

Prepared By:
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127 Palafox Place, Suite 200
Pensacola, FL 32502
RPBZ-1067-001

CERTIFICATE OF AMENDMENT AND THIRD AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF PORT ROYAL,
A CONDOMINIUM

STATE OF FLORIDA
COUNTY OF ESCAMBIA

PORT ROYAL OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation ("Association"), by and through its undersigned officer, certifies that,

WITNESSETH:

WHEREAS, the Declaration of Condominium of Port Royal, a Condominium, dated July 6, 1984, was recorded on July 13, 1984, in Official Records Book 1937, Page 113 of the public records of Escambia County, Florida (the "**Declaration**");

WHEREAS, the First Amendment to the Declaration, dated and recorded on October 1, 1984, in Official Records Book 1969, Page 241 of the public records of Escambia County, Florida;

WHEREAS, the Second Amendment to the Declaration, dated April 5, 2010, was recorded on May 26, 2010, in Official Records Book 6595, Page 1921 of the public records of Escambia County, Florida;

WHEREAS, in accordance with Article X of the Declaration, the Declaration may be amended by an instrument signed by the owners of not less than two-thirds (2/3) of the votes of the unit owners in accordance with the voting rights specified in Article II of the Declaration; and

WHEREAS, a duly noticed meeting of the members was held on ~~November 21~~ November 21, 2022 at which not less than two-thirds (2/3) of the votes of the Owners was received in accordance with Article X of the Declaration approving this Amendment to the Declaration; and

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declaration is amended as follows:¹

Article XIV, Section F is deleted in its entirety and is hereby amended to read as follows:


¹ Underlined words are being added; stricken words are being deleted.

F. ~~When any mortgagee of record or other purchaser obtains title to a unit as a result of foreclosure of any mortgage on that unit, or as a result of a deed given in lieu of foreclosure, such acquirer of title shall not be liable for any share of condominium expenses or assessments of any kind made by the Association on that unit or unit owner prior to the acquisition of title, unless that unit's share of assessments and expenses is secured by a claim of lien which was recorded prior to the recording of the aforesaid mortgage. Such unpaid share of assessments and common expenses are common expenses which are collectible from all unit owners including such acquirer. Section F is purposefully omitted.~~

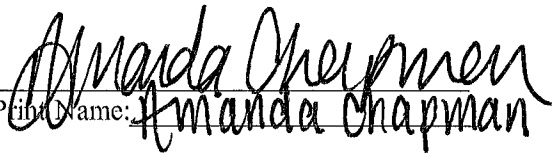
WHEREAS, all provisions of the Declaration not amended hereby shall remain in full force and effect.


IN WITNESS WHEREOF, the Association hereby certifies the foregoing Third Amendment to the Declaration was duly adopted and that the Association has caused this Third Amendment to be executed on this 22 day of NOVEMBER, 2022.

WITNESSES:


Print Name: John Frazee

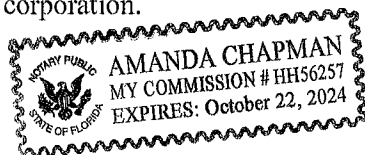
PORT ROYAL OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation

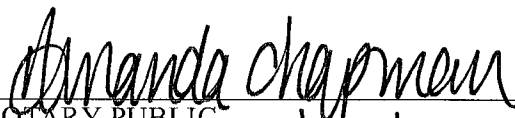

Print Name: Amanda Chapman


By: Marci Goodman
Its: Authorized Agent

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 22 day of NOVEMBER, 2022, by Marci Goodman as the Authorized Agent of Port Royal Owners' Association, Inc., a Florida not-for-profit corporation.




NOTARY PUBLIC
Print Name: Amanda Chapman

Personally Known
OR
 Produced Identification; Type of Identification Produced _____