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 ARMANDO RAMIREZ, CLERK OF COURT  
 OSCEOLA COUNTY  
 RECORDING FEES \$18.50

Prepared by:  
 Pennie S.A. Mays, Esq.  
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 4767 New Broad Street  
 Orlando, Florida 32814

**CERTIFICATE OF AMENDMENT TO THE SECOND AMENDED AND RESTATED MASTER  
 DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS FOR  
EMERALD ISLAND RESORT**

THE UNDERSIGNED, being the duly elected and acting President of Emerald Island Resort Master Association, Inc., a Florida corporation not for profit, does hereby certify that the following amendment was duly approved by a two-thirds (2/3) vote of the Board of Directors pursuant to Article 13.2, of the Second Amended and Restated Master Declaration of Covenants, Conditions, Easements & Restrictions of Emerald Island Resort, as originally recorded in Official Records Book 4779, Page 1911 of the Public Records of Osceola County, Florida ("Declaration"); at a meeting of the Board of Directors held on May 14, 2020 after due notice in accordance with Florida Statute 720 and the Emerald Island Resort Declaration.

THEREFORE, the undersigned certifies that the following amendment to the Second Amended and Restated Master Declaration of Covenants, Conditions, Easements & Restrictions of Emerald Island Resort, as originally recorded in Official Records Book 4779, Page 1911 of the Public Records of Osceola County, Florida, is as follows, and shall be incorporated as an official amendment to the Second Amended and Restated Master Declaration of Covenants, Conditions, Easements & Restrictions of Emerald Island Resort:

As used herein the following shall apply:

- a. Words in the text that are ~~lined through~~ (stricken out) indicate deletions from the present text.
- b. Words in the text which are underlined shall indicate additions to the present text.

**ARTICLE 6: ASSOCIATION FINANCES**

6.6 Initiation Assessment.

A. An Initiation Assessment of ~~One Thousand Five Hundred~~ Three Thousand Dollars (~~\$1,500.00~~3,000.00) shall be due and payable upon each transfer of title to a Lot to a new owner. However, such fee shall not be due from the existing owner of a Lot upon the lease or rental of such Lot, nor upon the transfer or such Lot when transferred for nominal consideration to the Owner's spouse or children, or to a family trust.

B. The amount of the Initiation Assessment may be increased by an affirmative vote of at least a two-thirds (2/3) vote of the Board of Directors of the Master Association ~~five percent (5%) each five (5) years subsequent to the date of execution hereof.~~

C. Notwithstanding any other provision of this Master Declaration to the contrary, the Initiation Assessment shall be treated in all respects as an assessment against the Lot due from the new Owner, and may be the subject of a lien and foreclosure action in the same manner provided in this Article 6 for collection of other assessments.

D. The Initiation Assessment shall be deemed delinquent if not received by the Master Association within ten (10) days after the date of transfer of the Lot and, if delinquent, shall be subject to interest, late fees, costs, and attorneys' fees and paralegals' fees as provided elsewhere herein Article 6.

E. The Master Association shall, within fifteen (15) days of receipt of an Initiation Assessment, tender Two Hundred Dollars (\$200.00) thereof to the Neighborhood Association in which the subject lot is located. The amount of this remittance to the applicable Neighborhood Association may be increased by an affirmative vote of at least a two-thirds (2/3) vote of the Board of Directors of the Master Association ~~five percent (5%) each five (5) years subsequent to the date of execution hereof.~~

**BE IT RESOLVED:** That the Second Amended and Restated Master Declaration of Covenants, Conditions, Easements & Restrictions of Emerald Island Resort be and is hereby amended. WITNESS my signature hereto this 19 day of May, 2020 in Osceola County, Florida.

Emerald Island Resort Master Association, Inc., a Florida Not-for-Profit Corporation

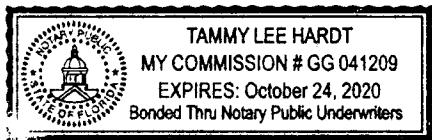
By: [Signature]  
Tami Brown, President  
Emerald Island Resort Master Association, Inc.

[Signature]  
Witness  
[Signature]  
Witness

By: [Signature]  
Joan Donnelly, Secretary  
Emerald Island Resort Master Association, Inc.

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me on this 19 day of May, 2020 by Tami Brown, in her capacity as President and Joan Donnelly in her capacity as Secretary. Each are personally known to me or have produced \_\_\_\_\_ as identification, to be the person who executed the foregoing instrument by authority of and on behalf of Emerald Island Resort Master Association, Inc., and who did take an oath.



[Signature]  
Signature of Notary Public State of Florida

TAMMY HARDT  
Name of Notary Printed, Typed or Stamped

My commission expires: