 Samuel Desidero
10501 Amberjack way
Englewood, FL 34224

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
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This Instrument Prepared By
and Record And Return To:

Mark Martella, Esq.
Martella Law Firm, PL
18501 Murdock Circle
Suite 304
Port Charlotte, FL 33948

**FIFTEENTH AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
THE HAMMOCKS – PRESERVE CONDOMINIUM ASSOCIATION, INC.**

This Fifteenth Amendment To Declaration Of Condominium for The Hammocks – Preserve (the “Fifteenth Amendment”) is made this 22 day of January, 2016 by The Hammocks- Preserve Condominium Association, Inc., with a principal address of 8660 Amberjack Circle, Englewood, FL 34224 (hereinafter referred to as the “Association”).

WITNESSETH:

WHEREAS, in connection with the project known as the Hammocks located in Englewood, Florida, The Hammocks Cape Haze, LLC, A Florida Limited Liability Company (the “Original Developer”) recorded the Declaration of Condominium for The Hammocks– Preserve, a Condominium, on November 16, 2006, in Official Records Book 3069, Page 1658, of the Public Records of Charlotte County, Florida (the “Declaration”); and

WHEREAS, the Declaration was previously amended by that certain First Amendment to Declaration of Condominium of The Hammocks – Preserve, a Condominium, recorded November 16, 2006 in Book 3069, Page 1821; Second Amendment to Declaration of Condominium of The Hammocks – Preserve, a Condominium, recorded November 28, 2006 in Book 3073, Page 1594; Third Amendment to Declaration of Condominium of The Hammocks – Preserve, a Condominium, recorded November 28, 2006 in Book 3073, Page 1601; Fourth Amendment to Declaration of Condominium of The Hammocks – Preserve, a Condominium, recorded March 9, 2007 in Book 3125, Page 1955; Fifth Amendment to Declaration of Condominium of The Hammocks – Preserve, a Condominium, recorded March 9, 2007 in Book 3125 Page 1962; Sixth Amendment to Declaration of Condominium of The Hammocks- Preserve, a Condominium recorded March 9, 2007 in Book 3125, Page 1953; Seventh Amendment to Declaration of Condominium of The Hammocks- Preserve, a Condominium, recorded April 16, 2007 in Book 3144, Page 630; Eighth Amendment to Declaration of Condominium of The Hammocks – Preserve, a Condominium, recorded April 16, 2007 in Book 3144, Page 637; Ninth Amendment to Declaration of Condominium of The Hammocks – Preserve, a Condominium, Recorded May 8, 2007 in Book 3154, Page 1954; Tenth Amendment to Declaration of Condominium of The Hammocks – Preserve, a Condominium, recorded May 8, 2007 in Book 3154, Page 1961; Eleventh Amendment to Declaration Of Condominium of The Hammocks – Preserve, a Condominium, recorded June 11, 2007 in Book 3171, Page 4; Twelfth Amendment to Declaration of Condominium of The Hammocks – Preserve, a Condominium, recorded June 11, 2007 in Book 3171, Page 11; Thirteenth Amendment to Declaration of Condominium of The Hammocks- Preserve, a Condominium, recorded July 12, 2007 in Book

3185, Page 1380; and the Fourteenth Amendment to Declaration of Condominium of The Hammocks- Preserve, a Condominium recorded March 5, 2014 in Book 3846, Page 738, all of the Public Records of Charlotte County, Florida (collectively, the "Previous Amendments");

WHEREAS, the Declaration and the previous Amendments shall be collectively referred to as the "Declaration";

WHEREAS, the Association wishes to amend the Declaration as provided in this Amendment.

Now therefore, the Association hereby states as follows (underscore indicates additions to text, double ~~strike through~~ indicates deleted text);

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Definitions. Unless otherwise defined herein, capitalized terms used throughout this amendment shall have the same meaning as set forth in the Declaration.
3. Section 12.18 – Screened porches/balconies. All screened porches and screened balconies shall only contain patio furniture and other outside living items. No spas or hot tubs, or Jacuzzis shall be permitted in the Limited Common Elements. The screened area shall not be replaced with glass or other solid material, without the prior written approval of the Board.
4. Section 16.2 Resolution of Adoption. A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval or disapproval is delivered to the Secretary of the Association at or prior to the meeting. Except as elsewhere provided, approval of the amendment must be ~~either~~ by:
 - ~~(a) A majority of the votes of the entire membership of the Association;~~
 - (b) Not less than two thirds of all the members of the Board of Directors in the case of amendments that are only for one or more of the following purposes:
 - (1) to correct misstatements of fact in this Declaration or its Exhibits, including, but not limited to, the correction of errors in the legal description of the real property or the surveys thereof. If said amendment is to correct this Declaration so that the total of the undivided shares of Unit Owners in either the Common Elements, Common Surplus or Common Expenses shall equal 100 (100%) percent, the owners of the units and the holders of liens or

encumbrances of the Units for which modification to the shares are being made shall also approve the amendment.

- (2) To change boundaries between Units in the manner elsewhere stated, provided the amendment is signed and acknowledged by the owners, lienors and holders of the Units concerned;

or

- (c) Sixty-six and two-thirds (66 2/3) of those members present in person or by proxy at a meeting called for approval of the proposed amendment.

5. Reaffirmation. Except as modified by this Amendment and the previous Amendments, the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF the undersigned, being the declarant stated in this Fifteenth Amendment to the Declaration, has hereunto set its hand and seal.

Signed, sealed and delivered in the presence of:

Sign: Deborah Maysack

Deborah MAYSACK
Print Name of Witness

Sign: Julie M. Desiderio

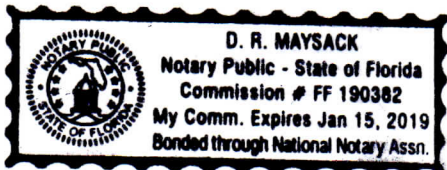
Julie M. Desiderio
Print Name of Witness

**THE HAMMOCKS – PRESERVE
CONDOMINIUM ASSOCIATION, INC.**
A Florida not for profit Corporation

By: Samuel Desidero
Samuel Desidero, President

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 29th day of January, 2014, by Samuel Desiderio, as President of The Hammocks – Preserve Condominium Association, Inc., A Florida not-for-profit corporation, for and on behalf of the company. He is personally known to me or has produced _____ as identification.



(SEAL)

D R Maysack
Notary Signature

D R MAYSACK
(Print Name of Notary Public)