

CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS
FOR
MARSH LANDING VILLA II HOMEOWNER'S ASSOCIATION, INC.

THE UNDERSIGNED, being the duly elected President of Marsh Landing Villa II Homeowner's Association, Inc., a Florida not for profit corporation, does hereby certify that the amended Declaration of Covenants of Marsh Landing Villa II Homeowner's Association, Inc., attached hereto as Exhibit "A," were adopted at a Special Members Meeting on the 7th day of April 2021, with notice as required by Florida law. The exterior rear lanai/pool enclosure color restrictions in the Declaration of Covenants, Conditions, and Restrictions, attached hereto as Exhibit "A" are intended to supersede all previous Restrictions, in the Declaration of Covenants recorded in the Public Records of Lee County, Florida.

The original Declaration of Covenants of the Marsh Landing Villa II Homeowner's Association, Inc., were recorded in Official Records Book 2776, at Page 3681 et. seq., of the Public Records of Lee County, Florida, as amended from time to time.

**MARSH LANDING VILLA II
HOMEOWNER'S ASSOCIATION INC.,**
a Florida not for profit corporation

WITNESS

James R. McCrow
Signature of First Witness

JAMES R McCrow
Printed Name of First Witness

Concetta Mansfield
Signature of Second Witness

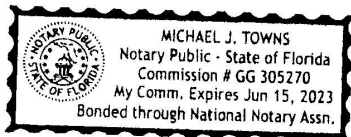
Concetta Mansfield
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF LEE

By: *Ronald McGee*
Ronald McGee, President

Sworn to and subscribed before me, an officer duly authorized in Lee County, Florida to take acknowledgments, by Ronald McGee, President of Marsh Landing Villa II Homeowner's Association, Inc., to me personally known or who provided a driver's license as identification and who did take an oath, on this 8 day of April 2021.

(NOTARY STAMP/SEAL)



Michael J. Towns
Notary Public for the State of Florida
Print Name: Michael J. Towns
My Commission Expires: _____

Exhibit "A"
Declaration of Covenants and Restrictions of
MARSH LANDING VILLA II HOMEOWNER'S ASSOCIATION, INC.
AMENDMENT
ARTICLE XI
Exterior of Units

Additions indicated by underlining.

Section 1. Improvements and Alterations. Upon approval of the Board of Directors, Owners may have rear lanai or pool cage enclosure colors of bronze or white.
Front entry enclosures are still required to be white.

No improvements, alterations, repair, excavation, change in grade or other work which in any way alters the exterior of any property or improvements located thereon shall be permitted. Also provided further that the exterior walls, and roof are maintained by each owner in quality condition at all times consistent with the provisions of this paragraph. Failure to maintain the unit in such a manner will result in a 30-day notice to the unit owner from the Association setting forth the items to be corrected. In the event the notice is not heeded, the Association shall have the right to perform, or contract to perform, the necessary work to correct the deficiency and the owner shall be responsible for these costs and the Association shall have a lien against the unit as provided herein.
