

AMENDMENT NO. 8 TO DECLARATION OF CONDOMINIUM
OF
MISSION CARMEL CONDOMINIUM ASSOCIATION, INC.

This Amendment No. 8 to the Declaration of Condominium of Mission Carmel Condominium Association, Inc., is made this 20 day of July, 2023.

WHEREAS, the Declaration of Condominium of Mission Carmel Condominium Association, Inc., was recorded on September 20, 2005, in Official Record Book 02952, page 2067-2203, Public Records of Lake County; and

WHEREAS, an Amendments to the Declaration of Condominium of Mission Carmel Condominium Association, Inc., was recorded on November 29, 2005, in Official Record Book 03019, page 2418-2427, Public Records of Lake County, Florida, adding Phase 1; and

WHEREAS, an Amendment to the Declaration of Condominium of Mission Carmel Condominium Association, Inc., was recorded on March 27, 2006, in Official Record Book 03120, Page 1390-1399, Public Records of Lake County, Florida, adding Phase 2; and

WHEREAS, an Amendments to the Declaration of Condominium of Mission Carmel Condominium Association, Inc., was recorded on April 11, 2006, in Official Record Book 03132, page 1196-1205, Public Records of Lake County, Florida, adding Phase 3; and

WHEREAS, an Amendment to the Declaration of Condominium of Mission Carmel Condominium Association, Inc., was recorded on May 23, 2006, in Official Record Book 03167, Page 2055-2064, Public Records of Lake County, Florida, adding Phase 4; and

WHEREAS, an Amendments to the Declaration of Condominium of Mission Carmel Condominium Association, Inc., was recorded on June 14, 2006, in Official Record Book 03187, page 232-241, Public Records of Lake County, Florida, adding Phase 5; and

WHEREAS, an Amendment to the Declaration of Condominium of Mission Carmel Condominium Association, Inc., was recorded on August 3, 2006, in Official Record Book 03227, Page 1708-1717, Public Records of Lake County, Florida, adding Phase 8; and

WHEREAS, an Amendment to the Declaration of Condominium of Mission Carmel Condominium Association, Inc., was recorded on June 24, 2008, in Official Record Book 03644, Page 2232-2235, Public Records of Lake County, Florida, amending Section 26 in its entirety; and

WHEREAS, Section 8.1 of the Declaration, as amended, provides for the amendment of the Declaration by Unit Owners in excess of 50% of the Units and by not less than 66 2/3% of the Board of Directors; or Unit Owners in excess of 66 2/3% of the Units in the Condominium; and

WHEREAS, the Board of Directors wishes to update and clarify certain portions of the Declaration, as amended; and

WHEREAS, on the 29 day of June, 2023, the Board of Directors of the Association caused a Notice and Agenda of a Special Membership Meeting to be delivered to all the Unit Owners with this proposed amendment attached; and

NOW THEREFORE, pursuant to Section 8.1 of the Declaration, as amended, the following portions were amended by Unit Owners in excess of 50% of the Units and by not less than 66 2/3% of the Board of Directors; or by Unit Owners in excess of 66 2/3% of the Units in the Condominium:

A. Section 3.1, Definitions, is amended to read as follows:

3.1 "Act" means the Condominium Act (Chapter 718 of the Florida Statutes) as ~~it exists on the date hereof~~ amended from time to time.

B. Section 19.8, Leases, shall be deleted in its entirety and the following inserted in its place:

19.8 Leases. No portion of a Unit (other than an entire Unit) may be rented. All leases shall be in writing and shall provide that the Tenant shall have the obligation to observe all of the provisions of this Declaration, the Articles of Incorporation and Bylaws, applicable Rules and regulations, and other applicable provisions of any document or instrument governing the Condominium. The Owner/Lessor shall provide a copy of the lease and Tenant contact information to the association or its managing agent. No lease shall be for a period of less than 12 consecutive months and no Unit so leased may be sublet. All leases shall also comply with and be subject to the provisions of Section 21 hereof. Copies of any amendments or modifications to the lease must be submitted by the Owner/Lessor to the association or its managing agent.

C. Section 20, Selling and Mortgaging of Units, shall be deleted in its entirety and the following inserted its place:

20. Selling and Mortgaging of Units. No Unit Owner may sell his Unit except by complying with the following provisions:

D. Section 20.1, Approval by Association, shall be deleted in its entirety and the following inserted its place:

20.01 Notice to the Association. Any Unit Owner entering into a contract for sale of his Unit shall notify the association or its managing agent no less than 30 days before the closing date.

E. Section 20.3, Certificate of Approval, shall be deleted in its entirety and not replaced.

IN WITNESS WHEREOF, the undersigned executed this Certificate of Amendment No. 8 to the Declaration of Condominium of Mission Carmel Condominium Association, Inc., this 20 day of July, 2023.

Witnesses:

Denise E. Dalton
Denise E. Dalton
(Print name)

Mission Carmel Condominium Association, Inc.

By: Rhonda A. Vasey
Its President

E Barbieux
E Barbieux
(Print name)

Denise E Dalton
Denise E. Dalton
(Print name)

Attest: Mary Ann Lyons
Secretary

E Barbieux
E Barbieux
(Print name)

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by physical presence or online notarization this 20 day of July, 2023, by Rhonda Veasey as President and Mary Ann Lyons as Secretary of Mission Carmel Condominium Association, Inc., who are personally known to me or have produced _____ as identification.

E Barbieux
Notary Public at Large, State of Florida
Name: _____
Commission # _____
Commission Expires: _____
NOTARY SEAL

