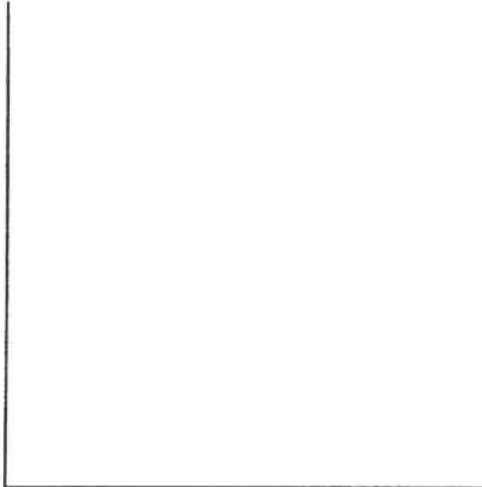


Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 202400085102, DocType RES, Pages 2, Recorded 3/27/2024 at 9:31 AM, DeputyClerk CGRINER
Rec Fees: \$18.50

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly and acting President of Vanderbilt Community Services Association, Inc., a Florida corporation not for profit, hereby certifies that at a meeting of the members held on February 26, 2024, where a quorum was present, after due notice, the resolution set forth below was approved by the vote indicated for the purpose of amending the Declaration of Covenants, Conditions and Restrictions of Vanderbilt Lakes as originally recorded at O.R. Book 1797, Pages 725 *et seq.*, Public Records of Lee County, Florida, as previously amended and the Articles of Incorporation and By-Laws of Vanderbilt Community Services Association, Inc.



1. The following resolution was approved by two-thirds (2/3rds) of the voting interests of the Association who were present and voting, in person or by proxy the meeting. *(for use by Clerk of Court)*

RESOLVED: That the Declaration of Covenants, Conditions and Restrictions of Vanderbilt Lakes be amended and the amendment is adopted in the form attached hereto, and made a part hereof.

2. The following resolution was approved by two-thirds (2/3rds) of the voting interests of the Association who were present and voting, in person or by proxy the meeting.

RESOLVED: That the By-Laws of Vanderbilt Community Services Association, Inc. be amended and the amendment is adopted in the form attached hereto, and made a part hereof.

Date: 3/20/24

VANDERBILT COMMUNITY SERVICES ASSOCIATION, INC.

By: *Cindy Judar*
Cindy Judar, President
3701 Saybrook Place
Bonita Springs, FL 34134

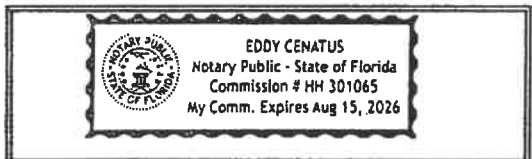
(1) *[Signature]*
Witness
Print Name Marces Rodriguez

2) *[Signature]*
Witness
Print Name Steven Lugo Coloso

STATE OF FLORIDA
COUNTY OF LEE

(CORPORATE SEAL)

The foregoing instrument was acknowledged before me this 20th day of March, 2024, by means of physical presense Cindy Judar, as President of the aforementioned Corporation, on behalf of the Corporation. She is personally known to me or has produced Driver License as identification.



Eddy Cenatus
Signature of Notary Public

(Print, Type or Stamp Commissioned Name of Notary Public) (Affix Notarial Seal)

This instrument prepared by Robert C. Samouce, Esq., Samouce, & Gal, P.A., 3060 Tamiami Trail N, Suite 202, Naples, FL 34103

**AMENDMENTS TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
VANDERBILT LAKES**

Sections 7.20 and 7.21 of the Declaration of Covenants, Conditions and Restrictions of Vanderbilt Lakes shall be amended as shown below:

Note: New language is underlined; language being deleted is shown in struck-through type.

7.20 Exterior Lighting. ~~Street lighting throughout the single-family homes of Vanderbilt Lakes One shall be installed and maintained by the Association in accordance with the requirements of the applicable governmental agencies. Each single family dwelling shall have one (1) exterior lamp post placed at the driveway entrance. Each has a photocell causing it to light at dark. These lamp posts, which shall be maintained by the Association, shall be uniform throughout the single family homes. Each homeowner shall be responsible for the electricity from the house to the pole and to ensure that it is operational at all times.~~

7.21 Mailbox. All mailboxes throughout the single-family area shall be of the same style size, color, and have the same post the Association has selected. ~~The Association has recently installed new mailboxes on the single-family homes of Vanderbilt Lakes One. Each of the owners of the single-family homes of Vanderbilt Lakes One shall maintain, repair, and replace their new mailbox. When it comes time for a Vanderbilt Lake One single-family owner to replace their new mailbox, the owner must do so with a mailbox of the same style, size, color and post as their new mailbox recently installed by the Association unless the owner obtains prior written approval from the Association for a different style, size, color or post for which the Association can deny any such requested change for any reasons.~~

**AMENDMENTS TO THE
BYLAWS
OF
VANDERBILT COMMUNITY SERVICES ASSOCIATION, INC.**

Section 6.5 of the Bylaws of Vanderbilt Community Services Association, Inc. shall be amended as shown below:

Note: New language is underlined; language being deleted is shown in struck-through type.

6.5 Assessments. Regular annual assessments based on the adopted budget shall be paid ~~either semi-annually in advance, due on the first day of January and July of each year or annually in advance, due on the first day of January.~~ The Board will decide each year at its annual budget meeting as to whether the assessments for the approved budget will be annually or semi-annually for that budget year. Written notice of any increase in semi-annual assessments shall be sent to the members at least fifteen (15) days prior to the due date, but failure to send or receive such notice shall not excuse the obligation to pay. If the Board fails to adopt an annual budget for a new fiscal year or if notice of any increase has not been made at the time the first semi-annual installment ~~or the annual installment~~ for a fiscal year is due, it shall be presumed that the amount of such installment is the same as the last semi-annual ~~or annual~~ payment, and shall be continued at such rate until a budget is adopted and new semi-annual installments ~~or annual installments~~ are calculated, at which time an appropriate adjustment shall be added to or subtracted from each parcel's next due semi-annual installment ~~or within 60 days after the budget is adopted for the year for annual installments.~~