

Prepared by:
Steven J. Adamczyk, Esq.
Goede, Adamczyk & DeBoest, PLLC
8950 Fontana Del Sol Way, 1st Floor
Naples, Florida 34109
239-331-5100

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
VERONAWALK HOMEOWNERS ASSOCIATION, INC.

I HEREBY CERTIFY that the following amendments to the Declaration of Covenants, Conditions and Restrictions for Veronawalk were duly adopted by the Association membership at the duly noticed Member's Meeting of the Association on the 24th day of March, 2015. Said amendment was approved by a proper percentage of voting interests of the Association.

The original Declaration of Condominium for Veronawalk, including the legal description of the Collier County, Florida real property subject to this amendment was recorded at Official Records Book 3506, Page 0903, et. seq., of the Public Records of Collier County, Florida.

Additions are underlined
Deletions are ~~stricken through~~

Section 9.1 of the Declaration of Covenants, Conditions, and Restrictions is hereby amended as follows:

9.1 **Maintenance of Exterior of Home.**

A. Each Owner shall maintain the exterior of his single family home, including the walls (excluding the "Lot Perimeter Wall" as defined herein) and fences in good condition and repair. The Lot Perimeter Wall shall be defined to mean and refer to that exterior wall of a zero-lot-line single family home which is located approximately three feet one inch (3 ft. 1 in.) from the lot line or boundary. ~~Notwithstanding the foregoing, the Association~~ **Each Owner of a Unit (home) shall be responsible for the normal and routine cleaning and painting of the exterior walls, and the periodic cleaning of the roofs of such the Owner's Unit homes.**

B. ~~The Board shall determine the need for cleaning and painting from time to time. All costs reasonably related to said repainting (including cleaning before painting) by the Association shall be incurred as a Common Expense. The Neighborhood Assessment or Special Assessment which may be required to periodically clean and paint will be made pursuant to the assessment powers and lien rights set forth herein.~~ **The Board shall determine the need for cleaning and painting of the exterior of the homes, including the roofs thereof, and may require the Owner of a home to timely perform such cleaning and painting by so notifying the Owner. The cost of such cleaning and painting shall be borne solely by the Owner.**

Section 10.3 of the Declaration of Covenants, Conditions, and Restrictions is hereby amended as follows:

10.3 Maintenance of the Exterior of the Attached Homes.

A. Each Owner shall at all times be responsible for the maintenance and care of the exterior surfaces of his attached home Unit. The phrase "exterior surfaces of the attached home Unit" shall include, but not be limited to, the exterior walls and shared roofing. ~~The Association shall be responsible for the periodic cleaning of the exterior walls and shared roofing, and the periodic repainting of the exterior walls of the attached home Unit.~~ Each Owner of an attached home Unit shall be responsible for the normal and routine cleaning and painting of the exterior walls, and the periodic cleaning of the roofs of the Owner's home Unit. Repainting of the exterior surfaces of an attached home Unit shall be done uniformly at the same time for both Units of each ~~the entire attached home Neighborhood by the Association.~~

B. ~~The Board shall determine the need for repainting from time to time. All costs reasonably related to said repainting (including cleaning before repainting) by the Association shall be incurred as a Common Expense. The Neighborhood Assessments or Special Assessment required to periodically clean and repaint the exterior of the attached home Units by the Association in accordance with this Article will be made pursuant to the assessment powers and lien rights set forth herein. The Board shall determine the need for cleaning and painting of the exterior of the attached home Units, including the roofs thereof, and may require the Owners of such home Units to timely perform such cleaning and painting by so notifying the Owners of both of the attached homes. The cost of such cleaning and painting shall be borne equally by the Owners of attached home Units.~~

.....

Section 11.1, Sections 11.1(A) and (G) of the Declaration of Covenants, Conditions, and Restrictions are hereby amended as follows:

11.1 Owner's Responsibility.

A. ~~Maintenance of the Exterior of Townhouse Unit. Subject to the maintenance duties of the Association,~~ Each Owner shall maintain his or her own Townhouse Unit, including all boundary walls and fences, in good condition and repair and in a like condition, appearance, and quality as originally constructed. Each Owner of a Townhouse Unit shall be responsible for the normal and routine cleaning and painting of the exterior walls outside of the Townhouse Unit, as well as the periodic cleaning of the shared roofs of the Townhouse Unit. The Board shall determine the need for cleaning and painting of the exterior of the Townhouse and/or Townhouse Unit building, including the shared roofs thereof, and may require the Owners of each Townhouse Unit building to timely perform such cleaning and painting by so notifying the Owners. The cost of such cleaning and painting shall be borne equally by all of the Owners of a Townhouse Unit building.

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Exhibit "A" to Written Consent

~~B. The Board shall determine the need for repainting from time to time. All costs reasonably related to said repainting (including cleaning before repainting) by the Association shall be incurred as a Common Expense. The Neighborhood Assessments or Special Assessment required to periodically clean and repaint the exterior of the attached home Units by the Association in accordance with this Article will be made pursuant to the assessment powers and lien rights set forth herein.~~ The Board shall determine the need for cleaning and painting of the exterior of the attached home Units, including the roofs thereof, and may require the Owners of such home Units to timely perform such cleaning and painting by so notifying the Owners. The cost of such cleaning and painting shall be borne equally by the Owners of an attached home Unit.

