

PREPARED BY:
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FORT MYERS, FL 33901
Tel: (239) 331-5100

**CERTIFICATE OF AMENDMENT FOR THE AMENDED, RESTATED AND
COMBINED DECLARATIONS OF CONDOMINIUM
FOR
IRONWOOD GROUP ONE, A CONDOMINIUM
IRONWOOD GROUP TWO, A CONDOMINIUM
IRONWOOD GROUP THREE, A CONDOMINIUM
IRONWOOD GROUP FOUR, A CONDOMINIUM
AND
IRONWOOD GROUP FIVE, A CONDOMINIUM**

THE UNDERSIGNED being the President of IRONWOOD, INC., a Florida non-profit corporation, does hereby certify that the attached amendments to the Amended and Restated Declarations of Condominium for Ironwood Group One, a Condominium, Ironwood Group Two, a Condominium, Ironwood Group Three, a Condominium, Ironwood Group Four, a Condominium and Ironwood Group Five, a Condominium, were duly approved, adopted and enacted by the affirmative vote of the proper percentage of voting interests at a members meeting called for that purpose at which a quorum was present held on the 27th day of March 2021. The original Declaration of Condominium of Ironwood Group One, a Condominium, was recorded in Official Record Book 560, at Page 171, et. seq.; the original Declaration of Condominium of Ironwood Group Two, a Condominium was recorded in Official Record Book 628, at Page 280, et. seq.; the original Declaration of Condominium of Ironwood Group Three, a Condominium was recorded in Official Record Book 760, at Page 1228, et. seq.; the original Declaration of Condominium of Ironwood Group Four, a Condominium was recorded in Official Record Book 776, at Page 455, et. seq.; and the original Declaration of Condominium of Ironwood Group Five, a Condominium was recorded in Official Record Book 800, at Page 1069, et. seq., all of the Public Records of Collier County, Florida.

Dated this 27th day of July 2021.

WITNESSES:

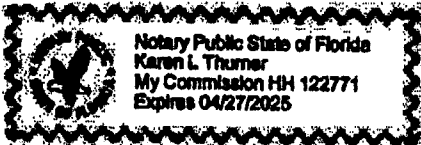
(Sign) [Signature]
(Print) Allen R Barclay
(Sign) [Signature]
(Print) Lynn Merson

IRONWOOD, INC.

BY [Signature]
President of the Association
Martha Schaub

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 27th day of July 2021 by Martha Schaub, as President of IRONWOOD, INC., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced _____ as identification and did take an oath.



NOTARY PUBLIC:
[Signature]
STATE OF FLORIDA (SEAL)
My Commission Expires: 4/27/25

WITNESSES:

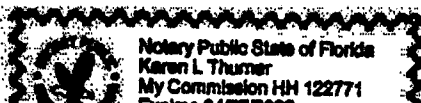
(Sign) [Signature]
(Print) Allen R Barclay
(Sign) [Signature]
(Print) STEVE HOLLER

IRONWOOD, INC.

BY [Signature]
President of the Association
Print Name: Martha Schaub

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 28th day of August 2019 by Allen Barclay as Assistant Manager of IRONWOOD, INC., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced _____ as identification and did take an oath.



NOTARY PUBLIC:
[Signature]
STATE OF FLORIDA (SEAL)

**PROPOSED AMENDMENT TO THE
AMENDED, RESTATED AND COMBINED DECLARATIONS OF CONDOMINIUM
FOR
IRONWOOD GROUP ONE, A CONDOMINIUM
IRONWOOD GROUP TWO, A CONDOMINIUM
IRONWOOD GROUP THREE, A CONDOMINIUM
IRONWOOD GROUP FOUR, A CONDOMINIUM
AND
IRONWOOD GROUP FIVE, A CONDOMINIUM**

(Note: Additions are underlined; deletions are ~~struck through~~.)

Amendment No. 1 to Declaration:

