

Prepared by:
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**CERTIFICATE OF AMENDMENT
TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
OF
BONITA BEACH CLUB**

I HEREBY CERTIFY that the following amendment to the Amended and Restated Declaration of Condominium of Bonita Beach Club, A Condominium, was duly approved and adopted by the members of Bonita Beach Club Association, Inc. at the duly-noticed meeting of the membership called for that purpose, at which a quorum was present, held on December 31, 2024.

The original Declaration of Condominium of Bonita Beach Club, A Condominium, including the legal description of the Lee County, Florida real property subject to this amendment is recorded at OR Book 1215 PG 95, et. seq., of the Public Records of Lee County, Florida.

The Amended and Restated Declaration of Condominium of Bonita Beach Club, A Condominium subject to this amendment is recorded at OR Book 2292 PG 3208, et. seq., of the Public Records of Lee County, Florida.

Additions are underlined.
Deletions are ~~stricken through~~.

Section 7.4 of the Amended and Restated Declaration of Condominium shall be amended as follows:

(Sections 7.1 through 7.3 Remain Unchanged)

7.4 Except as provided above as to changes made by an owner with Association approval, any material alteration of or substantial addition to the Common Elements or Association Property shall require the approval of ~~seventy-five percent (75%) of the voting interests present, in person or by proxy, and voting at a duly noticed meeting of the Association, provided that such vote constitutes~~ at least one hundred thirty-one (131) votes in favor of such alteration or addition, present, in person or by proxy, and voting at a duly noticed meeting of the Association. Necessary maintenance of the Common Elements or Association Property, regardless of the level of expenditure, is the responsibility of the Board of Directors. Any material alteration votes that occurred from the time of Hurricane IAN in September of 2022 to the date of this vote shall not be eligible for a revote unless there is a significant change in the applicable laws (i.e. FEMA) and the common element in question will be completely destroyed by a subsequent hurricane. The purchase, sale or exchange of real property by the Association, may be effectuated only by a vote of seventy-five percent (75%) of the total voting interests.

**BONITA BEACH CLUB ASSOCIATION,
INC.**

A Florida not for profit corporation

Witnesses:

Ann Marie Razza
(Signature of Witness #1)

Anne Marie Razza
(Print Name of Witness #1)

25750 Hickory Blvd 358
(Address)

Bonita Springs FL 34134
(Address)

Mark Mumlex
(Signature of Witness #2)

MARK MUMLEX
(Print Name of Witness #2)

25720 Hickory Blvd #716
(Address)

Bonita Springs, FL 34134
(Address)

Harlan Stueven

By: Harlan Stueven
Title: President

**STATE OF FLORIDA
COUNTY OF LEE**

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 [] in person or [] virtual attendance, Harlan Stueven, as President of Bonita Beach Club Association, Inc., who is personally known to me or [] has produced his Driver License as identification and who executed the foregoing instrument and acknowledged before me that he or she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of March 2025.

Joyce L. Sissum
Notary Public, State of Florida
My commission expires: 4/24/2028



JOYCE L. SISSUM
Notary Public
State of Florida
Comm# HH513893
Expires 4/24/2028