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G. Modification. ~~No Townhouse Unit Owner shall authorize the painting, refurbishing or modification of the exterior surfaces of his Townhouse Unit or of the Townhouse Unit building. The Association shall be responsible for normal and routine pressure cleaning and painting of the Townhouse Unit, and the boundary walls and fences of a Townhouse Unit. The Board shall determine the need for such cleaning and painting from time to time. All costs reasonably related to the said cleaning and painting by the Association shall be incurred as a Common Expense. Normal and routine pressure cleaning of the shared roof shall be done uniformly at the same time for the entire shared roof by the Association and shall be incurred as a Common Expense.~~ No Townhouse Unit Owner shall authorize the painting, refurbishing or modification of the exterior surfaces of his/her Townhouse Unit or of the Townhouse Unit building or any portion thereof without the approval of the Association.

Exhibit "A" to Written Consent

**PROPOSED AMENDMENTS TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
VERONAWALK**

Additions are underlined
Deletions are ~~stricken through~~

Section 9.1 of the Declaration of Covenants, Conditions, and Restrictions is hereby amended as follows:

9.1 Maintenance of Exterior of Home.

A. Each Owner shall maintain the exterior of his single family home, including the walls (excluding the "Lot Perimeter Wall" as defined herein) and fences in good condition and repair. The Lot Perimeter Wall shall be defined to mean and refer to that exterior wall of a zero-lot-line single family home which is located approximately three feet one inch (3 ft. 1 in.) from the lot line or boundary. ~~Notwithstanding the foregoing, the Association~~ Each Owner of a Unit shall be responsible for the normal and routine cleaning and painting of the exterior walls, and the periodic cleaning of the roofs of such the Owner's Unit homes.

B. ~~The Board shall determine the need for cleaning and painting from time to time. All costs reasonably related to said repainting (including cleaning before painting) by the Association shall be incurred as a Common Expense. The Neighborhood Assessment or Special Assessment which may be required to periodically clean and paint will be made pursuant to the assessment powers and lien rights set forth herein.~~ The Board shall determine the need for cleaning and painting of the exterior of the homes, including the roofs thereof, and may require the Owner of a home to timely perform such cleaning and painting by so notifying the Owner. The cost of such cleaning and painting shall be borne solely by the Owner.

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Section 10.3 of the Declaration of Covenants, Conditions, and Restrictions is hereby amended as follows:

10.3 Maintenance of the Exterior of the Attached Homes.

A. Each Owner shall at all times be responsible for the maintenance and care of the exterior surfaces of his attached home Unit. The phrase "exterior surfaces of the attached home Unit" shall include, but not be limited to, the exterior walls and shared roofing. ~~The Association shall be responsible for the periodic cleaning of the exterior walls and shared roofing, and the periodic repainting of the exterior walls of the attached home Unit.~~ Each Owner of an attached home Unit shall be responsible for the normal and routine cleaning and painting of the exterior walls, and the periodic cleaning of the roofs of the Owner's home Unit. Repainting of the exterior surfaces of an attached home Unit shall be done uniformly at the same time for the entire attached home Neighborhood ~~by the Association.~~

G. Modification. ~~No Townhouse Unit Owner shall authorize the painting, refurbishing or modification of the exterior surfaces of his Townhouse Unit or of the Townhouse Unit building. The Association shall be responsible for normal and routine pressure cleaning and painting of the Townhouse Unit, and the boundary walls and fences of a Townhouse Unit. The Board shall determine the need for such cleaning and painting from time to time. All costs reasonably related to the said cleaning and painting by the Association shall be incurred as a Common Expense. Normal and routine pressure cleaning of the shared roof shall be done uniformly at the same time for the entire shared roof by the Association and shall be incurred as a Common Expense.~~ No Townhouse Unit Owner shall authorize the painting, refurbishing or modification of the exterior surfaces of his/her Townhouse Unit or of the Townhouse Unit building or any portion thereof without the approval of the Association.

VERONAWALK HOMEOWNERS
ASSOCIATION, INC.,
A Florida not for profit corporation

Cathy A. Freed
(Witnesses #1 sign)

CATHY A. FREED
(Witnesses #1 print)

Wendy Weld
(Witnesses #2 sign)

Wendy Weld
(Witnesses #2 print)

[Signature]
By: Stephen B. Goldenberg
Title: President

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Stephen B. Goldenberg, as President of Veronawalk Homeowners Association, Inc., who is personally known to me or has produced his Driver's License as identification and who executed the foregoing instrument and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 15th day of April, 2015.

[Signature]
Notary Public, State of FLORIDA
My commission expires: 4-26-2018



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Section 10.3 of the Declaration of Covenants, Conditions, and Restrictions is hereby amended as follows:

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Cathy A. Freed
(Witnesses #1 sign)

CATHY A. FREED
(Witnesses #1 print)

Wendy Weld
(Witnesses #2 sign)

Wendy Weld
(Witnesses #2 print)

Stephen B. Goldenberg
By: Stephen B. Goldenberg
Title: President

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Stephen B. Goldenberg, as President of Veronawalk Homeowners Association, Inc., who is personally known to me or has produced his Driver's License as identification and who executed the foregoing instrument and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 13th day of April, 2015.



LYNN A. ROSS
MY COMMISSION # FF 079471
EXPIRES: April 26, 2018
Bonded Thru Budget Notary Services

Lynn A. Ross
Notary Public, State of FLORIDA
My commission expires: 4.26.2018