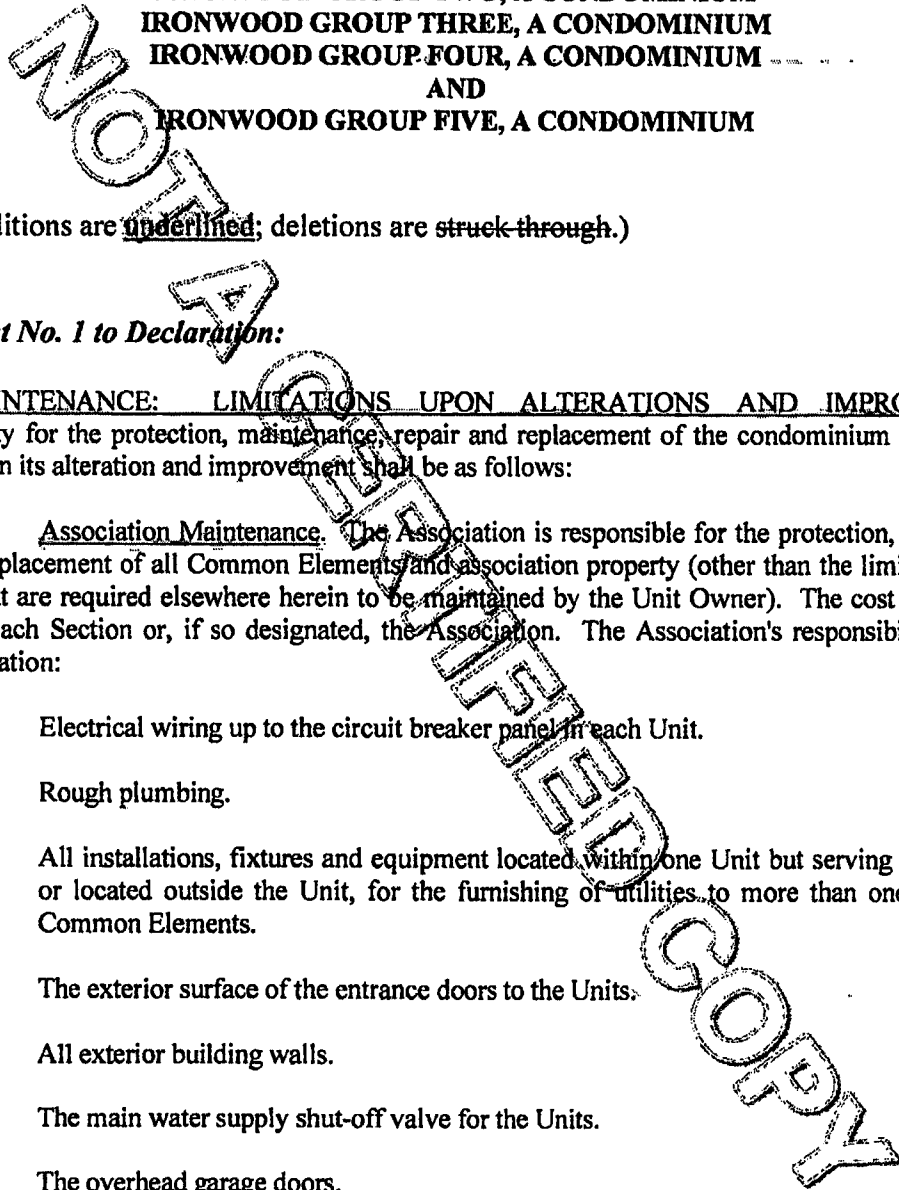
11. MAINTENANCE: LIMITATIONS UPON ALTERATIONS AND IMPROVEMENTS:
Responsibility for the protection, maintenance, repair and replacement of the condominium property, and restrictions on its alteration and improvement shall be as follows:

11.1 Association Maintenance. The Association is responsible for the protection, maintenance, repair and replacement of all Common Elements and association property (other than the limited Common Elements that are required elsewhere herein to be maintained by the Unit Owner). The cost is a common expense of each Section or, if so designated, the Association. The Association's responsibilities include without limitation:

- (A) Electrical wiring up to the circuit breaker panel in each Unit.
- (B) Rough plumbing.
- (C) All installations, fixtures and equipment located within one Unit but serving another Unit, or located outside the Unit, for the furnishing of utilities to more than one Unit or the Common Elements.
- (D) The exterior surface of the entrance doors to the Units.
- (E) All exterior building walls.
- (F) The main water supply shut-off valve for the Units.
- (G) The overhead garage doors.

~~(H) Maintenance, repair and replacement of screens, windows and window glass, doors and window hardware, locks and weather stripping for the Units in Ironwood Group One only.~~

The Association's responsibility does not include interior wall switches or receptacles, plumbing fixtures, or other electrical, plumbing or mechanical installations located within a Unit and servicing only that Unit. Except as otherwise provided in Section 11.3(D) below, all incidental damage caused to a Unit or limited Common Elements by work performed or ordered to be performed by the Association shall be promptly repaired by and at the expense of the Association, which shall restore the property as nearly as practical to



its condition before the damage, and the cost shall be a common expense, except the Association shall not be responsible for the damage to any modification, installation, alteration or addition made by a Unit Owner or his or her predecessor in title.

11.2 Unit Owner Maintenance. Each Unit Owner is responsible, at his own expense, for all maintenance, repairs, and replacements of his own Unit and certain limited Common Elements. The Owner's responsibilities include, without limitation:

- (A) Maintenance, repair and replacement of screens, windows and window glass ~~except for Ironwood Group One.~~
- (B) The main entrance door to the Unit and its interior surface (with the exception of the painting of the exterior surface).
- (C) All other doors within or affording access to the Unit.
- (D) The electrical, mechanical and plumbing fixtures, switches, valves, drains and outlets (including connections) located partially or entirely within the Unit or serving only the Unit.
- (E) The circuit breaker panel and all electrical wiring going into the Unit from the panel.
- (F) Appliances, water heaters, smoke alarms and vent fans.
- (G) All air conditioning, and heating equipment, thermostats, ducts and installations serving the Unit exclusively.
- (H) Carpeting and other floor coverings.
- (I) Door and window hardware, locks and weather stripping ~~except in Ironwood Group One.~~
- (J) Shower pans.
- (K) The main water supply shut-off valve for the Unit.
- (L) Other facilities or fixtures which are located or contained entirely within the Unit and serve only the Unit.
- (M) All interior, partition walls which do not form part of the boundary of the Unit.
- (N) All drywall, lath, plasterboard, furring and similar materials in the perimeter walls and ceilings of the Unit.
- (O) Garage interior space and the interior surface and hardware of the overhead garage door, the side entrance door, and the automatic door openers, if any.

[SECTIONS 11.3 THROUGH 11.14 SHALL REMAIN UNCHANGED]