unit, except that such lien upon the aforesaid tangible personal property shall be subordinate to prior bona fide liens of record. Reasonable attorneys' fees incurred by the Association incident to the collection of such Assessments, Maintenance Fees and holdover charges or the enforcement of such lien, together with all sums advanced and paid by the Association for taxes and payments on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association in order to preserve and protect its lien, shall be payable by the Unit Owner and secured by such lien. The Board of Directors, may take such action as it deems necessary to collect Assessments, Maintenance Fees and holdover charges by personal action or by enforcing and foreclosing said lien, and may settle and compromise the same if deemed in its best interests. Said lien shall be effective as and in the manner provided for by the Condominium Act, and shall have the priorities established by said Act. If a timeshare owner fails to make timely payments of timeshare plan common expenses, ad valorem taxes, or special assessments, an assessment lien against the timeshare owner's timeshare interest may be foreclosed in accordance with a judicial foreclosure procedure or a trustee foreclosure procedure, either of which may result in the loss of the timeshare owner's timeshare interest. If the managing entity initiates a trustee foreclosure procedure, the timeshare owner shall have the option to object pursuant to Florida law, and in such event the managing entity may thereafter proceed only by filing a judicial foreclosure action. The Association, shall be entitled to bid at any sale held pursuant to a suit to foreclose an Assessment, Maintenance Fee or holdover charges lien, and to apply as a cash credit against its bid, all sums due, as provided herein, covered by the lien enforced. In case of such foreclosure the Unit Owner shall be required to pay a reasonable rental for the Condominium Parcel for the period of time said Parcel is occupied by the Unit Owner or anyone by, through or under said Unit Owner, and Plaintiff, in such foreclosure, shall be entitled to the appointment of a Receiver to collect same from the Unit Owner and/or Occupant.

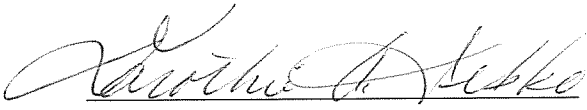
In the case of lien against an Owner of Unit Weeks in a Unit Committed to Interval Ownership, said lien shall be limited to the Unit Weeks owned by said Owner and shall not encumber the property, real or personal, of any other Owner of Unit Weeks in said Unit.


Where the Mortgagee of an Institutional First Mortgage of record, or other Purchaser of a Condominium Unit, obtains title to a Condominium Parcel as a result of foreclosure of the Institutional First Mortgage, or when an Institutional First Mortgagee of record accepts a deed to said Condominium Parcel in lieu of foreclosure, such acquirer of title, its successors and assigns, shall not be liable for the shares of Common Expenses, or Assessment by the Association pertaining to such Condominium Parcel, or chargeable to the former Unit Owner of such Parcel, which became due prior to acquisition of title as a result of the foreclosure or the acceptance of such deed in lieu of foreclosure, unless the share is secured by a claim of lien for Assessments that is recorded prior to the recording of the foreclosed mortgage. Such unpaid share of Common Expenses, or Assessments shall be deemed to be Common Expenses collectible from all of the Unit Owners, including such acquirer, his successors and assigns.

Any person who acquires an interest in a Unit, except through foreclosure of an Institutional First Mortgage of record, or by virtue of an Institutional First Mortgagee accepting a deed to a Condominium Parcel or Unit Week in lieu of foreclosure, as specifically provided hereinabove including, without limitation, persons acquiring title by operation of law, including Purchasers at judicial sales, shall not be entitled to occupancy of the Unit or enjoyment of the Common Elements until such time as all unpaid Assessments, Maintenance Fees and holdover charges due and owing by the former Unit Owners have been paid. The Association, acting through its Board of Directors, shall have the right to assign its claim and lien rights for the recovery of any unpaid Assessments, Maintenance Fees, or holdover charges to the Developer, or to any Unit Owner or group of Unit Owners, or to any third party.

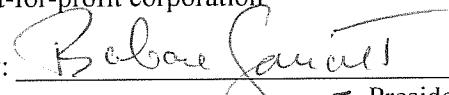
IN WITNESS WHEREOF, the undersigned have set his/her hand and seal this 19th day of October, 2011.

WITNESSES:

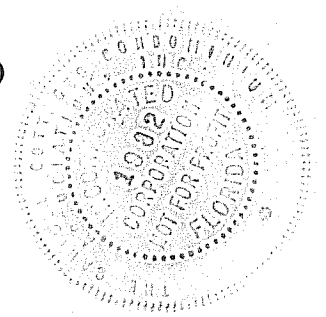

Print Name: DOROTHEA DEKKO


Print Name: ELVA JANE NEES

**THE SANIBEL COTTAGES
CONDOMINIUM ASSOCIATION**, a Florida
not-for-profit corporation

By: 
BARBARA GARBATT, President

(Seal of Corporation)



IN WITNESS WHEREOF, the undersigned has set his/her hand and seal this 19th day of October, 2011.

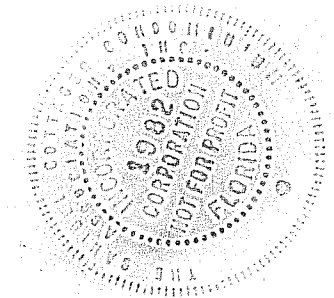
WITNESSES:

Dorothea De Kko
Print Name: DOROTHEA DE KKO

Elva Jane Nees
Print Name: ELVA JANE NEES

THE SANIBEL COTTAGES
CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: *Michael Keller*
MICHAEL KELLER, Secretary



(Seal of Corporation)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 19th day of October, 2011, by MICHAEL KELLER, as Secretary of The Sanibel Cottages Condominium Association, a Florida not-for-profit Corporation. He/She (who is personally known to me) (who has produced NA as identification) and (did) (did not) take an oath.

Cynthia K. Glasenapp
Signature of Notary Public

Print name CYNTHIA K. GLASENAPP

