

Prepared by and Return to:
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Adamczyk Law Firm, PLLC
9130 Galleria Court, Suite 201
Naples, Florida 34109

CERTIFICATE OF AMENDMENT
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
FOR
WEYBRIDGE, A CONDOMINIUM

THIS CERTIFICATE OF AMENDMENT to the Amended and Restated Declaration of Condominium for Weybridge, a Condominium, is made and executed this 3 day of March 2023, by Weybridge Condominium Association of Naples, Inc., a Florida not-for-profit corporation (the "Association").

WHEREAS, the original Declaration of Condominium for Weybridge, a Condominium was recorded in Official Records Book 1571, Page 1526, *et. seq.*, and was hereby amended and restated in its entirety in the Amended and Restated Declaration of Condominium for Weybridge, a Condominium recorded in Official Records Book 5740, Page 2169, *et. seq.*, in the Public Records of Collier County, Florida (hereafter referred to as the "Declaration");

WHEREAS, the Association desires to amend the Amended and Restated Declaration of Condominium for Weybridge, a Condominium; and

WHEREAS, the Association hereby certifies that, at the Annual Meeting held on February 21, 2023, the following amendment to the Declaration, specifically section 12.8 of the Amended and Restated Declaration of Condominium for Weybridge, a Condominium was approved by a proper percentage of the Association's voting interests, attached hereto and incorporated by reference.

(Signatures on following page)

WITNESSES (TWO):

WEYBRIDGE CONDOMINIUM
ASSOCIATION OF NAPLES, INC.

[Signature]
Signature

By: Bruce Monteith
Title: President

David Cuculok
Printed Name

Date: March 3, 2023

[Signature]
Signature

Victoria Witting
Printed Name

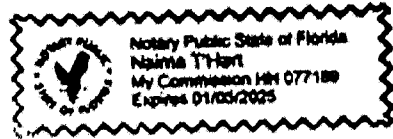
(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Collier

BEFORE ME, the undersigned authority, appeared Bruce Monteith, President of WEYBRIDGE CONDOMINIUM ASSOCIATION OF NAPLES, INC., personally known to me or who has produced _____ identification, and who acknowledged before me that being duly authorized and executed the foregoing Certificate of Amendment as the authorized agent for said corporation and that the same is the free act and deed of said corporation, and who did take an oath.

SWORN TO AND SUBSCRIBED before me this 3rd day of March, 2023.

[Signature]
Notary Public
NAIMA T'Hart
(Printed Name of Notary)
My Commission Expires:



**AMENDMENT
TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
WEYBRIDGE, A CONDOMINIUM**

Note: Words ~~stricken~~ are deletions; words underlined are additions.

12.8 ~~Pets~~. The keeping of pets is a privilege not a right. A maximum of two (2) ~~small~~ typical household pets (such as a cat or dog) may be kept in a Unit by Unit Owners. ~~Dogs must not weigh more than twenty-five (25) pounds.~~ Keeping of pets or animals for breeding or farming purposes is prohibited. ~~Exotic~~ pets, including without limitation snakes and reptiles, are prohibited, but tropical fish or caged birds are permitted. No dangerous or vicious breeds including, without limitation, Pit Bulls, Rottweilers, German Shepherds, wolf hybrids, Doberman Pinschers and Chow Chows will be allowed on Condominium Property. Further, any dog that is deemed "dangerous" in accordance with Collier County Ordinance 2018-33 (as amended) will not be allowed on Condominium Property. The keeping of pets shall also comply with following conditions:

- (A) Pets shall be on a leash and under control when outside the Owner's Unit. No pets shall be permitted in the pool area, leashed or unleashed.
- (B) Messes made by pets shall be removed by Owners or handlers immediately. The Board will designate the portions of the Condominium Property that will be used to accommodate the reasonable requirements of Unit Owners who keep pets.
- (C) Pets that are vicious, aggressive, or unreasonably noisy will not be permitted in the Condominium. In the event that a pet has, in the sole opinion of the Board of Directors, become a nuisance or an unreasonable disturbance, written notice will be given to the Owner or other person responsible for the pet, and the pet shall be removed from the Condominium Property within three (3) days.
- (D) The Board shall have the sole discretion to determine whether a pet is a dangerous or vicious breed or otherwise an unreasonable nuisance or threat to other residents.
- (E) Owners may not leave pets unattended in screened porches or on balconies.
- (F) Pets are prohibited in rented or leased Units.
- (G) Any Unit Owner or other resident who keeps or maintains any pet shall, in exchange for and in consideration of the privilege to keep the pet, hereby indemnify and hold the Association and each Unit Owner free and harmless from any loss, claim or liability of any kind or character of whatever nature arising from or related to the keeping or maintaining of such pet in the Condominium.