



# LEVINE LAW GROUP

YOUR COMMUNITY PARTNERS<sup>SM</sup>

f/k/a JAY STEVEN LEVINE LAW GROUP

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Please reply to the Boca Raton Office

May 1, 2018

VIA E-MAIL ([bjarvi@mindspring.com](mailto:bjarvi@mindspring.com); [kcshens@verizon.net](mailto:kcshens@verizon.net))

The Board of Directors  
L-I-T-W Condominium Association, Inc.

**RE: CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF CONDOMINIUM**

The Board of Directors:

Enclosed please find the recorded Certificate of Amendment. This Certificate was recorded on April 26, 2018 in Official Records Book 8149, at Page 108, Public Records of Brevard County, Florida. Please place this document with the official records of the Association.

Please call me should you have any questions.

Very truly yours,

Jay Steven Levine

JSL/mgs  
Enclosure

**PREPARED BY AND RETURN TO:**

Jay Steven Levine, Esquire  
Levine Law Group  
2500 North Military Trail, Suite 283  
Boca Raton, Florida 33431  
(561) 999-9925

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF CONDOMINIUM OF THE GABLES II AT  
LAKE-IN-THE-WOODS, A CONDOMINIUM**

**WHEREAS**, the Declaration of Condominium of The Gables II at Lake-In-The-Woods, a Condominium, was recorded in Official Record Book 2822, at Page 568, Public Records of Brevard County, Florida, and amended in its entirety by that Amended and Restated Declaration of Condominium for The Gables II at Lake-In-The-Woods, a Condominium, as recorded in Official Record Book 3118, at Page 0559, Public Records of Brevard County, Florida, as amended ;

**WHEREAS**, pursuant to Section 21.3 of the Amended and Restated Declaration of Condominium, approval is required from a majority of the entire membership of the Board of Directors and by not less than 60% of the voting interests of all members of the Association;

**WHEREAS**, on MARCH 14, 2018, not less than a majority of the entire membership of the Board of Directors approved of the proposed amendments to the Amended and Restated Declaration in the particulars set forth in Exhibit "1" attached hereto and made a part of this Certificate;

**WHEREAS**, on April 11, 2018, not less than 60% of the voting interests of all members of the Association approved of the amendments to the Amended and Restated Declaration in the particulars set forth in Exhibit "1" attached hereto and made a part of this Certificate;

**NOW, THEREFORE**, the Amended and Restated Declaration shall be amended in the particulars as stated in Exhibit "1" attached hereto; the amendments shall run with the real property known as The Gables II at Lake-In-The-Woods, a Condominium, and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Amended and Restated Declaration shall remain unchanged and in full force and effect.

**CERTIFICATE OF ADOPTION OF AMENDMENTS**

I HEREBY CERTIFY that the amendments attached to this Certificate have been approved by the votes required by the Amended and Restated Declaration.

DATED this 16 day of April, 2018.

WITNESSES:

L-I-T-W CONDOMINIUM ASSOCIATION, INC

BANDLEY JAY  
Printed Name of Witness

[Signature]  
Signature of Witness

Tammy Himmelfarb  
Printed Name of Witness

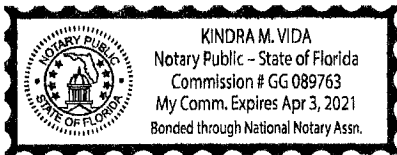
[Signature]  
Signature of Witness

By: [Signature]  
KEITH M. HENSLEY, President

STATE OF FLORIDA                     )  
  ) ss:  
COUNTY OF BREVARD                )

I HEREBY CERTIFY that on the 16 day of April, 2018 before me personally appeared Keith M. Hensley, as President of L-I-T-W CONDOMINIUM ASSOCIATION, INC., who is personally known to me and who did not take an oath and who executed the aforesaid Certification as his free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal, in the County of Brevard, State of Florida, the day and year last aforesaid.



(SEAL)

NOTARY PUBLIC:

Sign: Kindra M. Vida

My commission expires: Apr. 3, 2021

**EXHIBIT "1"**

**AMENDMENTS TO THE AMENDED AND RESTATED DECLARATION OF  
CONDOMINIUM FOR THE GABLES II AT LAKE-IN-THE-WOODS, A CONDOMINIUM**

As used herein the following shall apply:

A. Words in the text which are lined through with hyphens (---) indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

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**1. Section 13.4 to the Amended and Restated Declaration of Condominium shall read as follows:**

“13.4 Minimum/Maximum Lease Term, No Lease shall be made with a lease term that is more or less than twelve (12) consecutive months in duration.”

**2. The following shall be added as a new Section 13.6 to the Amended and Restated Declaration of Condominium, and shall read as follows:**

“13.6 Lease Waiting Period. Beginning with the date on which this Amendment is recorded in the public records, future Owners and current Owners not currently leasing their unit may not enter into a lease of or license for their Unit until after the Owner has owned the Unit for at least two (2) years. Should an Owner take title to a Unit where a lease/license approved by the Association is in place or the Unit is rented by an approved tenant at the time of recording of this Amendment, the lease/license may continue until the end of the lease/license term, after which time no extension, renewal or new lease or license shall be permitted unless the Owner has owned the Unit for a period of at least two (2) years. This Amendment shall apply to future as well as to existing Owners.”