

This Instrument Prepared By:
Sean M. Ellis, Esquire
Roetzel & Andress, LPA
2320 First Street, Suite 1000
Fort Myers, Florida 33901-2904

Record and Return to:
FARR LAW FIRM
Roger H. Miller III, Esq.

AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
PARADISE POINTE AT CHARLOTTE HARBOR, A CONDOMINIUM

This Amendment to Declaration of Condominium for Paradise Pointe at Charlotte Harbour, a Condominium, is made this 8 day of Dec ., 2021 by AAA INNOVATION, LLC, a Florida limited liability company (hereinafter referred to as "Developer").

WHEREAS, the Developer recorded that certain Declaration of Condominium for Paradise Pointe at Charlotte Harbour, a Condominium (the "Declaration"), on December 16, 2020 at O. R. Book 4678, Page 125, Instr. #2883623, Public Records of Charlotte County, Florida; and

WHEREAS, pursuant to Section 7.2 of the Declaration, the Developer currently has the right to make amendments to the Declaration and its exhibits, or to the plan of development, as may be in the Developer's sole judgment, necessary, or desirable, and such amendment need only be executed by the Developer; and

WHEREAS, pursuant to Section 4.1 of the Declaration, the Developer currently has the right to assign, with or without consideration, the exclusive right to use any parking space or spaces located within the Common Elements to one or more Units; and

WHEREAS, the Developer desires to amend the Condominium Plot Plan to number additional parking spaces in the Condominium to allow for an orderly assignment of spaces in accordance with Section 4.1, and to clarify certain provisions of Section 4.1.

NOW, THEREFORE, the Declaration is hereby amended as set forth below.

1. Amendment to Section 4.1. Section 4.1 of the Declaration is hereby amended as follows (deletions indicated by ~~strike through~~, additions indicated by underlining):

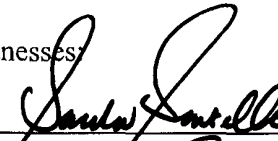
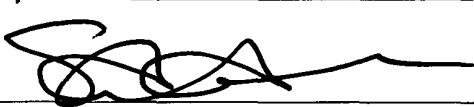
4.1 Parking Spaces. All parking spaces located outside of the Building which have not been assigned to a Unit will be Common Elements available for parking by any Unit Owners or guests. Parking spaces inside the Building will be assigned to Units. Each assigned parking space ~~within the building~~ will become a Limited Common Element only upon it being assigned as such to a particular Unit in the manner described herein. Until such time as Developer is no longer offering Units for sale in the ordinary course of business, Developer hereby reserves and will have (and after such period the Association, acting through its Board, will have) the right (but not the obligation) to assign, with or

without consideration, the exclusive right to use any parking space or spaces now or hereafter located within the Common Elements of the Condominium, if any, to one or more Units, whereupon each parking space so assigned shall be deemed a Limited Common Element of the Unit(s) to which it is assigned.

2. Amendment to Condominium Plot Plan. The Condominium Plot Plan attached as Exhibit "A" to the Declaration, is hereby amended as attached hereto, to update the space numbers of certain parking spaces. Except as modified by the attached, all other pages of the Condominium Plot Plan remain unchanged.

3. Ratification. Except as herein amended, all of the terms of the Declaration, as amended, are confirmed and ratified, and shall remain in full force and effect.

IN WITNESS WHEREOF, Developer does hereby execute this Amendment, through its undersigned duly authorized officer on the date first written above.

Witnesses:

 Witness #1
 Print Name: Sandra Santello

 Witness #2
 Print Name: Sherry Faircloth

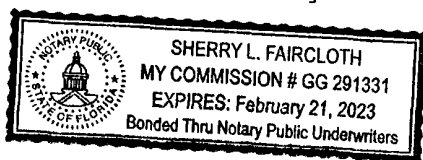
DEVELOPER:
 AAA INNOVATION, LLC, a Florida limited liability company

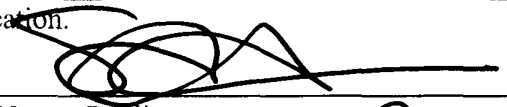
By: 
 Prashant Patel, Manager

STATE OF FLORIDA)
) §:
 COUNTY OF CHARLOTTE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence OR ☐ online notarization, this 8 day of Dec, 2021 by Prashant Patel, as Manager of AAA INNOVATION, LLC, a Florida limited liability company, on behalf of said company. He ☒ is personally known to me OR ☐ has produced _____ as identification.

