

Prepared by and Return to:  
Iggy Ignatius  
President  
Shantiniketan-FL LLC  
2100 Shantiniketan Blvd  
Tavares, FL 32778

**AMENDMENT TO THE  
DECLARATION OF SHANTINIKETAN 3, A CONDOMINIUM  
(Phase 8 – Wing C)**

**THIS AMENDMENT** (“**Amendment**”) is made this 19 day of DECEMBER 2023 by ShantiNiketan-FL, LLC, a Florida limited liability company (the “**Developer**”).

**RECITALS:**

- A. Developer has subjected certain property to the provisions of the Declaration of Shantiniketan 3, a Condominium recorded on July 7, 2016 in Official Records Book 4803, page 1940, of the public records of Lake County, Florida, as amended and supplemented from time to time (the “**Declaration**”).
- B. Shantiniketan 3, a Condominium (“**Condominium**”) is a phased condominium created pursuant to Section 718.403, Florida Statutes.
- C. Pursuant to the rights and obligations set forth in Section 718.403, Florida Statutes and the rules and regulations issued in connection therewith and the provisions of Article IV of the Declaration, the Developer desires to amend the Declaration to submit the land and improvements contained within **Phase 8 – Wing C** to the Declaration.

**NOW, THEREFORE**, in consideration of the premises, the Developer hereby amends the Declaration as follows:

\* Exhibit “1” referred to in Article I of the Declaration is amended to add the land and improvements contained within **Phase 8 – Wing C** more fully described in the Addendum to Exhibit “1” attached hereto and made a part hereof (collectively “**Phase 8 – Wing C Property**”).

\* The Developer hereby submits the land and improvements described as the **Phase 8 – Wing C Property** to the Condominium form of ownership and use. All references to the Land or Condominium Property herein or in the Declaration shall mean and refer to the land and improvements contained in Phases 1 through 7.

\* Article IV(A)(1)(i) is hereby added as follows:

(a) The improvements constructed in connection with **Phase 8 – Wing C** of the Condominium include one (1) building and twelve (12) units, referred to as **Phase 8 – Wing C**. **Phase 8 – Wing C** contains twelve (12) two (2) bedroom / two (2) bathroom Units, and each includes an attached one (1) car garage as a Limited Common Element to the Unit. The identification, location, dimensions and a graphic depiction of each Unit and the Common Elements of **Phase 8 – Wing C** appear in the Addendum to Exhibit “2” of this Amendment. The Declaration, together with this Amendment and the Addendum to Exhibit “2”, includes sufficient

detail to identify the Common Elements in each Unit on the Property subject to the Declaration and provides accurate representation of their locations and dimensions.

\* Exhibit "2" of the Declaration is hereby amended to add an as-built survey of the **Phase 8 – Wing C** Property to the Declaration. Accordingly, the Declaration is hereby amended to show an as-built survey of **Phase 8 – Wing C** as set forth in Addendum to Exhibit "2" attached hereto.

\* Exhibit "3" of the Declaration, The Schedule of Percentage Shares of Ownership of Common Elements and Common Surplus and of Sharing of Common Expenses for the Units, is hereby amended as set forth in Addendum to Exhibit "3" attached hereto and made a part hereof.

\* Exhibit "6" of the Declaration, the Guaranteed Assessment Amounts, is hereby amended as set forth in Addendum to Exhibit "6" attached hereto and made a part hereof.

\* Each Unit Owner is entitled to one vote in Association matters for each Unit owned by such Owner.

\* Article IV of the Declaration describes the Subsequent Phases of the Condominium. By this Amendment, the Developer hereby subjects the **Phase 8 – Wing C** Property to the Declaration; accordingly, all references to **Phase 8 – Wing C** as a Subsequent Phase in Article IV are hereby deleted.

\* Except as herein amended, the terms and conditions of the Declaration remain in full force and effect. All references to Exhibits "1", "2", "3" or "6" in the Declaration or this Amendment shall mean and refer to the Exhibits "1", "2", "3" or "6" in the Declaration, as amended, together with the Addendum to Exhibits "1", "2", "3" or "6" attached hereto and made a part hereof.

\* Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.

[Remainder of the page intentionally left blank.]

IN WITNESS WHEREOF, this Amendment has been duly executed on this 19 day of DECEMBER 2023

Witnesses: By: <u>[Signature]</u> Print Name: <u>MINAL PATIL</u> By: <u>[Signature]</u> Print Name: <u>CHRISTOPHER</u>	<b>ShantiNiketan-FL, LLC</b> a Florida limited liability company By: <u>[Signature]</u> Iggy Ignatius, President

STATE OF FLORIDA  
 COUNTY OF LAKS

The foregoing Amendment was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of DECEMBER by Iggy Ignatius, as President of ShantiNiketan-FL, LLC, a Florida limited liability company.

<input checked="" type="checkbox"/> Personally known or <input type="checkbox"/> Produced Identification Type of Identification: _____	<u>[Signature]</u> Print Name: _____ Notary Public, State of Florida My Commission Expires: _____ Commission No.: _____ (Notarial Seal)
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