

This instrument was prepared by:
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Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
CONDOMINIUM 16 OF THE MARINA AT THE BLUFFS, A CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Condominium 16 of The Marina at the Bluffs, a Condominium**, has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **4569** at Page **431**; and

WHEREAS, at a duly called and noticed meeting of the membership of **The Marina at the Bluffs Condominium Association, Inc.**, a Florida not-for-profit corporation, held **August 28, 2025**, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration of Condominium.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Declaration of Condominium is a true and correct copy of the amendment as approved by the membership.

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
CONDOMINIUM 16 OF THE MARINA AT THE BLUFFS, A CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~",
sections skipped but unchanged are shown as "** **")

* * *

XV. MAINTENANCE AND REPAIR PROVISIONS

A. By apartment owners.

The responsibility of an Apartment Owner is as follows:

1. To maintain in good condition, to repair and to replace at his expense all portions of his Apartment and all portions of the terrace area appurtenant to his

Apartment as a limited common element, including any screening of his Florida Room, or terrace area, all window panes and sliding glass doors and interior surfaces within or surrounding his Apartment, or the terrace area appurtenant to his Apartment as a limited common element (such as the surfaces of the walls, ceilings and floors); to maintain and to repair the fixtures therein, including the air conditioning equipment; and to pay for any utilities which are separately metered to his Apartment. Every Apartment Owner is responsible for the cleaning of the exterior of all window panes and sliding glass doors contained in his Apartment. Every Apartment Owner must perform promptly all maintenance and repair work within his Apartment or within the terrace area which is a limited common element appurtenant to his Apartment, as aforesaid, which if not performed will affect the Condominium Property in its entirety or an Apartment belonging to another Apartment Owner. Each Apartment Owner shall be expressly responsible for the damages and liabilities that his failure to perform his above mentioned responsibilities may engender. Apartments shall be maintained and repaired in accordance with the building plans and specifications utilized by Developer, copies of which are to be on file in the office of the Association, except for changes or alterations approved by the Board as provided in this Declaration.

* * * * *

WITNESS my signature hereto this 20 day of October, 2025, at Jupiter, Palm Beach County, Florida.

WITNESSES:

**THE MARINA AT THE BLUFFS
CONDOMINIUM ASSOCIATION, INC.**

Witness: Nicole Anthony

Print Name: Nicole Anthony

Address: 1550 Marina
Isle Way

Witness: [Signature]

Print Name: Stephen Anante

Address: 601 Seafarer Circle Apt 201
Jupiter FL 33477

By: Neil Midtgard

Print Name: NEIL MIDTGARD President

Address: 1550 Marina Esplanade
Suite 110 FL 33477

Attest: Michelle M. Meyer

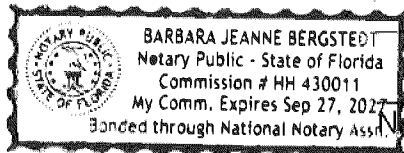
Print Name: Michelle M. Meyer Secretary

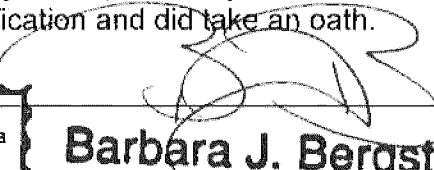
Address: 1001 Seafarer Circle Apt 403
Jupiter, FL

[Notary page to follow]

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of October 2025, by Neil M. McGee and Michelle Meyer, as President and Secretary, respectively, of **The Marina at the Bluffs Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath.



 (Signature)
Barbara J. Bergstedt (Print Name)
Notary Public, State of Florida at Large