

This instrument prepared by:
Jay Roberts, Esq.
Becker & Poliakoff, P.A.
348 Miracle Strip Pkwy, Suite 7
Fort Walton Beach, FL 32548
(850)664-2229

**AMENDMENT CERTIFICATE
DECLARATION OF CONDOMINIUM
ONE SEAGROVE PLACE OWNERS ASSOCIATION, INC.**

THE UNDERSIGNED, being the duly elected and acting President of One Seagrove Place Owners Association, Inc., a Florida corporation not for profit, does hereby certify that the attached Amendment to the Declaration of Condominium was proposed and duly adopted by the requisite vote on August 24, 2024, at a meeting of the Members when a quorum was present, after due notice.

The sole condominium operated by One Seagrove Place Owners Association, Inc. One Seagrove Place, a Condominium. The initial Declaration of Condominium is found at Official Records Book 1604, Page 106 et. seq., Public Records of Walton County, Florida

Witnesses:

Attest:

One Seagrove Place Owners Association, Inc.

Nancy J. Baker
Witness
Address: 49 Park Circle
Atlanta Ga 30305

By: [Signature]
Its President
Address: 4100 Scenic Hwy 30A
Santa Rosa, FL 32459

[Signature]
Witness
Address: 315 Curtis Court
Noblesville, IN 46062

STATE OF Florida
COUNTY OF Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9-24-2024 (date) by David Berndt who is personally known to me or who has produced _____ (type of identification)(if left blank the affiant is personally known by me) as identification and known to be the President One Seagrove Place Owners Association, Inc, a Florida not for profit corporation, and acknowledged to and before me that the execution of the foregoing instrument was for the uses and purposes therein stated.

WITNESS my hand and official seal this 24 day of Sept., 2024.

Melissa Ivey
NOTARY PUBLIC
My Commission Expires: 6/21/26



SCHEDULE OF AMENDMENTS

(Additions indicated via underlined text; Deletions indicated via ~~strike through~~ text)

The addition of Article X(B)(6) to the Declaration of Condominium:

(6) Water Heater. The condominium parcel owner shall maintain, repair, and replace the condominium parcel's water heater. Regardless of whether the Unit's water heater remains operational, the condominium parcel owner shall replace the Unit's water heater every ten (10) years from the date of installation. The tracking mechanism for compliance with this provision shall include, but not be limited to, permanently writing on the water heater the date of installation on the water heater. The condominium parcel owner shall give the association written notice each time the condominium parcel's water heater is replaced.