

725195

Live Oak Village

Condominium, Inc.
55 and over adult community
531 A Midway Drive
Ocala, FL 34472

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

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MAIL

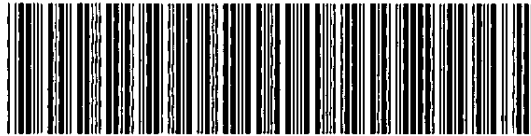
(Business Entity Name)

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TALLAHASSEE FLORIDA

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3/10/08



Condominium Association, Inc.

Age 55 and over adult community

531 A Midway Drive
Ocala, FL 34472

19 November, 2007

Florida Department of State
Divisions of Corporations
PO Box 6327
Tallahassee, Florida 32314

Sub: Amendment to Amended and Restated Declaration
of Condominium of Live Oak Village Condominium

Ref: Corporation Number 725195

Gentlemen,

Enclosed is the recorded copy of amendments made to our declaration of condominium at a special member's meeting held on November 5, 2007. A check for \$35 is enclosed to cover the cost of the filing fee. If you need any additional information, please write our office.

Sincerely,

Patrick Moore
President, Live Oak Village Condominium Inc.

RETURN THIS DOCUMENT TO:

Beverley Bowman, Secretary
Live Oak Village Condominium Inc.
531A Midway DR
Ocala, FL 34472



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 11/16/2007 10:34:19 AM

FILE #: 2007147996 OR BK 04930 PGS 1596-1599

RECORDING FEES 35.50

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**CERTIFICATE OF AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM OF LIVE OAK VILLAGE CONDOMINIUM**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, as President and Secretary of LIVE OAK VILLAGE CONDOMINIUM, INC. ("Association"), pursuant to the Amended and Restated Declaration of Condominium of Live Oak Village Condominium recorded in O.R. Book 4342 .Page 0648, *et seq.* of the Public Records of Marion County, Florida (hereinafter "Declaration") and the Florida Statutes, hereby certify that the Amendment to the Amended and Restated Declaration of Condominium of Live Oak Village Condominium (hereinafter "Amendment"), which Amendment is attached hereto and by reference made a part hereof, has been duly adopted by the Unit Owners at a special members meeting held on the 5th day of November 2007 (hereinafter "Members Meeting").

Pursuant to Article VI of the Declaration, the Amendment was approved by the affirmative vote of seventy-five percent (75%) of the Unit Owners present in person or by proxy and casting votes at the Members Meeting. The Members Meeting was properly noticed in accordance with the Bylaws of the Association and the Florida Statutes. The Notice and Agenda stated the time, date, location and address of the Members Meeting.

The Association is a condominium association created pursuant to the laws of the State of Florida. With the exception of the Amendment, all other terms and conditions of the Declaration remain in full force and affect.

IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name, this 9th day of November, 2007.

FILED
07 NOV 27 AM 10:53
TALLAHASSEE FLORIDA
SECRETARY OF STATE

Signed, sealed and delivered
in the presence of:

Marguerite T. Farrell
(sign)

MARGUERITE T. FARRELL
(print - witness one)

Donald Farrell
(sign)

DONALD FARRELL
(print - witness two)

LIVE OAK VILLAGE CONDOMINIUM INC.

President, Live Oak Village Condominium,
Inc.

BY: Patrick Moore
(sign)

Patrick Moore
(print)

Secretary, Live Oak Village Condominium
Inc.

ATTEST: Beverly Bowman
(sign)

Beverly Bowman
(print)

Marguerite T. Farrell
(sign)

MARGUERITE T. FARRELL
(print - witness one)

Donald Farrell
(sign)

DONALD FARRELL
(print - witness two)

STATE OF FLORIDA
COUNTY OF MARION

The foregoing was acknowledged before me this 9th day of November, 2007,
by Patrick Moore, as President and Beverly Bowman, as Secretary of Live Oak Village Condominium Inc., a
Florida not for profit corporation, on behalf of the corporation. They are [X] personally known to me or have
produced _____ as identification.

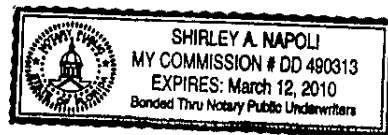
NOTARY PUBLIC

Shirley A. Napoli
(sign)

SHIRLEY A. NAPOLI
(print)

State of Florida at Large(Seal)

My Commission Expires:



**AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
CONDOMINIUM OF LIVE OAK VILLAGE CONDOMINIUM**

Articles X, XII and XIII of the Amended and Restated Declaration of Condominium of Live Oak Village Condominium are hereby amended as shown below (additions are indicated by underlining, deletions are indicated by ~~striketrough~~, and omitted but unaltered provisions are indicated by ellipses):

...

ARTICLE X

Assessments

...

(B) SPECIAL AND CAPITAL IMPROVEMENT ASSESSMENTS: In addition to General Assessments, the Board of Directors may levy Special Assessments and Capital Improvement Assessments upon the following terms and conditions:

Special Assessments for preservation, protection, maintenance, repair and/or replacement of the Common Elements and Association Property shall be levied when necessary in the sole discretion of the Board of Directors and shall be payable in lump sums or installments as determined by the Board of Directors. ~~and Capital Improvement Assessments for the purpose of improving, beautifying or bettering the Common Elements or Association Property (as opposed to preserving, protecting, maintaining, repairing or replacing same)~~ may be levied by the Board of Directors and shall be payable in lump sums or installments, at the discretion of the Board; provided that, if such ~~Special Assessments and Capital Improvement Assessments~~, in the aggregate in any year, exceed \$5,000.00 ~~\$10,000.00 or cause the total Assessments levied to exceed 115% of Assessments for the preceding year,~~ the Board must obtain ~~approval of a majority an~~ affirmative vote of three-fourths (3/4) of the Owners of Units represented at a special members meeting duly called, noticed and held in accordance with the Bylaws and the Act.

...

ARTICLE XII

Insurance

...

(C) The board of directors may borrow from the reserve funds to pay for unanticipated increases in insurance premiums provided the loan is repaid within twelve (12) months.

...

ARTICLE XIII

Use and Occupancy

...

(CC) The Association and/or its designated representative shall have the right to direct the towing of any vehicle present on any Common Element, Limited Common Element or Association Property which is improperly parked, unauthorized and/or in violation of any covenant, condition, restriction, rule or regulation of the Association including but not limited to, Article XVI of the Bylaws. The cost of and liability for removal, transportation or storage of any vehicle towed pursuant to this Section and/or the cost of and liability for any damages caused by such removal transportation or storage of any vehicle towed pursuant to this Section shall be borne entirely by the owner of such towed vehicle. The term "vehicle" as used in this Section shall include vehicles or vessels of any type including but not limited to automobiles, trucks, vans, sport utility vehicles, motorcycles, mopeds, golf carts, recreational vehicles, boats, trailers of any kind, travel homes, mobile homes, and commercial vehicles.