



CFN 2014045776  
Bk 4590 Pgs 61-62 (2 Pgs)  
DATE: 04/02/2014 10:46:42 AM  
ARMANDO RAMIREZ, CLERK OF COURT  
OSCEOLA COUNTY  
RECORDING FEES \$18.50

**Prepared By and Return To:**  
Ptryk Ozim, ESQ.  
**LARSEN & ASSOCIATES, P.L**  
300 S. Orange Ave., Suite 1200  
Orlando, FL 32801  
(407)841-6555

**AMENDMENT TO THE RESTATEMENT OF AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
CELEBRATION RESIDENTIAL PROPERTIES**

WHEREAS, that certain Restatement of Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Celebration Residential Properties is recorded at Official Records Book 4150, Page 2350, Public Records of Osceola County, Florida (hereinafter the "Charter"); and

WHEREAS, the members of the Celebration Residential Owners Association, Inc. (hereinafter the "Association") desire to make an Amendment to the Charter which governs the real property subject to the Charter; and

WHEREAS, pursuant to Section 21.2(b) of the Charter, the Charter may be amended by a majority vote of a quorum of eligible voters of the Association at a meeting or a majority Threshold Vote of the Owners who cast ballots; and

WHEREAS, the Association desires to amend the Charter to require new record title holders to contribute an initial contribution assessment at the time of record title transfer for each Unit; and

WHEREAS, the necessary vote was obtained pursuant to Section 21.2(b) of the Charter.

NOW, THEREFORE, pursuant to the Amendment procedure set forth in said Charter, the following Amendment is hereby added:

- Chapter 12.9 of the Restatement of Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Celebration Residential Properties is amended and shall read as follows:

Section 12.9 In addition to the other types of Assessments authorized by this Charter, each Owner, regardless of how title is acquired, at the time he or she takes record title to a Unit, shall pay to the Association a one-time Initial Capital Contribution Assessment in an amount equal to one (1) year's Annual Base Assessment for the

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~~Unit. The first Owner of each Unit shall make a contribution to the working capital of the Association in an amount equal to one-sixth of the annual Base Assessment per Unit for that year. This amount shall be in addition to, not in lieu of, the annual Base Assessment and any Service Area Assessment levied on the Unit and shall not be considered an advance payment of such assessments. Said Assessment shall be due and collectible from the Owner at the time of transfer of record title of the Unit and may be used to cover the operating expenses and other expenses which the Association incurs. This amount shall be due and payable to the Association immediately upon transfer of title, for its use in covering initial start-up expenses, operating expenses and other expenses which it incurs pursuant to this Charter and the By-Laws.~~

**CERTIFICATE OF AMENDMENT**

I hereby certify that this Amendment was duly adopted by a majority vote of a quorum of eligible voters of the Association at a meeting or a majority Threshold Vote of the Owners who cast ballots pursuant to Section 21.2(b) of the Charter this 25<sup>TH</sup> day of MARCH, 2014.

**CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**

Witnesses:

Eric O  
Witness Signature

Print Name: Eric Opregaard

Diana Vassallo  
Witness Signature

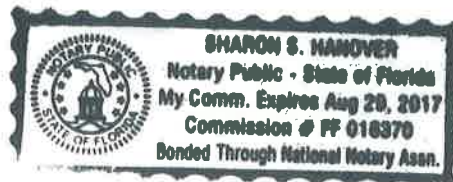
Print Name: Diana Vassallo

By: [Signature]  
President  
Print Name: ROBERT BISIENERE  
Address: c/o Town Hall at Celebration  
851 Celebration Ave.  
Celebration, FL 34747

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 25 day of MARCH, 2014, by ROBERT BISIENERE as President of Celebration Residential Owners Association, Inc., who is personally known to me or has produced as identification.

[Signature]  
Notary Signature  
Printed Name: SHARON S. HANOVER  
Commission # FF 016370  
My Commission Expires: 8-29-2017



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