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**BOARD CERTIFIED SPECIALIST IN
CONSTRUCTION LAW

KBRLegal.Com

March 5, 2026

Via E-Mail: bguyer@searanchclub.com

Sea Ranch Club of Boca Condominium Association, Inc.
Attn: Bud Guyer, General Manager
4301 North Ocean Blvd.
Boca Raton, FL 33431

***RE: Recorded Certificate of Amended Declaration - Instrument No.
20260077325
Recorded Certificate of Amended ByLaws - Instrument No. 20260077318***

Dear Members of the Board:

Please find the recorded Certificate of Amendment and the recorded Amendment to the Declaration and the recorded Certificate of Amendment and the recorded Amendment to the ByLaws of the Sea Ranch Club of Boca Condominium Association, Inc. enclosed for your records. Please keep the enclosed in a safe place as part of the Official Records of the Association. Should you have any questions or concerns, please contact our office.

Thank you for your attention to these matters.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Zachary S. Morse', written over a horizontal line.

ZACHARY S. MORSE

ZSM/slb
Enclosures

This instrument was prepared by:
KAYE BENDER REMBAUM, P.L.
Zachary S. Morse, Esq.
1200 Park Central Boulevard South
Pompano Beach, Florida 33064

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
SEA RANCH CLUB OF BOCA I, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of Sea Ranch Club of Boca I, a Condominium, as recorded in Official Records Book 3659, Page 299, in the Public Records of Palm Beach County, Florida, was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 2 day of March, 2026, at Boca Raton, Palm Beach County, Florida.

WITNESS 1:

Michelle Mattessich
(Sign)
Michelle Mattessich
(Print)
4301 N. Ocean Blvd 805A
(Address) Boca Raton, FL 33431

Sea Ranch Club of Boca Condominium Association, Inc.

By: *R. J. Mattessich*
Print: Richard Mattessich President

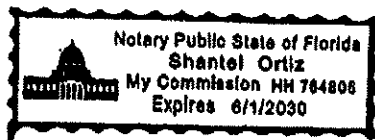
WITNESS 2:

William H. Guyer Jr., GM
(Sign)
William H. Guyer Jr., GM
(Print)
4301 N. Ocean Blvd. Mgmt Office
(Address) Boca Raton, FL 33431

Attest: *Richard L. Tuck*
Print: RICHARD L. TUCK Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of March, 2026, by Richard Mattessich as President and Richard L. Tuck as Secretary for Sea Ranch Club of Boca Condominium, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification and did take an oath.



My Commission Expires: 6/1/2030

NOTARY PUBLIC:

Signature: *Shantel Ortiz*
Printed Name: Shantel Ortiz
State of Florida at Large

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OF
SEA RANCH CLUB OF BOCA I, A CONDOMINIUM

(additions indicated by underlining, deletions by "----",
and unaffected language by ". . .")

IV. DEFINITIONS

. . .

L. "Common Expenses" means expenses for which the Apartment Owners are liable to the Association as set forth in various sections of the Act and in the "Condominium Documents" (as hereinafter defined) and include:

(a) Shared Common Expenses, which are expenses incurred in connection with operation, maintenance, repair or replacement of the Common Elements, costs of carrying out the powers and duties of the Association and costs of fire and extended coverage insurance that benefit all Phases of the Condominium, specifically, both Phase A and Phase B. Shared Common Expenses shall be assessed against all Apartment Owners in accordance with their respective percentage ownership interests in the Common Elements as set forth in the Declaration, including, without limitation, Exhibit F to this Declaration; and

(b) any other expenses designated as Common Expenses from time to time by the Board; and,

(c) Phase Common Expenses, which are expenses incurred in connection with the operation, maintenance, repair, replacement, management, administration, and insurance of the Common Elements, Limited Common Elements, and other condominium property, with such expenses serving only Phase A or Phase B. Such Phase Common Expenses shall be assessed solely against the Apartment Owners within the Phase benefited thereby in accordance with their respective percentage ownership interests in the Common Elements as set forth in the Declaration, including, without limitation, Exhibit F to this Declaration.

