

Prepared by and return to:

Christopher N. Davies, Esq.
DENTONS COHEN & GRIGSBY P.C.
Mercato – Suite 6200
9110 Strada Place
Naples, Florida 34108

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly and acting President of **Autumn Woods Community Association, Inc.**, a Florida not for profit corporation, hereby certifies that at the duly called Annual Meeting of the members held on March 8, 2022, where a quorum was present, after due notice, the resolution set forth below was approved by the votes indicated for the purpose of amending the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Autumn Woods, recorded on April 30, 2019 at O.R. Book 5623, Page 3471, *et seq.*, originally recorded on May 8, 1997 at O.R. Book 2311, Page 2426, *et seq.*, both of the Public Records of Collier County, Florida, by adding new Sections 4.16 and 4.17.

The following resolution was approved and adopted by at least sixty-seven percent (67%) of the voting interests then present and voting, in person or by proxy.

RESOLVED: That the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Autumn Woods, be and is hereby amended and the amendments are adopted in the form attached hereto as Exhibit "A" and made a part hereof.

Date: March 09, 2022

AUTUMN WOODS COMMUNITY ASSOCIATION, INC.

[Signature]
Witness
Print Name: MIGUEL DENNY

By: [Signature]
Norman Trebilcock, President

[Signature]
Witness
Print Name: Bailey Martin

STATE OF FLORIDA)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of March, 2022, by Norman Trebilcock, President of Autumn Woods Community Association, Inc., on behalf of the aforementioned Association. He is personally known to me or has produced _____ as identification.



Marquita King
Notary Public
State of Florida
Comm# HH120648
Expires 7/20/2025

[Signature]
Notary Public

MARQUITA KING
Printed Name
My Commission Expires: 7/20/2025

(SEAL)

AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AUTUMN WOODS

AMENDMENTS TO THE AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AUTUMN WOODS

Note: New language is underlined; language being deleted, if any, is shown in ~~stricken~~ type.

1. A new **Section 4.16** of the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Autumn Woods, shall be added as follows:

4.16 Increases in Maximum Annual Assessment – Without Approval of the Members. The Maximum Annual Assessment may be increased each year by the Board without a vote of the Membership of the Master Association by an amount not more than either (a) ten percent (10%) above the sum of (1) the Maximum Annual Assessment for the previous year, plus (2) increases mandated by governmental agencies and/or increased fixed costs incurred for insurance, taxes, recycling, waste disposal, or to obtain services from utility companies, or (b) the percentage increase, if any, in the current U.S. Government's Consumer Price Index (Urban Price Index – All Urban Consumers), herein referred to as the "CPI," over the CPI published for the preceding period, or other statistical index providing similar information if the CPI ceases to be published, whichever amount, (a) or (b), is greater.

2. A new **Section 4.17** of the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Autumn Woods, shall be added as follows:

4.17 Increases in Maximum Annual Assessment – Requiring Approval of the Members. The Maximum Annual Assessment may not be increased above the amount described in Section 4.16 above without the approval of a simple majority of the Members who are either voting in person or by proxy, at a meeting duly called for this purpose pursuant to the provisions of the Amended and Restated Bylaws.