

SECOND AMENDMENT
to
The Declaration of Condominium
for
The Greens II Condominium Association, Inc.

THIS SECOND AMENDMENT to the Declaration of Condominium for The Greens II Condominium Association, Inc. is executed this 21st day of July 2008 by The Greens II Condominium Association, Inc., a Florida corporation not-for-profit ("ASSOCIATION").

WITNESSETH

WHEREFORE, the Board of Administration by a unanimous vote of their members desire to amend the Declaration of Condominium of the Association as recorded at Official Records Book 2139 Page 1018 for the purpose of preventing undetected leaks in unoccupied unit that could potentially damage other unit and/or Common Property of the Association; and

WHEREFORE, Article 18.1 of the Declaration of Condominium of The Greens II Condominium Association, Inc. provides that an amendment to the Declaration may be proposed by the Board of Administration, and approved by not less than sixty-six and two-thirds percent (66-2/3%) of the entire membership;

NOW, THEREFORE, the Association hereby amends the Declaration as follows (additions are underlined; deletions are ~~stricken~~):

9. MAINTENANCE, ALTERATIONS AND IMPROVEMENTS.

9.1 Units.

9.1.3(b) Plumbing and electrical fixtures and equipment located within a Unit and exclusively serving one Unit.

The Owner shall promptly perform all maintenance and repair work within the Unit which, if omitted, would affect the Condominium or any part thereof and shall be expressly responsible for the damages and liability resulting from his failure to do so. The Owner shall promptly report to the Association any defect or need for repairs for which the Association is responsible.

Because plumbing leaks can go undetected in unoccupied Units and result in damage to and growth of toxic mold, Owners of Units must turn off the main water line into their Unit when the Unit will be unoccupied for more than five (5) consecutive days. Unit Owners shall be responsible for any damage caused to the Unit or any other Unit or Common Property that is occasioned by their failure to comply with this provision. In the event a Unit Owner fails to turn off the water to the Unit when the Unit will be unoccupied more than five (5) days, the Unit Owner shall be responsible for notifying promptly the Management Company and arranging for the main water line to be turned off until the Unit is reoccupied.

IN WITNESS WHEREOF, the undersigned, the President and Secretary of The Greens II Condominium Association, Inc. have made and subscribed this First Amendment to the Declaration of The Greens II Condominium Association, Inc. for the foregoing use and purpose, the 21st day of July 2008.

THE GREENS II
CONDOMINIUM ASSOCIATION, INC

By: Grace Smith
Its President

ATTEST: Wayne Blee
Its Secretary

STATE OF FLORIDA
ST. JOHNS COUNTY

The forgoing instrument was acknowledged before me this 4th day of AUGUST, 2008 by Mrs. Grace Smith, the President of The Greens II Condominium Association, Inc. a Florida corporation not-for-profit, on behalf of the corporation. ~~He~~/She is personally known to me and did take an oath.



PHILIP H. JACOBS
MY COMMISSION # DD 360989
EXPIRES: October 7, 2008
Bonded Thru Budget Notary Services

Philip H. Jacobs
Notary Public, State of Florida