

CERTIFICATE OF AMENDMENT

DECLARATION OF CONDOMINIUM
HIDDEN LAKE VILLAS CONDOMINIUM

I HEREBY CERTIFY that the following amendment to the Declaration of Condominium of Hidden Lake Villas Condominium was duly adopted by the Association membership at the duly noticed special members' meeting of the Association on the 16th day of August, 2004. Said amendments were approved by a proper percentage of voting interests of the Association. The Declaration of Condominium is recorded at O.R. Book 3077, Pages 600 et seq., of the Public Records of Collier County, Florida.

Additions indicated by underlining.
Deletions indicated by ~~striking through~~.

~~8.4.6. Unit A-11. Unit A-11 is owned by the Association, its successors and assigns. The Association shall bear and pay all expenses of taxes, assessments, insurance, maintenance, repairs and replacements, and all other expenses with respect to the unit. Said expenses shall not be common expenses, but shall be shared by the other owners in the condominium as set forth in Article 10.9.~~

WITNESSES:
(TWO)

HIDDEN LAKE VILLAS CONDOMINIUM
ASSOCIATION, INC.

Jason H. Mikes
Signature
JASON H. MIKES
Printed Name

BY: Jeannette Feecheley
Jeannette Feecheley, President

Date: Dec 8, 2004

Wanda B. Knudson
Signature
Wanda B. Knudson
Printed Name

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this 8th day of DEC., 2004 by Jeannette Feecheley as President of Hidden Lake Villas Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. She is personally known to me or has produced (type of identification) MI Drivers License as identification and did take an oath.



Wanda B. Knudson
MY COMMISSION # DD142876 EXPIRES
October 14, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Wanda B. Knudson
Notary Public
Wanda B. Knudson
Printed Name

My commission expires: 10-14-2006

cc: Don Blauvelt
1/7/2009
DB

CERTIFICATE OF RECORDING

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.

Retn:
BECKER & POLAKOFF
999 VANDERBILT BRACH RD #501
NAPLES FL 34108
RECORDED IN THE OFFICIAL RECORDS OF COLLIER COUNTY, FL
4256124 OR: 4423 PG: 3639
REC FEB 18.50

WHEREAS, Hidden Lake Villas Condominium Association, Inc., (hereinafter "Association") operates Hidden Lake Villas, a Condominium; and

WHEREAS, the Condominium is described in the Declaration of Condominium for Hidden Lake Villas Condominium, which was recorded at O.R. Book 558, Page 262, et seq., of the Public Records of Collier County, Florida; and subsequently amended and restated and recorded at O.R. Book 3077, Page 600, et seq., of the Public Records of Collier County, Florida; and

WHEREAS, the Members (Unit Owners) of the Association have, by approval of a majority of the Voting Interests, voted to continue to operate the Association with a seven (7) member Board, serving two-year staggered terms, as provided in Section 3.1 of the Association's Amended and Restated Bylaws; and

WHEREAS, the Association wishes to provide record notice of this action by recording this Notice,

NOW THEREFORE, Notice is placed as follows:

1. Pursuant to Section 718.112(2)(d)1, Florida Statutes (2008), the Association shall continue to operate with a seven (7) member Board, serving for two-year staggered terms.

WITNESSES:
(TWO)

Sanja Meadows
Signature

Sanja Meadows
Printed Name

Darin Herman
Signature

Darin Herman
Printed Name

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.

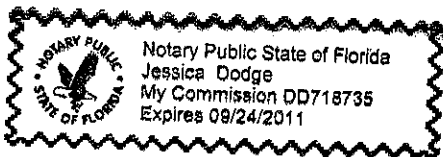
BY [Signature]
Don Blauvelt, President

Date: 1/7/2009

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this 7 day of January, 2009 by **Don Blauvelt**, as President of **Hidden Lake Villas Condominium Association, Inc.**, a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced (type of identification) N/A Personally Known as identification.



