



Exceptional Property Management

Dear Lakes of Oakland Forest Unit Owner:

We are enclosing a copy of the Certificate of Amendment that has been recorded with Broward County.

This Amendment was approved by a majority of unit owners within your Association. Please take a moment to look it over so that you are familiar with it. This Amendment should be inserted in with your copy of your documents.

Thank you for your cooperation in this matter.

Regards,

David Damien

Property Manager

Consolidated Community Management, Agent for
LAKES OF OAKLAND FOREST

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE LAKES
OF OAKLAND FOREST CONDOMINIUM, INC.**

THIS CERTIFICATE OF AMENDMENT is executed this 18th day of May, 2016, by
THE LAKES OF OAKLAND FOREST CONDOMINIUM, INC., a Florida not for profit corporation,
(hereinafter referred to as "Association").

WHEREAS the Association has been established for the operation of THE LAKES OF OAKLAND
FOREST CONDOMINIUM, INC. in accordance with the Declaration of Condominium and related documents
which were recorded in the Official Records in Book 11570, Page 752 of the Public Records of Broward
County, Florida; and

WHEREAS at a duly noticed Meeting of the Members and the Board of Directors held on the 30th
day of April, 2016 (the "Meeting") at which a quorum of the owners were present and in person and
by proxy and a quorum of Directors were present in person, Amendments to the Declaration of Condominium
were submitted to the Owners and Directors for their consideration and vote; and

WHEREAS, in accordance with the Declaration, Bylaws and applicable Florida law, the proposed
Amendments to the Declaration of Condominium were approved by no less than sixty seven percent of the
voting interest of the Association at the Meeting with such vote consisting of not less than 97
affirmative votes.

NOW, THEREFORE, the Association does hereby state the following:

1. The foregoing recitals are true and correct and are incorporated herein by
reference.
2. The below amendments have been approved and are hereby incorporated into the Declaration of
Condominium:

(Deletions indicated by ~~strikeout~~, additions by underlining)

(1.) *Amendment to Article 13.7 of the Declaration:*

13.7 Liability of Mortgagee, Lienor or Judicial Sale Purchaser for Assessment. Where any person
obtains title to a CONDOMINIUM PARCEL pursuant to the foreclosure of a first mortgage of record of an
INSTITUTIONAL LENDER, or where an INSTITUTIONAL LENDER accepts a deed to a CONDOMINIUM
PARCEL in lieu of foreclosure of the first mortgage of record of such lender, such acquirer of title, its
successors and assigns, shall ~~not~~ be liable for the share of COMMON EXPENSES or ASSESSMENTS by the
ASSOCIATION, of for any other monies owed to the ASSOCIATION including, but not limited to, interest,
late charges, fines or fees, pertaining to the CONDOMINIUM PARCEL which become due prior to the
acquisition of title as a result of the foreclosure or deed in lieu thereof, ~~unless the payment of such funds is
secured by a claim of lien for ASSESSMENTS that is recorded prior to the recording of the foreclosed or
underlying mortgage to the same extent as provided for under Chapter 718, Florida Statutes. The Any~~ unpaid
share of COMMON EXPENSES or ASSESSMENTS are COMMON EXPENSES collectible from all of the
UNIT OWNERS, including such acquirer and his successors and assigns. The new owner, from and after the
time acquiring such title, shall be liable for payment of all future ASSESSMENTS for COMMON EXPENSES

and such other expenses as may be assessed to the CONDOMINIUM PARCEL. Any person who acquires an interest in a CONDOMINIUM PARCEL, except including, but not limited to, through foreclosure of a first mortgage of record of an INSTITUTIONAL LENDER, or deed in lieu thereof, including, without limitation, persons acquiring title by sale, gift, devise, operation of law or by purchase at a judicial or tax sale, shall be liable for all unpaid ASSESSMENTS and other monies due and owing by the former UNIT OWNER to the ASSOCIATION, and shall not be entitled to occupancy of the UNIT or enjoyment of the COMMON ELEMENTS, or of the recreational facilities as same may exist from time to time, until such time as all unpaid ASSESSMENTS and other monies have been paid in full.

Except as proposed above, all other terms and conditions of the Declaration of Condominium shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned have set hands and seal this 18th day of Aug, 2016.

Witness

By: [Signature] THE LAKES OF OAKLAND FOREST
Print: James Romero CONDOMINIUM, INC.

By: [Signature] By: Mary Jane Bowen
Print: Abel Pereyra Print: Mary Jane Bowen
Title: President

By: [Signature] By: [Signature]
Print: Abel Pereyra Print: David Grosso-Obrien
Title: Secretary

By: [Signature]
Print: James Romero
STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 18th day of Aug, 2016 by Mary Jane Bowen as President and by David Grosso-Obrien as Secretary, respectively of The Lakes of Oakland Forest Condominium, Inc., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me/have produced N/A as identification and did/did not take an oath

[Signature]
Signature of Notary

My commission expires:

