

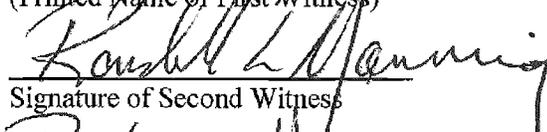
Prepared by and return to:
Valerie L. Lord, Esq.
Goede, DeBoest & Cross, PLLC
6609 Willow Park Drive, Second Floor
Naples, Florida 34109
(239) 331-5100

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM FOR
SANIBEL HARBOUR YACHT CLUB, A CONDOMINIUM**

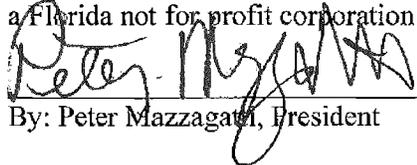
I HEREBY CERTIFY that the following amendment to the Declaration of Condominium of Sanibel Harbour Yacht Club, a Condominium, was duly approved in writing by the proper percentage of the voting interests of the Association pursuant to Article XIV of the Declaration of Condominium for Sanibel Harbour Yacht Club, a Condominium, and adopted by the Board of Directors of Sanibel Harbour Yacht Club Condominium Association, Inc., at the duly noticed Meeting of the Board of Directors held on the 26th day of March 2026.

The original Declaration of Condominium of Sanibel Harbour Yacht Club, a Condominium, and the Articles of Incorporation and Bylaws for Sanibel Harbour Yacht Club Condominium Association, Inc. were recorded under Instrument Number 2006000142556 of the Public Records of Lee County, Florida.

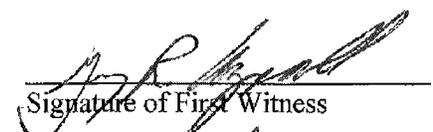
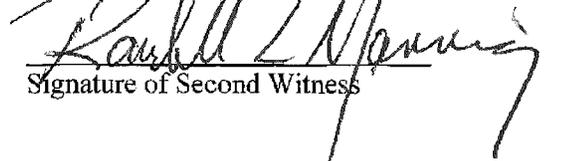
WITNESSES


Signature of First Witness
GARY R. ASPINWALL
(Printed Name of First Witness)

Signature of Second Witness
RANDALL L. MANNING
(Printed Name of Second Witness)

**SANIBEL HARBOUR YACHT CLUB
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not for profit corporation


By: Peter Mazzagati, President

WITNESSES


Signature of First Witness
GARY R. ASPINWALL
(Printed Name of First Witness)

Signature of Second Witness

**SANIBEL HARBOUR YACHT CLUB
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not for profit corporation


By: Fred Walter, Secretary

Randall C Manning
(Printed Name of Second Witness)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged [or if an affidavit "sworn to and subscribed"] before me, by means of physical presence or online notarization, this 26 day of March, 2026 by Peter Mazzagatti, as President of Sanibel Harbour Yacht Club Condominium Association, Inc., who is personally known to me, or [] has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of March 2026

(NOTARY STAMP/SEAL)



[Signature]
Notary Public for the State of Florida
Print Name: Chad Edmonds
My Commission Expires: 4-28-28

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged [or if an affidavit "sworn to and subscribed"] before me, by means of physical presence or online notarization, this 26 day of March, 2026 by Fred Walter, as Secretary of Sanibel Harbour Yacht Club Condominium Association, Inc., who is personally known to me, or [] has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of March 2026

(NOTARY STAMP/SEAL)



[Signature]
Notary Public for the State of Florida
Print Name: Chad Edmonds
My Commission Expires: 4-28-28

SANIBEL HARBOUR YACHT CLUB CONDOMINIUM ASSOCIATION, INC.
RESOLUTION – CAPITAL CONTRIBUTION ON TRANSFER

WHEREAS, the Members of the Association have adopted and approved the following amendment to the Declaration of Condominium of Sanibel Harbour Yacht Club, a condominium, by written agreement (the "Amendment"); and

WHEREAS, the Board of Directors wishes to authorize the President and Secretary to transcribe and certify the Amendment as having been so adopted.

NOW, THEREFORE, it is resolved that the following Amendment shall be transcribed and certified by the President and Secretary and cause same to be duly recorded in the Public Records of Lee County, Florida:

PROPOSED AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
SANIBEL HARBOUR YACHT CLUB

Additions are underlined.

Deletions are ~~stricken through~~.

Article 7 of the Declaration is hereby amended to add the following new Section 12 as follows:

Section 12. **CAPITAL CONTRIBUTION UPON TRANSFER OF OWNERSHIP.** Upon any sale, transfer, conveyance, assignment, or other change in ownership of a Unit, the transferee (new owner) shall pay to the Association a one-time capital contribution in the amount of Three Thousand Dollars (\$3,000.00). Such capital contribution shall be due and payable at the time of closing and shall be collected and remitted to the Association as part of the closing transaction.

The obligation to pay the capital contribution shall be the personal obligation of the transferee, shall not be prorated, and shall not be subject to waiver by the Association.

The capital contribution shall be deposited into Association funds and may be used for capital expenditures, infrastructure, reserves, or other lawful Association purposes, as determined by the Board of Directors.

This capital contribution shall apply to all transfers of ownership, including but not limited to sales, foreclosure sales, deeds in lieu of foreclosure, and other judicial or non-judicial transfers.

Notwithstanding the foregoing, the capital contribution shall not apply to transfers of title:

- (a) to a revocable trust where the grantor is the current Unit Owner;
- (b) between spouses;
- (c) for estate planning purposes where there is no change in beneficial ownership;
- (d) by devise or inheritance to a spouse, child, or lineal descendant of the prior owner; or
- (e) to an entity wholly owned by the transferring Unit Owner;

provided that the Association may require reasonable documentation confirming that no change in beneficial ownership has occurred.

The obligation to pay the capital contribution shall run with title to the Unit and shall be binding upon successors and assigns.

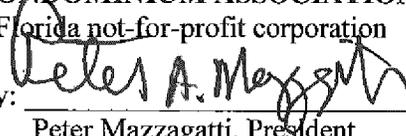
This Amendment shall apply only to transfers occurring after the effective date of this Amendment, which shall be the date this Amendment is recorded in the Public Records of Lee County, Florida, and shall not apply retroactively.

[All other provisions remain unchanged.]

IN WITNESS WHEREOF, the undersigned have hereunto affixed their hands and the seal of the Association this 26 day of March, 2026.

**SANIBEL HARBOUR YACHT CLUB
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By:



Peter Mazzagatti, President

By:



Fred Walter, Secretary

SANIBEL HARBOUR YACHT CLUB CONDOMINIUM ASSOCIATION, INC.

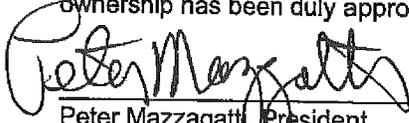
15051 Punta Rassa Road, Fort Myers, Florida 33908

CERTIFICATION OF WRITTEN CONSENT RESULTS CAPITAL CONTRIBUTION AMENDMENT

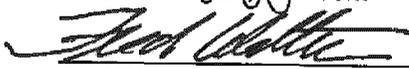
This Certification is made this 26th day of March, 2026, by the undersigned officers of the Association.

Description	Value
Total Units / Voting Interests	380
Total Written Consents Received	256
Votes in Favor (YES)	214
Votes Opposed (NO)	42
Required Approval (51%)	194

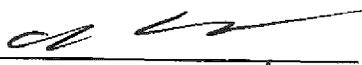
The total number of YES votes (214) exceeds the required approval threshold of 51% (194 votes). Accordingly, the proposed Amendment establishing a \$3,000 Capital Contribution payable by new purchasers upon transfer of ownership has been duly approved.



 Peter Mazzagatti, President



 Fred Walter, Secretary

Notary Public, State of Florida 
 Commission No.: 484640 My Commission Expires: 4/28/28

