



GOEDE / DEBOEST / CROSS
ATTORNEYS AND PROFESSIONAL COUNSEL

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Reply to:
Jean M. Morningstar,
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September 12, 2023

Board of Directors
COACH HOMES IV AT MOODY RIVER ESTATES
CONDOMINIUM ASSOCIATION, INC.
Attn: Eric Faust, CAM
Coastal Association Services, LLC
1314 Cape Coral Pkwy E #205
Cape Coral, FL 33904

Re: Original Document for:
Coach Homes IV at Moody River Estates Condominium Association, Inc.

Dear Board Members:

Enclosed is the original Certificate of Amendment for the Amendments to Sections 4.20 and 10 of the Declaration of Coach Homes IV at Moody River Estates Condominium. The Amendments were e-recorded in the Lee County Public Records on September 12, 2023, at Instrument No. 2023000299724. As this is the original of the recorded instrument, please take care to store it with the Association's official records in a safe place.

A copy of the recorded document was e-mailed to: Troy@coastalassociation.biz.

If you have any questions, please do not hesitate to contact me.

Very truly,
GOEDE, DEBOEST & CROSS, PLLC

Jean M. Morningstar
Paralegal
Signed electronically to avoid delay

/jmm

Enclosures as stated

PREPARED BY:
KRISTIE P. MACE, ESQ.
ATTORNEY AT LAW
2030 MCGREGOR BLVD.
FORT MYERS, FL 33901

**CERTIFICATE OF AMENDMENT OF THE DECLARATION OF CONDOMINIUM
FOR COACH HOMES IV AT MOODY RIVER ESTATES, A CONDOMINIUM**

THE UNDERSIGNED being the President and Secretary of COACH HOMES IV AT MOODY RIVER ESTATES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, do hereby certify that the attached amendments to the Declaration of Condominium for Coach Homes IV at Moody River Estates, a Condominium, were approved and adopted by a sufficient vote of the membership at a properly noticed meeting of the members held on May 23rd, 2023. The original Declaration of Condominium for Coach Homes IV at Moody River Estates, a Condominium, is recorded as Instrument #2005000190710, of the Lee County, Florida Public Records. Dated this 25 day of August, 2023

WITNESSES:

(Sign) Susan Phoney

(Print) Susan Phoney

(Sign) Sherrice Redden

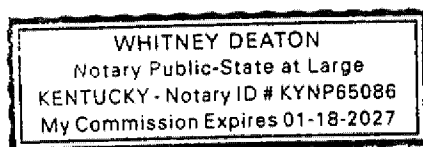
(Print) Sherrice Redden

**COACH HOMES IV AT MOODY RIVER
ESTATES CONDOMINIUM
ASSOCIATION, INC.**

BY: James Dorman
James Dorman
President of the Association

STATE OF ~~FLORIDA~~ Kentucky
COUNTY OF ~~LEE~~ Kenton

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization on this 22 day of August, 2023 by James Dorman, as President of COACH HOMES IV AT MOODY RIVER ESTATES CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced Ky Driver's License as identification and did take an oath.



NOTARY PUBLIC:

Whitney Deaton

STATE OF ~~FLORIDA~~ Kentucky (SEAL)

My Commission Expires: 1/18/2027

WITNESSES:

(Sign) [Signature]

(Print) R. VINCE

(Sign) [Signature]

(Print) Allie Madden

COACH HOMES IV AT MOODY RIVER
ESTATES CONDOMINIUM
ASSOCIATION, INC.

BY

Arthur Wenk

Secretary of the Association

~~STATE OF FLORIDA~~ PROVINCE OF
~~COUNTY OF LEE~~ ONTARIO
COUNTY OF SIMCOE

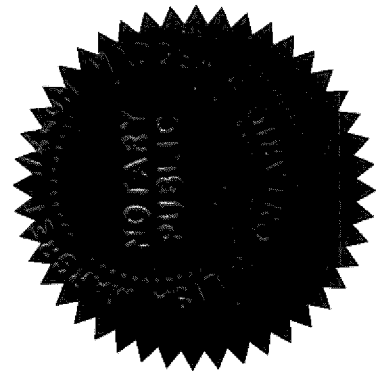
The foregoing instrument was acknowledged before me by means of ☒ physical presence or
[] online notarization on this 25 day of August, 2023 by Arthur Wenk, as Secretary of
COACH HOMES IV AT MOODY RIVER ESTATES CONDOMINIUM ASSOCIATION,
INC., a Florida non-profit corporation, on behalf of said corporation. 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:



**AMENDMENTS TO THE DECLARATION OF CONDOMINIUM FOR
COACH HOMES IV AT MOODY RIVER ESTATES, A CONDOMINIUM**

(NOTE: Additions are shown in underlined text and deletions are shown in ~~struck through text~~)

Section 4.20 of the Declaration of Condominium for Coach Homes IV at Moody River, a Condominium, shall be amended as follows:

4.20 “Voting Interests” refers to the arrangement established in the condominium documents by which the owners of each unit collectively are entitled to one vote in Association matters. There are twenty-two (22) units, so the total number of voting interests is twenty-two (22) votes.

Section 10 of the Declaration of Condominium for Coach Homes IV at Moody River, a Condominium, shall be amended as follows:

10. ASSESSMENTS AND LIENS. The Association has the power to levy and collect assessments against each unit and unit owner in order to provide the necessary funds for proper operation and management of the Condominium and for the operation of the Association, including regular assessments for each unit’s share of the common expenses as set forth in the annual budget, and special assessments for unusual, non-recurring or unbudgeted common expenses. The Association may also levy special charges against any individual unit for any amounts other than common expenses which are properly chargeable against such unit under this Declaration or the Bylaws. Assessments shall be levied and payment enforced as provided in Section 6 of the Bylaws and as follows:

[The remainder of Section 10 shall remain unchanged]