. . .

Q. "Phase" means a portion of the Condominium as more particularly described in Article IX herein.

R. "Phase A Operating Expenses" shall mean all expenses incurred by the Association for the operation, maintenance, repair, replacement, management, insurance, utilities, and administration of Phase A, including, without limitation, the Phase A Land, Phase A Building, and all improvements thereon.

S. "Phase B Operating Expenses" shall mean all expenses incurred by the Association for the operation, maintenance, repair, replacement, management, insurance, utilities, and administration of Phase B, including, without limitation, the Phase B Land, Phase B Building, and all improvements thereon.

TR. "Sea Ranch Club of Boca" shall mean all of the Sea Ranch Club of Boca Condominiums created pursuant to the "Club Plan" set forth in Article X of this Declaration.

US. "Sea Ranch Club of Boca Condominium(s)", without a designated numeral "I", "II" or "III" etc., shall mean each condominium created by the submission to condominium ownership of a portion of the "Total Land", as defined in Article X of this Declaration and all of such condominiums shall be collectively referred to herein as the "Sea Ranch Club of Boca Condominiums".

. . .

VII. SHARES IN COMMON EXPENSES AND COMMON SURPLUS

(a) Shared Common Expenses and Surplus. The Shared Common Expenses shall be shared by, and the portion of Common Surplus attributable to the Condominium shall be owned by each Apartment Owner in proportion to each Apartment Owner's percentage thereof as set forth on Exhibit F to this Declaration.

(b) Phase Common Expenses and Surplus. Phase Common Expenses shall be shared solely by the Apartment Owners within the Phase benefited thereby, specifically Phase A or Phase B. Any Common Surplus attributable to Phase Common Expenses shall belong exclusively to the Apartment Owners within the applicable Phase, in proportion to their respective ownership interests therein, as set forth in this Declaration, including, without limitation, Exhibit F to this Declaration.

(c) No Modification of Percentage Interests. Nothing contained herein shall be deemed to alter or amend the percentage interests in the Common Elements or Common Surplus set forth on Exhibit F to this Declaration.

XVIII. COMMON EXPENSES AND ASSESSMENTS

A. Common Expenses

The Board of Directors of the Association shall prepare and adopt in accordance with the By-Laws an annual budget (the "Budget") for the operation and management of the Association and all Sea Ranch Club of Boca Condominiums. The Budget may include separate operating budgets for Phase A, Phase B, and Shared Common Expenses, as applicable. A portion of the expenses for the operation of the Association ("Association Expenses") set forth in the Budget shall be allocated to this Condominium in accordance with the By-Laws, and further allocated as Phase Common Expenses or Shared Common Expenses, as applicable~~which allocated portion shall be Common Expenses of this Condominium.~~ Such Common Expenses of this Condominium shall be shared by and among each Apartment Owner in the manner described under Article VII of this Declaration, which share shall be assessed against each Apartment Owner annually (the "Annual Assessment"). In addition to the Annual Assessment, the Apartment Owners shall be obligated to pay such special Assessments ("Special Assessments") as shall be levied by the Board against their Apartment either as a result of (a) extraordinary items of expense, (b) the failure or refusal of other Apartment Owners to pay their Annual Assessment, or (c) such other reason or basis determined by the Board which is not inconsistent with the terms of the Condominium Documents or the Act. Further, in addition to the Annual Assessment and Special Assessments, Apartment Owners shall be obligated to pay special "Building Assessments" (as that term is hereinafter defined). If the Board determines not to make a capital improvement to any of the Building Areas inside the Buildings the Apartment Owners within the Building shall have the right by a two-thirds vote of all Apartment Owners within the Building to make such capital improvement provided that the cost of the improvement shall be assessed by the Association only against the Apartment Owners within the Building ("Building Assessment") in which the capital improvement is being made.