Jessica Dodge
Notary Public

Jessica Dodge
Printed Name

My commission expires:

NAP_DB: 41387_1

WHEN RECORDED RETURN TO:

Gregory W. Marler, Esq.
BECKER & POLIAKOFF, P.A.
999 Vanderbilt Beach Road
Suite 501
Naples, Florida 34108

Recording Fee:

\$18.50

CERTIFICATE OF AMENDMENT

SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM

OF

HIDDEN LAKE VILLAS CONDOMINIUM

I HEREBY CERTIFY that the following amendment to the Second Amended and Restated Declaration of Condominium was duly adopted by the Association membership at a duly noticed Special Members' Meeting of the Association on the 12th day of September, 2012. The original Declaration of Condominium is recorded at O.R. Book 558, Page 262, of the Public Records of Collier County, Florida. The Amended and Restated Declaration of Condominium is recorded at O.R. Book 1071, Page 220, of the Public Records of Collier County, Florida. The Second Amended and Restated Declaration of Condominium is recorded at O.R. Book 3077, Page 598, of the Public Records of Collier County, Florida.

Additions indicated by underlining.

Deletions indicated by ~~striking through~~.

Proposed Amendment:

Article 16; Declaration

LEASING. The lease of a unit is defined as occupancy of the unit by any person other than the unit owner, whether pursuant to verbal or written agreement, where said occupancy by the non-owner involves consideration (the payment of money, the exchange of goods or services, etc.). The term "leasing" and "renting" shall be used interchangeably for the purpose of this Declaration of Condominium. The term "tenant" and "lessee" shall likewise be used interchangeably. Should a unit owner wish to lease his unit, he shall furnish the Association with a copy of the proposed lease and the name of the proposed lessee, as well as all proposed occupants. The Association shall have thirty (30) days from the receipt of notice within which to approve or disapprove of the proposed lease or proposed lessees or occupants. The Association shall give the unit owner written notice of its decision within said period. Failure to notify the unit owner shall be deemed an approval. No individual rooms may be rented and no transient tenants may be accommodated. "Rent-sharing" and subleasing is prohibited. All leases shall be for a minimum period of three (3) consecutive months and for a maximum period of nine (9) consecutive months. No unit may be leased more than once ~~in any~~ during the twelve (12) month period starting on July 1st each year and ending on June 30th of the following calendar year. The preceding sentence shall be applied by reference to the commencement date of a lease. A renewal or new lease of a Unit may not commence sooner than three (3) months after the immediately preceding lease term for that Unit has expired. The maximum rental period of nine (9) consecutive months set forth in this Article 16 shall become effective as of January 1, 2004.

Certificate of Amendment

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LAW OFFICES
BECKER & POLIAKOFF, P.A. 999 VANDERBILT BEACH ROAD • SUITE 501 • NAPLES, FL 34108
TELEPHONE (239) 552-3200

WITNESSES:
(TWO)

HIDDEN LAKE VILLAS
CONDOMINIUM ASSOCIATION, INC.

[Signature]

Signature

V. BALINARIS

Printed Name

[Signature]

Signature

Elizabeth A. DeJong

Printed Name

BY: [Signature]

Gary Savoy, President

Date: Sept 19, 2012

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this 19 day of September, 2012, by Gary Savoy as President of Hidden Lake Villas Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or produced FL Drivers License as identification.

[Signature]
Notary Public

Printed Name: DEBRA A. MARELLA
My commission expires: Commonwealth of Massachusetts
My Commission Expires August 18, 2015

ACTIVE: 4126006_1

WHEN RECORDED RETURN TO:

Andrew S. Provost, Esq.
BECKER & POLIAKOFF, P.A.
4001 Tamiami Trail North
Suite 410
Naples, Florida 34103

INSTR 4969053 OR 5027 PG 445
RECORDED 4/16/2014 9:48 AM PAGES 3
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT
COLLIER COUNTY FLORIDA
REC \$27.00

Recording Fee: \$27.00

CERTIFICATE OF AMENDMENT
SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
OF
HIDDEN LAKE VILLAS CONDOMINIUM
SECOND AMENDED AND RESTATED BYLAWS

I HEREBY CERTIFY that the following amendments to the Second Amended and Restated Declaration of Condominium and Second Amended and Restated Bylaws were duly adopted by the Association membership at the duly noticed Annual Members' Meeting of the Association on the 25th day of March, 2014. The original Declaration of Condominium is recorded at O.R. Book 558, Page 262, of the Public Records of Collier County, Florida. The Amended and Restated Declaration of Condominium is recorded at O.R. Book 1071, Page 220, of the Public Records of Collier County, Florida. The Second Amended and Restated Declaration of Condominium and Bylaws are recorded at O.R. Book 3077, Page 598, of the Public Records of Collier County, Florida.