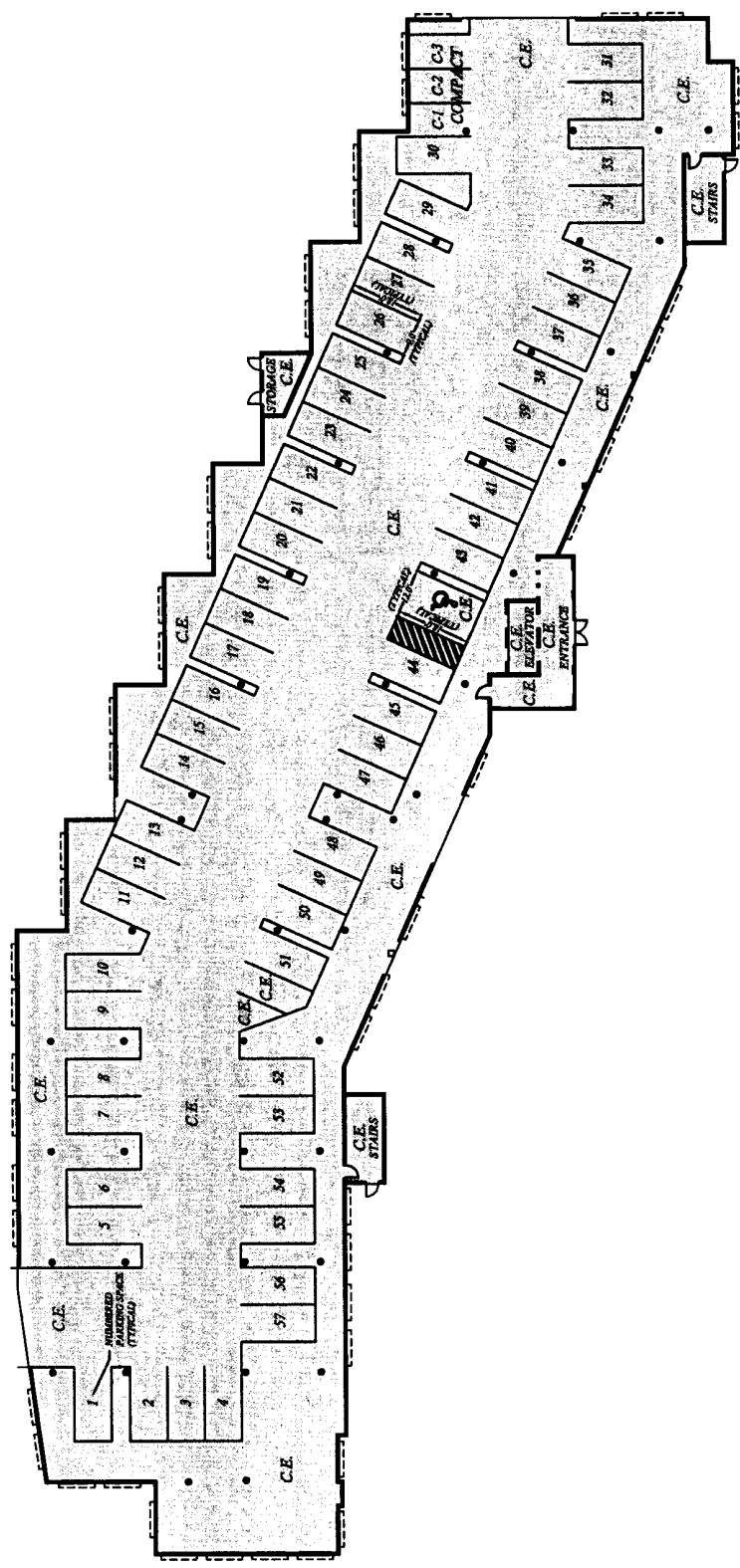
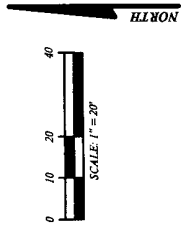
[NOTARY STAMP / SEAL]




 Notary Public
 Printed Name: Sherry Faircloth
GG 291331 2/21/23
 Commission No. Expiration Date

CONDOMINIUM BOOK _____ PAGE _____

PARADISE POINTE AT CHARLOTTE HARBOR, A CONDOMINIUM
A RESIDENTIAL CONDOMINIUM
(AMENDMENT TO GARAGE LEVEL BUILDING PLAN)



NOTE: COVERED PARKING SPACES ARE
LIMITED COMMON ELEMENTS AND ARE TO
BE ASSIGNED BY THE DEVELOPER.

SHEET 2 OF 2

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