

**This Instrument Prepared by  
and Record and Return to:**  
Luis D. Carreja, Esq.  
Watson, Soileau, DeLeo & Burgett, P.A.  
3490 North US Highway 1  
Cocoa, Florida 32926  
Our File No.: 10254.093492

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM OF  
OCEANSIDE VILLAS ASSOCIATION, INC.**

Pursuant to Section 718.112(1), Florida Statutes (2024), and the provisions of the Declaration of OCEANSIDE VILLAS, A CONDOMINIUM, provided in the Declaration recorded in Official Records Book 1288, Page 744, Public Records of Brevard County, Florida and pursuant to the approval of the Association at the duly-noticed meeting thereof, which was held and adjourned on January 21, 2025 and reconvened on February 17, 2025, the Declaration is amended as follows:

1. **Article XI, Section 12(A) of the Declaration is amended to provide as follows:**

**XI  
USE RESTRICTIONS**

**12A. Vehicles. Automobiles may be parked on the open parking areas of the condominium property adjacent to or near the apartment buildings, but only in accordance with regulations of the Board of Directors of the Association. Said parking areas form a part of the common elements of this condominium. No parking space may be used for any purpose other than parking automobiles which are in operating condition. No parking space may be used by any other person than an occupant of the condominium who is an actual resident or by a guest or visitor and by such guest or visitor only when such guest or visitor is, in fact, visiting and upon the premises. ~~No other vehicles or objects, including but not limited to trucks, motorcycles, trailers, boats, will be parked or placed upon such portions of the condominium property unless permitted by the Board of Directors of the Association.~~**

1. **No commercial vehicles with or without signs are allowed to park on the property. No personal vehicles with signage are allowed to park in parking spaces. No campers, camper vans, mobile homes, motor homes, house trailers, or trailers of every other description, recreational vehicles, boats or boat trailers, motorcycles, or vehicles with dual rear wheel tires shall be permitted in parking spaces of Condominium property. Light duty passenger pick-up trucks are permitted. This parking prohibition shall not apply to the**

temporary parking of trucks and commercial vehicles for pick-up, delivery, or temporary commercial services.

2. Any vehicle with a mechanical malfunction (fluid leaks, flat tires, etc.) must be immediately repaired by the Resident and any damage caused to any common area as a result of such malfunction must be repaired at the sole cost and expense of the Resident. A vehicle which cannot operate on its own power, shall not remain on Condominium property for more than twenty-four (24) hours, except for minor repairs like changing a battery or a flat tire.
3. Any violation of the parking rules should be reported to the Property Manager. If such violation continues, appropriate action will be taken by the Association. Such action may include towing of a vehicle with all recovery, towing, and storage charges to be the sole responsibility of the Resident.

#### 12B. Electric Vehicles.

1. Charging stations will not be at outside parking spaces, but will be inside the owner's own garage.
2. Notification of intent to install charging station must be given to the Board fourteen (14) days prior to installation.
3. The unit owner must engage the services of a licensed and registered firm familiar with the installation or removal and care requirements of an electrical vehicle charging station (EVCS). Installation must comply with all federal, state, and local laws and regulations applicable to such installation, maintenance, or removal.
4. The unit owner who is installing the EVCS must pay for all costs of installation, operation, maintenance, and repair, including hazard and liability insurance. It will also be the unit owner's sole responsibility to pay for any needed upgrades to the electrical supply.
5. If the unit owner decides there is no longer a need for the EVCS, the owner is responsible for the cost of removal. If the new buyer wants to retain the EVCS, the new buyer must agree, prior to the sale, to abide by all the rules stated and notify the Board of such agreement.
6. The unit owner must provide a certificate of insurance naming the Association as an additional named insured on the owner's insurance policy for any claim related to the installation, maintenance, or use of the EVCS within fourteen (14) days after receiving the Association's approval to install the EVCS.

7. The unit owner shall reimburse the Association for the actual cost of any increased insurance premium amount attributable to the EVCS within fourteen (14) days after receiving the Association's insurance premium notice.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed in its name and by its President this 4th day of March, 2025, for purposes of recording in the Brevard County Public Records as required by the Florida Condominium Act.

**CERTIFICATE OF ASSOCIATION**

The undersigned officer of OCEANSIDE VILLAS ASSOCIATION, INC. hereby certifies that the foregoing Amendment to the Declaration of Condominium was adopted by the Association at a duly called meeting held and adjourned on January 21, 2025 and reconvened on February 17, 2025.

WITNESSES:

X [Signature]  
Print Name: JESSICA RIVERA

X [Signature]  
Print Name: Raquel Coburn

OCEANSIDE VILLAS ASSOCIATION, INC.

BY: [Signature]  
Print Name: GORDON SHEPARD  
President

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 4th day of March, 2025, by Gordon Shepard, as president of OCEANSIDE VILLAS ASSOCIATION, INC., on behalf of the corporation who is personally known to me or who produced \_\_\_\_\_ as identification and did not take an oath.

Notary Public  
[Signature]  
Name: \_\_\_\_\_  
State of Florida at Large (SEAL)  
My Commission Expires:



CINDY KOLOMBO  
Commission # HH 446865  
Expires January 21, 2028