

Prepared by and return to:
Jennifer Hicks, Esq.
Hill Tannenbaum
614 S. Tamiami Trail
Osprey, FL 34229

**CERTIFICATE OF RECORDATION OF
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF
LEMON BAYVIEW VILLAS, A CONDOMINIUM**

AND

**AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
LEMON BAYVIEW VILLAS CONDOMINIUM ASSOCIATION, INC.**

AND

**AMENDED AND RESTATED BYLAWS OF
LEMON BAYVIEW VILLAS CONDOMINIUM ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached Amended and Restated Declaration of Condominium of Lemon Bayview Villas, a Condominium; Amended and Restated Articles of Incorporation of Lemon Bayview Villas Condominium Association, Inc.; and Amended and Restated Bylaws of Lemon Bayview Villas Condominium Association, Inc. were duly adopted in the manner provided in the Condominium documents at the membership meeting held on Jan 13, 2026 which meeting was duly noticed in accordance with the Florida Statutes.

The original Declaration of Condominium of Lemon Bayview Villas, a Condominium was recorded in Official Records Book 923, Page 1151, et seq., as amended, in the Public Records of Charlotte County, Florida, and the Condominium Plat was recorded for the Condominium Plat Book 8, Pages 14A-14C, in the Public Records of Charlotte County, Florida.

The Amended and Restated Declaration of Condominium of Lemon Bayview Villas, a Condominium; the Amended and Restated Articles of Incorporation of Lemon Bayview Villas Condominium Association, Inc.; and the Amended and Restated Bylaws of Lemon Bayview Villas Condominium Association, Inc. are attached hereto.

[SEE NEXT PAGE FOR SIGNATURES]

IN WITNESS WHEREOF, we have affixed our hands this 13 day of JAN. 2026, in CHARLOTTE County, FLORIDA.
(County) (State)

Elizabeth L. Keiser
Witness Signature
Elizabeth L. Keiser
Printed Name
5095 North Beach Rd, C5
Address
Englewood, FL 34223
City, State Zip

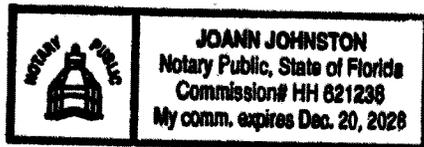
LEMON BAYVIEW VILLAS
CONDOMINIUM ASSOCIATION, INC
By: Larry Malmquist
Larry Malmquist, President

Robert W. Keiser
Witness Signature
Robert W. Keiser
Printed Name
5095 n. Beach Rd
Address
Englewood FL 34223
City, State Zip

STATE OF FLORIDA)
COUNTY OF CHARLOTTE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of JAN. 2026, by Larry Malmquist, as President of Lemon Bayview Villas Condominium Association, Inc., a Florida corporation, on behalf of the corporation, who are personally known to me or have produced FLORIDA DMC. as identification.

ILLINOIS



[Signature]
Notary Public

IN WITNESS WHEREOF, we have affixed our hands this 13 day of JAN. 2026, in CHARLOTTE County, FLORIDA.
(County) (State)

Elizabeth L. Keiser
Witness Signature
Elizabeth L. Keiser
Printed Name
5095 N. Beach Rd., C5
Address
Englewood, FL 34223
City, State Zip

LEMON BAYVIEW VILLAS
CONDOMINIUM ASSOCIATION, INC.

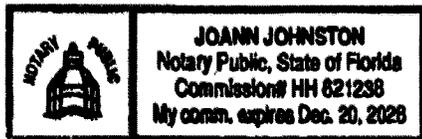
Attest: [Signature]

Richard Goodwin, Secretary

[Signature]
Robert W Keiser
Printed Name
5095 N. Beach Rd
Address
Englewood FL 34223
City, State Zip

STATE OF FLORIDA)
COUNTY OF CHARLOTTE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of JAN 2026 by Richard Goodwin, as Secretary of Lemon Bayview Villas Condominium Association, Inc., a Florida corporation, on behalf of the corporation, who are personally known to me or have produced FLORIDA DLIC as identification.



[Signature]
Notary Public