

Prepared By:
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CERTIFICATE OF AMENDMENT AND FIRST AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
OF SAN ANTON AT LOST KEY GOLF AND
BEACH CLUB, A CONDOMINIUM

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SAN ANTON AT LOST KEY GOLF & BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association"), by and through its undersigned officer, certifies that:

RECITALS:

WHEREAS, the Declaration of Condominium of San Anton at Lost Key Golf and Beach Club, a Condominium, recorded on May 22, 2007, in Official Records Book 6149, Page 1527 of the public records of Escambia County, Florida (the "Declaration");

WHEREAS, in accordance with Section 6, Section 6.1 of the Declaration of San Anton at Lost Key Golf and Beach Club, a Condominium, the Declaration may be amended by the affirmative vote of seventy-five percent (75%) of the total voting interests in the Association; and

WHEREAS, a duly noticed meeting of the members was held on the 16 day of MAY, 2026, at which a quorum was present and an affirmative vote of seventy-five percent (75%) of the total voting interests of the Association was received in accordance with Article 6, Section 6.1 of the Declaration, approving this First Amendment to the Declaration.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declaration is amended as follows:¹

Section 3, Section 3(b) of the Declaration is hereby amended to read as follows:

3.3(b) Maintenance of Limited Common Elements The Limited Common Elements shall be maintained, repaired or replaced by the Association as part of the Common Expenses; provided, however, that:

¹ Underlined words are being added; stricken words are being deleted.

- (i) each respective Unit Owner may utilize the portions of the balconies and lanais which are constructed adjacent to and connected with a Unit for the exclusive use of such Unit Owner, and such Unit Owners shall be responsible for ~~(1) all structures pertaining thereto, and (2)~~ (1) the maintenance of all items placed within in the bounds of such balconies and lanais by such Unit Owner, and (2) all cosmetic work or resealing of the balconies and lanais for appearance purposes.
- (ii) with regard to all balconies or lanais located on the rear side of the Building which contain screening and structures associated therewith, the Unit Owner Association shall be solely responsible for the maintenance, repair, replacement and reconstruction of all portions of such screening and the structures associated therewith in accordance with the rules and regulations of the Association;
- (v) with regard to all balconies or lanais constructed adjacent to and connected with a Unit intended for the exclusive use of the Unit Owner, the Association shall be responsible for maintenance, repair, and replacement of all concrete and sealant structural components thereof, but only with respect to structural issues, including, without limitation, repairs that will prevent water intrusion affecting the concrete or reinforcing steel (rebar). The Association does not assume responsibility for cosmetic work or finishes performed for appearance.

Section 7, Section 2 of the Declaration is hereby amended to read as follows:

7.2(a) By the Association. The Association shall be responsible for maintaining, repairing and replacing all load-bearing walls contained within the Unit except for the finished surfaces thereof. The Association shall be responsible for the maintenance, repair, and replacement of all sliding glass doors and windows. The Association shall also be responsible for any additional obligations assigned to it pursuant to Section 3.3(b). The cost of such maintenance shall constitute a Common Expense.

7.2(b) By the Unit Owner. Each Unit Owner shall maintain, repair and replace everything within the confines of or deemed to be part of the Owner's Unit, including the permitted improvements, which is not to be maintained by the Association pursuant to subparagraphs (b)(i) of this section, including, but not limited to:

- (i) All exterior doors, except sliding glass doors and windows, windows and screens of any permitted improvement; provided, however, that the painting of the exterior doors shall be a Common Expense, which surfaces shall be maintained in such manner as to preserve a uniform appearance among the Units of the Condominium;

WHEREAS, all provisions of the Declaration not amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the Association hereby certifies the foregoing First Amendment to the Declaration was duly adopted and that the Association has caused this First Amendment to be executed by its President, this 8th day of September, 2026.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Sonia Mason

Print Name: SONIA MASON
Address: 908 Gardengate Cir
Pensacola, FL 32503

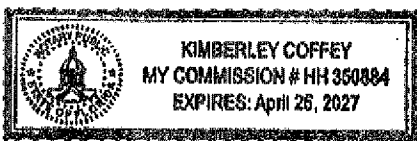
Windy J. Carmickle
Print Name: Windy J. Carmickle
Address: 908 Gardengate Circle
Pensacola, FL 32504

STATE OF FLORIDA
COUNTY OF ESCAMBUE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 8th day of September, 2026, by Barbara Ogden, as President of San Anton at Lost Key Golf and Beach Club Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced _____, as identification.

SAN ANTON AT LOST KEY GOLF
AND BEACH CLUB CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-
profit corporation

By: Barbara A. Ogden
Print Name: Barbara A. Ogden
Its: President



[SEAL]

Kimberley Coffey
NOTARY PUBLIC
Print Name: Kimberley Coffey