Additions indicated by underlining.
Deletions indicated by ~~striking through~~.

Proposed Amendment

**Article 14, Section 14.3;
Declaration**

14. **USE RESTRICTIONS.** Use of the property submitted for condominium ownership shall be in accordance with the following use restrictions and reservations:

(Sections 14.1 and 14.2 Remain Unchanged)

14.3 Vehicle and Parking Restrictions.

* * *

14.3.2 ~~No car covers will be allowed.~~ Car covers are only permitted upon prior written approval of the Board of Directors, which shall condition its approval on the Unit Owner's proposed use of a car cover that conforms with the style, fabric material, and color, as approved by the Board of Directors. Car covers will be considered to be any type of material that goes over and around the motor vehicle that is not part of the original motor vehicle.

(Remainder of Article 14 Remains Unchanged)

Certificate of Amendment
Page 1 of 3

Proposed Amendment

**Article 2, Sections 2.3 and 2.4;
Bylaws**

2. MEMBERS MEETINGS.

(Sections 2.1 and 2.2 Remain Unchanged)

2.3 Notice of Members' Meetings. Notice of all members' meetings, stating the time, place, and purpose(s) of the meeting, shall be sent to each unit owner by United States regular mail, unless waived in writing, at least 14 days prior to the meeting as to annual meetings and 10 days as to special meetings. Hand delivery is acceptable where permissible by law. Notice may also be sent by electronic transmission to unit owners who consent to receive notice by electronic transmission. Officers required to give notice may delegate the actual giving of notice to another person, such as an Assistant Officer or managing agent. Any members' meeting or election at which one or more Directors are to be elected must be noticed as provided for in Section 2.4 next following. An officer of the Association or other person providing notice shall execute an affidavit of mailing per Section 718.112(2)(d)(2), Florida Statutes (2000), as amended from time to time, which shall be retained in the official records of the Association as proof of such mailing. The notice of the annual meeting shall include an agenda for all known substantive matters to be discussed, or have such an agenda attached to it. A copy of the notice and agenda shall be posted at a conspicuous location, designated by Board resolution, on the Condominium Property.

Notice of specific meetings may be waived before or after the meeting and the attendance of any member (or person authorized to vote for such member) shall constitute such member's waiver of notice of such meeting, except when his (or his authorized representative's) attendance is for the sole and express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

2.4 Board of Directors Election Meetings - Notice and Procedure. The regular election of Directors shall occur as the first item of business at the annual meeting.

2.4.1 Not less than 60 days before a scheduled election, the Association shall mail or deliver, whether by separate Association mailing or included in another Association mailing or delivery including regularly published newsletters, to each unit owner entitled to vote, a first notice of the date of the election. Notice may also be sent by electronic transmission to unit owners who consent to receive notice by electronic transmission. Any person desiring to be a candidate for the Board of Directors shall give written notice to the Association not less than 40 days before scheduled election. Not less than 14 days before the election, the Association shall mail or deliver a second notice of the election to all unit owners entitled to vote therein, together with a written ballot which shall include an information sheet (if provided by the candidate), no larger than 8½ inches by 11 inches furnished by the candidate, to be included with the mailing of the ballot, with the costs of mailing and copying to be borne by the Association.

(Remainder of Section 2.4 Remains Unchanged)
(Remainder of Article 2 Remains Unchanged)

Certificate of Amendment

Page 2 of 3

WITNESSES:
(TWO)

**HIDDEN LAKE VILLAS
CONDOMINIUM ASSOCIATION, INC.**

Sheila Petrella

Signature

Sheila Petrella

Printed Name

George Spence

Signature

George Spence

Printed Name

BY: [Signature]

Gary Savoy, President

Date: 4/4/14

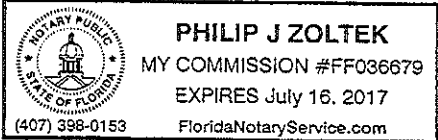
(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this 4 day of April, 2014, by **Gary Savoy** as President of **Hidden Lake Villas Condominium Association, Inc.**, a Florida Corporation, on behalf of the corporation. He is personally known to me or produced _____ as identification.

[Signature]
Notary Public

Philip J Zoltek
Printed Name



My commission expires:

ACTIVE: 5607704_1